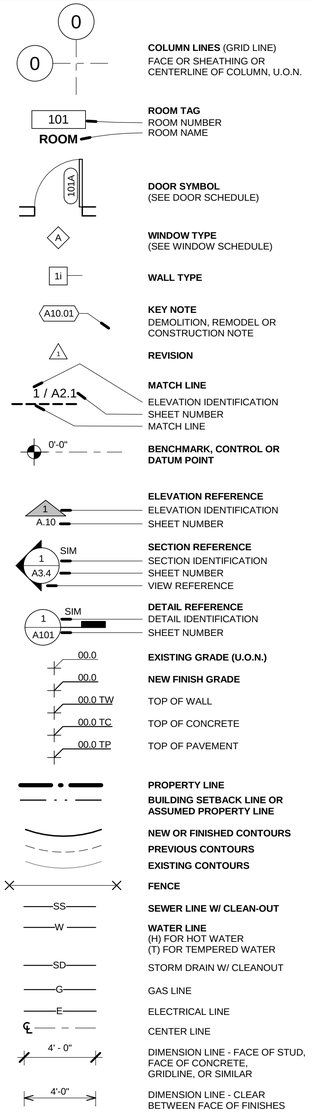
ABBREVIATIONS

&	AND	MAX	MAXIMUM
@	AT	MB	MACHINE BOLT
ACC	ACCESSIBLE	MC	MEDICINE CABINET
ACOU	ACOUSTICAL	MDO	MEDIUM DENSITY OVERLAY
AD	AREA DRAIN	MECH	MECHANICAL
ADJ	ADJUSTABLE	MEMB	MEMBRANE
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AGG	AGGREGATE	MH	MANHOLE
AL	ALUMINUM	MI	MALLEABLE IRON
AP	ASPHALTIC PAVEMENT	MIN	MINIMUM
APPROX	APPROXIMATE	MIR	MIRROR
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
ASPH	ASPHALT	MP	MULTI-PURPOSE
		MO	MASONRY OPENING
BB	BULLETIN BOARD	MRGB	MOISTURE-RESISTANT
BD	BOARD		GYPSUM BOARD
BITUM	BITUMINOUS	MS	MACHINE SCREW
BLDG	BUILDING	MTD	MOUNTED
BLK	BLOCK	MTL	METAL
BLKG	BLOCKING	MUL	MULLION
BM	BEAM		
BOT	BOTTOM	(N)	NEW
BS	BOTH SIDES	N	NORTH
		NIC	NOT IN CONTRACT
CAB	CABINET	NO. or #	NUMBER
CB	CATCH BASIN	NOM	NOMINAL
CEM	CEMENT	NTS	NOT TO SCALE
CER	CERAMIC		
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	OA	OVERALL
		OBS	OBSCURE
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	OC	ON CENTER
		OD	OUTSIDE DIMENSION
CH	COAT HOOK	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CI	CAST IRON		
CLF	CHAIN LINK FENCE	OFOI	OWNER FURNISHED, OWNER INSTALLED
CLG	CEILING		
CLKG	CAULKING	OFD	OVERFLOW DRAIN
CLO	CLOSET	OFF	OFFICE
CLR	CLEAR	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
CNTR	COUNTER	PB	PLANE BREAK
CO	CLEAN OUT	PC	PIECE or PORTLAND CEMENT
COL	COLUMN	PDP	POWER DRIVEN PIN
CONC	CONCRETE	PL	PLATE
CONN	CONNECTION	PLAM	PLASTIC LAMINATE
CONSTR	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CORR	CORRIDOR	PMF	PRESSED METAL FRAME
CTSK	COUNTERSUNK	PNL	PANEL
CTR	CENTER	POT	PATH OF TRAVEL
CVG	CLEAR VERTICAL GRAIN	PP	POWER POLE
		PR	PAIR
DBL	DOUBLE	PRCST	PRE-CAST
DEPT	DEPARTMENT	PT	POINT or PRESSURE TREATED
DET	DETAIL	PTD	PAPER TOWEL DISPENSER
DF	DOUGLAS FIR or DRINKING FOUNTAIN	PTD/R	COMBINATION PAPER TOWEL DISPENSER/RECEPTACLE
DI	DROP INLET	PTN	PARTITION
DIA	DIAMETER	PTR	PAPER TOWEL RECEPTACLE
DIM	DIMENSION		
DISP	DISPENSER	QT	QUARRY TILE
DN	DOWN		
DO	DITTO	R or RAD	RADIUS
DR	DOOR	RD	ROOF DRAIN
DS	DOWNSPOUT	REC	RECESSED
SDP	DRY STANDPIPE	RECEPT	RECEPTACLE
DWG	DRAWING	REF	REFERENCE
DWR	DRAWER	REFR	REFRIGERATOR
DW	DISHWASHER	REINF	REINFORCED
		REQ'D	REQUIRED
E	EAST	RESIL	RESILIENT
(E)	EXISTING	REV	REVERSE
EA	EACH	RGTR	REGISTER
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	RH	ROUND HEAD
		RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRICAL	RWD	REDWOOD
ELEV	ELEVATION	RWL	RAIN WATER LEADER
EMER	EMERGENCY		
ENCL	ENCLOSURE	SAD	SEE ARCHITECTURAL DRAWINGS
EOP	EDGE OF PAVEMENT		
EP	ELECTRIC PANEL BOARD	S	SOUTH
EQ	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	SCD	SEAT COVER DISPENSER
EWC	ELECTRIC WATER COOLER	SCD	SEE CIVIL DRAWINGS
EXP	EXPANSION	SCHED	SCHEDULE
EXPO	EXPOSED	SD	SOAP DISPENSER
EXT	EXTERIOR	SECT	SECTION
		SED	SEE ELECTRICAL DRAWINGS
FA	FIRE ALARM	SH	SHELF
FB	FLAT BAR	SHR	SHOWER
FD	FLOOR DRAIN	SHT	SHEET
FDN	FOUNDATION	SHTG	SHEATHING
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FEC	FIRE EXTINGUISHER CABINET	SLD	SEE LANDSCAPE DRAWINGS
		SMD	SEE MECHANICAL DRAWINGS
FFE	FINISH FLOOR ELEVATION	SMS	SHEET METAL SCREWS
		SND	SANITARY NAPKIN DISPENSER
FG	FINISH GRADE	SNR	SANITARY NAPKIN
FH	FLAT HEAD		RECEPTACLE
FHC	FIRE HOSE CABINET	SNTD	SANITARY NAPKIN & TAMPON DISPENSER
FIN	FINISH		
FLR	FLOOR	SPD	SEE PLUMBING DRAWINGS
FLUOR	FLUORESCENT	SPEC	SPECIFICATIONS
FO	FRAME OPENING	SQ	SQUARE
FOB	FACE OF BLOCK	SSD	SEE STRUCTURAL DRAWINGS
FOC	FACE OF CONCRETE or CURB	SST	STAINLESS STEEL
		SSK	SERVICE SINK
FOF	FACE OF FINISH	STA	STATION
FOS	FACE OF STUDS	STD	STANDARD
FT	FOOT or FEET	STL	STEEL
FTG	FOOTING	STOR	STORAGE
FURR	FURRING	STRL	STRUCTURAL
FUT	FUTURE	SUSP	SUSPENDED
FV	FIELD VERIFY	SYM	SYMMETRICAL
GA	GAUGE	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	TB	TOWEL BAR
GB	GRAB BAR	TC	TOP OF CURB or CONCRETE
GI	GALVANIZED IRON	TEL	TELEPHONE
GL	GLASS	TER	TERRAZZO
GLB	GLUE LAM BEAM	THK	THICK
GND	GROUND	TP	TOP OF PAVEMENT
GR	GRADE	TPD	TOILET PAPER DISPENSER
GSM	GALVANIZED SHEET METAL	TPD/R	TOILET PAPER DISPENSER/ RECEPTACLE
GYP	GYPSUM	TR	TRASH RECEPTACLE
		TS	TOP SOIL
HB	HOSE BIB	TV	TELEVISION
HC	HOLLOW CORE	TW	TOP OF WALL
HE	HIGH EFFCIENCY	TYP	TYPICAL
HD	HAND DRYER		
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HDWD	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UR	URINAL
HORIZ	HORIZONTAL		
HR	HOUR	VCT	VINYL COMPOSITE TILE
HRC	HOSE REEL CABINET	VERT	VERTICAL
HT	HEIGHT	VEST	VESTIBULE
		VG	VERTICAL GRAIN
ID	INSIDE DIMENSION	VTW	VINYL TACKWALL
IG	INVERT GRADE		
INCAN	INCANDESCENT	W	WEST
INSUL	INSULATION	W/	WITH
INT	INTERIOR	WC	WATER CLOSET
		WD	WOOD
JAN	JANITOR	WDW	WINDOW
JP	JOINT POLE	WG	WIRE GLASS
JST	JOIST	w/o	WITHOUT
JT	JOINT	WP	WATER PROOF
		WR	WATER RESISTANT
KIT	KITCHEN	WRP	WATER REPELLANT
		WRR	WALL RETURN REGISTER
LAB	LABORATORY	WS	WOOD SCREW
LAM	LAMINATE		
LAV	LAVATORY		
LB or #	POUNDS		
LKR	LOCKER		
LT	LIGHT		
LVR	LOUVER		

SYMBOLS



COLUMN LINES (GRID LINE)
FACE OR SHEATHING OR CENTERLINE OF COLUMN, U.O.N.

ROOM TAG
ROOM NUMBER
ROOM NAME

DOOR SYMBOL
(SEE DOOR SCHEDULE)

WINDOW TYPE
(SEE WINDOW SCHEDULE)

WALL TYPE

KEY NOTE
DEMOLITION, REMODEL OR CONSTRUCTION NOTE

REVISION

MATCH LINE
ELEVATION IDENTIFICATION
SHEET NUMBER
MATCH LINE

BENCHMARK, CONTROL OR DATUM POINT

ELEVATION REFERENCE
ELEVATION IDENTIFICATION
SHEET NUMBER

SECTION REFERENCE
SECTION IDENTIFICATION
SHEET NUMBER
VIEW REFERENCE

DETAIL REFERENCE
DETAIL IDENTIFICATION
SHEET NUMBER

EXISTING GRADE (U.O.N.)

NEW FINISH GRADE

TOP OF WALL

TOP OF CONCRETE

TOP OF PAVEMENT

PROPERTY LINE

BUILDING SETBACK LINE OR ASSUMED PROPERTY LINE

NEW OR FINISHED CONTOURS

PREVIOUS CONTOURS

EXISTING CONTOURS

FENCE

SEWER LINE W/ CLEAN-OUT

WATER LINE
(H) FOR HOT WATER
(T) FOR TEMPERED WATER

STORM DRAIN W/ CLEANOUT

GAS LINE

ELECTRICAL LINE

CENTER LINE

DIMENSION LINE - FACE OF STUD, FACE OF CONCRETE, GRIDLINE, OR SIMILAR

DIMENSION LINE - CLEAR BETWEEN FACE OF FINISHES

PROJECT GENERAL NOTES

1. A COPY OF PARTS 1 TO 5, TITLE 24 SHALL BE KEPT ON THE JOB AT ALL TIMES.
2. THE BUILDING PERMIT AND AN APPROVED COPY OF THE BUILDING CONSTRUCTION DOCUMENTS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVATES.
3. ALL WORK SHOWN IS NEW AND, IN THIS CONTRACT, UNLESS SPECIFICALLY NOTED OTHERWISE.
4. NOTES, SYMBOLS, LINE WORK AND GRAPHIC CONVENTIONS INTENDED TO APPLY TYPICALLY AT ALL LOCATIONS OF SIMILAR GRAPHIC REPRESENTATION. ANNOTATION MAY BE LIMITED TO REDUCE REDUNDANCY OR PROMOTE CLARITY. NO LIMITATION OF APPLICATION IS INTENDED EXCEPT AS SPECIFICALLY NOTED.
5. DRAWINGS ARE PREPARED FROM INFORMATION MADE AVAILABLE BY THE OWNER AND ARE NOT A GUARANTEE OF EXISTING OR CONCEALED CONDITIONS.
6. DIMENSIONS INDICATED ARE FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMN OR OTHER GRID POINT, CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING, UNLESS NOTED OTHERWISE.
7. DIMENSIONS SHOWN SHALL HAVE PREFERENCE OVER SCALE. DO NOT SCALE DRAWINGS.
8. VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED, INCLUDING GRADE ELEVATIONS. NOTIFY ARCHITECT OF DISCREPANCIES.
9. FLOOR ELEVATIONS INDICATED ARE TOP OF CONCRETE SLAB OR STRUCTURAL DECK, UNLESS NOTED OTHERWISE.
10. GRADE FOR UNIFORM SLOPE BETWEEN SPOT ELEVATIONS. GRADE TO DRAIN AWAY FROM BUILDINGS, PREVENT PONDING.
11. PROCURE AND PAY FOR ALL LICENSES, ETC. REQUIRED TO CARRY ON AND COMPLETE THE WORK.
12. VISIT SITE PRIOR TO BID, REVIEW EXISTING CONDITIONS FOR CONDITIONS WHICH MAY CONFLICT OR INTERFERE WITH WORK. NO ALLOWANCES MADE FOR FAILURE TO BECOME FAMILIAR WITH SITE CONDITIONS BEFORE BIDDING.
13. LOCATE / VERIFY CONCEALED (E) UTILITIES IN CONSTRUCTION AREAS WITH PIPE LOCATOR. CONFIRM LOCATIONS OF ALL (E) PIPES/CONDUITS INDICATED ON DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF UNIDENTIFIED UTILITIES OR INCORRECT LOCATIONS. EXISTING UTILITY LOCATIONS ARE APPROXIMATE.
14. PROVIDE, COORDINATE AND VERIFY THE SIZE AND LOCATION OF EACH OF THE FOLLOWING: ACCESS DOORS FOR CONCEALED ELEMENTS REQUIRING ACCESS, OPENINGS, FURRING, ANCHORS, INSERTS AND BLOCKING SUPPORTING ACCESSORIES, MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
15. COORDINATE AND VERIFY ROUGH-IN DIMENSIONS, FOR EQUIPMENT PROVIDED IN THIS CONTRACT AND EQUIPMENT FURNISHED OR PROVIDED BY OTHERS.
16. COORDINATE AND VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE, FIRE ALARM AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION.
17. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY. COMPLY WITH APPLICABLE SAFETY REGULATIONS FOR WORKER AND PUBLIC PROTECTION DURING CONSTRUCTION.
18. PROVIDE FIRE BLOCKING COMPLYING WITH CBC SECTION 708.2.1.IN ALL CONCEALED SPACES.

NOTE: PERSPECTIVE IS FOR GRAPHICAL REPRESENTATION ONLY, REFER TO OTHER PORTIONS OF PROJECT DOCUMENTS FOR CONSTRUCTABILITY.

Issued for Bidding
6/18/2025

06/18/2025 10:41:46 AM

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

BID SET - 6.18.2025

B25-3329

APPLICABLE CODES

ALL WORK TO CONFORM TO THE FOLLOWING REQUIREMENTS:

2022 CALIFORNIA BUILDING STANDARDS CODE
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), C.C.R., TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC) C.C.R. TITLE 24, PART 2, VOLUMES 1 & 2 (BASED ON 2021 INTERNATIONAL BUILDING CODE)
2022 CALIFORNIA RESIDENTIAL CODE (CRC), C.C.R., TITLE 24, PART 2.5 (BASED ON 2021 INTERNATIONAL RESIDENTIAL CODE)
2022 CALIFORNIA ELECTRICAL CODE (CEC), C.C.R., TITLE 24, PART 3 (BASED ON 2020 NATIONAL ELECTRICAL CODE)
2022 CALIFORNIA MECHANICAL CODE (CMC), C.C.R., TITLE 24, PART 4 (BASED ON 2021 UNIFORM MECHANICAL CODE)
2022 CALIFORNIA PLUMBING CODE (CPC), C.C.R., TITLE 24, PART 5 (BASED ON 2021 UNIFORM PLUMBING CODE)
2022 CALIFORNIA ENERGY CODE (CENC), C.C.R., TITLE 24, PART 6
2022 CALIFORNIA HISTORIC CODE (CHC), C.C.R., TITLE 24, PART 8
2022 CALIFORNIA FIRE CODE (CFC), C.C.R., TITLE 24, PART 9 (BASED ON 2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA EXISTING BUILDING CODE, C.C.R., TITLE 24, PART 10 (BASED ON 2021 INTERNATIONAL EXISTING BUILDING CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), C.C.R., TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS CODE, C.C.R., TITLE 24, PART 12

NATIONAL FIRE PROTECTION ASSOCIATION
2022 NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
2022 NFPA 13R, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN LOW-RISE RESIDENTIAL OCCUPANCIES
2019 NFPA 14, INSTALLATION OF STANDPIPE, PRIVATE HYDRANT AND HOSE SYSTEMS
2022 NFPA 24, INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
2015 NFPA 720, STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE DETECTION & WARNING EQUIPMENT

PROJECT SCOPE

THE PROJECT GENERALLY CONSISTS OF THE EXTERIOR AND INTERIOR REMODEL OF AN OFFICE BUILDING INCLUDING RE-ROOFING, REPLACEMENT AND UPDATES TO THE EXISTING HVAC EQUIPMENT,INSTALLATION OF A NEW FIRE SPRINKLER SYSTEM, AND NEW WINDOWS AND SKYLIGHTS. THE INTERIOR SCOPE INCLUDES THE REMOVAL OF SOME EXISTING WALLS AND CEILINGS, AND NEW LIGHT FIXTURES AND FINISHES THROUGHOUT.

WILDLAND-URBAN INTERFACE

THIS PROJECT IS NOT IN A FIRE HAZARD SEVERITY ZONE.

FLOOD ZONE INFORMATION

THIS PROJECT IS LOCATED ON FIRM PANEL 06097C0729E.

FLOOD ZONE IS 'X'.

DEFERRED APPROVAL

THE FOLLOWING SHALL BE DEFERRED APPROVALS, SUBMITTED FOR THEIR RESPECTIVE DEPARTMENTAL PERMIT BY THE CONTRACTOR, SEE REFERENCE DRAWINGS, NOT A PART OF THE BUILDING PERMIT:

1. ENCROACHMENT PERMIT
2. FIRE SPRINKLERS

DESIGN BUILD

THE FOLLOWING SHALL BE DESIGNED AND BUILT BY THE CONTRACTOR:

1. LANDSCAPE & IRRIGATION

THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THESE SYSTEMS.

PROJECT DIRECTORY

OWNER
SONOMA CLEAN POWER
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431 E STREET
SANTA ROSA, CA 95404

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AXIA ARCHITECTS
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540 MENDOCNO AVENUE
SANTA ROSA, CA 95401

STRUCTURAL ENGINEER
ZFA STRUCTURAL ENGINEERS
CONTACT: KEVIN G. ZUCCO, SE 707.526.0992
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SANTA ROSA, CA 95404

MECHANICAL ENGINEER
TEP ENGINEERING
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ELECTRICAL ENGINEER
ENGINEERING ENTERPRISES
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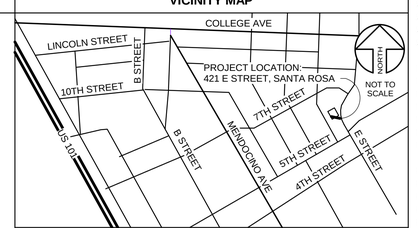
613 FOURTH STREET STE 206B
SANTA ROSA, CA 95404

FIRE PROTECTION CONTRACTOR
ALPHA FIRE SUPRESSION SYSTEMS, INC
CONTACT: SHANNON HASH 707.527.6407
2391 CIRCADIAN WAY
SANTA ROSA, CA 95407

CIVIL ENGINEER
HUFFMAN ENGINEERING & SURVEYING
CONTACT: ROB HUFFMAN PE, LS 707.542.6559
537 COLLEGE AVENUE
SANTA ROSA, CA 95404

VICINITY MAP



SHEET INDEX

SHEET COUNT: 91 SHEETS

ARCHITECT
AXIA ARCHITECTS
540 Mendocino Ave, Santa Rosa, CA 95401
707 542 4652
axiaarchitects.com

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST., SANTA ROSA, CALIFORNIA 95401

SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

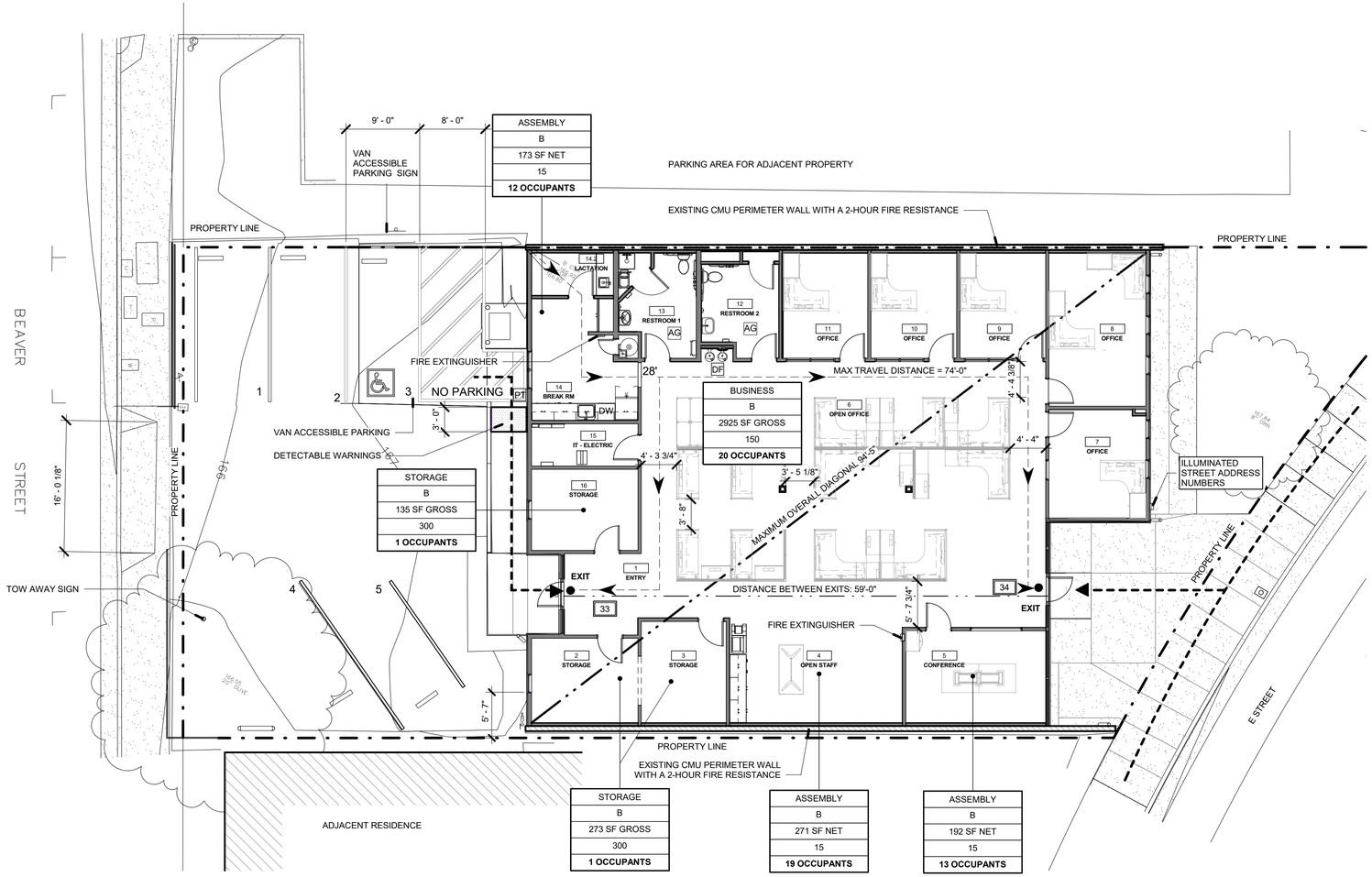
JOB NUMBER: 1207

SHEET:

G1

TITLE SHEET

ORIGINAL DATE: 6.05.2025



2 CODE ANALYSIS SITE PLAN
G2 — 1/8" = 1'-0"

Hydrant Flow Test Report

Report run date: 4/10/2025

HYDRANT ID: WDHYD03924

HYDRANT ADDRESS: 439 BEAVER ST

Inspection #:	6280		
Completed:	4/3/2025	**Static Pressure:**	53
Legacy ID:	4579	**Residual Pressure:**	47
Redisudal Hydrant ID:	Used fire line port #1	**Test Flow (gpm):**	1642
		Pitot 1:	33
		Pitot 2:	36
		Flow at 20 psi:	4123
CITY OF SANTA ROSA		**Residual Location:**	810 7th street

1 FIRE HYDRANT FLOW TEST
G2 — 12" = 1'-0"

NOTE: SEE FIRE PROTECTION DRAWINGS

DESIGN PROFESSIONAL STATEMENT

"**DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:** THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR **PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS**. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT."

OCCUPANT LOAD PER 2022 CALIFORNIA BUILDING CODE:
BUILDING FOOTPRINT: 4,179 GSF
B OCCUPANCY OCC LOAD FACTOR: 150 GROSS
SEE PLAN FOR THE OCCUPANCY CALCULATION
TOTAL = **64 OCCUPANTS**

64 OCCUPANTS = 36" MIN CORRIDOR WIDTH
AISLES ACCESSIBLE WIDTH = 36" MIN CORRIDOR WIDTH (CBC 11B)

AISLES LAID OUT IN WORKSTATIONS MEET CURRENT REQUIREMENTS

OCCUPANTS - EMPLOYEES:
PER WORKSTATION & OFFICE LAYOUT

(6) PRIVATE OFFICES
(11) OPEN WORKSTATIONS

17 PERSONS TOTAL

FIRE SPRINKLERS:
BUILDING WILL BE FIT WITH A FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA 13

FIRE EXTINGUISHERS:
PROVIDE (1) 2-A10-BC FIRE EXTINGUISHER FOR EACH 3,000 SF OF SPACE, PROPOSED LOCATIONS ON PLAN.
CONTRACTOR SHALL CONFIRM FINAL LOCATION IN THE FIELD AS DIRECTED BY LOCAL FIRE AUTHORITY HAVING JURISDICTION

BUILDING SITE ADDRESSING: PER (SRCC), 18-44.505.1
NUMBERS TO BE 12" HIGH MINIMUM AND 2" MINIMUM STROKE OF COLOR CONTRASTING WITH THE BACKGROUND AND ILLUMINATED DURING ALL HOURS OF DARKNESS, AND TO BE DISPLAYED HORIZONTALLY.

ROOF ENVELOPE :
NEW SINGLE PLY MEMBRANE ROOF WITH 1/2" COVER BOARD ON TAPERED RIGID INSULATION, MINIMUM 4" THICK, ON EXISTING NON-SLOPED ROOF DECK, MINIMUM R-23 REQUIRED FOR ALTERATION, CEC TABLE 141.0.C, BUILDING CLIMATE ZONE-2

CODE SUMMARY

ADDRESS:	421 E STREET, SANTA ROSA
APN:	009-055-005
ZONING:	CMU - CORE MIXED USE
LOT AREA:	0.20 ACRES
WUI FIRE AREA:	NOT WITHIN
FLOOD ZONE:	ZONE X

EXISTING BUILDING:

BUILDING FOOTPRINT:	4,179 GSF
OCCUPANCY:	B - OFFICE
CONSTRUCTION TYPE:	V-B - NON-RATED
	EXISTING: NOT SPRINKLERED

CODE ANALYSIS NOTES

CBC [A] 102.6 EXISTING STRUCTURES - THE LEGAL OCCUPANCY OF ANY STRUCTURE EXISTING ON THE DATE OF ADOPTION OF THE CBC SHALL BE PERMITTED TO CONTINUE WITHOUT CHANGE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THE CBC.

NO OCCUPANCY CHANGE (CBC 407), SIGNIFICANT ALTERATION (CBC 403), OR INCREASE IN SQUARE FOOTAGE IS BEING PROPOSED FOR CAMPUS BUILDINGS.

BUILDINGS ARE PERMITTED TO REMAIN UNCHANGED AND DO NOT REQUIRE THE ADDITION OF SPRINKLERS OR OTHER MEASURES TO COMPLY WITH THE CURRENT EDITION OF THE CBC.

PARKING ANALYSIS

(E) PARKING LOT

ACCESSIBLE PARKING RATIO:

EXISTING PARKING LOT:	5 SPACES (1) VAN ACCESSIBLE SPACE

REQUIRED ACCESSIBLE SPACES:

TABLE 11B-208.2:	1 SPACE
CBC 11B-208.2.4:	1 VAN SPACE PER 6 ACCESSIBLE

PARKING SPACES PER CBC 11B-502

SITE LEGEND

REFER TO COVER PAGE FOR ADDITIONAL INFO

AG	ALL GENDER ACCESSIBLE RESTROOM
DF	ACCESSIBLE DRINKING FOUNTAIN
AS	ACCESSIBLE SIGNAGE
PT	ACCESSIBLE PATH OF TRAVEL SIGNAGE
◀	ACCESSIBLE BUILDING ENTRY, MIN 32" CLEAR WIDTH
- - - - -	ACCESSIBLE PATH OF TRAVEL

EXIT ACCESS PATH OF TRAVEL LEGEND

OCCUPANCY TAG

BUSINESS	FUNCTION OF SPACE (CBC TABLE 1004.5)
B	OCCUPACY GROUP (PER CBC CHAPTER 3)
SF (GROSS OR NET)	AREA SQUARE FOOTAGE (GROSS OR NET)
SF / OCC	OCC LOAD FACTOR (PER CBC TABLE 1004.5)
# OCCUPANTS	MAXIMUM OCCUPANT LOAD

50 → 25 → 75 — TRAVEL DISTANCE W/ CUMULATIVE OCCUPANT LOAD & DISTANCE TO EXIT
EXIT - EGRESS COMPONENT
EXIT DIRECTION
OCCUPANCY LOAD

100	CUMULATIVE LOAD - SUM OF OCCUPANTS
*	PANIC & FIRE EXIT HARDWARE - SERVING 50 OR MORE OCCUPANTS - CBC 1010.1.10
@	ADDITIONAL DOORS NOT PART OF EGRESS PATH
- - - - -	EXIT ACCESS PATH OF TRAVEL
—— ——	EXIT TRAVEL DISTANCE
—— · · ——	EXIT SEPARATION DISTANCE
—— • ——	MAXIMUM OVERALL DIAGONAL - AREA SERVED
▨	EXISTING 2 HR FIRE RESISTANCE WALL
EXIT	EXIT SIGNAGE FOR TACTILE EXIT SIGNS, SAD FOR ILLUMINATED EXIT SIGNS, SED

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ARCHITECT

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — DOUGLAS M. [illegible] — No. [illegible] — 10-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **G2**

CODE SUMMARY

ORIGINAL DATE: 6.05.2025

STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
This document is used to demonstrate compliance with mandatory requirements in 110.8(g) and 120.7(b)/ 160.1 for newly constructed nonresidential, hotel/ motel, multifamily and mixed-use buildings, and 141.0(b)1/ 180.2 for alterations, related to roof, wall and floor assemblies. It is also used to demonstrate compliance with prescriptive requirements in 140.3/ 170.2 for newly constructed buildings, and 141.0/ 180.1/ 180.2 for additions and alterations, related to roof, wall, floor, door, fenestration and daylighting requirements.		
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 1 of 14)**
Project Address: 421 E Street	**Date Prepared:**	5/28/2025

A. GENERAL INFORMATION

01	Project Location (city)	Santa Rosa	05	# of Stories (Habitable Above Grade)	1
02	Zipcode	95401	06	Total Conditioned Floor Area (ft²)	4179
03	Climate Zone	2	07	Total Unconditioned Floor Area (ft²)	0
04	Occupancy Types Within Project: (select all that apply): If one occupancy constitutes >= 80% of the conditioned floor area, the entire building envelope may be designed to comply with the provisions of that occupancy per 100.0(f).		08	☐ Project includes unconditioned enclosed space(s) > 5,000 ft² under a roof with a ceiling height of at least 15 ft.[1]	

● Office ● Support Areas ● All Other Occupancies

[1] FOOTNOTE: Enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15 ft in climate zones 2 through 15 are required to meet the minimum daylighting requirements defined in 140.3(c)/ 170.2(b). Compliance with 140.3(c)/ 170.2(b) is documented in Table L. This is the only prescriptive requirement which applies to unconditioned spaces.

B. PROJECT SCOPE

This table specifies project envelope components within the permit application demonstrating compliance using the prescriptive paths outlined in 140.3/ 170.2 and 141.0(a)1/ 180.1 and 141.0(b)1 and 2/ 180.2 for additions and alterations.

My project consists of (check all that apply)		Component Types					
01		02					
☐	New Construction or Newly Conditioned Space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition of conditioned space	☐	Roof	☐	Walls	☐	Exterior Opaque Doors
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft			☐	Floors	☐	Fenestration/ Glazed Doors[1]
☐	Addition is <=700 ft²						
☐	Addition is >700 ft²						
☒	Alteration of conditioned space	☒	Roof Assembly	☒	Walls		
☐	One or more enclosed spaces > 5,000 ft² directly under roof with ceiling height > 15ft and lighting system installed for the first time	☒	Roofing Material[2]	☐	Floors	☒	Fenestration

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B. PROJECT SCOPE

[1] *FOOTNOTE: Doors that are more than 25% glass in area are considered Glazed Doors and should be documented on table K with fenestration.*
[2] *Roof recovers and replacements must also check "Roof Assembly" box and document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.*

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through L. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable table referenced below.

Opaque Envelope Components					Fenestration	Daylighting Spaces > 5,000ft²	Compliance Results
Roof Assembly	Roofing Materials	Walls	Floors	Doors			
01	02	03	04	05	06	07	08
(See Table F)	(See Table G)	(See Table H)	(See Table I)	(See Table J)	(See Table K)	(See Table L)	COMPLIES
Yes	Yes	Yes			Yes		

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. ROOF ASSEMBLY SCHEDULE

This table demonstrates compliance for prescriptive roof assembly requirements in 140.3(a)1B/ 170.2(a)1B for new construction, 141.0(a)/ 180.1 for additions, or 141.0(b)2Biii/ 180.2 for alterations,

01	Indicate roof types included in the project:	☒ Framed	☐ Framed-Multifamily	☐ SIPS	☐ Span Deck & Concrete	☐ Metal Panels	☐ Metal Building

Framed Roof Assemblies					
01	☒	Include Framed Roof Assemblies in Area-Weighted Average U-factor Calculation[1]			
02	03	04	05		06

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F. ROOF ASSEMBLY SCHEDULE

Framed Roof Assemblies

Tag/Plan Detail ID	Name/Description	Status	Exception to Roof Insulation Requirements in §141.0(b)2Biii (Alts. Only)	Occupancy Type
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-30 Roof	R-30 Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ
R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered		Nonresidential/ Relocatable 1 CZ

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
								per JA4		
R-24 Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per Software/ Other	0.037	287

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
								per JA4		
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per Software/ Other	0.037	461
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	255
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	78
R-30 Roof	JA4 Tables	Wood		30	0	U-factor	0.055	per JA4 per Software/ Other	0.036	404
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	846
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	93
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	1034
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per JA4 per Software/ Other	0.037	449

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F. ROOF ASSEMBLY SCHEDULE

07	08	09	10	11	12	13	14	15		16
Tag/Plan Detail ID	How Design U-factor was determined	Roof Type & Frame Material	Frame Spacing Depth	Cavity Insulation per Design[2]	Continuous Insulation per Design[2]	Thermal Performance Unit	Required Thermal Performance[3]	U-factor per Design		Net Area[4] ft²
								per JA4		
R-24 TPO Roof	JA4 Tables	Wood		0	24	U-factor	0.055	per Software/ Other	0.037	216

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Metal building roofs may not be combined with other roof types. The area-weighted compliance option is not available for alterations demonstrating compliance with R-values in Table 141.0-C.*
[2] *For alterations using U-factor as the Thermal Performance Unit, at least R-10 insulation must be above deck.*
[3] *If "R-value" is shown in cell 13 as the Thermal Performance Unit, the R-value shown here is for continuous insulation per Table 141.0-C.*
[4] *Roof area minus any fenestration/ skylight area*

Area-Weighted Average U-factor Compliance Calculation for Framed/ SIPs/ Span Deck & Concrete/ Metal Panel Roofs

01	02	03	04	05
Roof Type	Total Area of Roof Type (ft²)	Area-weighted U-factor for Roof Type		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
Framed	4123	0.055	0.037	
Total for all Roof Types:	**4123**	**0.055**	**0.037**	**COMPLIES**

G. RATED ROOFING MATERIAL (COOL ROOF)

This table demonstrates compliance with prescriptive roof material requirements in 140.3(a)1A/ 170.2(a)1A for new construction, 141.0(a)/ 180.1 for additions, and 141.0(b)2B/ 180.2 for alterations. Roof recovers and replacements must also document compliance with insulation requirements in Table F. Roof recoats may document compliance with roof material only in Table G.

01	02	03	04	05	06	07	08	09	10
Tag/Plan Detail ID	Name/ Description/ Location	Status	Occupancy Type	Roof Slope	Roof Material	Compliance Method	Required Minimum Material Performance	Designed Material Performance	U-factor / R-value of Assembly

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G. RATED ROOFING MATERIAL (COOL ROOF)

R-24 Roof TPO Sure-Weld White	R-24 TPO Roof	Altered	Nonresidential	Low slope	To Be Determined	Aged solar reflectance and thermal emittance	Reflectance	0.63	Reflectance[1]	0.79	
							Emittance	0.75	Emittance	0.9	
							SRI		SRI		
R-30 Roof	R-30 Roof	Altered	Nonresidential	Steep slope	To Be Determined	Aged solar reflectance and thermal emittance	Reflectance	0.1	Reflectance[1]	0.3	
							Emittance	0.75	Emittance	0.85	
							SRI		SRI		

H. WALL ASSEMBLY SCHEDULE

This table demonstrates compliance with prescriptive wall assembly requirements in 140.3(a)/ 170.2(a) for new constructions, 141.0(a)/ 180.1 for additions and 141.0(b)1B/ 180.2 for alterations.

01	Indicate wall types included in the project:[1]	☐ Framed	☒ Mass (new only)	☐ Concrete Sandwich Panel (new only)	☐ SIPS	☐ ICF (new only)
		☐ Metal Panels	☐ Metal Building	☐ Spandrel/ Curtain Wall	☐ Straw Bale	☐ Log Home (new only)

[1] *FOOTNOTES: Wall types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

Mass Walls (new walls only)

01	☒	Calculate Area-Weighted Average U-factor for Mass Walls[1]										
02	03	04	05	06	07	08	09	10	11		12
Tag/Plan Detail ID	Occupancy Type	How Design U-factor was determined	Mass Information			Additional Insulation Information		Maximum U-factor Allowed[2]	U-factor per Design		Net Area[3] ft²
			Mass Material	Fill Options	Thickness (in)	Frame Material & Thickness	Cavity Insulation per Design		per JA4		
									per Software/ Other	0.081	
Top Wall	Nonresidential/ Relocatable 1 CZ	JA4 Tables	CMU medium weight	Partial Grout-uninsulated	8 in	Wood- 3.5 in	13	0.53			988

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H. WALL ASSEMBLY SCHEDULE

02	03	04	05	06	07	08	09	10	11		12
Tag/Plan Detail ID	Occupancy Type	How Design U-factor was determined	Mass Information			Additional Insulation Information		Maximum U-factor Allowed[2]	U-factor per Design		Net Area[3] ft²
			Mass Material	Fill Options	Thickness (in)	Frame Material & Thickness	Cavity Insulation per Design		per JA4		
									per Software/ Other	0.081	
Bottom Wall	Nonresidential/ Relocatable 1 CZ	JA4 Tables	CMU medium weight	Partial Grout-uninsulated	8 in	Wood- 3.5 in	13	0.53			832

[1] *FOOTNOTES: If any individual assembly is non-compliant, assemblies may show compliance using an area-weighted calculation. Mass walls are combined with concrete sandwich panel, log and ICF wall types. Mass walls must meet mandatory requirements in 120.7(b), but may area-weight to comply with prescriptive requirements in Table 140.3 for new construction.*
[2] *Mass walls are defined as "light" or "heavy" depending on their Heat Capacity. Heat Capacity is determined in Tables 4.3.5 and 4.3.6 in Joint Appendix 4. Walls with Heat Capacity of 15 or greater are "heavy" while walls with Heat Capacity from 7 to less than 15 are "light". Walls with heat capacity less than 7 would be categorized as "Wood framed and Other" for compliance purposes.*
[3] *Wall area minus any fenestration area*

Area-Weighted Average U-factor Compliance Calculation for Mass/ Concrete Sandwich Panel/ Log/ ICF Walls

01	02	03	04		05	06
Wall Type	Total Area of Wall Type (ft²)	Mandatory U-factor Required	Area-weighted U-factor for Wall TypeArea-weighted U-factor for Wall Type			Compliance Results Using Area-Weighted Calculation Option
			Required	Designed		
Light Mass	1820	0.44	0.53	0.081		COMPLIES
Heavy Mass	0	0.69	0	0		COMPLIES

I. FLOOR ASSEMBLY SCHEDULE

This section does not apply to this project.

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J. EXTERIOR DOOR SCHEDULE

This section does not apply to this project.

K. FENESTRATION AND GLAZED DOOR SCHEDULE

This table demonstrates compliance with prescriptive fenestration requirements in 140.3(a)5/ 170.2(a)3 for new constructions, 141.0(a)/ 180.1 for additions, or 141.0(b)2A/ 180.2 for alterations. Exterior doors that are more than 25% glass in area are considered Glazed Doors and should be documented on this table with fenestration.

01	Indicate fenestration types included in the project:[1]	☒ Vertical (alterations)	☐ Vertical (new)	☒ Skylights	☐ Glazed Doors (new only)

[1] *FOOTNOTES: Fenestration types indicated above as "(new only)" do not have Title 24, Part 6 requirements for alterations. New construction and additions do have requirements and should be clicked above and compliance demonstrated within this table.*

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Vertical Fenestration and Glazed Doors[1]
02	☒	Calculate Area-Weighted Average (R)SHGC for Vertical Fenestration and Glazed Doors[1]
03	☒	Calculate Area-Weighted Average VT for Vertical Fenestration and Glazed Doors[1]

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09		10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]		Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Window E8A	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults		U-factor (max)	0.77	0.77	19.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
							VT (min)	0.88	0.6	
Window E8B	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults		U-factor (max)	0.77	0.77	19.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
							VT (min)	0.88	0.6	
Window E8C	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults		U-factor (max)	0.77	0.77	19.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
							VT (min)	0.88	0.6	

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09		10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]		Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft²
Window 7A	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.47	0.46	19.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
							VT (min)	0.42	0.6	
Window 7B	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.47	0.46	19.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
							VT (min)	0.42	0.6	
Existing Windows (E)	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults		U-factor (max)	0.77	0.77	125
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
							VT (min)	0.88	0.876	
Existing Glz Door (E)	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults		U-factor (max)	0.77	0.77	21
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
							VT (min)	0.88	0.876	
Window 2	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.47	0.46	10.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
							VT (min)	0.42	0.6	
Window 16	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified		U-factor (max)	0.47	0.46	10.5
					☐	Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
							VT (min)	0.42	0.6	

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SEAL:

LICENSED ARCHITECT DOUGLAS M. [illegible] RENEWAL 10-31-25 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **G3**

TITLE 24 - ENVELOPE

ORIGINAL DATE: 6.05.2025

6/4/2025 4:09:23 PM C:_Revit Local\1207_SCP 421 E St Remodel_C_R25_grake@axiaarchitects.com.rvt

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Vertical Fenestration And Glazed Doors- U-factor, Solar Heat Gain Coefficient (RSHGC/ SHGC), Visible Transmittance (VT)

04	05	06	07	08	09	10	11	12	13
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	U-factor/ (R)SHGC Compliance Method	VT Compliance Method	Calculation Method for Performance Values per Design[2]	Product Performance Unit	Required Product Performance	Product Performance per Design	Area ft^2
Window 14A	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.46	10.5
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
						VT (min)	0.42	0.6	
Window 14B	Fixed window	Nonresidential/ Relocatable 1 CZ: : Alt. (Replacement > 150ft2)	Table141.0-A	Table 140.3-B/C/D	NFRC Certified	U-factor (max)	0.47	0.46	10.5
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.31	0.3	
						VT (min)	0.42	0.6	
Existing Windows (E)	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.77	0.77	32
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
						VT (min)	0.88	0.876	
Existing Glz Door (E)	Glazed door	Nonresidential/ Relocatable 1 CZ: : New	Table 140.3-B/C/D	Table 140.3-B/C/D	§110.6 Defaults	U-factor (max)	0.77	0.77	21
					☐ Overhang/ Slats used for RSHGC	(R)SHGC (max)	0.73	0.73	
						VT (min)	0.88	0.876	

[1]*FOOTNOTES: If any individual fenestration product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.*
[2]*The NA6 Default Calculation can only be used for alterations or dwelling units in buildings with <= 3 habitable stories. Alterations are limited to 200ft^2 of site built glazing and dwelling units are limited to 250ft^2 or 5% of conditioned floor area. If the fenestration does not meet these conditions, the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.*
[3]*Overhangs must extend past the left and right window the same distance as the depth of the overhong or greater to show an affect on the RSHGC. If an overhang does not meet this requirement, the affect of the overhang will be ignored.*
[4]*Projecting includes casement and awning windows.*

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Skylights- Total Area

01	02	03	04
Building has Atria > 55ft?	Gross Exterior Roof Area (ft^2)	Maximum Allowed Skylight Area[1] (ft^2)	Total Skylight Area per Design (ft^2)
No	4,179	209	56

[1]*FOOTNOTES: 5% of total roof area allowed for areas other than atria > 55 ft. 10% allowed for atria > 55 ft.*

Skylights- U-factor, Solar Heat Gain Coefficient (SHGC), Visible Transmittance (VT)

01	☒	Calculate Area-Weighted Average U-factor for Skylights[1]
02	☒	Calculate Area-Weighted Average SHGC for Skylights[1]
03	☒	Calculate Area-Weighted Average VT for Skylights[1]

04	05	06	07	08	09	10		11	12
Tag/Plan Detail ID	Fenestration Type	Occupancy & Status	Calculation Method for Performance Values per Design[2]	Glaze/ Diffuser with Haze Value > 90%?	Compliance Method for Multifamily Alterations	Required Product Performance		Product Performance per Design	Area ft^2
4070 Skylight 1	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	NFRC Certified			U-factor (max)	0.88	0.65	28
						SHGC (max)	0.83	0.5	
						VT (min)	0.64	0.64	
4070 Skylight 2	Plastic, curb mounted	Nonresidential/ Relocatable 1 CZ: : Alt. (Add/Replacement > 50ft2)	NFRC Certified			U-factor (max)	0.88	0.65	28
						SHGC (max)	0.83	0.5	
						VT (min)	0.64	0.64	

[1]*FOOTNOTES: If any individual skylight product is non-compliant, products may show compliance using an area-weighted calculation. Chromogenic glazing is not included in area-weighted calculations. Area-weighted calculation shown in separate area-weighted table below.*
[2]*The NA6 Default Calculation can only be used for alterations or dwelling units in buildings with <= 3 habitable stories. Alterations are limited to 200ft^2 of site built glazing and dwelling units are limited to 250ft^2 or 5% of conditioned floor area. If the fenestration does not meet these conditions, the only options for determining fenestration values are NFRC Certification or the Default Tables in 110.6.*

STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

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K. FENESTRATION AND GLAZED DOOR SCHEDULE

Area-Weighted Average U-factor, SHGC, VT Compliance Calculation for Vertical Fenestration And Glazed Doors

01	02	03	04	05
Product Performance Unit	Total Area of Fenestration (ft^2)	Area-weighted Calculation for Fenestration		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
U-Factor	338.5	0.47	0.46	COMPLIES
(R)SHGC	338.5	0.31	0.3	COMPLIES
VT	338.5	0.42	0.6	COMPLIES

Area-Weighted Average U-factor, SHGC, VT Compliance Calculation for Skylights

01	02	03	04	05
Product Performance Unit	Total Area of Fenestration (ft^2)	Area-weighted Calculation for Fenestration		Compliance Results Using Area-Weighted Calculation Option
		Required	Designed	
U-Factor	56	0.88	0.65	COMPLIES
(R)SHGC	56	0.83	0.5	COMPLIES
VT	56	0.64	0.64	COMPLIES

L. DAYLIGHT IN LARGE ENCLOSED SPACES

This section does not apply to this project.

M. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by the permit applicant, an explanation should be included in Table E Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-ENV-01-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
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N. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, form user must provide an explanation 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/NRCA/. Individuals who perform the field testing and verification work, and provide the information required for completion of the fenestration Certificate of Acceptance documentation are not required to be licensed professionals. However, the person who signs the Certificate of Acceptance document to certify compliance with the acceptance requirements shall be licensed as specified in Standards Section 10-103(a)4 and NA7.3.1

Form/Title	Systems/Spaces To Be Field Verified
NRCA-ENV-02-F must be submitted for all new, added or altered site built fenestration.	Fenestration;

O. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

STATE OF CALIFORNIA
Envelope Component Approach
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-ENV-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 14 of 14)**
Project Address: 421 E Street	**Date Prepared:**	5/28/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Emilie Meisinger	Documentation Author Signature:
Company: SOLDATA Energy Consulting	Signature Date: 2025-05-28
Address: PO Box 8579	CEA/ HERS Certification Identification (if applicable): 1201-4562-9757-7EE6-E49F-98A8-02C7-B778-D6?F-B106-1A?8-5EA4-C249-1D34-CF68-E29D
City/State/Zip: Santa Rosa CA 95407	Phone: (707)545-4440

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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

Responsible Designer Name: Douglas Hilberman	Responsible Designer Signature:
Company: AXIA Architects	Date Signed: 2025-05-28
Address: 540 Mendocino Ave.	License: C29543
City/State/Zip: Santa Rosa CA 95401	Phone: (707) 542-4652

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.		
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 1 of 8)**
Project Address: 421 E Street	**Date Prepared:**	5/28/2025

A. GENERAL INFORMATION

01	Project Location (city)	Santa Rosa	04 Total Conditioned Floor Area (ft^2)	4,179
02	Climate Zone	2	05 Total Unconditioned Floor Area (ft^2)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

● Office ● Support Areas ● All Other Occupancies

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)
☐ New Lighting System				
☐ New Lighting System - Parking Garage				
☒ Altered Lighting System	Area Category Method	4179	Area Category Method	0
Total Area of Work (ft^2)	4179		0	

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 2 of 8)**
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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	09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)		**Total Allowed** (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)			
Conditioned		2,488.6	0		=	2,489	≥	1,706	0	=	1706	COMPLIES
Unconditioned					=		≥			=		
											Controls Compliance (See Table H for Details)	COMPLIES
											Rated Power Reduction Compliance (See Table Q for Details)	

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 3 of 8)**
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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
F1	2x4 Flat Panel LED 35.9w F1	No	NA	35.9	Mfr. Spec	23	No	825.7	☐	☐
F2	2x2 Flat Panel LED 27.7w F2	No	NA	27.7	Mfr. Spec	17	No	470.9	☐	☐
F3	1x4 Flat Panel LED 24.1w F3	No	NA	24.1	Mfr. Spec	2	No	48.2	☐	☐
F4	1x4 Linear Strip LED 31.8w F4	No	NA	31.8	Mfr. Spec	2	No	63.6	☐	☐
F5	6" Recessed LED 17.5w F5	No	NA	17.5	Mfr. Spec	17	No	297.5	☐	☐
							Total Designed Watts: CONDITIONED SPACES	1,706		

[1]*FOOTNOTE: 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.*
[2]*Authority 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	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C		

AXIA ARCHITECTS
540 Mendocino Ave, Santa Rosa, CA 95401
707 542 4652
axiaarchitects.com

ARCHITECT

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — DOUGLAS HILBERMAN — No. C-29543 — REN: 10-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **G4**

TITLE 24 - ENVELOPE - LIGHTING

ORIGINAL DATE: 6.05.2025

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

NA < 4,000W subject to multilevel | See Area/Space Level Controls | ☐ | ☐

Area Level Controls

04	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) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Field Inspector	
								Pass	Fail
Office	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: General Ltg < 120W	NA: General Ltg < 120W	No	☐	☐
Corridor	Corridor	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
Restroom	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
								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/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Restrooms 1-2	Restroom	0.65	287	186.6	No	No
Office 9-11	Office (<=250 square feet)	0.65	461	299.7	No	No
Breakroom	Lounge	0.55	255	140.2	No	No

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 7 of 8)**
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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	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	Office; Corridor; Restroom;

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 2 of 7)**
	Date Prepared:	5/28/2025

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
272	+	---	+	---	+	---	+	---	OR	---	=	272	≥	70	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H 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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Electrical Room	Electrical Mechancial Telephone Room	0.4	78	31.2	No	No
Office 7-8	Office (<=250 square feet)	0.65	404	262.6	No	No
Open Office	Office (>250 square feet)	0.6	846	507.6	No	No
Entry Area	Main Entry Lobby	0.7	93	65.1	No	No
Open Office	Office (>250 square feet)	0.6	1,090	654	No	No
Storage Areas	All Other Space Types	0.4	449	179.6	No	No
Conference	Convention, Conference, Multipurpose and Meeting Center	0.75	216	162	No	No
		TOTALS:	4,179	2,488.6	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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
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Project Address: 421 E Street	**Date Prepared:**	5/28/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Emilie Meisinger	
Company: SOLDATA Energy Consulting	Signature Date: 2025-05-28
Address: PO Box 8579	CEA/ HERS Certification Identification (if applicable): 1201-4562-9757-7EE6-E49F-98A8-02C7-B778-D67F-B106-1A78-5EA4-C249-1D34-CF68-E29D
City/State/Zip: Santa Rosa CA 95407	Phone: (707)545-4440

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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

Responsible Designer Name: Mike Johnston	Responsible Designer Signature:
Company: Engineering Enterprises	Date Signed: 2025-05-28
Address: 613 Fourth St. Ste 2068	License: E15586
City/State/Zip: Santa Rosa CA 95404	Phone: (707) 544-7775

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 3 of 7)**
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F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
F7	Outdoor Sconce LED 35w F7	☐ Linear	35	Mfr. Spec	2	New	☐	70	NA: < 6200 lumens	☐	☐
							Total Design Watts:	70			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)*
[2] *For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*
[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*
[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)*

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
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H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
Outdoor	Astronomical Time Clock	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.*

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

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	Date Prepared:	5/28/2025

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR 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
NRCI-LTI-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	**(Page 1 of 7)**
Project Address: 421 E Street	**Date Prepared:**	5/28/2025

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2I for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Santa Rosa	04	Total Illuminated Hardscape Area (ft²)	144
02	Climate Zone	2			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● Office ● Support Areas ● All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☐ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	● Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%	0		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

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707 542 4652
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ARCHITECT

CONSULTANT

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST., SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — DOUGLAS M. JOHNSON — No. C-31725 — REN: 08-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:

G5

TITLE 24 - LIGHTING

ORIGINAL DATE: 6.05.2025

6/4/2025 4:11:40 PM C:_Revit Local\207_SCP 421 E St Remodel_C_R25_grake@axiaarchitects.com.rvt

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	(Page 5 of 7)
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I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance. Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01					
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Outdoor	144	0.021	3	96	0.2	19.2	22
					Initial Wattage Allowance for Entire Site (Watts):		250
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		272

J. LIGHTING ALLOWANCE: PER APPLICATION
This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE
This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL
This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.		
Project Name: 421 E Street Tenant Improvement	**Report Page:**	(Page 1 of 10)
Project Address: 421 E Street	**Date Prepared:**	6/4/2025

A. GENERAL INFORMATION

01	Project Location (city)	Santa Rosa	04	Total Conditioned Floor Area	4179
02	Climate Zone	2	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

● Office

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
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☒ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	(Page 4 of 10)
	Date Prepared:	6/4/2025

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	RTU-1	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,750	Site Elevation	167	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
VRF	Supply	1							Manufacturer provided	0.53
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)				Fan System Allowance (kW)[3]		Fan System Electrical Output (kW)	0.53

System Name	RTU-2	Quantity	1	Fan System Status	New	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,750	Site Elevation	167	Economizer	NA: Efficiency per Table 140.4-F
01	02	03	04			05		06	07	08	09			10	11

Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
VRF	Supply	1							Manufacturer provided	0.53
Supply Fan Base Allowance (kW)			Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)				Fan System Allowance (kW)[3]		Fan System Electrical Output (kW)	0.53

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35

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Outdoor Lighting
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA
This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)
This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has 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
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has 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 must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Outdoor;

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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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 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES
Mandatory Measures 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.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
HP-1	1	Multi-zone	New/ Addition		☐

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Mechanical Systems
CALIFORNIA ENERGY COMMISSION

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H. FAN SYSTEMS & AIR ECONOMIZERS

[2] *Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed faces.*
[3] *Fan system allowance includes fan system base allowance.*
[4] *Filter pressure loss can only be counted once per fan system.*
[5] *Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.*
[6] *Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..*

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11
Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
HP-1	Altered Fan System	

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Project Address: 421 E Street	**Date Prepared:**	5/28/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Emilie Meisinger	
Company: SOLDATA Energy Consulting	Signature Date: 2025-05-28
Address: PO Box 8579	CEA/ HERS Certification Identification (if applicable): 1201-4562-9757-7EE6-E49F-98A8-02C7-B778-D67F-B106-1A78-5EA4-C249-1D34-CF68-E29D
City/State/Zip: Santa Rosa CA 95407	Phone: (707)545-4440

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

Responsible Designer Name: Mike Johnston	Responsible Designer Signature:
Company: Engineering Enterprises	Date Signed: 2025-05-28
Address: 613 Fourth St. Ste 206B	License: E15586
City/State/Zip: Santa Rosa CA 95404	Phone: (707) 544-7775

STATE OF CALIFORNIA
Mechanical Systems
CALIFORNIA ENERGY COMMISSION

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F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2					Cooling Output[2,3]	Load Calculations[3,4]	
				Heating Output[2,3]							
				Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)	
HP-1	Variable Refrigerant Flow	VRF heat pump, air cooled	Yes	94.57	108	0	84.86	67.2	133.73	149.26	

[1] FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.
[2] It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.
[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.
[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
Name or Item Tag	Size Category (Btu/h)	Heating Mode				Cooling Mode		
		Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
HP-1	>=65,000 and <135,000	47 °Fdb/ 43 °Fwb OSA	COP	3.3	3.8	EER IEER	11.0 14.6	12 14.6

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

STATE OF CALIFORNIA
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I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(ff) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft^2)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
HP-1	Multi-zone w/ DDC to zone	<= 25,000 ft^2	Setback	Auto Timer Switch	NA: Serves < 25k ft^2	DR Tstat per 110.12	Included	NA: No operable windows

[1] FOOTNOTES: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24refnolink/}160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04	05			06			07
System Name	HP-1	System Design OA CFM Airflow[1]	1256	System Design Transfer Air CFM	0		Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2] Provided
08	09	10	11	12	13	14	15	16

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ARCHITECT

CONSULTANT:

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421 E ST., SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — DOUGLAS M. GRAKE — No. C-26 — 12-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:

G6

TITLE 24 - LIGHTING - MECHANICAL

ORIGINAL DATE: 6.05.2025

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

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J. VENTILATION AND INDOOR AIR QUALITY

Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)[3] & 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)[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
	Occupancy Type[4]	Conditioned Floor Area (ft^2)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Required Min CFM	Provided per Design CFM		
RTU-1	Office space	2381	2		357.2	140	150	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
RTU-2	Office space	1798			269.7	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				627	18	Ventilation for this System Complies?		Yes

[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system

[2] Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.

[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.

[4] See Standards Tables 120.1-A and 120.1-B.

[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.

[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft^2 or smaller, multipurpose rooms less than 1,000 ft^2, classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
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Project Address: 421 E Street	**Date Prepared:**	6/4/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Emilie Meisinger	
Company: SOLDATA Energy Consulting	Signature Date:
Address: PO Box 8579	CEA/ HERS Certification Identification (if applicable): 1201-4562-9757-7EE6-E49F-98A8-02C7-B778-D67F-B106-1A7B-5EA4-C249-1D34-CF68-E29D
City/State/Zip: Santa Rosa CA 95407	Phone: (707)545-4440

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

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

Responsible Designer Name:	Responsible Designer Signature:
Company: TEP Engineering, Inc.	Date Signed: 2025-06-04
Address: 575 W. College Ave Ste 101	License: M37587
City/State/Zip: Santa Rosa CA 95401	Phone: (707) 538-0400

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	(Page 8 of 10)
	Date Prepared:	6/4/2025

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(g) for duct sealing.

01	☐	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:	HP-1	**NR/ Common Use:** Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No
		Dwelling Units: Total duct leakage of duct system shall not exceed 12% or duct system to outside shall not exceed 6% per RA3.1.4 required for systems?	No
		Duct leakage testing per CMC Section 603.10.1 required for these systems?	Yes

11	No	The scope of the project includes only duct systems serving healthcare facilities
12	No	Duct system provides conditioned air to an occupiable space for a constant volume, single zone, space-conditioning system.
13	Yes	The space conditioning system serves less than 5,000 ft^2 of conditioned floor area.
14	No	The combined surface area of the ducts is more than 25% of the total surface area of the entire duct system:
15		The scope of the project includes extending an existing duct system, which is constructed, insulated or sealed with asbestos.
16	No	The scope of the project includes an existing duct system that is documented to have been previously sealed as confirmed through field verification and diagnostic testing in accordance with procedures in the Reference Nonresidential Appendix NA2.
17		All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A
18		All ductwork is an extension of an existing duct system
19		Ductwork serving individual dwelling unit
20		< 25 ft of new or replacement space conditioning ducts installed
21	R-4.2	Duct Insulation R-value
22		
23		

STATE OF CALIFORNIA
Mechanical Systems CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: 421 E Street Tenant Improvement	**Report Page:**	(Page 9 of 10)
	Date Prepared:	6/4/2025

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/NRCI/

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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/NRCA/

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.	HP-1 ;

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	Yes	Plan sheet or construction document location
		M-Sheets

AXIA ARCHITECTS
540 Mendocino Ave, Santa Rosa, CA 95401
707 542 4652
axiaarchitects.com

ARCHITECT

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST., SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT DOUGLAS M. GRAHAM RENEWAL 08-31-25 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **G7**

TITLE 24 - MECHANICAL

ORIGINAL DATE: 6.05.2025

2022 CALGreen CHECKLIST -
NONRESIDENTIAL - ADDITIONS & ALTERATIONS

City of SANTA ROSA
Planning & Economic Development - Building Division
PAGE 1 of 15
EFFECTIVE: 01 JANUARY 2023

FREE ACCESS TO CALIFORNIA CODES: https://www.dgs.ca.gov/BSC/Codes#@ViewBag.JumpTo

Applies to building permit applications received on or after January 1, 2023, for additions and alterations (including tenant improvements) to nonresidential buildings that meet the following criteria:

- The floor area for the addition (if any) exceeds 1,000 square feet; OR
- The permit valuation for the alteration (if any) exceeds $200,000.

The provisions of this checklist only apply to the portions of the building being added to or altered. For new nonresidential buildings, new shell buildings, and initial tenant improvements to phased shell building construction, see separate checklist (CALGreen **303.1**). Repairs, trade permits, existing structures not being altered, and historic structures are not subject to CALGreen requirements.

PROJECT ADDRESS: 421 E Street, Santa Rosa CA

PROJECT NAME: Sonoma Clean Power - 421 E Street Tenant Improvement

PROJECT DESCRIPTION: Tenant improvement of existing space

BUILDING PERMIT NUMBER: _____

INSTRUCTIONS:

The Owner (or the Owner's agent) shall employ a *qualified CALGreen Inspector, listed by the City of Santa Rosa Building Division, to complete this checklist via the following steps:

1. The CALGreen Inspector, in collaboration with the owner and the design professional, shall complete Column 2 of this checklist. Either "required" or "not required" is to be selected for each feature/measure. If "required" is selected, a description and reference to the plan sheet where the item is specified should be provided. If "not required" is selected, a description of why the feature/measure does not apply shall be provided. **Sections not separated by horizontal lines are all related to the relative checkboxes in that non-separated box.** See CALGreen Chapter 4 and Appendix A4 for complete descriptions of features and measures listed below. A specific number of Tier 1 electives is required for each general Tier 1 Elective Section. See CALGreen Section A4.601 for Tier 1 scoping.
2. When Column 2 is complete, the Owner, Design Professional, and CALGreen Inspector are to be identified on, sign, and date the CALGreen Building Acknowledgements Section 1 (Design Verification) at the end of this checklist. The completed checklist is then to be submitted to the City of Santa Rosa Building Division as part of the building permit application.
3. Building Division plan review staff will provide a fourth review of the plans and Column 2 (first three by Owner, Design Professional, and CALGreen Inspector as stated above). When approvable, the approved checklist will be included as part of the approved job set that is to be kept on the construction site throughout construction.
4. The CALGreen Inspector is to inspect all applicable features/measures listed in Column 2, and mark the verification boxes In Column 3 as each feature/measure is completed.
5. Prior to final inspection by the Building Division, the CALGreen Inspector shall verify that all applicable features/measures have been installed, and sign and date the CALGreen Building Acknowledgments Section 2 (Implementation Verification) found at the end of this checklist.

***NOTE:** The CALGreen Inspector shall not be the design professional or contractor for the project, and shall not have a financial interest in the project for which services are being provided (except for the cost of providing said services.) If you are a qualified CALGreen Inspector, but have not been added to the approved City list, please contact the Building Division via email at building@srcity.org

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 2 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
CALGreen DIVISION 5.1: PLANNING AND DESIGN			
Site Development			
5.106.1 Storm water pollution prevention plan (< 1 acre). Additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities by complying with lawfully enacted storm water management and/or erosion control ordinances. See Santa Rosa City Code Chapter 17-12 (**5.106.1.1**). Implement BMPs (**5.106.1.2**)	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no soil disturbance anticipated			
5.106.2 Storm Water Pollution Plan (>1 acre). For projects that disturb one acre or more of land, or disturb less than one acre of land, but are part of a larger common plan of development or sale, comply with Santa Rosa City Code Chapter 17-12, NCRWQCB construction permit and NPDES permit.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no soil disturbance anticipated			
5.106.4.1.1 Short-term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Consult the local zoning code for additional requirements (CALGreen **5.106.4.1**).	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no new parking			
5.106.4.1.3 Long-term bicycle parking. For additions or alterations with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces, with a minimum of one bicycle parking facility. Consult the local zoning code for additional requirements (CALGreen **5.106.4.1**).	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: less than (10) tenant parking spaces			
5.106.4.1.5 Acceptable parking facilities for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street, and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles 2. Lockable bicycle rooms with permanently anchored racks 3. Lockable, permanently anchored bicycle lockers	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no new parking			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 3 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
5.106.10 Grading and Paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include swales, water collection and disposal systems, French drains, water retention gardens, and other measures which keep surface water away from buildings and aid in groundwater recharge.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: existing site grading & drainage			
Innovative Concepts (5.1)			
Proposed Innovative Concept 1:	☐ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
CALGreen DIVISION 5.2: ENERGY EFFICIENCY			
Performance Requirements			
5.201.1 Scope. Building meets or exceeds the requirements of the 2019 California Building Energy Code. (Tier 1 not adopted locally.)	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
CALGreen DIVISION 5.3: WATER EFFICIENCY AND CONSERVATION			
Indoor Water Use			
5.303.1.1 Additions in excess of 50,000 square feet. Separate submeters shall be installed as follows: 1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500gpm. b. Makeup water for evaporative coolers greater than 6 gpm. c. Steam and hot-water boilers with energy input more than 500,000 Btu/hr.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: addition/alteration < 50,000 SF			
5.303.1.2 Excess consumption. A separate submeter or metering device shall be installed for any building within a project or space within a building that is projected to consume more than 1,000 gal/day.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: project not expected to consume more than 1,000 gal/day			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 4 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
5.303.3 Water conserving plumbing fixtures and fittings. New (or replacement) plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: **5.303.1 Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shlal be certified to the performance criteria of the US 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.** The effective flush volume of urinals shall not exceed 0.125 gallons per flush for wall-mounted, or 0.5 gallons per flush for floor mounted. **5.303.3.3 Showerheads.** **5.303.3.3.1 Single showerheads.** 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 showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a showerhead. **5.303.4 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 (rim space (inches) at 60 psi). **5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. **5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per cycle/20 (rim space (inches) at 60 psi). **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. **5.303.3.4.6 Pre-rinse spray 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.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): P0.1: Water Closets </= 1.28gpf; Urinals </= 0.5; single showerheads </= 1.8; multiple showerheads </= 1.8; wall-mounted urinals </= 0.125 gpf; floor-mounted urinals </= 0.5 gpf			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 5 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
5.303.4 Food Waste Disposers. Not allowed (See Wastewater discharge permit)			
5.303.6 Standards for plumbing fixtures and fitting. 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 CALGreen Chapter 6.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): P0.1: Plumber signoff needed declaring all fixtures were installed per CA Plumbing Code			
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. (See Santa Rosa City Code Chapter 14.30 (Water Efficient Landscape), California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7, and the requirements below.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no new landscaping			
Innovative Concepts (5.3)			
Proposed Innovative Concept 1:	☐ RQ'D		☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
CALGreen DIVISION 5.4: MATERIAL CONSERVATION AND RESOURCE EFFICIENCY			
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 and California Energy Code Section 150, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no exterior wall alteration			
5.407.2.1 Sprinklers. Prevent irrigation system spray on structures.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no new irrigation			
5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings, **plus** at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: existing exterior doors			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 6 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
5.407.2.2.2 Flashing. Install flashings (at exterior entries and/or openings subject to foot traffic or wind-driven rain) integrated with a drainage plane.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): A8.2			
Construction Waste Reduction, Disposal and Recycling			
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance Section **5.408.1.1** (Construction waste management plan), **5.408.1.2** (Waste management company), or **5.408.1.3** (Waste stream reduction alternative); or meet a local construction and demolition waste management ordinance, whichever is more stringent. Documentation is required per CALGreen Section **5.408.1.4**. **Exception to 5.408.1:** Excavated soil and land-clearing debris - See **5.408.3** for additional requirements.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Project to recycle and/or salvage minimum of 65% of non-hazardous construction waste; must submit either waste management plan or use waste management company.			
5.408.2 Universal waste. Additions and alteration 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 ballas 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 document. **Note:** Refer to the Universal Waste Rule link at: https://dtsc.ca.gov/universalwaste/	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): GC to document that Universal waste (such as batteries, e-waste, lamps, cathode ray tubes/glass, aerosol cans) were disposed of properly			
5.408.3 Excavated soil and land clearing debris. 100% of trees, stumps, rocks, 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:** Vegetation or soil contaminated by disease or pest infestation.	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no land clearing debris anticipated			
Building Maintenance and Operation			
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 nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals. **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.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): Existing infrastructure to be verified during CALGreen Inspections			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 7 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
Note: 5.410.2 and 5.410.4 are for new buildings and initial shell build-outs - See see separate handout.			
Innovative Concepts and Local Environmental Conditions (5.4)			
Proposed Innovative Concept 1:	☐ RQ'D		☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
CALGreen DIVISION 5.5: ENVIRONMENTAL QUALITY			
Fireplaces			
5.503.1 Fireplaces. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves shall comply with US EPA New Source Performance Standards emission limits. (**5.503.1.1**).	☐ RQ'D	☒ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): N/A: no fireplace planned			
Pollutant Control			
5.504.1 Temporary ventilation. If the HVAC system is used during construction, use return air filters with a 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.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): If temporary ventilation is needed during construction, MERV 8 filters must be installed			
5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): M7.1: HVAC Installer to cover ducts at installation--can be removed at time of register installation			
5.504.4.1 Adhesives, sealants, caulks. Adhesives and sealants 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**. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			

COLUMN 1: FEATURE OR MEASURE	**COLUMN 2:** PROJECT DESIGN REQUIREMENTS		**COLUMN 3:** FIELD VERIFICATION
PAGE 8 of 15 EFFECTIVE: 01 JANUARY 2023	**REQUIRED** *(SPECIFY SHEET # & DESCRIPTION)*	**NOT REQUIRED** *(PROVIDE A DESCRIPTION OF WHY)*	
5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with **Table 5.504.4.3**. **5.504.4.3.1 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94522 (c)(2) and (d)(2) et seq) and BAAQUD Regulation 8 Rule 49. **5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided to the enforcing agency.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
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 Specification 01350).	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
5.504.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
5.504.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of **Table 504.4.1**.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
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 building shall meet the requirements for formaldehyde as specified in **Table 5.504.4.5**. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following (**5.504.4.5.3**): 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting Composite Wood Products regulations. 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards. 5. Other methods acceptable to the enforcing agency.	☒ RQ'D	☐ N/A	☐
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			

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ARCHITECT

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST., SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — 31259 — 10-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:

G8

CALGREEN CHECKLIST

ORIGINAL DATE: 6.05.2025

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
PAGE 9 of 15 EFFECTIVE: 01 JANUARY 2023	REQUIRED (SPECIFY SHEET'S & DESCRIPTIONS)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
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 Specification 01350). See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material Documentation required per CALGreen Section **5.504.4.6.1**.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
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 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/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material Documentation required per CALGreen Section **5.504.4.7.1**.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
5.504.4.8 Acoustical ceilings 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. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material Documentation required per CALGreen Section **5.504.4.8.1**.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
See subs docs; Project Manual; Section 01-6116 & 01-6116.01; VOC Content Restrictions			
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 prior to occupancy that provides at least a MERV of 13. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. (**5.504.5.3.1**) **Exception:** Existing Mechanical Equipment.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
M7.1: MERV 13 filters or higher to be confirmed at inspection			
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. Also prohibit smoking within buildings (as already prohibited by other laws or regulations, or as enforced by ordinances, regulations, or policies of the City or County.) When ordinances, regulations or policies are not in place, post signage to inform building occupants of prohibitions.	□ RQ'D	■ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
N/A: no smoking			

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
PAGE 10 of 15 EFFECTIVE: 01 JANUARY 2023	REQUIRED (SPECIFY SHEET'S & DESCRIPTIONS)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
Interior Moisture Control			
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see CALGreen Section **5.407.2**.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
slab floor & durable wall exterior			
Interior 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 latest edition of the California Energy Code, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
M7.1: See Mechanical Plans for minimum cfm per space			
5.506.2 Carbon dioxide (CO2) monitoring. For buildings 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, CCR, Title 24, Part 6, Section 120(c)(4).	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
CO2 sensors and ventilation controls are required for additions equipped with demand control ventilation; see M0.1, M2.1 & M7.1.			
Environmental Comfort			
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E1332, using either prescriptive **or** performance method in Section **5.507.4.1** or **5.507.4.2**. *(Support documentation required prior to permit issuance)* **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. **5.507.4.1 Exterior noise transmission, Prescriptive Method.** Wall and roof-ceiling assemblies exposed to the noise source (making up the building envelope) shall have exterior wall and roof-ceiling assemblies meeting a composite STC rating of at least 50 or a composite OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 (airports) and 2 (freeway, railroad, industrial source, etc.) **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 exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC or rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). **5.507.4.2 Exterior noise transmission, Performance Method.** For buildings located as defined in Sections **5.507.4.1** or **5.507.4.1.1** wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1Hr) of 50 dBA in occupied areas during any hour of operation.	□ RQ'D	■ N/A	□

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
PAGE 11 of 15 EFFECTIVE: 01 JANUARY 2023	REQUIRED (SPECIFY SHEET'S & DESCRIPTIONS)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized, as appropriate, 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.			
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
N/A: project not located within significant noise generating contour per Sonoma County Airport Noise Contour Map			
5.507.4.3 Interior noise transmission, Performance Method. Wall and floor ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	□ RQ'D	■ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
N/A: single-tenant			
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 and refrigeration equipment that does not contain CFCs. **5.508.1.2 Halons.** Install fire suppression equipment that does not contain Halons.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A): New equipment to be verified as not containing CFCs or Halons; See M0.1 & M7.1 for HVAC and FA drawings & Section 21-1313 for water-based wet-pipe based system			
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of Sections **5.508.2.1** through **5.508.2.6.3** when installed in retail food stores with 8,000 square feet (or more) of conditioned area, **and** that utilize either refrigerated display cases, walk-in coolers, or walk-in 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 $\frac{1}{4}$", flared tubing connections, and short radius elbows shall not be used in refrigerant systems except as noted in Sections **5.508.2.1.1** through **5.508.2.1.4**. **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 $\frac{1}{4}$" may be used in systems with a refrigerant charge of 5 pounds or less. **5.508.2.1.2.1 Anchorage.** $\frac{1}{4}$" OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.	□ RQ'D	■ N/A	□

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
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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 multi-ring 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 the use of long radius elbows. **5.508.2.2 Valves.** Valves and fittings shall comply with the California Mechanical Code and Sections **5.508.2.2.1 through 5.508.2.2.2.2.1**. **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 devices 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. Chain tethers to fit over the stem are required for valves designed to have seal caps (**5.508.2.2.2.2.1**). **Exception to 5.508.2.2.2.2.1:** 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.			

COLUMN 1: FEATURE OR MEASURE	COLUMN 2: PROJECT DESIGN REQUIREMENTS		COLUMN 3: FIELD VERIFICATION
PAGE 13 of 15 EFFECTIVE: 01 JANUARY 2023	REQUIRED (SPECIFY SHEET'S & DESCRIPTION)	NOT REQUIRED (PROVIDE A DESCRIPTION OF WHY)	
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
N/A: not a supermarket			
Innovative Concepts (5.5)			
Proposed Innovative Concept 1:	□ RQ'D		□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
INSTALLER AND CALGreen INSPECTOR QUALIFICATIONS			
Qualifications			
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
Provide name and/or license # of HVAC installer			
702.2 The CALGreen Inspector is listed by the City of Santa Rosa as an approved CALGreen Inspector and is qualified and able to demonstrate competence in the discipline they inspect and verify.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
SOLDATA Energy Consulting ICC #8728491			
Verifications			
703.1 Verification of compliance with this code shall include, but not be limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	■ RQ'D	□ N/A	□
Sheet number and description of proposed measure(s) or explanation of why it is not applicable (N/A):			
Verification of CALGreen measures shall be obtained thru plancheck, site inspections, product research and specification sheets submitted by General Contractor			

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DEFINITIONS:

BROWNFIELD SITE: REAL PROPERTY, THE EXPANSION, REDEVELOPMENT OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE (OR POTENTIAL PRESENCE) OF A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT WITH CERTAIN LEGAL EXCLUSIONS AND ADDITIONS.

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 (EV) CAPABLE SPACE: A VEHICLE SPACE WITH ELECTRICAL PANEL SPACE AND LOAD CAPACITY TO SUPPORT A BRANCH CIRCUIT AND NECESSARY RACEWAYS, BOTH UNDERGROUND AND/OR SURFACE MOUNTED, TO SUPPORT EV CHARGING.

ELECTRIC VEHICLE (EV) READY SPACE: A VEHICLE SPACE WHICH IS PROVIDED WITH A BRANCH CIRCUIT (ANY NECESSARY RACEWAYS, BOTH UNDERGROUND AND/OR SURFACE MOUNTED) TO ACCOMMODATE EV CHARGING, TERMINATING IN A RECEPTACLE OR A CHARGER.

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE) DEFINITION: A SPACE INTENDED FOR FUTURE INSTALLATION OF EV CHARGING EQUIPMENT AND CHARGING OF ELECTRIC VEHICLES.

ELECTRIC VEHICLE CHARGING STATION (EVCS): ONE OR MORE ELECTRIC VEHICLE CHARGING SPACES SERVED BY ELECTRIC VEHICLE CHARGER(S), OR OTHER CHARGING EQUIPMENT ALLOWING CHARGING OF ELECTRIC VEHICLES. ELECTRIC VEHICLE CHARGING STATIONS ARE NOT CONSIDERED PARKING SPACES.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): THE CONDUCTORS, INCLUDING THE UNGROUNDED, GROUNDED, AND EQUIPMENT GROUNDING CONDUCTORS, 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.

GREYFIELD SITE: ANY SITE PREVIOUSLY DEVELOPED WITH AT LEAST 50% OF THE SURFACE AREA COVERED WITH IMPERVIOUS MATERIAL.

INFILL SITE: A SITE IN AN URBANIZED AREA THAT MEETS EITHER OF THE FOLLOWING CRITERIA:

1. THE SITE IS IMMEDIATELY ADJACENT TO PARCELS THAT ARE DEVELOPED WITH QUALIFIED URBAN USES, OR AT LEAST 75% OF THE PERIMETER OF THE SITE ADJOINS PARCELS THAT ARE DEVELOPED WITH QUALIFIED URBAN USES, AND THE REMAINING 25% OF THE SITE ADJOINS PARCELS THAT HAVE PREVIOUSLY BEEN DEVELOPED FOR QUALIFIED URBAN USES.
2. NO PARCEL WITHIN THE SITE HAS BEEN CREATED WITHIN THE PAST 10 YEARS UNLESS THE PARCEL WAS CREATED AS A RESULT OF THE PLAN OF A REDEVELOPMENT AGENCY

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CALGreen BUILDING ACKNOWLEDGMENTS

PROJECT ADDRESS: 421 E. Street, Santa Rosa CA

PROJECT DESCRIPTION: Tenant improvement of existing space

SECTION 1 - DESIGN VERIFICATION

INSTRUCTIONS:

Prior to building permit application, complete **all** lines of Section 1- "Design Verification," and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the City of Santa Rosa Building Division.

The signatures below certify that the owner, design professional, and the CALGreen inspector have reviewed the plans and Columns 1 and 2 of this checklist, and certify that the items checked above are hereby incorporated into the project plans and will be implemented the requirements set forth in the 2022 California Green Building Standards Code.

Rebecca Simonson — 6/3/2025

Owner's Signature — Date

Rebecca Simonson, PE, Director of Capital Projects & Engineering

Owner's Name *(Please Print)*

Design Professional Signature — June 3, 2025 — Date

Douglas Hilberman, C29543

Design Professional's Name *(Please Print)*

Adam Turrey — 4/30/2025

CALGreen Inspector's Signature — Date

Adam Turrey — 707-545-4440

CALGreen Inspector's Name *(Please Print)* — CALGreen Inspector's Phone Number

Adam@soldata.com — 8728491

CALGreen E-mail Address — ICC Certification Number

SECTION 2 - IMPLEMENTATION VERIFICATION

Complete, sign, and submit the completed checklist, including Column 3, together with all original signatures in this Section 2 – "Implementation Verification" to the Building Department prior to Building Department final inspection.

The owner, design professional, and the CALGreen inspector have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2022 California Green Building Standards Code.

CALGreen Inspector's Signature — Date

CALGreen Inspector's Name *(Please Print)* — CALGreen Inspector's Phone Number *(If Different Than Above)*

CALGreen E-mail Address *(If Different Than Above)* — ICC Certification Number *(If Different Than Above)*

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ARCHITECT

CONSULTANT:

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:

G9

CALGREEN CHECKLIST

ORIGINAL DATE: 6.05.2025

Improvement Plans

Sonoma Clean Power Authority

421 E Street Santa Rosa, California

APN: 009-055-005

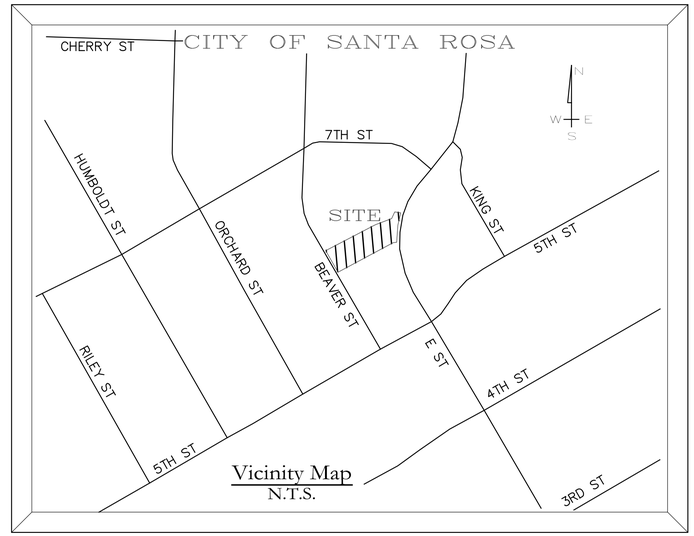
Abbreviations List

A	ACRES
A/E	ALARM/ELECTRIC
BLDG	BUILDING
BM	BENCHMARK
BO	BLOWOFF
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CI	CURB INLET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COSR	CITY OF SANTA ROSA
CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
DIA	DIAMETER
DL	DAYLIGHT
DWG	DRAWING
D/W	DRIVEWAY
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
ELEV	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ESMT	EASEMENT
EXP	EXPANSION
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FND	FOUND
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
H/C	HANDICAP
HV	HIGH VOLTAGE
IG	INVERT GRADE
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
L	LINE
LDS	LANDSCAPE TREE
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
N	NEW
N.T.S	NOT TO SCALE
O.C.	ON CENTER
O/H	OVERHEAD
P	PACIFIC GAS AND ELECTRIC COMPANY
PERC	PERCOLATION
PG&E	PACIFIC GAS AND ELECTRIC COMPANY
PL	PROPERTY LINE
PRIM	PRIMARY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RC	RELATIVE COMPACTION
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REGISTERED ENGINEER
R/W	RIGHT OF WAY
S.A.D.	SEE ARCHITECTS DRAWINGS
S.A.R.	SONOMA COUNTY RECORDS
SD	STORM DRAIN
S	SLOPE
STA.	STATION
STD	STANDARD
T/B	TOP OF BANK
TOE	TOE OF BANK
TR	TRAFFIC SIGNAL
TS	TOP OF SLAB (OR SIDEWALK)
TV	TELEVISION/CABLE
TW	TOP OF WALL
TYP.	TYPICAL
SBC	SOUTHWESTERN BELL CORPORATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
UK	UNKNOWN
USP	UNDER SEPARATE PERMIT
WM	WATER METER
WV	WATER VALVE

Project Description

The purpose of this improvement plan is for the construction of new storm water lines from downspouts and daylighting through street curbs on Beaver Street and E Street. This plan will outline the necessary earthworks and drainage systems to direct water away from structures, prevent erosion, and comply with local regulations.

DISTURBED AREA
0.02 ACRES



Vicinity Map
N.T.S.

OWNER:

421 E Street LLC
421 E St
Santa Rosa, California 95404
T: 707-486-4592

CIVIL ENGINEER:

Huffman Engineering & Surveying
Rob Huffman, P.E.
537 College Ave. Suite A
Santa Rosa, CA 95404
T: 707.542.6559
F: 707.521.0411
E: rob@huffmanengineering.net

LEGEND

- (N) CONTOUR MAJOR
- (N) CONTOUR MINOR
- (N) TOP OF BANK
- (N) TOE OF BANK
- (N) STORM DRAIN
- (N) ASPHALT SURFACE
- (N) CONCRETE SURFACE
- (N) BUILDING
- (N) ROCK RIP-RAP
- (N) GRAVEL SURFACE

Sheet Index

THE IMPROVEMENT PLANS SHOW THE DETAILS OF THE OTHER SITE WORK BEYOND THE WORK IN THE PUBLIC STREET.

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REVISIONS

#	Description	Date

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Title Sheet
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: N.T.S.
File: 25-001-IMP.01	Sheet 1
Dwn: NPM	Of 10 Sheets
Job: 25-001	

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

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GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.

3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF- WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

4. THE CONTRACTOR SHALL OBTAIN A DE-WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE-WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.

5. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.

6. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.

7. RAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVELOPER TO STORM DRAIN SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND SIZES. NO CONCENTRATED LOT DRAINAGE SHALL FLOW ACROSS SIDEWALKS.

8. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.

9. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.

10. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.

11. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.

12. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

13. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS
PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND /OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

14. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

15. UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

16. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED
IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE-ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

GENERAL NOTES CONTINUE:

17. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

19. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

20. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.

21. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.

22. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.

23. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

24. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).

25. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.

26. AT A MINIMUM, ALL BMPS WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPS THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.

27. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPS LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.

28. ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT-OF-WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT-OF-WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

29. ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT-OF-WAY.

A) THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POSTAL SERVICE.
B) MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT-OF-WAY.
C) THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.

30. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:

A) LIQUID ANTI-STRIPPING AGENT (LAS) SHALL BE ADDED TO THE ASPHALT BINDER AT A RATE OF 0.5% BY WEIGHT OF ASPHALT BINDER. THE LAS SHALL BE AD-HERE LOF 65-00 OR EQUIVALENT, AND SHALL BE STORED, MEASURED AND BLENDED IN ACCORDANCE WITH THE LAS MANUFACTURER'S RECOMMENDED PRACTICE. THE LAS CAN BE ADDED TO THE ASPHALT BINDER AT THE ASPHALT PLANT OR AT THE REFINERY. WHEN ADDED AT THE ASPHALT PLANT, THE EQUIPMENT SHALL INDICATE AND RECORD THE AMOUNT OF LAS ADDED. IF ADDED AT THE REFINERY, THE SHIPPING TICKET FROM THE REFINERY SHALL CERTIFY THE TYPE AND AMOUNT OF LAS ADDED

31. THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A) MINIMUM TENSILE STRENGTH RATIO (TSR) OF 70, AND A MINIMUM DRY TENSILE STRENGTH OF 65 POUNDS PER SQUARE INCH, BASED ON AASHTO T 283-07.

B) AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT, THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED PER THE METHOD FOR FIELD- MIXED, LABORATORY-COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.

32. PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.

GENERAL NOTES CONTINUE:

33. ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

34. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAILBOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POSTAL SERVICE

35. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT-RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

36. SEWER AND/OR WATER CONNECTIONS TO EXISTING RESIDENCES REQUIRE A PLUMBING PERMIT FROM THE CITY BUILDING DIVISION.

37. ANY ONSITE DRAINAGE SYSTEMS PROPOSED FOR CUSTOM LOTS SHALL BE SHOWN ON THE SITE PLAN SUBMITTED FOR REVIEW WITH THE LOTS BUILDING PERMIT APPLICATION.

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL SHOWN ON THIS SHEET ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS ANDSEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.

9. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.

10. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITH 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

13. UNSTABLE AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT- OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

15. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS-OF- WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

18. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.

19. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

EROSION AND SEDIMENT CONTROL NOTES

20. ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009-0009-DWQ. DOCUMENTS AND INSTRUCTIONS CAN BE DOWNLOADED FROM:
WWW.SRCITY.ORG/STORMWATERPERMIT. THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.

21. ALL PROJECTS SHALL HAVE A CITY APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND KEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO CITY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED N THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.

22. THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPS). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPS AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E, PART 8 NCRWQCB ORDER NO. 2009-0050-STORM WATER NON-STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE CITY OF SANTA ROSA AT A MINIMUM. WWW.SRCITY.ORG/STORMWATERPERMIT. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.

23. TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT- OF-WAY SHALL BE REMOVED DAILY.

24. THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPS AND RATIONALE FOR BMP SELECTION, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

25. THE CITY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 500 NTUS HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPS. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF CITY ORDINANCE 17-12, PROHIBITING NON-STORM WATER DISCHARGES. ADDITIONALLY, PROJECT SUBJECT TO REGULATION BY THE CGP MAY BE OUT OF COMPLIANCE AND SUBJECT TO ENFORCEMENT ACTION BY THE SWRCB.

26. FAILURE TO IMPLEMENT OR MAINTAIN BMPS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIDERED A POTENTIAL NON- STORM WATER DISCHARGE AND A VIOLATION OF CITY ORDINANCE 17-12.

27. AFTER CONSTRUCTION IS COMPLETED ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
NAME:_____
LOCAL PHONE NO. _____

28. HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.

29. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES
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REVISIONS

#	Description	Date

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Rob Huffmyn P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Notes
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25 Scale: N/A
File: 25-001-IMP.01 Sheet 2
Dwn: NPM
Job: 25-001
Of 10 Sheets

CTRL MAG NAIL
4.25'

FND 1/2" IRON PIPE NO TAG

FND 1/2" IRON PIPE NO TAG

FND 1/2" IRON PIPE NO TAG

E ST

L=73.49, R=290.00
Δ=14°31'13"

PARKING METER (TYP)

CPI # 8
ELEV: 167.40'
SET CPI CTRL MAG NAIL

FINISH FLOOR: 168.08'
36" DOORWAY

4"SD S=0.02(MIN)

BUILDING

M60°37'33"E
155.81'

2" METAL FENCE

3/4" PVC RISER (ELECTRIC)

X4 1" PVC RISER
GATE CONTROL

AC
PAVEMENT

SIGN: NO PARKING PRIVATE

SIGN: ADA PARKING

GM SMART

1/2" BFPCV BRASS
BFPCV BRASS

FND 1/2" IRON PIPE NO TAG

CPI # 2
ELEV: 169.14'
SET CPI CTRL MAG NAIL

PARKING METER (TYP)

GRATE: 165.53'

CAST IRON PIPE END

59.02'
N29°19'25"W

FINISH FLOOR: 168.04'
36" DOORWAY

STAIR END

0+97

N60°36'58"E
113.62'

0+99

0+00

0+00

B/6

A/6

B/6

A/6

BEAVER ST

WORK IN PUBLIC RIGHT OF WAY
REQUIRES SEPARATE ENCROACHMENT PERMIT
SEPARATE SUBMITTAL

FND 1/2" IRON PIPE LS3890
CPI# 61
ELEV: 166.36

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

Path: V:\Proj\25\25-001\dwg\25-001-IMP.01.dwg Layout Name: SITE Plot Date: June 11, 2025 at 8:17:00 AM by NATHAN MCINTOSH

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Santa Rosa, Ca. 95404

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www.huffmanengineering.net

REVISIONS

#	Description	Date

Engineer

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
ROBERT L. HUFFMAN
No. 42253
CIVIL
STATE OF CALIFORNIA

Rob Huffman P.E. 42253

Sonoma Clean Power

Site Plan
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
Job#25-001-IMP.01	Sheet
Dwn: NPM	3
Job: 25-001	Of 10 Sheets

FOR REDUCED PLANS, THE 0 1 2 3
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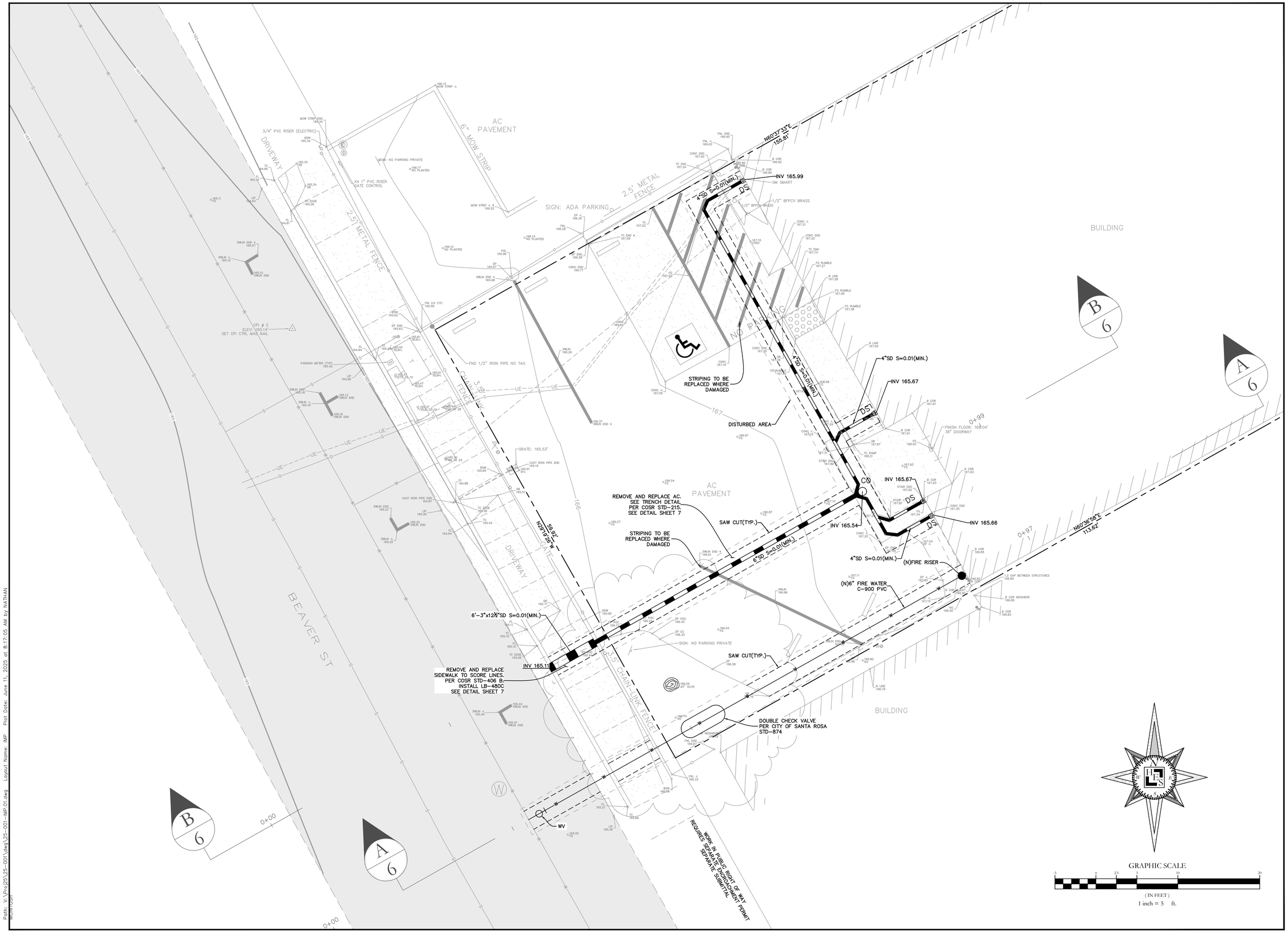

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REVISIONS			
#	Description	Date	

Engineer: Rob Huffman P.E. 42263
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NOT FOR CONSTRUCTION

Sonoma Clean Power

Improvement Plan
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 5'
File: 25-001-IMP.01	Sheet 4
Dwn: NPM	Of 10 Sheets
Job: 25-001	

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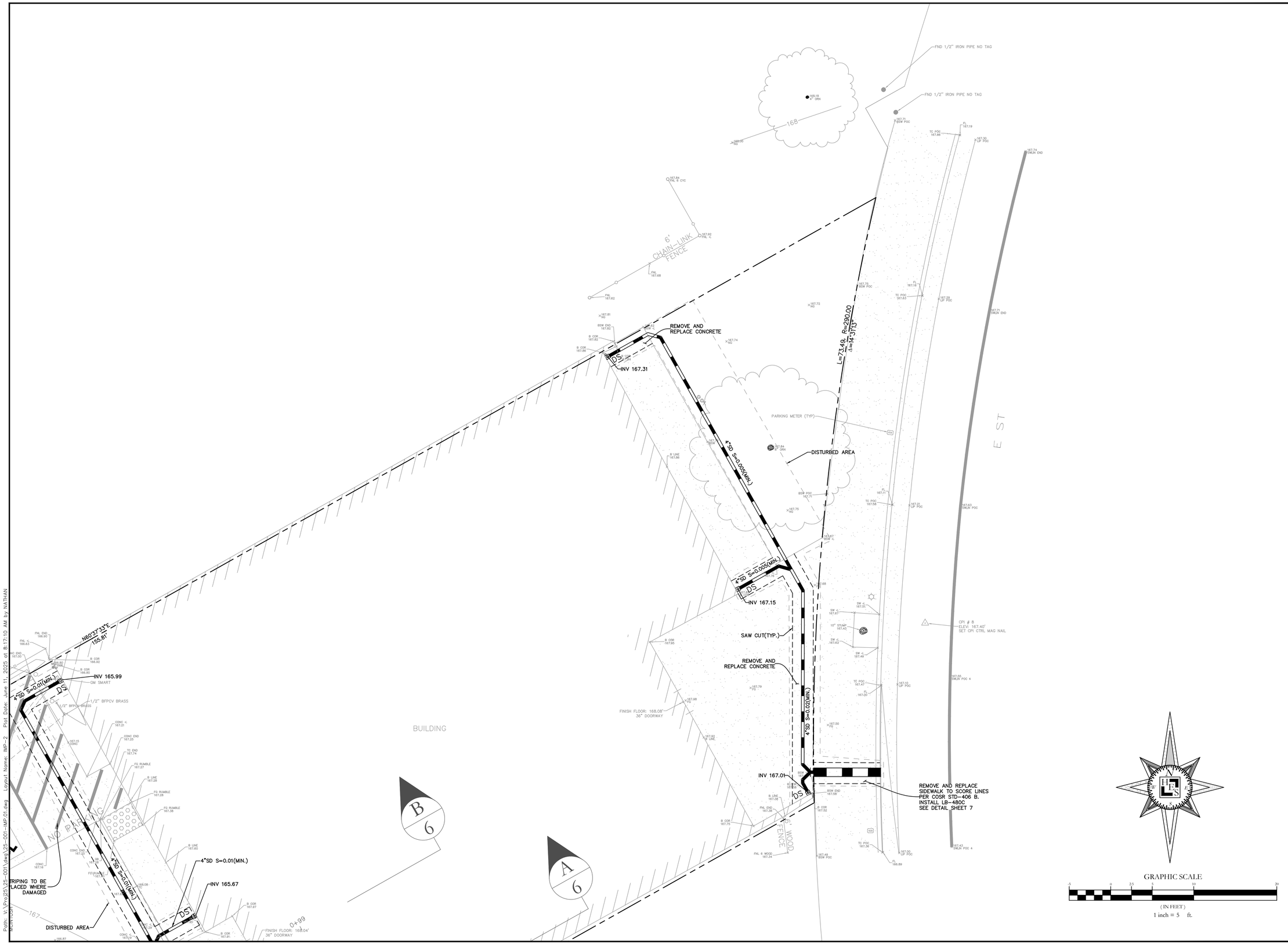

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REVISIONS		
#	Description	Date

Engineer: Rob Huffman P.E. 42253

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Sonoma Clean Power
Improvement Plan 2
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 5'
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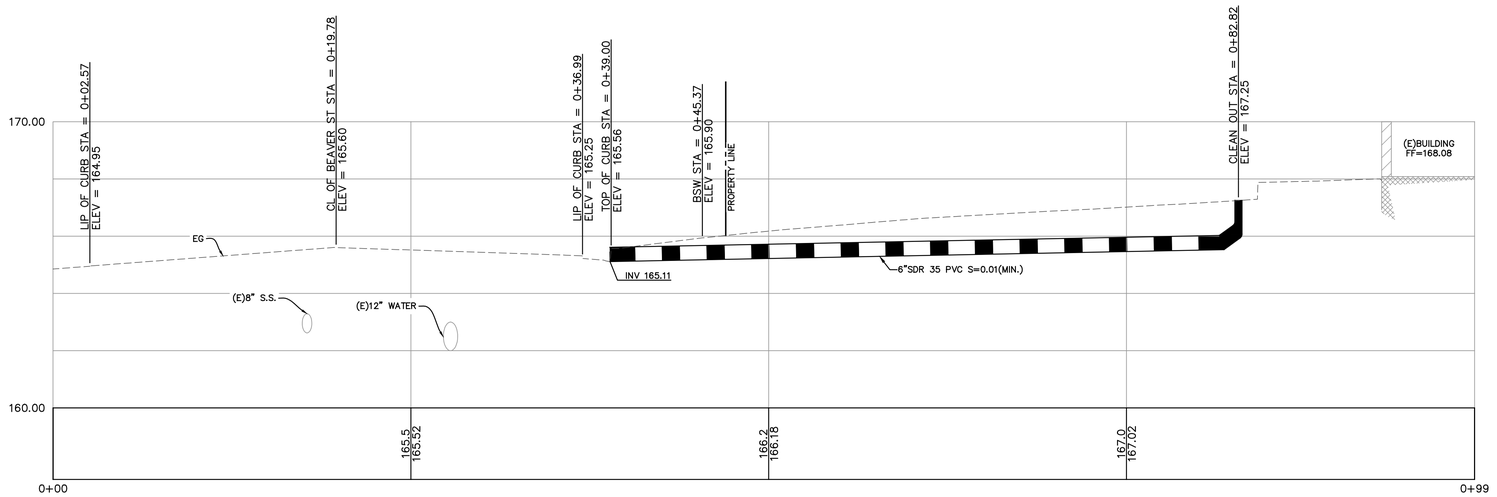
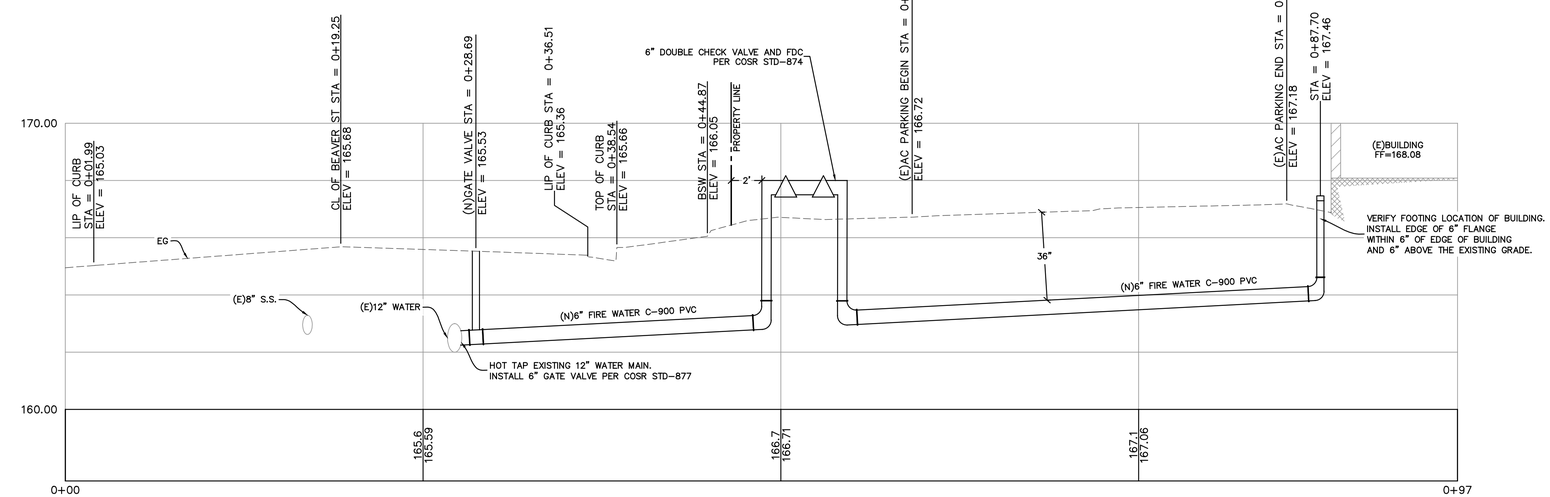


B – B
SCALE: H:1"=5' V:1"=2'



A – A
SCALE: H:1"=5' V:1"=2'

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

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#	Description	Date

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER CHARLES ROBERT HUFFMAN No. 42253 STATE OF CALIFORNIA CIVIL

Sonoma Clean Power
Profiles
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
File: 25-001-IMP.01	Sheet 6
Dwn: NPM	Of 10 Sheets
Job: 25-001	

73-1.05 Curb Construction

Attention is directed to std. 241, "Curb and Gutter", and Std. 235, "Typical Spacing - Weakened Planes, Expansion Joints and Score Marks", of the Standard Plans.

Weakened plane joints shall be constructed at 15-foot intervals, except that when Portland Cement concrete pavement is adjacent thereto, the joints shall coincide with the weakened plane joints in the adjacent pavement. The joints shall be constructed to a minimum depth of 1-1/2 inches by scoring with a tool which will leave the corners rounded with a 1/4 inch radius and insure a free movement of the concrete at the joint.

Expansion joint filler strips shall have the top edge placed and securely held 1/4 inch below the surface. Expansion joints shall be edged with an edging tool having a radius of 1/4 inch.

The finished surface of the top of curb shall not vary more than 0.01 foot above or below the staked grade.

73-1.07 Sidewalk, Gutter Depression, Island Paving, and Driveway Construction

The surface of sidewalks shall be marked into rectangles as shown on Std. 235, "Typical Spacing - Weakened Planes, Expansion Joints and Score Marks".

Weakened plane joints shall be constructed to a minimum depth of one inch with a tool which will leave the corners rounded with a 1/4 inch radius and insure a free movement of concrete at the joint.

Expansion joint filler strips shall have the top edge placed and securely held 1/4 inch below the surface. Expansion joints shall be edged with an edging tool having a radius of 1/4 inch. Scoring lines shall be made with jointer tools having a radius of 1/4 inch.

73-1.08 Measurement

Curb and gutter will be measured by the linear foot, measured in place along the face of the curb.

Quantities of concrete in sidewalks, island paving, gutter depressions, or driveway areas will be measured by the cubic yard, computed on the basis of measurement of areas of completed work in place and the thickness shown on the plans.

SPECSSEC.73 Revised

CITY OF SANTA ROSA CONTROL DENSITY FILL

Control Density Fill
Control density fill shall be a mixture of Portland cement, sand and 1" maximum coarse aggregate, air entraining agent and water, batched by a ready-mixed concrete plant and delivered to the jobsite by means of transit mixing trucks. Control density fill may also contain Class F pozzolan (fly ash). Control Density Fill shall be free of asphaltic material.

Materials
Cement shall meet the standards as set forth in ASTM C-150, Type II cement.

Fly ash shall meet the standards as set forth in ASTM C-618, for Class F pozzolans. The fly ash shall not inhibit the entrainment of air.

Aggregate Size 1" max.

Sand Equivalent 31 min.

Mix Proportions
The mix proportions shall be determined by the producer of the control density fill to produce a flowable fill mixture which will not segregate. Each yard shall contain not less that 50 pounds of Portland cement and not less than a total of 100 pounds of cementitious material. The Contractor shall supply a mix design two weeks prior to any use of control density fill.

Mixture Properties
Compressive Strength 75- 200 psi @ 28 days
Slump 3 - 9 inches

The consistency of CDF shall be such that all trench voids are filled with minimum rodding or vibrating but not so wet as to cause excessive shrinkage.

Paving
Permanent pavement may be placed directly upon the control density fill as soon as it has consolidated for the surface to withstand the process of paving without displacement. The surface of the control density fill shall be firm and unyielding. Any visible movement vertically or horizontally of the control density fill under the action of construction equipment or other maximum legal axle loads shall be considered as evidence that the control density fill does not meet this requirement. The Contractor shall provide trench plates to allow traffic flow for all locations until control density fill is ready to be paved.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL CONTROL DENSITY FILL		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 6 of 6

MATERIAL SPECIFICATIONS

DRAIN ROCK may be used as bedding under pipe for slopes less than 8%. DRAIN ROCK shall be 100% crushed and shall conform to the following grading:

1-1/2"	1"	1/2"	#4
100	95-100	0-30	0-4

PIPE BEDDING and TRENCH BACKFILL shall be free of asphaltic material.

PIPE BEDDING for slopes less than or equal to 8% shall have a minimum sand equivalent value of 30 and shall conform to the following grading:

1"	3/4"	3/8"	#4	#200
100	90-100	65-100	30-100	0-15

PIPE BEDDING for slopes greater than 8% shall have a minimum sand equivalent of 30 and shall conform to the following grading:

1"	3/4"	3/8"	#4	#30	#200
100	90-100	65-100	30-100	10-100	0-15

TRENCH BACKFILL shall conform to the following grading and have a minimum sand equivalent value of 25 when mechanically compacted, or a minimum sand equivalent value of 40 when jetted:

3"	#4	#30
100	40-100	10-100

AGGREGATE BASE shall conform to the requirements of Section 26 of the Standard Specifications of the City of Santa Rosa, aggregate base. Asphalt concrete shall conform to the requirements of Section 39 of the Standard Specifications of the City of Santa Rosa.

COMPACTION REQUIREMENTS (as shown on pages 1 – 3 and in the following modifications)

DRAIN ROCK shall be consolidated with a surface vibrator.

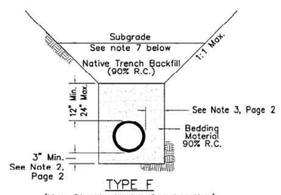
PIPE BEDDING material used to grade the trench shall be consolidated with a surface vibrator when it is placed over drain rock or when depth is greater than 6".

TRENCH BACKFILL may be compacted by jetting in lifts not greater than 10 feet when soil conditions permit water to drain quickly, as determined by the City Engineer. Jetting will not be permitted within 2 feet of finished grade. When compaction is obtained by jetting, the upper surface of the trench backfill shall be thoroughly wheel-rolled with suitable construction equipment. Trench backfill shall be compacted to 90% relative compaction prior to placing base rock or subgrade material over the trench.

CITY OF SANTA ROSA		
TRENCH DETAIL		
SCALE: NONE	DATE: MAY 09	
DWN: CDA CHK: DM	APPROVED	FILE NO. STD.-215

Sheet 5 of 6

STREET STRUCTURAL SECTION SHALL BE AS SHOWN ON PLANS



TYPE F
(New Streets Under Construction)

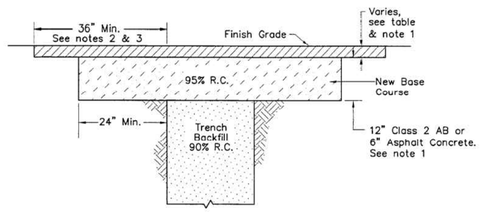
Notes:

1. Rocks exceeding 6" shall not be permitted within the trench section.
2. The maximum depth of native backfill material shall not exceed 10 feet, unless the street is excavated a uniform depth from face of curb to face of curb.
3. Embankment construction methods shall be used. All slopes must be keyed-in a minimum of one foot as the trench is backfilled.
4. The minimum equipment required for compaction of native backfill material shall consist of a sheepsfoot vibratory roller with a minimum drum width of 48", a minimum gross weight of 4600 lbs, or must meet approval of the City Engineer.
5. The contractor shall be responsible for coordinating with the private soils engineer and the City inspector 48 hours prior to excavation.
6. The private soils engineer shall provide testing and observations on a FULL TIME basis during ALL native backfilling operations. The private soils engineer is responsible for the verification of all native backfill work including compaction and uniform moisture conditioning, and that moisture content is above optimum moisture to the extent appropriate for the native material being used.
7. Streets where native trench backfill is used, treated (lime, cement, flyash, etc.) subgrade shall not be used as part of the structural section.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 4 of 6

TRENCH BACKFILL AND SURFACING



Trench A.C. Paving Table

Street Type	Min. A.C. Thickness
Residential/Local	0.25'
Collector/Transitional	0.35'
Arterial/Regional/Industrial	0.45'

NOTES:

1. The street structural section shall be asphalt concrete (see table for minimum A.C. thickness) on 12" Class 2 AB, 6" asphalt concrete, or as shown on the plans.
2. Neatly cut pavement after trench is backfilled to subgrade.

   ADDITIONAL PAVEMENT REMOVAL:
   Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 3 feet of the final saw cut.
3. Full tack coat coverage on all vertical surfaces.
4. Relative compaction is designated RC.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL TRENCH BACKFILL AND SURFACING		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 1 of 6

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REVISIONS

#	Description	Date

Engineer: Rob Huffman P.E. 42253
REGISTERED PROFESSIONAL ENGINEER CHARLES ROBERT HUFFMAN STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

Sonoma Clean Power
Details 2
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
File: 25-001-IMP.01	Sheet 7
Dwn: NPM	Of 10 Sheets
Job: 25-001	

FOR REDUCED PLANS, THE 0 1 2 3 ORIGINAL SCALE IS IN INCHES

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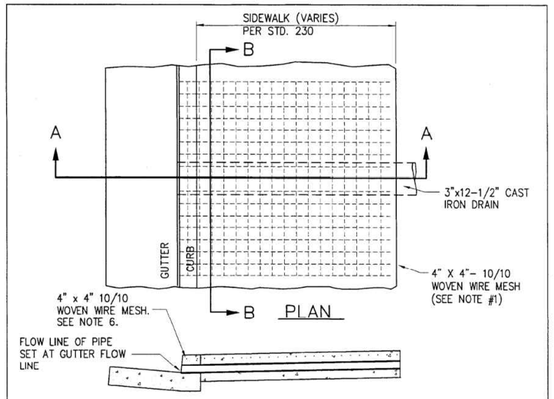
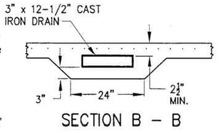


SECTION A – A

NOTES

1. Wire mesh shall be full width of sidewalk minus 2". Length of wire mesh shall, at a minimum, equal the width and be centered over the pipe.
2. On-site drainage and location of curb outlets shall be by owner to the satisfaction of the City Engineer.
3. Drain pipe shall be installed so that the top of pipe is 2½" (min.) below finished grade at back of sidewalk.
4. Sidewalk shall be removed to the nearest scoremark.
5. If sidewalk and gutter are not contiguous, remove curb and gutter a minimum of one foot on each side of the drain pipe. Dowel new gutter to existing curb and gutter with (2) 12" #4 rebars, place one dowel in curb and one in gutter pan using epoxy.
6. If sidewalk and gutter are contiguous, pour monolithic with wire fabric extending into curb.



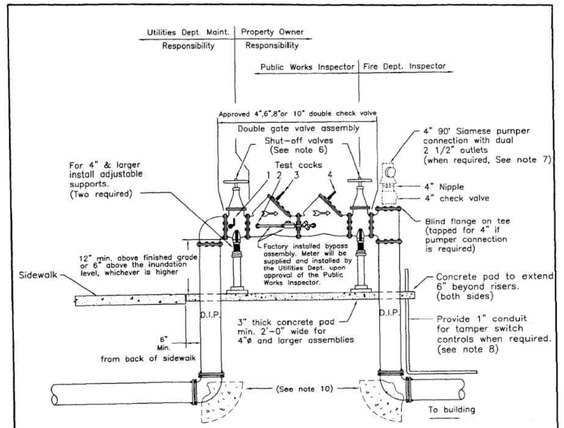
SECTION B – B

CAST IRON SIDEWALK DRAIN
See Engineer's approved list

CITY OF SANTA ROSA

3" X 12-1/2" CAST IRON SIDEWALK DRAIN

SCALE: None	DATE: 04/2005
DWN: DIT CHK: JCF	APPROVED	FILE NO. STD. – 406 B



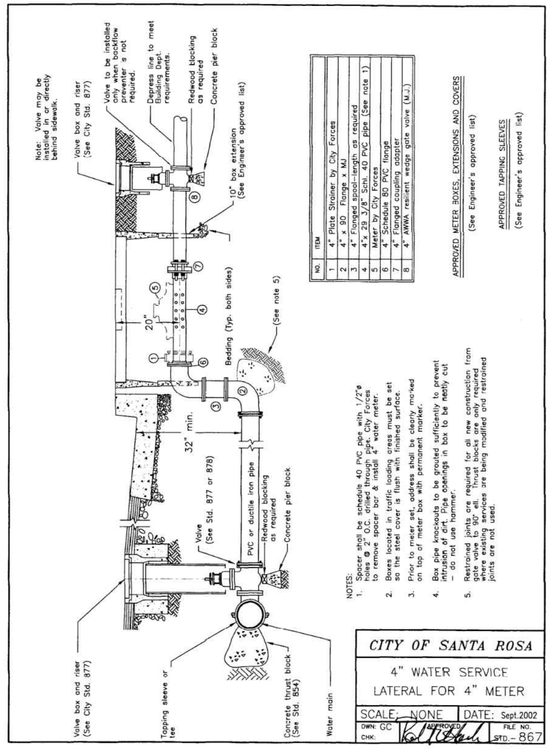
NOTES:

1. This Standard is required for;
   a.) all connections serving commercial fire sprinkler systems.
   b.) any fire line connections to properties with auxiliary water supplies.
   c.) sites with multiple fire line connections to the City water system.
2. Approved double check detector backflow assemblies shall be shown on "List of approved backflow devices" of latest revision, by the University of Southern California Foundation for Cross Connection Control & Hydraulic Research.
3. All test valves shall be fitted with 1/4" female test cocks.
4. Double check detector assembly shall be located as close as possible to the sidewalk or public right-of-way.
5. Any cover or screening for this assembly must have both Fire Department & Utility Department approval prior to installation.
6. Shut-off valves to be resilient wedge type O.S. & Y and will be chained and padlocked in the open position.
7. Must have specific approval of the Fire Dept. prior to installation.
8. The installation shall be provided with electronic supervision monitoring when required required by the Fire Department.
9. Double check detector shall be the same size as the fire line except when a 12" fire line is required, then a 10" double detector check backflow assembly is required.
10. Restrained joints are required for all new construction from gate valve to 90° ell. Thrust blocks are only required where existing services are being modified and restrained joints are not used.

CITY OF SANTA ROSA

DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY

SCALE: NONE	DATE: Sept.2002
DWN: GC CHK:	APPROVED	FILE NO. STD. – 880



CITY OF SANTA ROSA

4" WATER SERVICE LATERAL FOR 4" METER

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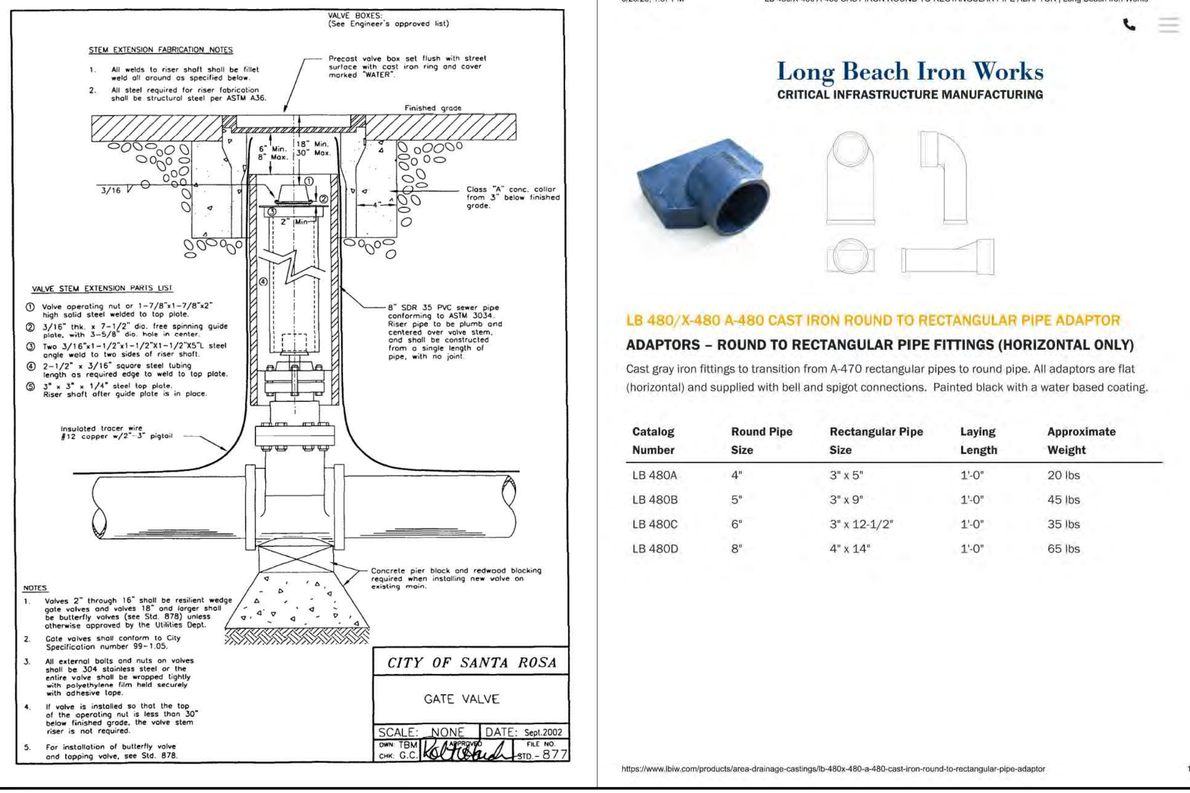
DWN: GC CHK:	APPROVED	FILE NO. STD. – 867



CITY OF SANTA ROSA

GATE VALVE

SCALE: NONE	DATE: Sept.2002
DWN: TBM CHK: G.C.	APPROVED	FILE NO. STD. – 877

3/26/25, 1:37 PM LB 480/X-480 A-480 CAST IRON ROUND TO RECTANGULAR PIPE ADAPTOR | Long Beach Iron Works

Long Beach Iron Works

CRITICAL INFRASTRUCTURE MANUFACTURING

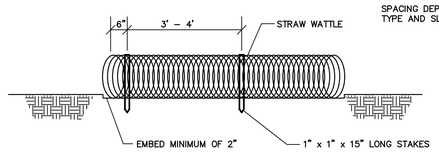
LB 480/X-480 A-480 CAST IRON ROUND TO RECTANGULAR PIPE ADAPTOR

ADAPTORS – ROUND TO RECTANGULAR PIPE FITTINGS (HORIZONTAL ONLY)

Cast gray iron fittings to transition from A-470 rectangular pipes to round pipe. All adaptors are flat (horizontal) and supplied with bell and spigot connections. Painted black with a water based coating.

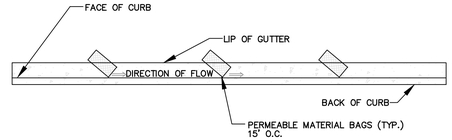
Catalog Number	Round Pipe Size	Rectangular Pipe Size	Laying Length	Approximate Weight
LB 480A	4"	3" x 5"	1'-0"	20 lbs
LB 480B	5"	3" x 9"	1'-0"	45 lbs
LB 480C	6"	3" x 12-1/2"	1'-0"	35 lbs
LB 480D	8"	4" x 14"	1'-0"	65 lbs

https://www.lbiw.com/products/area-drainage-castings/lb-480x-480-a-480-cast-iron-round-to-rectangular-pipe-adaptor 1/1



PLAN VIEW

STRAW WATTLE INSTALLATION
CROSS SECTION TYPICAL
N.T.S.



PERMEABLE MATERIAL BAG
IN GUTTER DETAIL
N.T.S.

Huffman Engineering & Surveying
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Santa Rosa, Ca. 95404
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#	Description	Date
	REVISIONS	

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Details
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
File: 25-001-IMP.01	Sheet 8
Dwn: NPM	
Job: 25-001	Of 10 Sheets

FOR REDUCED PLANS, THE 0 ORIGINAL SCALE IS IN INCHES 0 1 2 3

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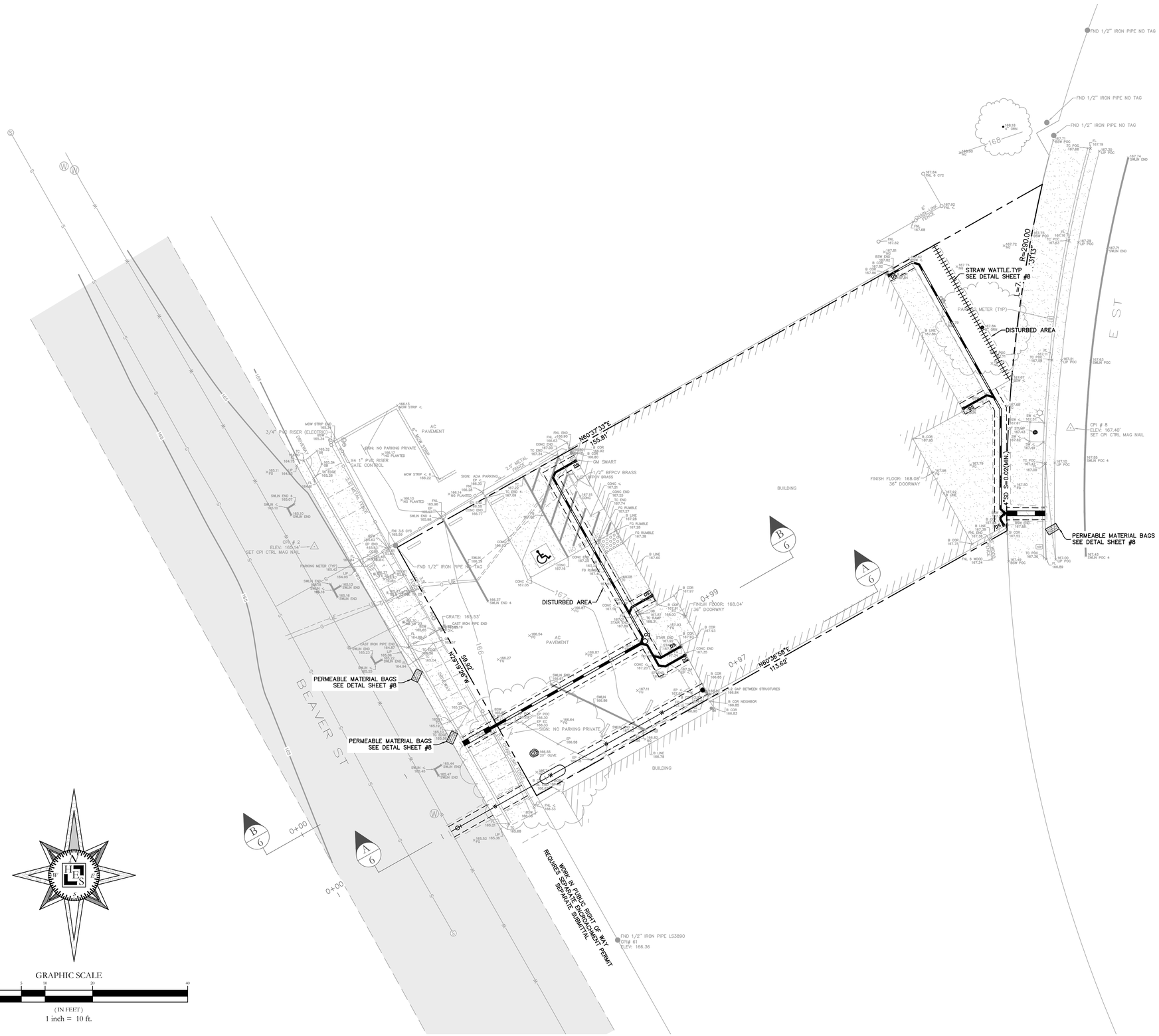

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REVISIONS

#	Description	Date

Engineer

NOT FOR CONSTRUCTION

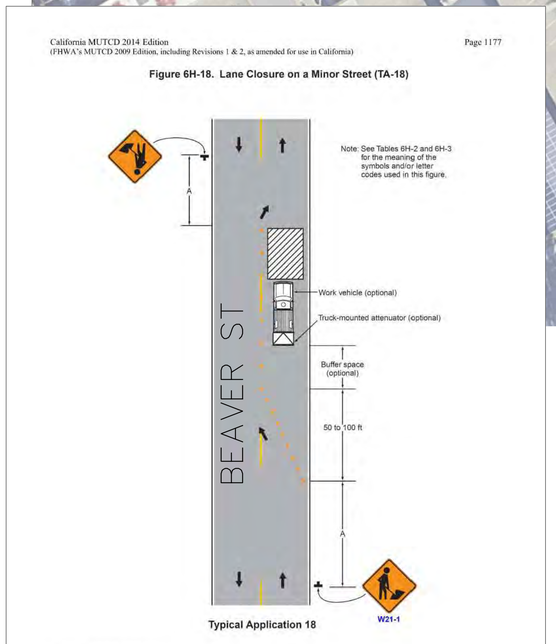
Rob Huffmyn P.E. 42253

Sonoma Clean Power

Erosion Control Plan

421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
Job#25-001-IMP.01	Sheet 9
Dwn: NPM	Of 10 Sheets
Job: 25-001	



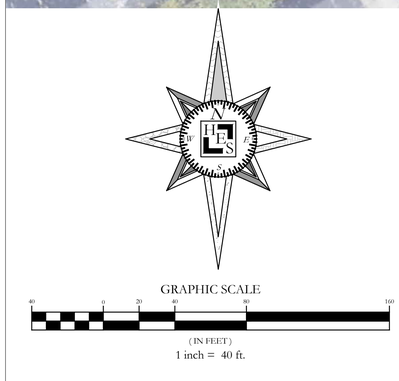
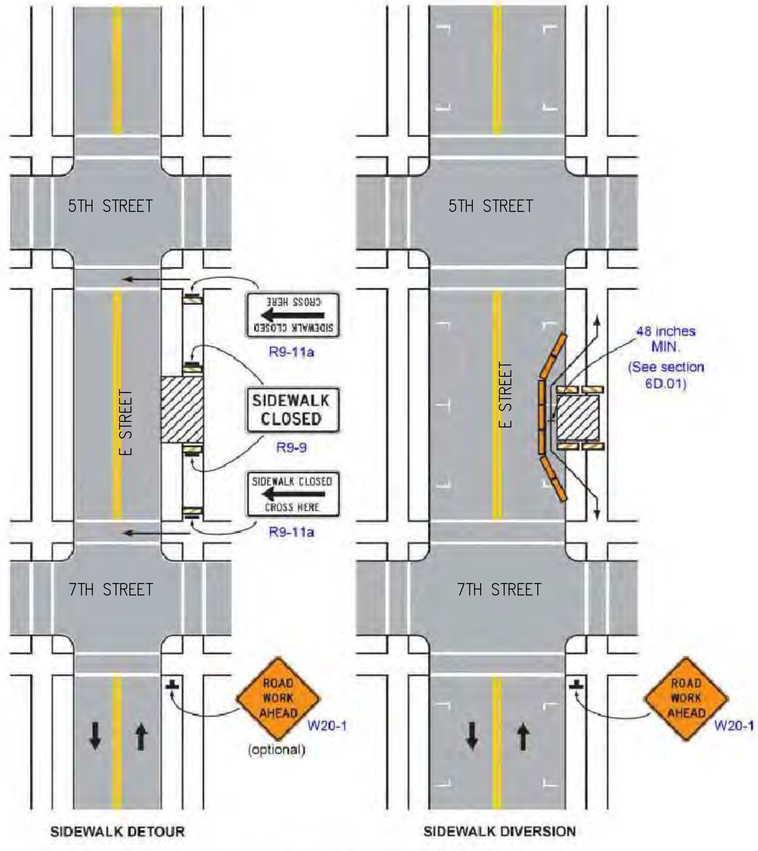


Figure 6H-28. Sidewalk Detour or Diversion (TA-28)



Typical Application 28

Note: See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.

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Santa Rosa, Ca. 95404
P:(707) 542-6559
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REVISIONS

#	Description	Date

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Traffic Control Plan
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25 | Scale: 1" = 40'
File: 25-001-IMP.01 | Sheet 10
Dwn: NPM
Job: 25-001 | Of 10 Sheets

FOR REDUCED PLANS, THE 0 1 2 3 INCHES
ORIGINAL SCALE IS IN INCHES

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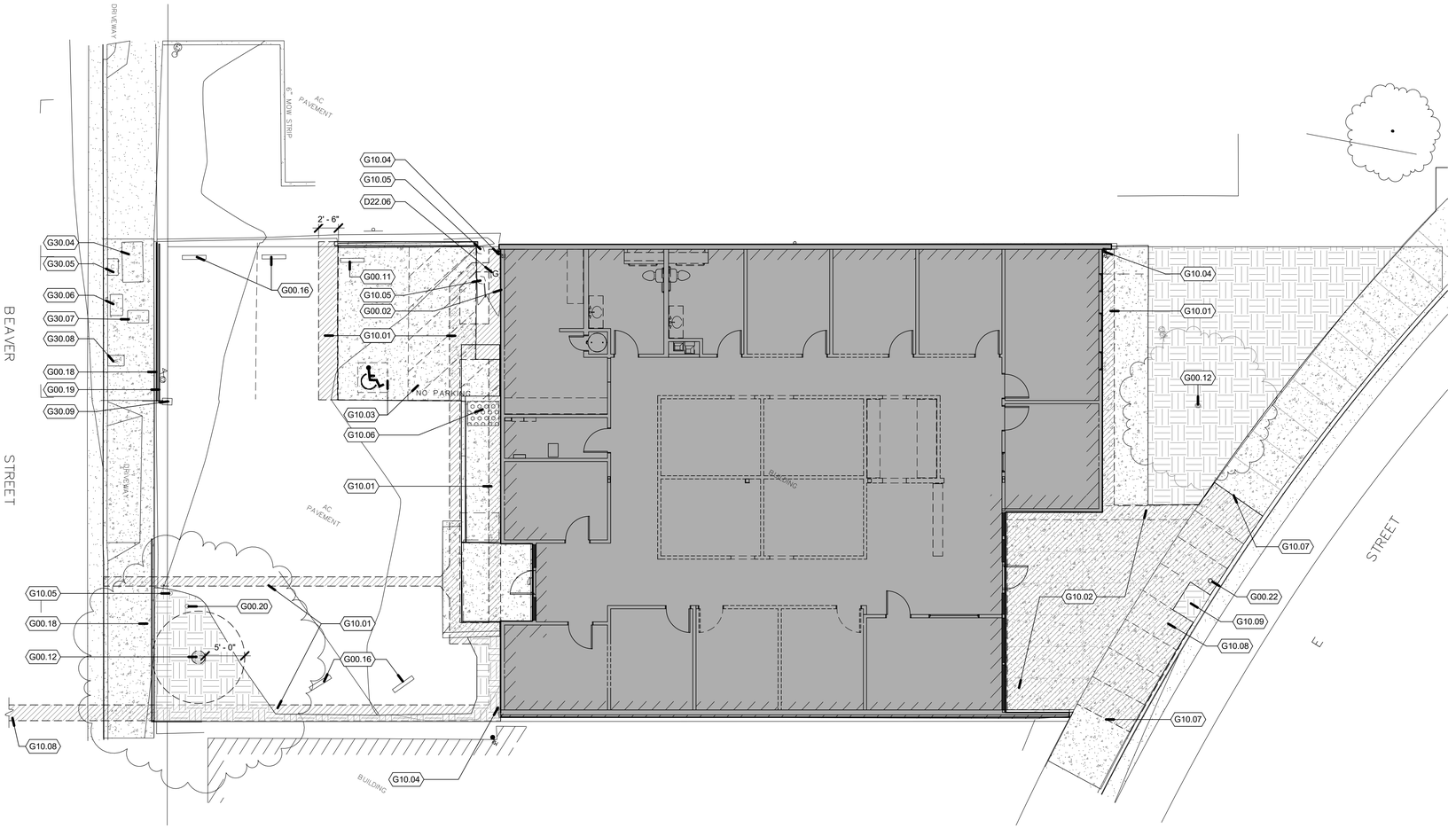

1 SITE PLAN - DEMOLITION
A0.1 — 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. TOPOGRAPHIC AND REFERENCE LOCATIONS ARE BASED ON SITE SURVEY DATED FEBRUARY 3, 2025, PREPARED BY: CINQUINI & PASSARINO & 1360 NORTH DUTTON AVE, SUITE 150, SANTA ROSA, CA.
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3. REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL INFORMATION.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SITE FEATURES NOT OTHERWISE SHOWN.
5. REFER TO CODE REVIEW SITE PLAN FOR REQUIREMENTS FOR ACCESSIBLE PATH OF TRAVEL NOT OTHERWISE INDICATED ON SITE PLAN.
6. EXTERIOR CONCRETE FLATWORK: MAXIMUM SLOPE OF 1:20, UNO; EXTERIOR DOOR LANDINGS SHALL SLOPE 1/4" PER FOOT MAXIMUM FOR DRAINAGE. CONCRETE SHALL SLOPE MINIMUM 1/8" PER FOOT AWAY FROM BUILDINGS.
7. CONCRETE WALKS PER DETAIL 1/A0.4.
8. PROVIDE (2) 3 INCH DIAMETER PVC SLEEVES UNDER SIDEWALKS / CURBS FOR FUTURE IRRIGATION INSTALLATION AT ALL LOCKED-IN PLANTER AREAS.
9. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO CIVIL STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
10. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
11. EXCAVATIONS: BACKFILL AND COMPACT PROMPTLY AS WORK PROGRESSES. MINIMIZE OPEN TRENCHES.
12. FINAL GRADE: RAKE SMOOTH TO ONE-TENTH FOOT TOLERANCE. ALLOW FOR TOPSOIL PLACEMENT, IRRIGATION SLEEVE PLACEMENT AND LANDSCAPE PLANTING.
13. UNDERGROUND WORK: ROUTE TO AVOID CONFLICT WITH INDICATED LANDSCAPING AND TREES.
14. TREE PROTECTION: PROTECT EXISTING TREES AND VEGETATION TO REMAIN BY FENCING TO THE DRIP LINE AND AS OTHERWISE REQUIRED BY THE OWNER'S ARBORIST. DO NOT TRIM OR MODIFY EXISTING TREES WITHOUT WRITTEN APPROVAL OF THE OWNER. IF EXISTING TREES CONFLICT WITH PROPOSED WORK, REQUEST INSTRUCTIONS IN WRITING.
15. DAMAGE TO TREES OR VEGETATION INDICATED TO REMAIN: REPAIR OR REPLACE AS DIRECTED BY OWNER OR ARBORIST.
16. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE SONOMA COUNTY REGULATIONS, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
17. THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:
    A. EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD.
    B. MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS.
    C. STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION
18. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE SITE YEAR-ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ANY DISTURBED AREAS OF THE SITE DURING THE RAINY SEASON. (OCTOBER 15 - APRIL 15)
19. DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN. CHANGES SHALL BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE
20. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY STORM WATER FLOW LEADING TO SOIL EROSION.
21. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
22. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR NECESSARY AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED BY THE CONTRACTOR.

KEYNOTES

D22.06	REMOVE EXISTING MAIN GAS LINE AND GAS METER, SPD
G00.02	EXISTING BACKFLOW PREVENTER TO REMAIN
G00.11	EXISTING CONCRETE WHEELSTOP TO BE REMOVED. STORE IN A A SECURE PLACE AND REINSTALL AFTER RE PAVING
G00.12	EXISTING TREE TO REMAIN, PROTECT IN PLACE
G00.16	EXISTING WHEELSTOP TO REMAIN
G00.18	EXISTING CHAIN LINK FENCE TO REMAIN
G00.19	EXISTING SLIDING GATE TO REMAIN
G00.20	EXISTING TOW AWAY SIGN AND TOWING COMPANY INFORMATION, TO REMAIN
G00.22	EXISTING STREET POLE TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION
G10.01	SAWCUT EXISTING PAVING AS REQUIRED, SCD, SSD
G10.02	REMOVE EXISTING CONCRETE PAVING
G10.03	REMOVE EXISTING ACCESSIBLE PARKING MARKING PAINT
G10.04	REMOVE EXISTING DOWNSPOUT
G10.05	REMOVE EXISTING BOLLARD
G10.06	REMOVE EXISTING TRUNCATED DOMES
G10.07	SAWCUT AND DEMOLISH CONCRETE TO THE NEAREST EXISTING CONTROL JOINT LINE. CONTRACTOR TO VERIFY LOCATION IN FIELD
G10.08	DEMOLITION WORK IN THE PUBLIC RIGHT OF WAY, SEE CIVIL, TRAFFIC CONTROL AND ENCROACHMENT DRAWINGS
G10.09	PREPARE PLANTING STRIP TO RECEIVE NEW PAVEMENT
G30.04	EXISTING TELEPHONE BOX, SCD
G30.05	EXISTING CABLE TV BOX, SCD
G30.06	EXISTING INTERNET BOX - SONIC, SCD
G30.07	EXISTING PG&E BOX, SCD
G30.08	EXISTING WATER METER, SCD
G30.09	EXISTING STORM DRAIN INLET, SCD

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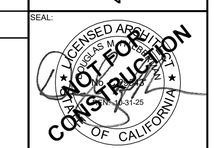
421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:



SHEET LOG

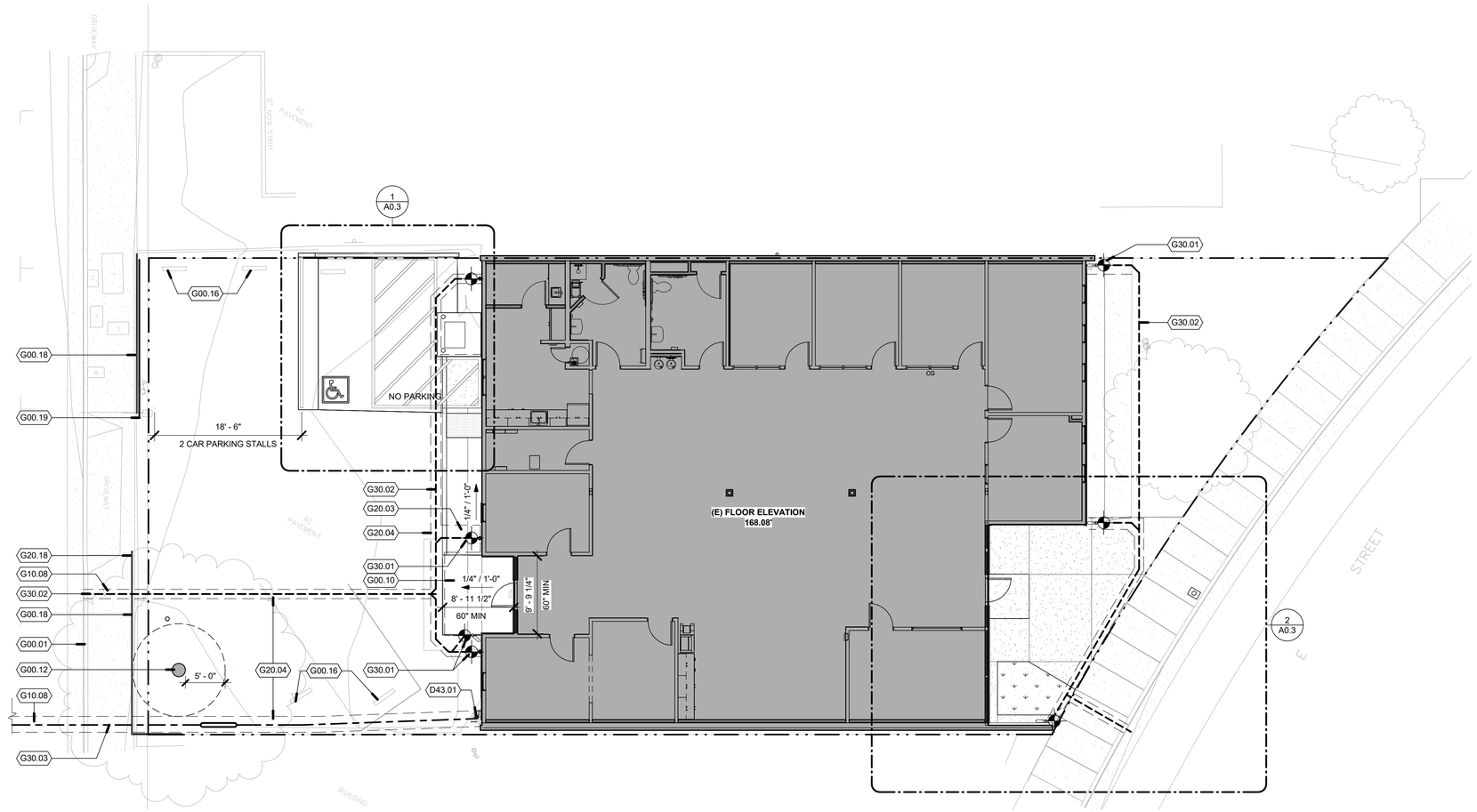
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A0.1**

DEMOLITION SITE PLAN

ORIGINAL DATE: 6.05.2025



1 SITE PLAN
A0.2 — 1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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KEYNOTES

D43.01	FIRE SPRINKLER RISER, SEE FIRE PROTECTION DRAWINGS
G00.01	EXISTING CITY STREET CURB
G00.10	EXISTING CONCRETE LANDING TO REMAIN. SLOPE DOES NOT EXCEED 2% IN ANY DIRECTION AND SLOPES TO DRAIN, VIF
G00.12	EXISTING TREE TO REMAIN, PROTECT IN PLACE
G00.16	EXISTING WHEELSTOP TO REMAIN
G00.18	EXISTING 36" HEIGHT CHAIN LINK FENCE TO REMAIN
G00.19	EXISTING MANUALLY OPERATED ROLLING / SLIDING, 36" HEIGHT GATE, TO REMAIN
G10.08	DEMOLITION WORK IN THE PUBLIC RIGHT OF WAY, SEE CIVIL, TRAFFIC CONTROL AND ENCROACHMENT DRAWINGS
G20.03	PATCH CONCRETE TO MATCH ADJACENT FINISH AND SLOPE
G20.04	PATCH AC TO MATCH ADJACENT FINISH AND SLOPE, SCD
G20.18	PROVIDE FIRE DEPARTMENT APPROVED KNOX PADLOCK OR KNOX BOX ON STREET SIDE OF FENCE
G30.01	CONNECT DOWNSPOUT TO SITE STORM WATER SYSTEM, BELOW GRADE, SCD
G30.02	STORMWATER TRANSMISSION LINE, PROVIDE CLEANOUTS AS REQUIRED, BELOW GRADE/ PAVEMENT, DAYLIGHT AT STREET CURB, SCD
G30.03	FIRE SPRINKLER SYSTEM WATER SUPPLY, CONNECT TO WATER MAIN AT BEAVER STREET, SEE FIRE PROTECTION DRAWINGS, SCD

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421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — STATE OF CALIFORNIA — EXP. 10-31-25

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A0.2**

SITE PLAN

ORIGINAL DATE: 6.05.2025

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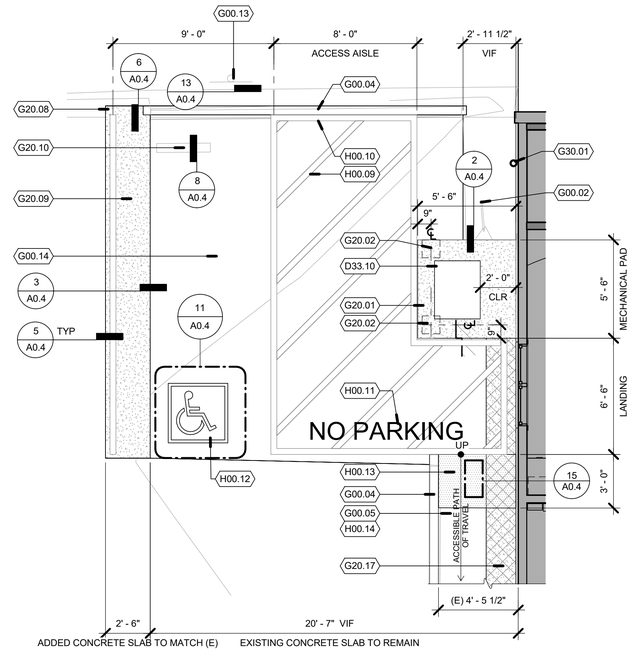
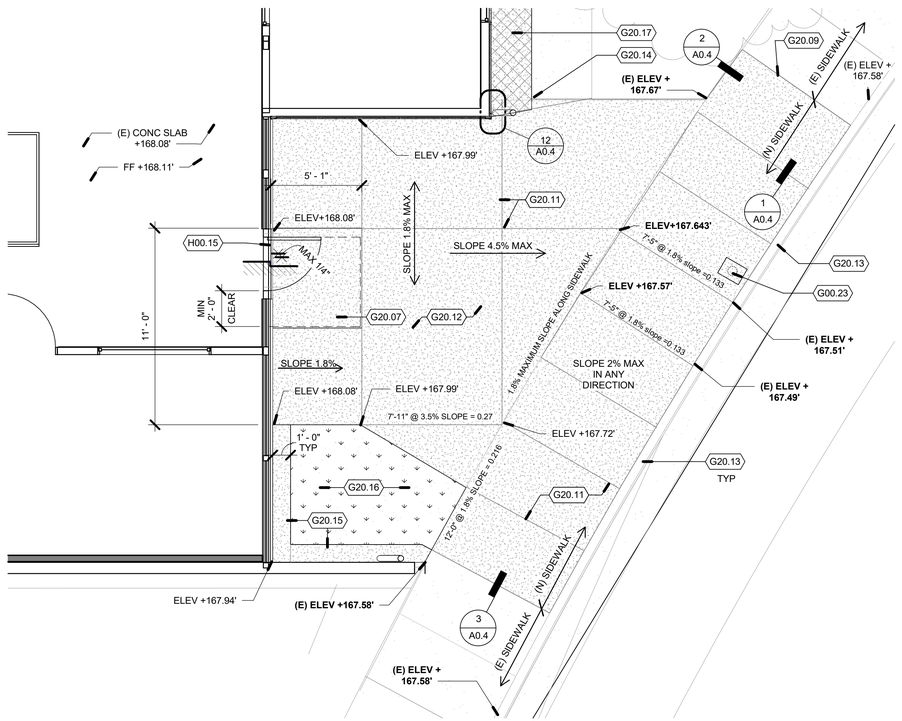


1 A0.3 **VAN ACCESSIBLE PARKING**
1/4" = 1'-0"



2 A0.3 **ACCESSIBLE PATH OF TRAVEL PLAN - E STREET**
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KEYNOTES

D33.10	HVAC VARIABLE REFRIGERANT FLOW UNIT, SMD, SED
G00.02	EXISTING BACKFLOW PREVENTER TO REMAIN
G00.04	EXISTING CONCRETE CURB TO REMAIN
G00.05	EXISTING CONCRETE ACCESSIBLE PATH OF TRAVEL TO REMAIN. SLOPE DOES NOT EXCEED 5% IN ANY DIRECTIONS, VIF
G00.13	EXISTING VAN ACCESSIBLE IDENTIFICATION SIGN TO REMAIN OR BE RE-USED. VERIFY CODE COMPLIANCE OF SIGN, RELOCATE AS NECESSARY TO RE-CENTER SIGN TO WIDTH OF RELOCATED PARKING SPACE
G00.14	EXISTING CONCRETE PARKING PAVING TO REMAIN. EXISTING SLAB IS 2% MAXIMUM IN ANY DIRECTION
G00.23	STREET LIGHT
G20.01	CONCRETE MECHANICAL PAD, RAISED 4" ABOVE GRADE. MAINTAIN 24" CLEARANCE
G20.02	STEEL BOLLARD
G20.07	CONCRETE LANDING. NO SLOPE EXCEEDING 1.8% IN ANY DIRECTION
G20.08	CONCRETE CURB TO MATCH EXISTING
G20.09	CONCRETE SIDEWALK TO MATCH EXISTING. CONFORM TO EXISTING ELEVATIONS AND MAINTAIN MAX SLOPE 4.5% MAX IN THE DIRECTION OF TRAVEL AND 1.8% MAX CROSS SLOPE
G20.10	RE-INSTALLED CONCRETE WHEELSTOP
G20.11	CONTROL JOINT, TYP
G20.12	CONCRETE PAVING, BROOM FINISH, NO SLOPE EXCEEDING 4.5% IN DIRECTION OF TRAVEL
G20.13	CONFORM NEW SIDEWALK PAVING TO EXISTING CURB ELEVATION, TYP
G20.14	CONFORM TO EXISTING ELEVATION
G20.15	CONCRETE MAINTENANCE STRIP
G20.16	WOOD MULCH, MATCH EXISTING MULCH ON SITE
G20.17	CROSSHATCH PATTERN REPRESENTS NEW PAVEMENT RELATED TO FOOTING UPGRADES, SSD. MATCH EXISTING CONCRETE AND GRADE ELEVATIONS
G30.01	CONNECT DOWNSPOUT TO SITE STORM WATER SYSTEM, BELOW GRADE, SCD
H00.09	4" STRIPES @36" ON CENTER. PAINT A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE
H00.10	BLUE PAINTED BORDERLINE AROUND ACCESS AISLE
H00.11	PAINTED 'WORDS 'NO PARKING' WITH LETTERS 12" IN HEIGHT
H00.12	36"X36" INTERNATIONAL SIGN OF ACCESSIBILITY
H00.13	FEDERAL YELLOW DETECTIBLE WARNINGS PER CBC 11B-705.1
H00.14	SLOPE IS 2% MAXIMUM IN ANY DIRECTION
H00.15	THRESHOLD WITH BEVELED EDGE PER 11-303.3

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ENLARGED SITE PLAN

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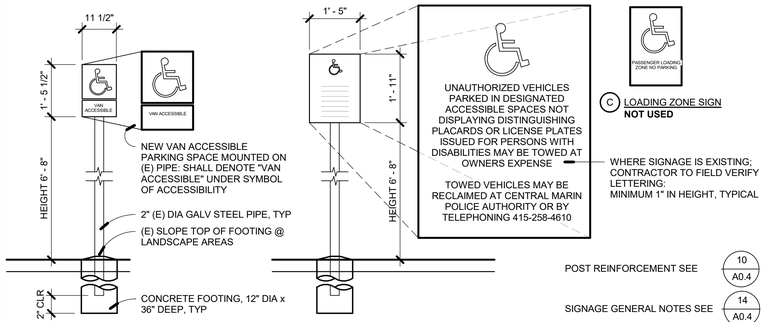
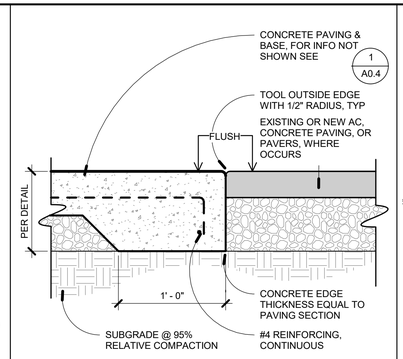
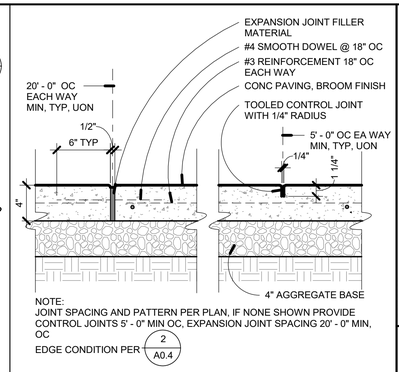


NOTES:
1. ALL SIGNS REFLECTORIZED, WHITE ON DARK BLUE, TYP
2. SEE SITE PLAN FOR LOCATIONS.

13 A0.4 ACCESSIBLE PARKING SIGNAGE
1/2" = 1'-0"



5 A0.4 CONCRETE TO ASPHALT EDGE
1 1/2" = 1'-0"



1 A0.4 SITE CONCRETE PAVING
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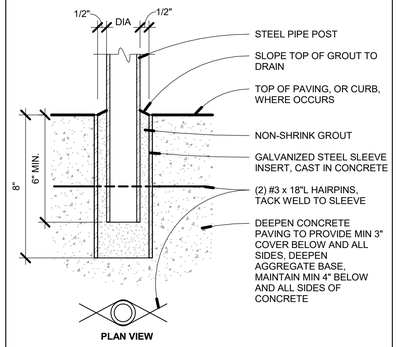
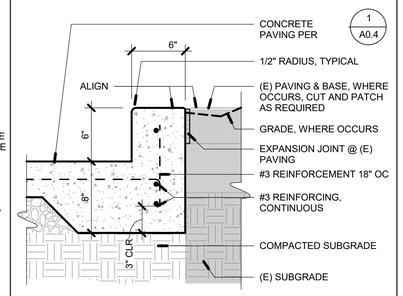
SIGNAGE GENERAL NOTES

1. ALL TACTILE SIGNAGE SHALL COMPLY WITH TITLE 24 CBC 1015 AND SPECIFICALLY SECTIONS 11B-703.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY DESIGN AND COLOR SHALL CONFORM TO 11B-703.7 AND FIGURE 11B-703.7.2.1.
3. BRAILLE SYMBOLS SHALL CONFORM TO 11B-703.3, "CALIFORNIA CONTRACTED BRAILLE".
4. CHARACTERS SHALL CONFORM TO 11B-703.2. CHARACTER SHALL BE SANS-SERIF UPPERCASE, RAISED 1/32 INCH MIN. CONTRAST AND FINISH OF SYMBOLS.
5. PICTORIAL SIGNAGE SHALL CONFORM TO 11B-703.6.
6. INFORMATION POSTED: VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5
7. MOUNTING LOCATION AND HEIGHT: (WHERE PERMANENT IDENTIFICATION IS PROVIDED OR WHERE SIGNAGE IS REQUIRED FOR ROOMS AND SPACES): SECTION 11B-703.4 AND 11B-703.5
8. DOORWAYS TO TOILET ROOMS: PROVIDE SIGNAGE CONFORMING TO SECTION 11B-703.7.2.6.
9. ROOM SIGN NAMES TO BE APPROVED BY OWNER.

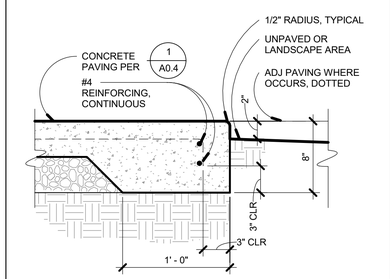
14 A0.4 SIGNAGE GENERAL NOTES
NOT TO SCALE



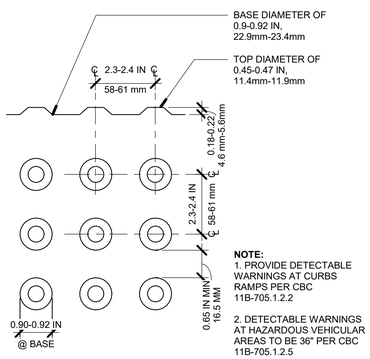
10 A0.4 POST REINFORCEMENT
3" = 1'-0"



6 A0.4 CONCRETE PAVING WITH CURB
1 1/2" = 1'-0"



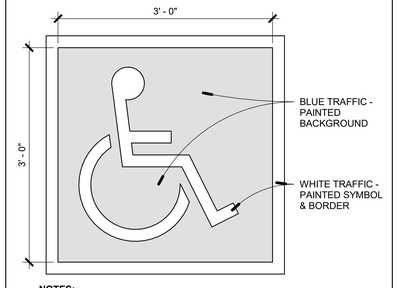
2 A0.4 CONCRETE PAVING EDGE
1 1/2" = 1'-0"



NOTE:
1. PROVIDE DETECTABLE WARNINGS AT CURBS RAMPS PER CBC 11B-705.1.2.2

2. DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS TO BE 36" PER CBC 11B-705.1.2.5

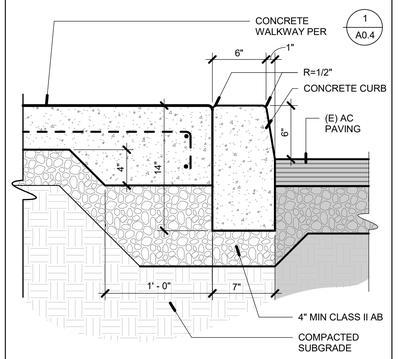
15 A0.4 TRUNCATED DOMES
6" = 1'-0"



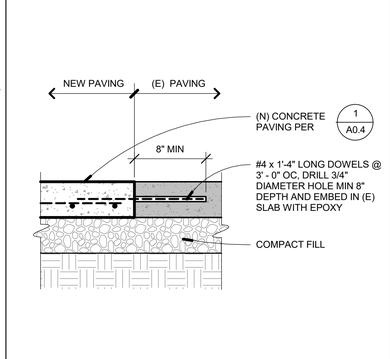
NOTES:
1. ALL STROKES TO BE 2" WIDE
2. PROVIDE TWO (2) COATS OF TRAFFIC PAINT
3. LOCATE SYMBOL AT CENTER OF ACCESSIBLE STALL AS SHOWN ON ACCESSIBLE STALL DETAIL

SEE ACCESSIBLE PARKING STALL FOR LOCATION

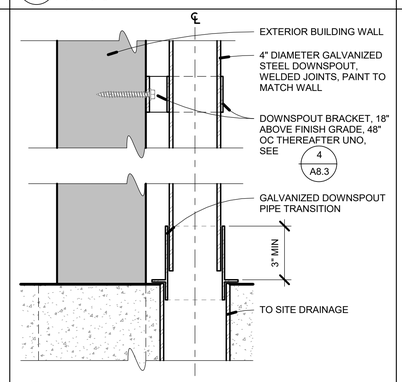
11 A0.4 ISA @ PARKING SPACE
1" = 1'-0"



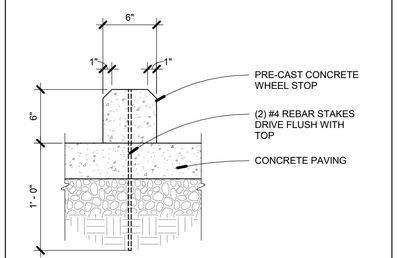
7 A0.4 CONCRETE CURB AT WALKWAY
1 1/2" = 1'-0"



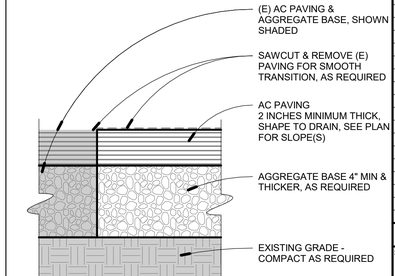
3 A0.4 (E) TO (N) CONC PAVING JOINT
1 1/2" = 1'-0"



12 A0.4 DOWNSPOUT BASE
3" = 1'-0"



8 A0.4 WHEEL STOP - CONCRETE
1 1/2" = 1'-0"



4 A0.4 AC PAVING TRANSITION (E) TO (N)
3" = 1'-0"

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NOT FOR CONSTRUCTION

SHEET LOG

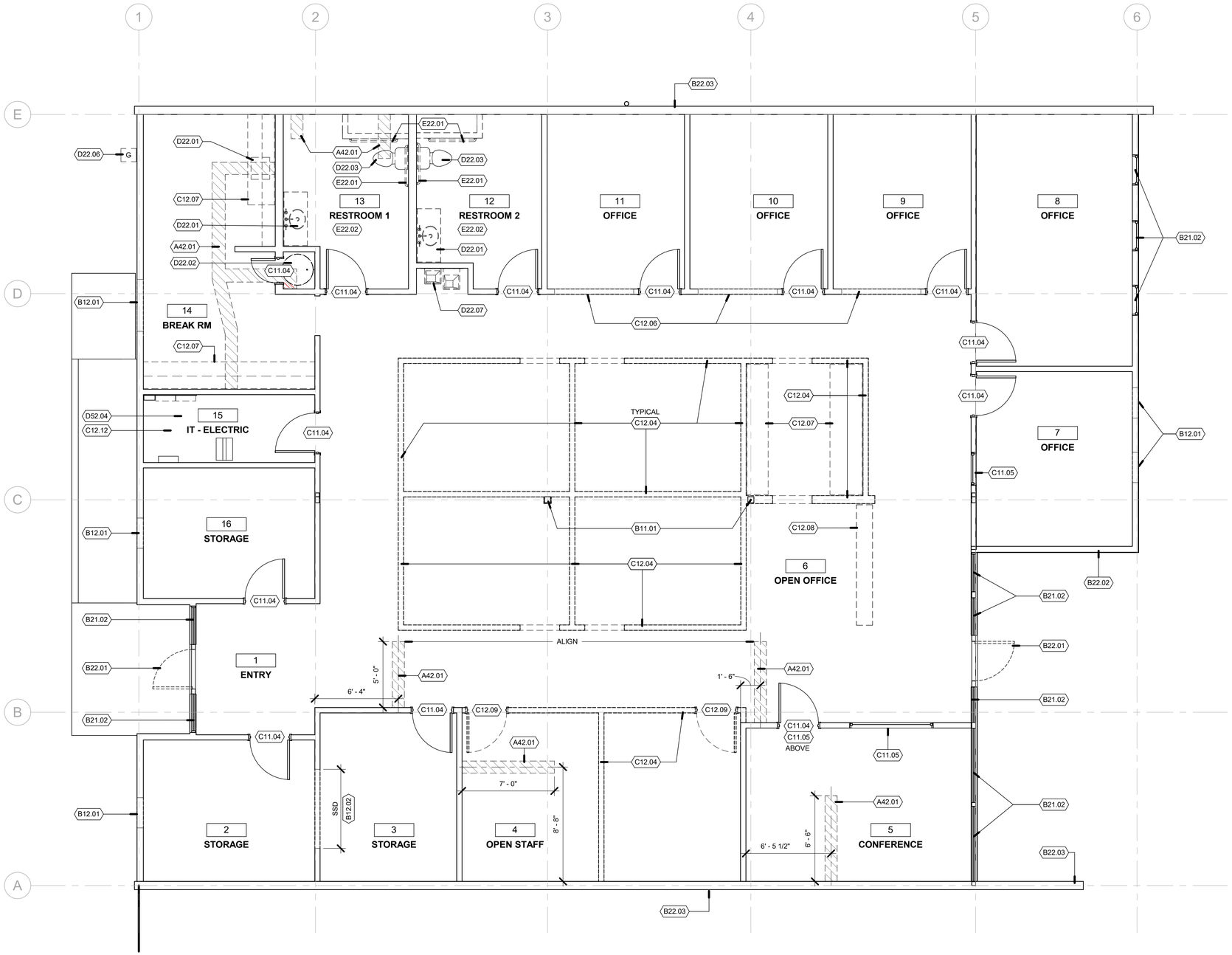
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A0.4**

SITE DETAILS

ORIGINAL DATE: 6.05.2025



1 FLOOR PLAN - DEMOLITION
A1.1 — 1/4" = 1'-0"

NOTE: SEE A1.2 FOR SLAB EXISTING CONDITION PLAN.

TRUE NORTH PLAN NORTH

DEMOLITION PLAN GENERAL NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC. REMOVE ALL WORK AS INDICATED AND AS REQUIRED TO COMPLETE NEW CONSTRUCTION AS INDICATED. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR FEATURES AND CONCEALED WORK NOT OTHERWISE SHOWN ON ARCHITECTURAL DRAWINGS.
2. SEE CIVIL DRAWING FOR DEMOLITION OF SITE FEATURES NOT OTHERWISE INDICATED, INCLUDING PAVING, UNDERGROUND UTILITIES AND SERVICES.
3. SEE STRUCTURAL DRAWING FOR DEMOLITION OF STRUCTURE NOT OTHERWISE INDICATED, INCLUDING SHEAR WALLS, INTERIOR PARTITIONS, INTERIOR TRENCHES FOR INSTALLATION OF UNDERGROUND UTILITIES.
4. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DEMOLITION OF ITEMS NOT OTHERWISE INDICATED, INCLUDING UNDERGROUND OR CONCEALED UTILITIES AND SERVICES.
5. NOTIFY LOCAL AGENCY HAVING JURISDICTION PRIOR TO STARTING DEMOLITION WORK. COMPLY WITH ALL AGENCY REQUIREMENTS.
6. OWNER WILL REMOVE STORED MATERIALS AND MOVABLE EQUIPMENT IN THE AREA OF WORK PRIOR TO START OF DEMOLITION, UNLESS OTHERWISE NOTED.
7. VERIFY EXISTING CONDITIONS AND INVERT ELEVATIONS OF UNDERGROUND UTILITIES PRIOR TO DEMOLITION. NOTIFY ARCHITECT OF DISCREPANCIES AND REQUEST DIRECTION.
8. DRAWINGS ARE PREPARED FROM INFORMATION MADE AVAILABLE BY THE OWNER AND ARE NOT A GUARANTEE OF EXISTING OR CONCEALED CONDITIONS.
9. PROVIDE ALL SHORING, BRACING AND SUPPORTS REQUIRED TO PREVENT SETTLEMENT OR DISPLACEMENT.
10. DISCONNECT ALL AFFECTED UTILITIES PRIOR TO STARTING DEMOLITION WORK.
11. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION.
12. PROTECT EXISTING WORK DESIGNATED TO REMAIN FROM DAMAGE DUE TO DEMOLITION AND RECONSTRUCTION WORK.
13. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
14. CAP ALL ABANDONED UTILITIES BEHIND FACE OF NEW FINISHES, INCLUDING FINISH GRADE OR PAVING, RECORD ALL LOCATIONS ON RECORD DOCUMENTS.
15. ALL DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR, EXCEPT FOR SUCH ITEMS AS THE OWNER WISHES TO CLAIM. STOCKPILE THESE ITEMS ON THE SITE AS DIRECTED BY THE OWNER.
16. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
17. REMOVE ALL EXISTING NAILS, TACKS, STAPLES, HANGER WIRES, SIGNAL WIRES, CABLES AND SIMILAR ITEMS FROM SURFACES TO REMAIN. PREPARE ALL REMAINING SURFACES / SUBSTRATE TO RECEIVE INDICATED FINISHES.
18. REMOVE AND STORE DESIGNATED EQUIPMENT / MATERIALS FOR RE-INSTALLATION AS INDICATED.
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KEYNOTES

A42.01	SAWCUT CONCRETE SLAB ON GRADE FOR DRAINS OR CONDUITS, SSD, SPD AND SED
B11.01	EXISTING INTERIOR WOOD COLUMNS TO REMAIN, PROTECT IN PLACE AND SEE FLOOR PLAN FOR COLUMN FINISHING
B12.01	REMOVE PORTION OF EXISTING EXTERIOR WALL AS REQUIRED, SSD
B12.02	REMOVE PORTION OF EXISTING INTERIOR LOAD-BEARING WALL AS REQUIRED, SSD
B21.02	EXISTING INSULATED FIXED GLAZING, TO REMAIN, PROTECT IN PLACE
B22.01	REMOVE EXISTING ALUMINUM GLAZED DOOR
B22.02	REMOVE EXISTING WOOD SIDING ALONG THIS WALL AS REQUIRED TO REMOVE ROT PER FIELD TEST
B22.03	PREPARE EXTERIOR CMU SURFACE TO RECEIVE NEW ELASTOMERIC COATING. SURFACES MUST BE CLEAN, DRY AND FREE OF OIL, GREASE, WAX, RUST, MILDEW, CHALK AND LOOSE OR SCALING PAINT. SEE MANUFACTURE'S RECOMMENDATION FOR MORE INFORMATION
C11.04	EXISTING WOOD DOOR TO REMAIN, PROTECT IN PLACE, TYP UON
C11.05	EXISTING GLAZED BORROWED LITE, TO REMAIN, PROTECT IN PLACE
C12.04	REMOVE EXISTING INTERIOR NON-LOAD BEARING PARTITION AND ALL FINISHES
C12.06	REMOVE PORTION OF EXISTING NON-LOAD BEARING PARTITION AS REQUIRED
C12.07	REMOVE EXISTING CASEWORK
C12.08	REMOVE EXISTING PARTIAL HEIGHT WALL
C12.09	REMOVE EXISTING DOOR & FRAME, SALVAGE DOOR AND HARDWARE, RETURN TO OWNER, SALVAGE DOOR HINGES FOR RE-INSTALLATION, SEE DOOR SCHEDULE
C12.12	HAZARDOUS MATERIALS ARE PRESENT IN THIS ROOM, SEE ASBESTOS SURVEY REPORT, PROJECT MANUAL, APPENDIX B
D22.01	REMOVE EXISTING SINK AND FIXTURES, SPD
D22.02	REMOVE EXISTING WATER HEATER, SPD
D22.03	REMOVE EXISTING WATER CLOSET, SPD
D22.06	REMOVE EXISTING MAIN GAS LINE AND GAS METER, SPD
D22.07	REMOVE EXISTING DRINKING FOUNTAIN
D52.04	SED FOR FULL SCOPE OF WORK IN IT ROOM
E22.01	REMOVE (E) GRAB BARS
E22.02	REMOVE ALL (E) WALL MOUNTED ACCESSORIES

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LICENSED ARCHITECT DOUGLAS M. GRAHAM No. C-32612 REN: 08-31-25 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A1.1**

DEMOLITION - FLOOR PLAN

ORIGINAL DATE: 6.05.2025

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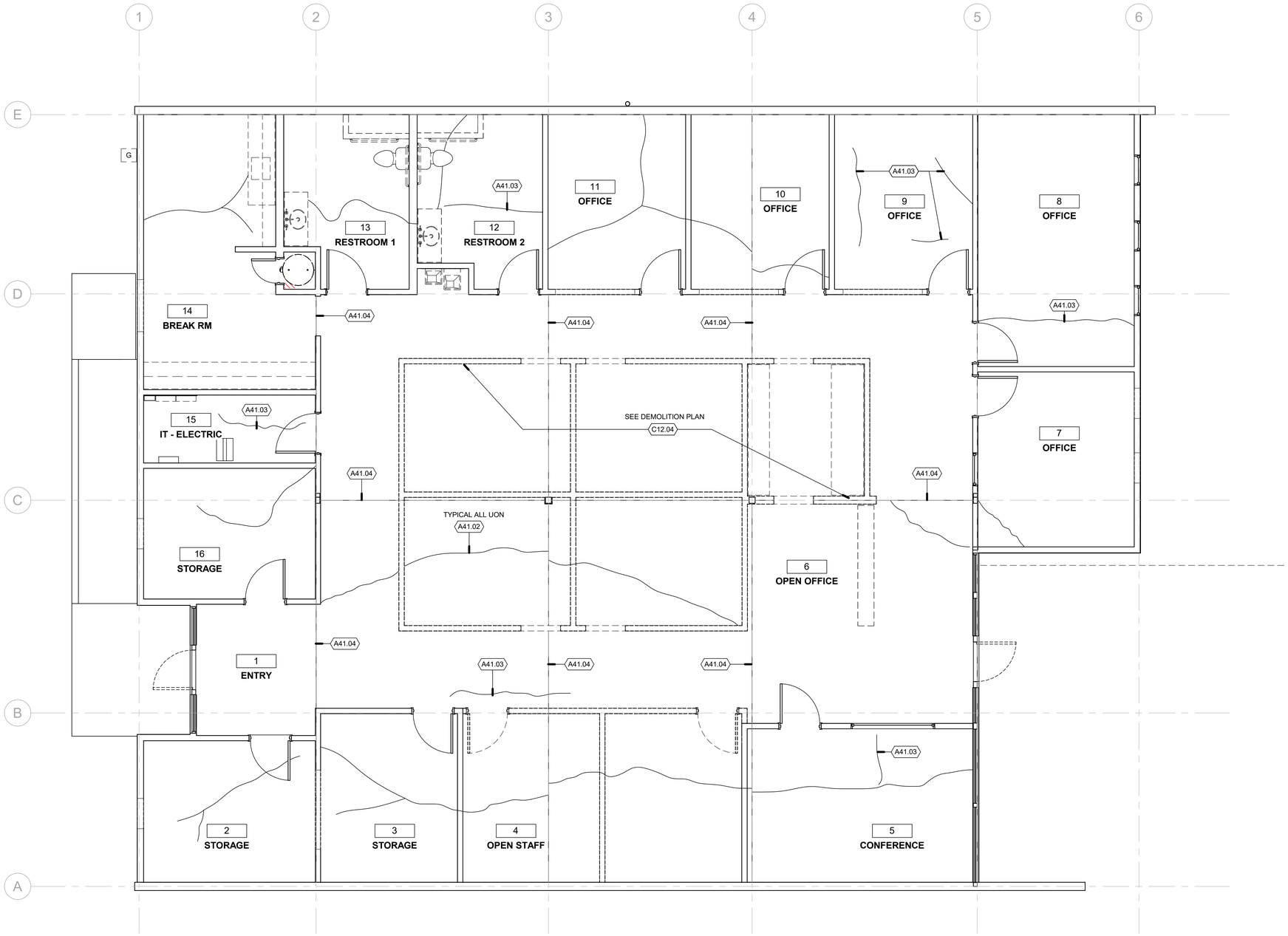

1 SLAB EXISTING CONDITION PLAN
1/4" = 1'-0"

TRUE NORTH PLAN NORTH

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KEYNOTES

A41.02	EXISTING CRACK IN CONCRETE SLAB. PROVIDE REMEDIATION, COORDINATE WITH NEW FLOORING REQUIREMENTS, TYPICAL ALL CRACKS, UNLESS OTHERWISE NOTED
A41.03	EXISTING HAIRLINE CRACK IN CONCRETE SLAB
A41.04	EXISTING CONTROL JOINT
C12.04	REMOVE EXISTING INTERIOR NON-LOAD BEARING PARTITION AND ALL FINISHES

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SEAL:

LICENSED ARCHITECT DOUGLAS M. GRAKE No. C-31725 REGISTERED STATE OF CALIFORNIA 12-31-25

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SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A1.2**

SLAB EXISTING CONDITION PLAN

ORIGINAL DATE: 6.05.2025

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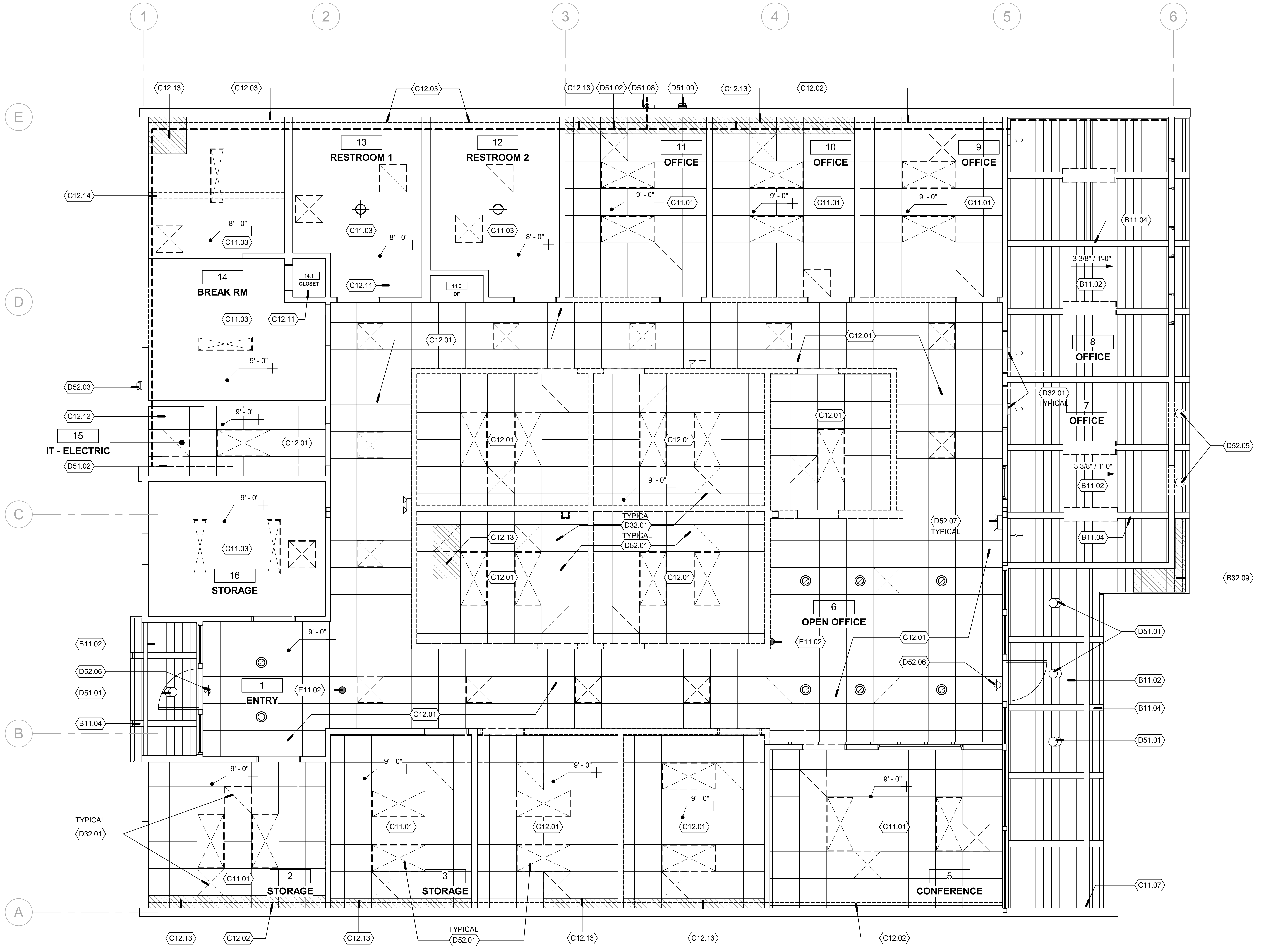
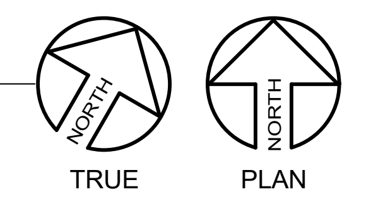


REFLECTED CEILING PLAN - DEMOLITION

1
A1.3
1/4" = 1'-0"



DEMOLITION PLAN GENERAL NOTES

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KEYNOTES

B11.02	EXISTING TONGUE & GROOVE WOOD PLANK DECK TO REMAIN
B11.04	EXISTING WOOD TIMBER ROOF BEAMS TO REMAIN
B32.09	REMOVE PORTION OF EXISTING T&G BOARDS WITH DRYROT/ FUNGUS DAMAGE. PREPARE TO RECEIVE NEW BOARDS TO MATCH EXISTING. CONTRACTOR TO PROVIDE DOCUMENTATION REQUIRED FOR THE ISSUING OF CLEARANCE BY REQUIRED INSPECTION
C11.01	EXISTING SUSPENDED 2X4 CEILING GRID SYSTEM TO REMAIN, PROTECT IN PLACE
C11.03	EXISTING GYPSUM BOARD CEILING TO REMAIN. SEE ROOM SCHEDULE FOR NEW PAINT INFORMATION
C11.07	HAZARDOUS MATERIALS ARE PRESENT IN THIS LOCATION, SEE LEAD SURVEY REPORT, PROJECT MANUAL, APPENDIX C
C12.01	REMOVE EXISTING COMPLETE SUSPENDED CEILING GRID, ACOUSTIC TILES AND ALL SUPPORTING WIRES
C12.02	MODIFY EXISTING SUSPENDED CEILING GRID & REMOVE (E) ACOUSTIC TILE AS REQUIRED ALONG EXISTING BLOCK WALL, SEE FLOOR PLAN & RCP FOR NEW WORK
C12.03	REMOVE EXISTING GYPSUM BOARD CEILING ALONG BLOCK WALL AS REQUIRED, SEE FLOOR PLAN & RCP FOR NEW WORK
C12.11	REMOVE PORTION OF CEILING AS REQUIRED
C12.12	HAZARDOUS MATERIALS ARE PRESENT IN THIS ROOM, SEE ASBESTOS SURVEY REPORT, PROJECT MANUAL, APPENDIX B
C12.13	AREA WITH VISIBLE WATER STAINING SHOWN HATCHED, CONTRACTOR TO VERIFY SCOPE
C12.14	REMOVE PORTION OF GYPSUM CEILING TO ALLOW FOR NEW STUD WALL CONSTRUCTION
D32.01	REMOVE EXISTING HVAC GRILLE, TYPICAL ALL EXISTING GRILLES, SMD
D51.01	EXISTING EXTERIOR CEILING MOUNTED LIGHT FIXTURE TO REMAIN. REPLACE THE LAMP AND PROVIDE NEW PHOTOCONTROL OR ASTRONOMICAL TIMECLOCK TO SET TO DUSK TO DAWN, SED
D51.02	EXISTING 2" CONDUIT WITH FIBER OPTIC CABLE TO REMAIN. VIF
D51.08	EXISTING ENTRANCE POINT OF FIBER OPTIC CABLE CONNECTION TO THE MAIN BUILDING TO REMAIN
D51.09	EXISTING WALL MOUNTED FIXTURE TO REMAIN
D52.01	REMOVE ALL EXISTING INTERIOR G LIGHTING FIXTURES, TYPICAL UON, SED
D52.03	REMOVE EXISTING WALL MOUNTED EXTERIOR LIGHT FIXTURE, SED
D52.05	REMOVE EXISTING CEILING MOUNTED EXTERIOR LIGHT FIXTURE, SED
D52.06	REMOVE EXISTING EMERGENCY LIGHT/ EXIT SIGN COMBO, SED
D52.07	REMOVE EXISTING EMERGENCY LIGHT
E11.02	EXISTING SECURITY CAMERA TO BE REMOVED AND SALVAGED FOR REINSTALLATION

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SHEET LOG

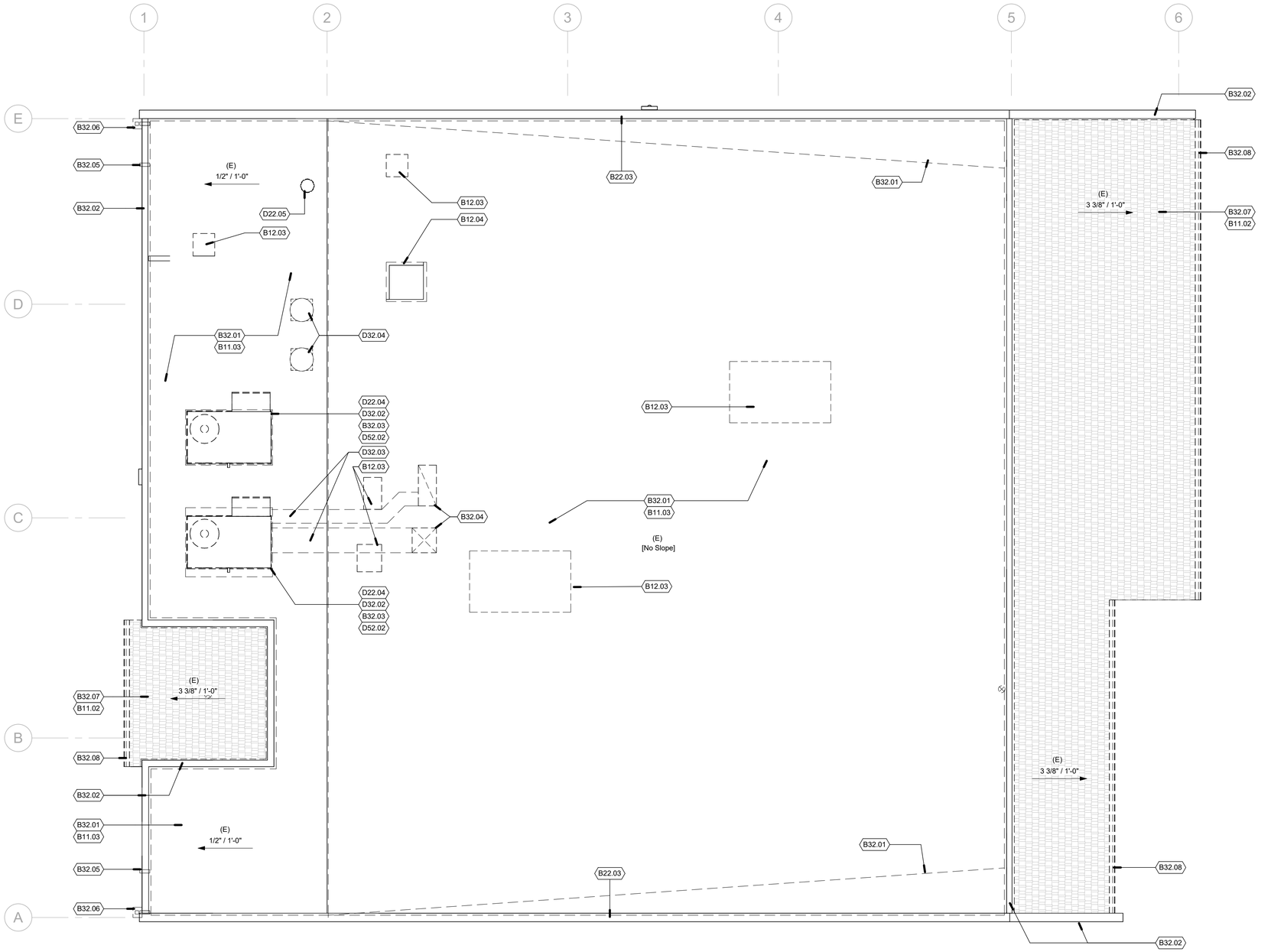
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:
A1.3

DEMOLITION - REFLECTED CEILING PLAN

ORIGINAL DATE: 6.05.2025



1 ROOF PLAN - DEMOLITION

A1.4 1/4" = 1'-0"

TRUE NORTH PLAN NORTH

DEMOLITION PLAN GENERAL NOTES

1. DEMOLITION DRAWINGS ARE SCHEMATIC. REMOVE ALL WORK AS INDICATED AND AS REQUIRED TO COMPLETE NEW CONSTRUCTION AS INDICATED. REFER TO CIVIL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR FEATURES AND CONCEALED WORK NOT OTHERWISE SHOWN ON ARCHITECTURAL DRAWINGS.
2. SEE CIVIL DRAWING FOR DEMOLITION OF SITE FEATURES NOT OTHERWISE INDICATED, INCLUDING PAVING, UNDERGROUND UTILITIES AND SERVICES.
3. SEE STRUCTURAL DRAWING FOR DEMOLITION OF STRUCTURE NOT OTHERWISE INDICATED, INCLUDING SHEAR WALLS, INTERIOR PARTITIONS, INTERIOR TRENCHES FOR INSTALLATION OF UNDERGROUND UTILITIES.
4. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DEMOLITION OF ITEMS NOT OTHERWISE INDICATED, INCLUDING UNDERGROUND OR CONCEALED UTILITIES AND SERVICES.
5. NOTIFY LOCAL AGENCY HAVING JURISDICTION PRIOR TO STARTING DEMOLITION WORK. COMPLY WITH ALL AGENCY REQUIREMENTS.
6. OWNER WILL REMOVE STORED MATERIALS AND MOVABLE EQUIPMENT IN THE AREA OF WORK PRIOR TO START OF DEMOLITION, UNLESS OTHERWISE NOTED.
7. VERIFY EXISTING CONDITIONS AND INVERT ELEVATIONS OF UNDERGROUND UTILITIES PRIOR TO DEMOLITION. NOTIFY ARCHITECT OF DISCREPANCIES AND REQUEST DIRECTION.
8. DRAWINGS ARE PREPARED FROM INFORMATION MADE AVAILABLE BY THE OWNER AND ARE NOT A GUARANTEE OF EXISTING OR CONCEALED CONDITIONS.
9. PROVIDE ALL SHORING, BRACING AND SUPPORTS REQUIRED TO PREVENT SETTLEMENT OR DISPLACEMENT.
10. DISCONNECT ALL AFFECTED UTILITIES PRIOR TO STARTING DEMOLITION WORK.
11. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION.
12. PROTECT EXISTING WORK DESIGNATED TO REMAIN FROM DAMAGE DUE TO DEMOLITION AND RECONSTRUCTION WORK.
13. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
14. CAP ALL ABANDONED UTILITIES BEHIND FACE OF NEW FINISHES, INCLUDING FINISH GRADE OR PAVING, RECORD ALL LOCATIONS ON RECORD DOCUMENTS.
15. ALL DEMOLISHED MATERIALS ARE THE PROPERTY OF THE CONTRACTOR, EXCEPT FOR SUCH ITEMS AS THE OWNER WISHES TO CLAIM. STOCKPILE THESE ITEMS ON THE SITE AS DIRECTED BY THE OWNER.
16. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
17. REMOVE ALL EXISTING NAILS, TACKS, STAPLES, HANGER WIRES, SIGNAL WIRES, CABLES AND SIMILAR ITEMS FROM SURFACES TO REMAIN. PREPARE ALL REMAINING SURFACES / SUBSTRATE TO RECEIVE INDICATED FINISHES.
18. REMOVE AND STORE DESIGNATED EQUIPMENT / MATERIALS FOR RE-INSTALLATION AS INDICATED.
19. PRIOR TO START OF WORK, REFER TO HAZARDOUS MATERIALS SURVEY OR ABATEMENT DOCUMENTATION PROVIDED BY OWNER. HAZARDOUS MATERIALS WERE NOT FOUND TO BE PRESENT ON THE SITE OR IN EXISTING CONSTRUCTION. THESE CONTRACT DOCUMENTS DO NOT CONTAIN MEASURES OR PRECAUTIONS FOR HAZARDOUS MATERIALS ABATEMENT.
20. IF HAZARDOUS MATERIALS ARE DISCOVERED OR SUSPECTED DURING DEMOLITION OPERATIONS, STOP WORK AND NOTIFY OWNER'S REPRESENTATIVE FOR INSTRUCTIONS IMMEDIATELY. TAKE MEASURES TO PROTECT WORKERS AND PUBLIC. DIRECT ALL QUESTIONS ABOUT HAZARDOUS MATERIALS TO THE OWNER'S REPRESENTATIVE.

KEYNOTES

B11.02	EXISTING TONGUE & GROOVE WOOD PLANK DECK TO REMAIN
B11.03	EXISTING PLYWOOD ROOF DECK SHEATHING TO REMAIN
B12.03	REMOVE PORTION OF EXISTING ROOF SHEATHING AS REQUIRED, STRUCTURE BELOW TO REMAIN, SSD
B12.04	REMOVE PORTION OF EXISTING ROOF SHEATHING AND STRUCTURE AS REQUIRED, SSD
B22.03	PREPARE EXTERIOR CMU SURFACE TO RECEIVE NEW ELASTOMERIC COATING. SURFACES MUST BE CLEAN, DRY AND FREE OF OIL, GREASE, WAX, RUST, MILDEW, CHALK AND LOOSE OR SCALING PAINT. SEE MANUFACTURE'S RECOMMENDATION FOR MORE INFORMATION
B32.01	REMOVE EXISTING ASPHALT BASE ROOFING, ALL LAYERS, ALL ADHESIVES, CANTS, CRICKETS AND FLASHINGS
B32.02	REMOVE EXISTING METAL COPING
B32.03	REMOVE EXISTING MECHANICAL CURBS, SMD
B32.04	REMOVE EXISTING THROUGH ROOF CURBS, CLOSE EXISTING ROOF SHEATHING OPENINGS, SSD
B32.05	REMOVE EXISTING THROUGH WALL OVERFLOW SCUPPER
B32.06	REMOVE EXISTING THROUGH WALL SCUPPER, LEADER HEAD COLLECTOR AND DOWNSPOUT
B32.07	REMOVE EXISTING CONCRETE TILE ROOFING, ALL BASE LAYERS, ADHESIVES AND FLASHINGS
B32.08	REMOVE EXISTING METAL GUTTERS, DOWNSPOUTS AND SUPPORTS
D22.04	REMOVE EXISTING GAS LINES AND SUPPORTS, SPD
D22.05	REMOVE EXISTING VENT, SPD
D32.02	REMOVE EXISTING MECHANICAL ROOFTOP UNITS, SMD
D32.03	REMOVE EXISTING MECHANICAL DUCTS AND SUPPORTS, SMD
D32.04	REMOVE EXISTING VENTS, SMD
D52.02	REMOVE EXISTING ELECTRICAL CONDUITS AND SUPPORTS, SED

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STATE OF CALIFORNIA

SHEET LOG

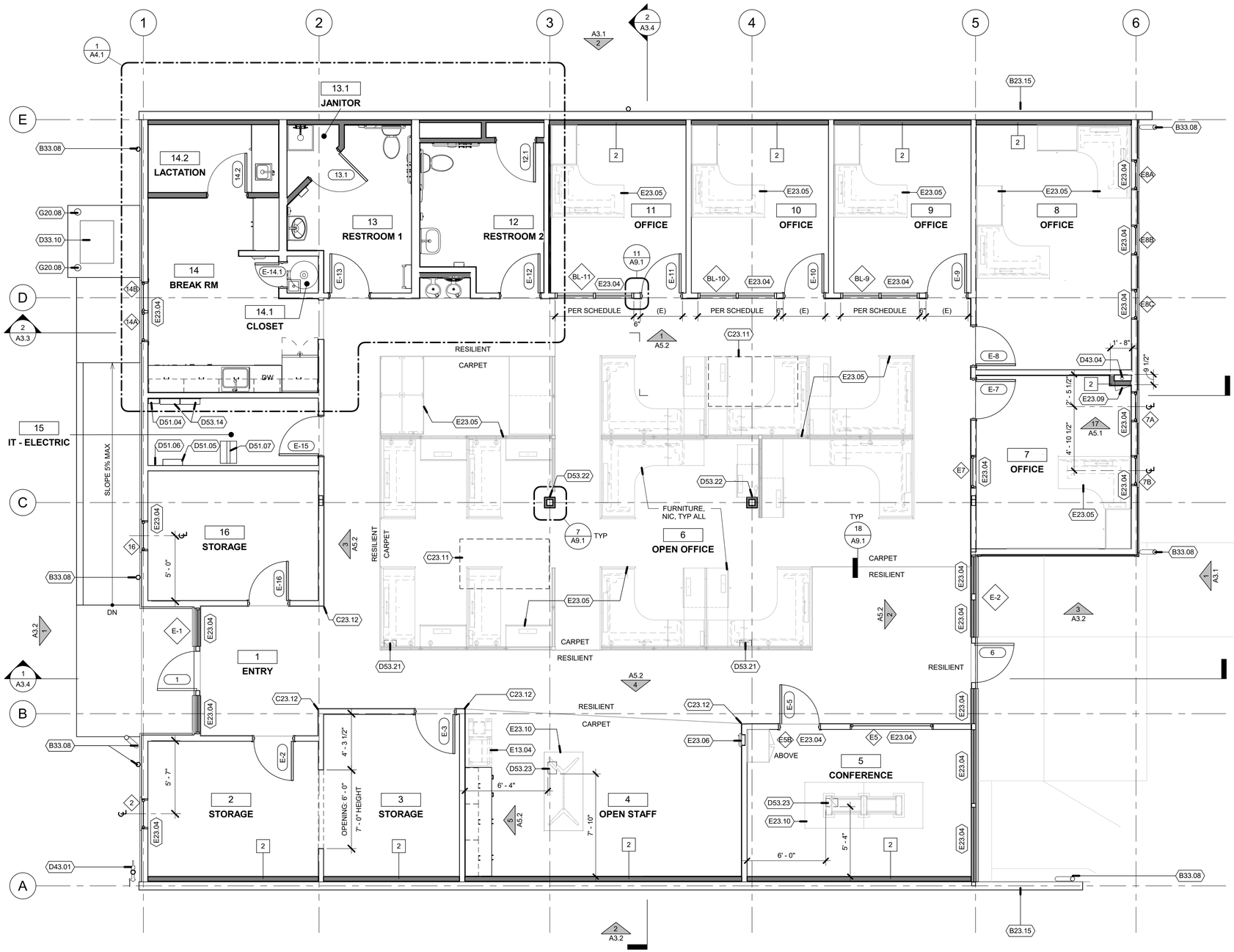
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A1.4**

DEMOLITION - ROOF PLAN

ORIGINAL DATE: 6.05.2025



1 FLOOR PLAN
A2.1 1/4" = 1'-0"

TRUE NORTH PLAN NORTH

FLOOR PLAN GENERAL NOTES

1. EXTERIOR PAVING: EXTERIOR DOOR LANDINGS SHALL SLOPE 1/4" PER FOOT MAXIMUM FOR DRAINAGE. PAVING AND EXTERIOR GRADE SHALL SLOPE MINIMUM 1/8" PER FOOT AWAY FROM BUILDINGS.
2. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
3. REFER TO MECHANICAL & PLUMBING DRAWINGS FOR PIPING REGISTERS AND VENTS NOT OTHERWISE SHOWN.
4. REFER TO ELECTRICAL DRAWINGS FOR CONCEALED CONDUITS, HORNS, SPEAKERS, SWITCHES AND OTHER FEATURES NOT OTHERWISE SHOWN.
5. PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
6. SEE SHEET A9.1 FOR INTERIOR WALL TYPES.

KEYNOTES

B23.15	PROVIDE ELASTOMERIC COATING ALL EXTERIOR SURFACES OF CMU WALL
B33.08	GALVANIZED ROUND METAL DOWNSPOUT, PAINTED
C23.11	OUTLINE OF SKYLIGHT ABOVE. SEE RCP
C23.12	FULL HEIGHT POWDER COATED VINYL CORNER GUARD. COLOR TO MATCH ADJACENT WALL
D33.10	HVAC VARIABLE REFRIGERANT FLOW UNIT, SMD, SED
D43.01	FIRE SPRINKLER RISER, SEE FIRE PROTECTION DRAWINGS
D43.04	FIRE SPRINKLER INSPECTOR TEST PIPE, SEE FIRE SPRINKLER DRAWINGS FOR MORE INFORMATION
D51.04	EXISTING PGE METER, SED
D51.05	EXISTING ATT BOX
D51.06	EXISTING MTTB, SED
D51.07	EXISTING MAIN DISTRIBUTION FRAME
D53.14	NEW ELECTRICAL PANEL, SED
D53.21	POWER AND DATA CONNECTION, FLUSH FLOOR J-BOX, SED
D53.22	POWER AND DATA CONNECTION, FLUSH WALL J-BOX, SED
D53.23	POWER AND HDMI OUTLETS IN FLUSH FLOOR BOX, SED
E13.04	COPIER / PRINTER, SEE EQUIPMENT SCHEDULE
E23.04	WINDOW COVERING, MOUNT ON INTERIOR
E23.05	MODULAR WORKSTATION FURNITURE WITH POWER AND DATA, BY OWNER
E23.06	RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER
E23.09	14"X14" FLUSH ACCESS PANEL
E23.10	FURNITURE WITH POWER AND DATA, BY OWNER
G20.08	CONCRETE CURB TO MATCH EXISTING

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SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A2.1**

FLOOR PLAN

ORIGINAL DATE: 6.05.2025

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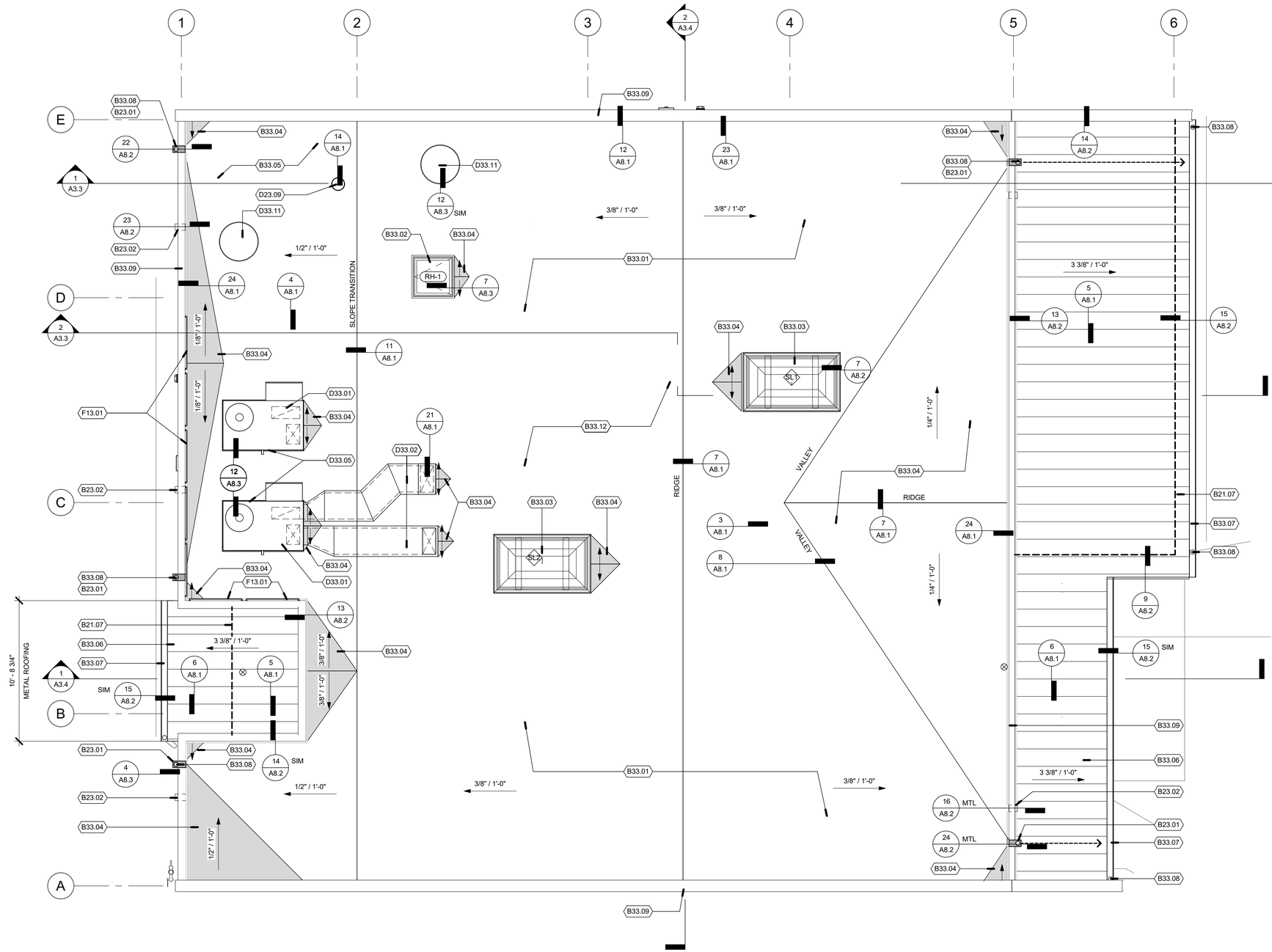

1 ROOF PLAN
1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

ROOF PLAN GENERAL NOTES

1. ALL ROOF MATERIALS TO BE CLASS A RATED OR NON-COMBUSTIBLE CONFORMING TO CBC 1503 AND 1504.
2. LOCATE ALL ROOF PENETRATIONS IN METAL ROOFS IN THE CENTER OF THE PAN. DO NOT INTERRUPT STANDING SEAMS.
3. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT, DUCTWORK, PENETRATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN.
4. MECHANICAL / PLUMBING VENT FLASHINGS, PIPE BOOTS PER MECHANICAL DRAWINGS.
5. MECHANICAL UNIT MOUNTING PER MECHANICAL DRAWINGS.
6. MINIMUM THICKNESS OF RIGID INSULATION TO BE 3/4" AT LOW POINT OF ROOF. SLOPE 1/4":12" TO DRAIN.
7. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
8. PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
9. COMBINE PLUMBING VENTS TOGETHER AND ROUTE TO UNOBTRUSIVE LOCATION BEHIND PARAPETS OR OTHER LOCATION APPROVED BY ARCHITECT AND OWNER. OBTAIN APPROVAL PRIOR TO PIPING INSTALLATION
10. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
11. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.

KEYNOTES

B21.07	EXISTING BUILDING WALL BELOW
B23.01	ROOF DRAIN SCUPPER, THROUGH WALL
B23.02	ROOF OVERFLOW SCUPPER, THROUGH WALL
B33.01	PVC SINGLE PLY COOL ROOF, CLASS A ASSEMBLY, WITH 1/2" COVER BOARD ON TAPERED RIGID INSULATION, MINIMUM 4" THICK, ON EXISTING NON-SLOPED ROOF DECK, MIN R-23 REQUIRED FOR ALTERATION, CEC TABLE 141.0.C, BUILDING CLIMATE ZONE-2
B33.02	ROOF ACCESS HATCH AND LADDER
B33.03	FIXED SKYLIGHT, DOUBLE DOMED, WHITE TRANSLUCENT PLASTIC INNER DOME, WITH EXTERIOR MOUNTED WIRE CAGE FALL PROTECTION
B33.04	ROOF CRICKET, SLOPE 1/2" PER FOOT TYP UON
B33.05	PVC SINGLE PLY COOL ROOF, CLASS A ASSEMBLY WITH 1/2" COVER BOARD ON RIGID INSULATION, MINIMUM 4" THICK, ON EXISTING SLOPED ROOF DECK, MIN R-23 REQUIRED FOR ALTERATION, CEC TABLE 141.0.C, BUILDING CLIMATE ZONE-2
B33.06	PREFINISHED VERTICAL SEAM METAL ROOFING
B33.07	PREFINISHED SQUARE PROFILE METAL GUTTER WITH LEAF GUARD
B33.08	GALVANIZED ROUND METAL DOWNSPOUT, PAINTED
B33.09	PREFINISHED METAL WALL COPING
B33.12	PROVIDE WALKPADS AT ROOF EQUIPMENT PER DETAIL 19/A8.1, TYP
D23.09	PLUMBING VENT, SPD
D33.01	HVAC ROOFTOP UNITS AND ECONOMIZERS, SMD
D33.02	HVAC ROOFTOP DUCTS, SMD
D33.05	ROOF CURB, SMD
D33.11	HVAC GRAVITY VENT, SMD
F13.01	WALL MOUNTED FALL PROTECTION GUARD CONSTRUCTED TO PREVENT THE PASSAGE OF A 21" SPHERE

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JOB NUMBER: 1207

SHEET: **A2.2**

ROOF PLAN

ORIGINAL DATE: 6.05.2025

6/4/2025 4:15:35 PM C:_Revit Local\1207_SCP 421 E St Remodel_C_R25_grake@axiaarchitects.com.rvt

ROOM SCHEDULE

WT		FLOOR		BASE		WALLS								WAINSCOT									CEILING			TRIM			CASES		TOPS		
						NORTH		EAST		SOUTH		WEST		NORTH		EAST		SOUTH		WEST														
ROOM NUMBER	ROOM NAME	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	HEIGHT	MATERIAL	FINISH	SHADE TYPE	MATERIAL	FINISH	MATERIAL	FINISH	NOTES
1	ENTRY	LNM-1		RB-1		(E) GWB	PES-1	--	--	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	SA-1		9' - 0"		PSS-1	--	--	--	--	--	REMOVE EXISTING ROUNDED CORNER BEADS
2	STORAGE	LNM-1		RB-1		(E) GWB	PES-1	(E) GWB	PES-1	GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	WND-1	--	--	--	--	
3	STORAGE	LNM-1		RB-1		(E) GWB	PES-1	(E) GWB	PES-1	GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	--	--	--	--	--	
4	OPEN STAFF	CPT-1		RB-1		--	--	(E) GWB	PES-2	GWB	PES-2	(E) GWB	PES-2	--	--	--	--	--	--	--	--	--	SA-1		9' - 0"		PSS-1	--	PLM-1	--	PLM-1	--	
5	CONFERENCE	CPT-1		RB-1		(E) GWB	PES-1	(E) GWB	PES-1	GWB	PES-2	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	WND-1	--	--	--	--	
6	OPEN OFFICE	LNM-1/ CPT-1		RB-1		(E) GWB	PES-3	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	--	--	SA-1		9' - 0"		PSS-1	--	--	--	--	--	REMOVE EXISTING ROUNDED CORNER BEADS, PAINT SKYLIGHT WELLS
7	OFFICE	CPT-1		RB-1		(E) GWB	PES-1	GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	GWB	PES-1	9' - 0"		PSS-1	WND-1	--	--	--	--	
8	OFFICE	CPT-1		RB-1		GWB	PES-1	GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	GWB	PES-1	9' - 0"		PSS-1	WND-1	--	--	--	--	
9	OFFICE	CPT-1		RB-1		GWB	PES-1	(E) GWB	PES-1	GWB	PES-3	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	--	--	--	--	--	
10	OFFICE	CPT-1		RB-1		GWB	PES-1	(E) GWB	PES-1	GWB	PES-3	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	--	--	--	--	--	
11	OFFICE	CPT-1		RB-1		GWB	PES-1	(E) GWB	PES-1	GWB	PES-3	GWB	PES-1	--	--	--	--	--	NA	--	--	--	(E) SA-1	(E)	9' - 0"		PSS-1	--	--	--	--	--	
12	RESTROOM 2	PTL-1		COVE-1		MRGWB	PSG-1	(E) GWB	PSG-1	(E) GWB	PSG-1	(E) GWB	PSG-1	WTL-1	--	--	--	WTL-1	--	WTL-1	--	VARIES	(E) GWB	PSG-1	8' - 0"		PSG-1	--	--	--	--	--	SEE INTERIOR ELEVATIONS FOR EXTENT OF MRGWB AND WALL TILE
12.1	CLOSET	PTL-1		COVE-1		GWB	PSG-1	GWB	PSG-1	GWB	PSG-1	GWB	PSG-1	NA	--	--	--	--	--	--	--	--	GWB	PSG-1	8' - 0"		PSG-1	--	WD	PSS-1	--	--	
13	RESTROOM 1	PTL-1		COVE-1		MRGWB	PSG-1	(E) GWB	PSG-1	(E) GWB	PSG-1	(E) GWB	PSG-1	WTL-1		WTL-1		WTL-1		WTL-1		VARIES	(E) GWB	PSG-1	8' - 0"		PSG-1	--	--	--	--	--	SEE INTERIOR ELEVATIONS FOR EXTENT OF WALL TLE
13.1	JANITOR	PTL-1		COVE-1		MRGWB	PSG-1	MRGWB	PSG-1	MRGWB	PSG-1	MRGWB	PSG-1	FRP-1		FRP-1		FRP-1		FRP-1		5'-0"	GWB	PSG-1	8' - 0"		PSG-1	--	--	--	--	--	
14	BREAK RM	LNM-1		RB-1		GWB	PSG-1	(E) GWB	PSG-1	MRGWB	PSG-1	(E) GWB	PSG-1	FRP-1	--	--	--	--	--	--	--	--	(E) GWB	PSG-1	8' - 0"		PSG-1	WND-1	PLM-2		SSM-1		
14.1	CLOSET	LNM-1		RB-1		MRGWB	PSG-1	MRGWB	PSG-1	MRGWB	PSG-1	MRGWB	PSG-1	--	--	--	--	--	--	--	--	--	(E) GWB	PSG-1	8' - 0"		PSG-1	--	--	--	--	--	
14.2	LACTATION	LNM-1		RB-1		GWB	PSG-1	MRGWB	PSG-1	GWB	PSG-1	(E) GWB	PSG-1	--	--	--	--	--	--	--	--	--	(E) GWB	PSG-1	8' - 0"		PSG-1	--	PLM-2		SSM-1		
14.3	DF	LNM-1		RB-1		MRGWB	PSG-3	MRGWB	PSG-3	--	--	MRGWB	PSG-3	--	--	--	--	--	--	--	--	--	(E) GWB	PES-1	8' - 0"		PSS-1	--	--	--	--	--	
15	IT - ELECTRIC	LNM-1		RB-1		(E) GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) SA-1		9' - 0"		PSS-1	--	--	--	--	--	PROVIDE PLYWOOD BACKING FOR SHELVES/ ELECTRICAL EQUIP/ PANELS
16	STORAGE	LNM-1		RB-1		(E) GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	(E) GWB	PES-1	--	--	--	--	--	--	--	--	--	(E) GWB	PES-1	9' - 0"		PSS-1	--	--	--	--	--	

ROOM SCHEDULE FINISHES

FLOOR

CPT-1	CARPET TILE	INTERFACE - AERIAL FLYING COLORS 10"X40" COLOR "FOG" SOLE SOURCE - OWNER STANDARD
LNM-1	HOMOGENEOUS FLOOR COVERING	FORBO MARMOLEUM LINEAR STRAITO COLOR "URBAN SILVER" SOLE SOURCE - OWNER STANDARD
PTL-1	PORCELAIN TILE	12"X24" DALTILE HARMONIST COLOR "AMITY" DESIGN BASIS

BASE

COVE-1	6" X 12" TILE COVE BASE	DALTILE HARMONIST COLOR "AMITY" DESIGN BASIS
RB-1	4" RUBBER BASE	JOHNSONITE COLOR #32 "PEBBLE" DESIGN BASIS

WALL

WTL-1	3"X12" WALL TILE	DALTILE STAGECRAFT 3"X12" HORIZONTAL STACKED COLOR: "SPA 148" FINISH: GLOSSY DESIGN BASIS

INTERIOR PAINTING AND COATING
*** SEE ROOM SCHEDULE ABOVE FOR PAINT SHEEN FINISH**

*COLOR-1	FIELD - WALLS	PPG COLOR "COTTON TAIL"
*COLOR-2	ACCENT COLOR 1	PPG COLOR "GHOST WRITER"
*COLOR-3	ACCENT COLOR 2 INTERIOR DOORS	PPG COLOR "ADVENTURE"
*COLOR-4	GWB & SKYLIGHT MISC. CEILING & SKYLIGHT WELLS	[WHITE-MATCH ACOUSTIC CLG COLOR]
*COLOR-5	ENTRANCE WNDW/ DOOR TRIM	PPG COLOR "STARLESS SKY"

NOTE: PPG PAINT COLORS - DESIGN BASIS

FRP-1	FRP WALL PANELS	MARLITE STANDARD, PEBBLED COLOR WHITE - DESIGN BASIS
	DOOR TRIMS	MATCH TO ADJACENT WALL COLOR, UNO
	WINDOW TRIMS	MATCH TO ADJACENT WALL COLOR, UNO

CEILING

SA-1	ACOUSTIC CEILING	ARMSTRONG - FINE FISSURED -OR- MATCH (E) IN BUILDING
GWB	GYPSUM WALLBOARD	PAINTED

WINDOW SHADE

WND-1	SHADE COLOR 1	MECHOSHADE- ECOVEIL- 3% OPEN SOLE SOURCE - OWNER STANDARD

CASEWORK AND TOPS

PLM-1	CASEWORK TOPS & PANELS	FORMICA - MISSION WHITE SOLE SOURCE - OWNER STANDARD
PLM-2	CASEWORK PANELS	WILSONART - RAW CHESTNUT SOLE SOURCE - OWNER STANDARD
SSM-1	COUNTERTOPS	WILSONART QUARTZ - MARBLE FALLS SOLE SOURCE - OWNER STANDARD

ROOM SCHEDULE GENERAL NOTES

1. **MULTIPLE MATERIALS AT WALLS/ FLOORS/ CEILINGS:** EXTENTS AS OCCURS. REFER TO OTHER DRAWINGS FOR EXTENTS.
2. **WATER-RESISTANT GYPSUM BOARD:** PROVIDE AT ALL BATHS,TOILET ROOMS, LAUNDRY, MECHANICAL ROOMS AND KITCHENS. WHERE SUCH CONSTRUCTION IS INDICATED TO BE ONE-HOUR RATED, PROVIDE WATER-RESISTANT TYPE 'X' GYPSUM BOARD, TYPICAL.
3. **WALL MATERIAL TRANSITIONS:** INSIDE CORNERS ONLY.
4. **BASE MATERIAL AT CABINETS:** PROVIDE TO MATCH WALL BASE IN ROOM UNLESS DETAILED OTHERWISE.
5. **CERAMIC TILE AND RESILIENT TILE PATTERNS:** ALL AREAS SHALL HAVE MULTIPLE COLOR PATTERNS. IF NO PATTERNS ARE INDICATED, REQUEST PATTERN BEFORE ORDERING MATERIALS.
6. **INSULATION AND COVERING ON PIPE AND TUBING, CBC 719.7:** FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84 AND PER CALIFORNIA MECHANICAL CODE.
7. **INSULATION MATERIALS, CBC 719.2, 719.3:** ALL TYPES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
8. FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE ADJACENT FINISH. **CBC 719.2.1.**
9. **INTERIOR FINISHES:** FLAME SPREAD RATINGS SHALL CONFORM TO CBC 2007 CHAPTER 8 AND TABLE 803.5.
10. **COMBUSTIBLE INTERIOR TRIM, CBC 806.5.:** MINIMUM ASTM E84 **CLASS C** FLAME SPREAD FOR ALL OCCUPANCIES OTHER THAN GROUP I-3. COMBUSTIBLE TRIM EXCLUDING HANDRAILS AND GUARDRAILS NOT TO EXCEED 10 PERCENT AGGREGATE WALL OR CEILING AREA IN WHICH IT IS LOCATED.

ROOM SCHEDULE REMARKS

A. SEE INTERIOR ELEVATIONS FOR CEILING HEIGHT CHANGE

B. SEE INTERIOR ELEVATIONS FOR WAINSCOT LOCATION

C. FOR INTERIOR FLOOR TRANSITIONS SEE DETAIL

ROOM SCHEDULE LEGEND

FLOOR

CON	CONCRETE
CPT	CARPET TILE
EP	EPOXY
LNM	LINOLEUM
LVP	LUXURY VINYL PLANK
PTL	PORCELAIN TILE
RSF	RESILIENT SHEET FLOORING
SCF	STATIC CONTROL FLOORING
VCT	VINYL COMPOSITE TILE

BASE

COVE	6" INTEGRAL COVED BASE
CTB	COVED CERAMIC TILE BASE
6WB	6" WOOD PAINT GRADE POPLAR BASE
RB	4" RUBBER BASE

WALLS/WAINSCOT

CT	CERAMIC TILE
GVP	GYPSUM VENEER BASE W/ GYPSUM PLASTER
GWB	GYPSUM WALLBOARD
IRGB	IMPACT RESISTANT GYPSUM WALLBOARD
MRGWB	MOISTURE RESISTANT GYPSUM WALLBOARD
VTB	VINYL COVERED TACKBOARD
FRP	FIBER REINFORCED PANELS

CEILING

ACW	ACOUSTIC CEILING, WOOD FIBER
EXS	EXPOSED STRUCTURE
GVP	GYPSUM VENEER BASE W/ GYPSUM PLASTER
GWB	GYPSUM WALLBOARD
MRGWB	MOISTURE RESISTANT GYPSUM WALLBOARD
SA-1	SUSPENDED ACOUSTIC, PANEL TYPE 1
SA-2	SUSPENDED ACOUSTIC, PANEL TYPE 2, VINYL
WPF	WOOD PANEL FINISH

TRIM

WDT	WOOD
WDC	WOOD CHAIR RAIL

CASEWORK & TOPS

CSM	CUT STONE, MORTAR BED
CTM	CERAMIC TILE, MORTAR BED
SSM	SYNTHETIC STONE, MORTAR BED
HWD	HARDWOOD
PLM	PLASTIC LAMINATE
SST	STAINLESS STEEL

FINISHES

CMP	CEMENTITIOUS WATERPROOFING
CSH	CONCRETE SEAL-HARDENER COATING
DWF	DECORATIVE WALL FINISH
FFN	FACTORY FINISHED
FRP	FIBERGLASS REINFORCED PLASTIC
MFR	MANUFACTURER
MTL	METAL
TO	TAPED GYPSUM BOARD, GA LEVEL 2
PES	PAINT – EGGSHELL SHEEN
PSS	PAINT – SATIN SHEEN
PGS	PAINT – GLOSS SHEEN
PLM	PLASTIC LAMINATE
PSG	PAINT – SEMI-GLOSS SHEEN
SST	STAINLESS STEEL
TPG	TRANSPARENT – GLOSS
TPS	TRANSPARENT – SATIN
TSG	TRANSPARENT STAIN – GLOSS
TSS	TRANSPARENT STAIN – SATIN

NOTES

1. NOT USED
2. NOT USED

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NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A2.3**

ROOM SCHEDULE

ORIGINAL DATE: 6.05.2025

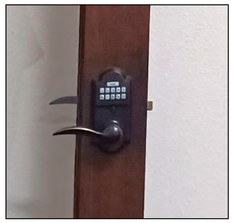
DOOR SCHEDULE

DOOR NUMBER	LOCATION	WIDTH	HEIGHT	DOOR PANEL TYPE	DOOR PANEL THK	DOOR PANEL MATERIAL	DOOR PANEL FINISH	FRAME MATERIAL	FRAME FINISH	GLAZING	FIRE RATING	CONSTRUCTION DETAILS HEAD	CONSTRUCTION DETAILS JAMB	CONSTRUCTION DETAILS THRESHOLD	HARDWARE	SIGNAGE	REMARKS
1	BACK ENTRANCE	3' - 0"	7' - 0"	C	2"	AL	FF- DARK BRONZE	WD	PSG-5	EXTERIOR GLAZING	NR	5/A8.4	6/A8.4	8/A8.4	5-N	EXIT 5/A9.3 - 2/A9.3	CH, CL
6	FRONT ENTRANCE	3' - 0"	7' - 0"	C	2"	AL	FF- DARK BRONZE	WD	PSG-5	EXTERIOR GLAZING	NR	5/A8.4	6/A8.4	8/A8.4	5-N	EXIT 5/A9.3 - 2/A9.3	CH, CL
12.1	CLOSET RESTROOM 2	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-1	HM	PSG-**	N/A	NR	10/A9.1	10/A9.1 SIM	18/A9.1	3-N	N/A	MATCH (E) HINGE STYLE & FINISH
13.1	JANITOR	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-1	HM	PSG-**	N/A	NR	10/A9.1	10/A9.1 SIM	18/A9.1	3-N	ROOM 5/A9.3	RE-INSTALL (E) SALVAGED HINGES
14.2	LACTATION	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-3	HM	PSG-**	N/A	NR	10/A9.1	10/A9.1 SIM	18/A9.1	2-N	ROOM 5/A9.3	RE-INSTALL (E) SALVAGED HINGES
E-2	STORAGE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	INTERIOR GLAZING/ OBSC	NR	N/A	N/A	18/A9.1	1-E	ROOM 5/A9.3	
E-3	STORAGE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	INTERIOR GLAZING/ OBSC	NR	N/A	N/A	18/A9.1	1-E	ROOM 5/A9.3	
E-5	CONFERENCE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	INTERIOR GLAZING	NR	N/A	N/A	18/A9.1	1-E	ROOM 5/A9.3	
E-7	OFFICE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	(E) INTERIOR GLAZING	NR	N/A	N/A	18/A9.1	1-N	ROOM 5/A9.3	
E-8	OFFICE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	(E) INTERIOR GLAZING	NR	N/A	N/A	18/A9.1	1-N	ROOM 5/A9.3	
E-9	OFFICE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	(E) INTERIOR GLAZING	NR	N/A	12/A9.1	18/A9.1	1-N	ROOM 5/A9.3	
E-10	OFFICE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	(E) INTERIOR GLAZING	NR	N/A	12/A9.1	18/A9.1	1-E	ROOM 5/A9.3	
E-11	OFFICE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	(E) INTERIOR GLAZING	NR	N/A	12/A9.1	18/A9.1	1-E	ROOM 5/A9.3	
E-12	ALL GENDER RESTROOM	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-3	HM	PSG-**	N/A	NR	N/A	N/A	18/A9.1	2-E	RR 5/A9.3 - 7/A9.3	CL
E-13	ALL GENDER RESTROOM	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-3	HM	PSG-**	N/A	NR	N/A	N/A	18/A9.1	2-E	RR 5/A9.3 - 7/A9.3	CL
E-14.1	CLOSET	1' - 10"	6' - 8"	E	1 3/4"	SCW	PSG-1	WD	PSG-**	N/A	NR	N/A	N/A	18/A9.1	3-E	NA	
E-15	ELECTRIC	3' - 0"	7' - 0"	A	1 3/4"	SCW	PSG-3	HM	PSG-**	N/A	NR	N/A	N/A	18/A9.1	1-E	ROOM 5/A9.3	
E-16	STORAGE	3' - 0"	7' - 0"	B	1 3/4"	SCW	PSG-3	HM	PSG-**	INTERIOR GLAZING/ OBSC	NR	N/A	N/A	8/A8.4	1-E	ROOM 5/A9.3	
RH-1	ROOF HATCH	2' - 6"	3' - 0"	F		GS	FF	GS	FF	N/A	NR	N/A	N/A	N/A	6	NA	

NOTE: FRAME FINISH **PSG-** = ** =** PAINTED SEMI GLOSS TO MATCH ADJACENT WALL COLOR

TYPICAL - LEVER - LATCH HARDWARE - (3) HINGE ON HOLLOW METAL FRAME - HINGE SETS TO BE REINSTALLED ON NEW DOORS, SEE SCHEDULE

TYPICAL LEVER - LATCH OFFICE HARDWARE - TO REMAIN



KEYPAD - LEVER - LATCH HARDWARE - TO BE REMOVED AND REPLACED WITH OWNER'S NEW STOCK LEVER/LATCH HARDWARE

NOTE: OWNER HAS (12) NEW STOCK, MATCHING LOCKING, LATCHING LEVER HARDWARE PACKAGES, NO HINGES INCLUDED

2 A2.4 TYPICAL (E) DOOR HARDWARE

NO SCALE

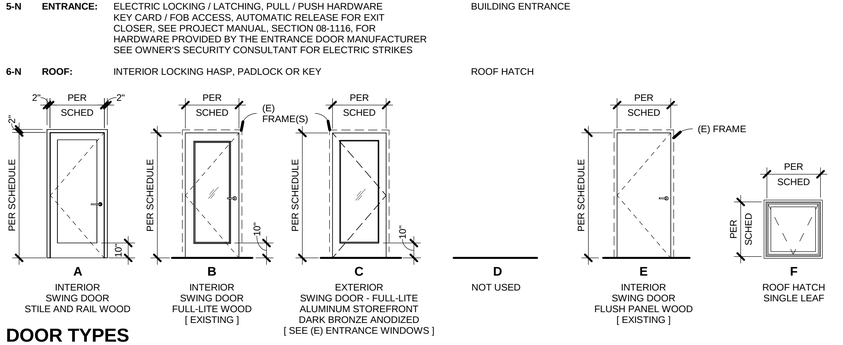
DOOR HARDWARE OPERATION

1-E	**LOCKING:**	EXISTING LOCKING, LATCHING LEVER HARDWARE EXISTING TO REMAIN	OFFICE
1-N	**LOCKING:**	EXISTING KEYPAD LOCKING, LATCHING LEVER HARDWARE **REMOVE EXISTING KEYPAD LOCK** REPLACE WITH NEW STOCK; LOCKING, LATCHING LEVER HARDWARE PROVIDED BY OWNER FROM BUILDING STOCK	OFFICE
2-E	**PRIVACY:**	EXISTING LOCKING, LATCHING LEVER HARDWARE EXISTING TO REMAIN **ADD PRIVACY THUMB-TURN LOCK WITH OCCUPANCY INDICATOR**	RESTROOM
2-N	**PRIVACY:**	ADD NEW STOCK; LOCKING, LATCHING LEVER HARDWARE HARDWARE PROVIDED BY OWNER FROM BUILDING STOCK **ADD PRIVACY THUMB-TURN LOCK WITH OCCUPANCY INDICATOR**	LACTATION
3-E	**LOCKING:**	EXISTING KNOB HARDWARE **REMOVE EXISTING KNOB HARDWARE** REPLACE WITH NEW STOCK; LOCKING, LATCHING LEVER HARDWARE	WATER HEATER CLOSET
3-N	**LOCKING:**	ADD NEW STOCK; LOCKING, LATCHING LEVER HARDWARE HARDWARE PROVIDED BY OWNER FROM BUILDING STOCK	CLOSET, JANITOR
5-N	**ENTRANCE:**	ELECTRIC LOCKING / LATCHING, PULL / PUSH HARDWARE KEY CARD / FOB ACCESS, AUTOMATIC RELEASE FOR EXIT CLOSER, SEE PROJECT MANUAL, SECTION 08-1116, FOR HARDWARE PROVIDED BY THE ENTRANCE DOOR MANUFACTURER SEE OWNER'S SECURITY CONSULTANT FOR ELECTRIC STRIKES	BUILDING ENTRANCE
6-N	**ROOF:**	INTERIOR LOCKING HASP, PADLOCK OR KEY	ROOF HATCH

NOTE:

DOOR HARDWARE, HARDWARE FINISH AND KEYING TO MATCH OWNER'S BUILDING STANDARDS AND TO MEET CURRENT CODE.

SEE 2/A2.4 FOR TYPICAL EXISTING DOOR HARDWARE



A INTERIOR SWING DOOR STILE AND RAIL WOOD

B INTERIOR SWING DOOR FULL-LITE WOOD [EXISTING]

C EXTERIOR SWING DOOR - FULL-LITE ALUMINUM STOREFRONT DARK BRONZE ANODIZED [SEE (E) ENTRANCE WINDOWS]

D NOT USED

E INTERIOR SWING DOOR FLUSH PANEL WOOD [EXISTING]

F ROOF HATCH SINGLE LEAF

DOOR TYPES

DOOR/ WINDOW SCHEDULE LEGEND

NOTE: ALL DIMENSIONS ARE FOR DOOR SIZES UNLESS OTHERWISE NOTED.

1. **TYPES:**
   DOOR TYPE LETTER DESIGNATION CORRESPONDS TO DOOR TYPE ELEVATION.
2. **THICKNESS:**
   EXTERIOR DOORS: 2" THICK, TYPICAL
   INTERIOR DOORS: 1-3/4" THICK, TYPICAL
3. **CONSTRUCTION MATERIAL:**
   AL = ALUMINUM, STOREFRONT
   GS = GALVANIZED STEEL
   HM = HOLLOW METAL
   SCW = SOLID CORE WOOD
4. **FACING & FINISH:**
   FF = FACTORY FINISH
   PSG 1 = PAINT SEMI-GLOSS - PPG "ADVENTURE" OR EQUAL
   PSG 2 = PAINT SEMI GLOSS - PPG "STARLESS SKY" OR EQUAL
   TPS = TRANSPARENT STAIN SATIN
5. **GLAZING:**
   TYPICAL EXTERIOR: CLEAR LOW-E, TEMPERED, DOUBLE GLAZED/ INSULATED
   TYPICAL INTERIOR: CLEAR TEMPERED, SINGLE GLAZED
   OBSC = OBSCURE GLAZING PER NOTES
6. **FIRE RATING: 3/4, 1, 1-1/2 ETC.**
   INDICATES HOURS OF OPENING ASSEMBLY FIRE RATING
   ALL FIRE RATED OPENINGS SHALL BE SELF-CLOSING.
   NR = NONE REQUIRED
7. **HARDWARE**:
   HARDWARE OPERATION NUMBER; EXISTING HARDWARE TO REMAIN AND EXISTING *NEW HARDWARE STOCK* TO BE INSTALLED WHERE NOTED. SEE OWNER FOR NEW HARDWARE STOCK.
8. **THRESHOLD:**
   SEE DOOR HARDWARE SCHEDULE IN PROJECT MANUAL, SECTION 08-7200 AND DETAILS NOTED.
9. **HEAD - JAMB:**
   AS NOTED IN DOOR SCHEDULE.
10. **FRAME TYPE:**
    HM = HOLLOW METAL
11. **FRAME MATERIAL:**
    AL = ALUMINUM
    HM = HOLLOW METAL
12. **FRAME FINISH:**
    PSG-** =PAINTED SEMI-GLOSS FINISH. COLOR TO MATCH ADJACENT WALL
12. **DOOR, WINDOW & BORROWED LITE REMARKS:**
    CH = CONTINUOUS, LINEAR HINGE
    CL = PROVIDE DOOR CLOSER
    BL = ROLLER BLINDS, MANUAL OPERATION
    TB = THERMALLY BROKEN FRAMES
    WM = WINDOW FRAMES MULLED, (2) UNITS

GENERAL REMARKS - ALL DOORS:

1. DOORS WITH PREFIX "E" ARE EXISTING DOORS TO REMAIN.
2. ALL DIMENSIONS NOTED ON THIS PAGE ARE NOMINAL. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS.
3. SEE PROJECT MANUAL, SECTION 08-7200 FOR DOOR HARDWARE AND HARDWARE GROUPS
4. EXISTING EXIT DOORS COMPLY FULLY WITH ALL REQUIRED PARTS OF CBC 11B-404
5. COORDINATE SIGNAGE, ROOM NAMES AND ROOM NUMBERS WITH OWNER
6. DOOR HARDWARE MOUNTING HEIGHTS, SEE **9/A9.1**
7. ACCESSIBLE DOOR CLEARANCES, SEE **13/A9.1**
8. HOLLOW METAL DOOR FRAME ANCHORAGE, SEE **14/A9.1**
9. FLOOR TRANSITIONS AT DOOR SILLS, SEE **18/A9.1**
10. DOOR SIGNAGE AT ENTRY, SEE **2/A9.3**
11. DOOR SIGNAGE AT INTERIOR, SEE **3/A9.3**
12. SANITARY FACILITY SIGNAGE, SEE **7/A9.3**
13. ROOM IDENTIFICATION SIGNAGE, SEE **5/A9.3**

DOOR SCHEDULE GENERAL NOTES

1. ALL DOORS PROVIDING PASSAGE SHALL HAVE THE FOLLOWING:
   A. ACCESSIBLE THRESHOLD
   B. ACCESSIBLE HARDWARE
   C. 10 INCH CLEAR SMOOTH SURFACE AT BOTTOM OF PUSH SIDE (KICK PLATE OR EQUIVALENT)
2. ALL EXIT DOORS, INCLUDING BUT NOT LIMITED TO DOORS OF TOILET ROOMS AND STORAGE ROOMS SHALL CONFORM TO CBC 1008.1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SINGLE ACTION BOLT LOCK/LATCHSETS ARE PERMITTED IN THESE LOCATIONS.
3. PANIC AND FIRE EXIT DEVICES (PANIC HARDWARE) SHALL BE INSTALLED IN CONFORMANCE WITH CBC 1008.1.10. THE ACTIVATING MEMBER SHALL BE MOUNTED AT A HEIGHT OF NOT LESS THAN 34 INCHES OR MORE THAN 48 INCHES ABOVE THE FLOOR, SEE CBC 1 008.1.9.2. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS APPLIED IN THE DIRECTION OF TRAVEL, SEE 1008.1.10.1.
4. ADJUST DOORS WITH CLOSERS TO PROVIDE MINIMUM DOOR CLOSER PERIOD OF (5) SECONDS FROM A POSITION OF 90 DEGREES TO A POSITION OF 12 DEGREES FROM THE LATCH. SEE CBC 11B-404.2.8.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS EXCEPT FOR FIRE DOORS WHICH MAY REQUIRE 15 POUNDS, MAX. SEE CBC 11B-404.2.9.
6. OPERABLE PARTS 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, SEE 11B-309.4.
7. DOOR AND GATE HARDWARE: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, SEE 11B-404.2.7.
8. PROVIDE DOOR LOUVERS IN LOCATIONS AND SIZES AS SHOWN ON MECHANICAL DRAWINGS. EXTERIOR LOUVERS SHALL BE TAMPER-PROOF AND VANDAL-RESISTANT. DOOR LOUVERS IN RATED ASSEMBLIES SHALL MATCH THE FIRE RATING OF THE OPENING ASSEMBLIES WITH UL LISTED FUSIBLE LINK OPERATION.
9. WEATHERTIGHT SEAL REQUIRED: LIMIT AIR LEAKAGE AROUND ALL EXTERIOR OPENING PERIMETERS WHEN IN A CLOSED POSITION. PROVIDE WEATHERTIGHT SEAL AT HEAD, SILL, JAMBS AND AT MEETING RAILS OF DOUBLE DOORS.
10. INSPECTION: SIGNS AND IDENTIFICATION DEVICES SHALL BE FIELD INSPECTED AFTER INSTALLATION AND APPROVED BY THE ENFORCING AGENCY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. CBC 11B-703.1.1.2

GLAZING GENERAL NOTES

1. **SAFETY GLAZING:** PROVIDE TEMPERED SAFETY GLAZING AT ALL VERTICAL HUMAN IMPACT LOAD LOCATIONS AND "HAZARDOUS LOCATIONS"REQUIRED PER CBC 2406.4. COMPLY WITH ANSI Z97.1 AND LABEL EACH PANE PER CBC 2406.2.
2. **TEMPERED PANES:** EACH 6MM TEMPERED PANE COMPOSED OF A SINGLE THICKNESS OF TEMPERED GLASS, CLEAR OR TINTED AS INDICATED FOR APPLICATION AND LOCATION IN ASSEMBLIES.
3. **EXTERIOR GLAZING:** DOUBLE GLAZED SEALED INSULATING GLASS, 24 MM ASSEMBLY COMPOSED OF 2-6MM PANES OF TEMPERED GLAZING PER GLAZING NOTE ABOVE: OUTER PANE CLEAR LOW-E ON FACE #2; INNER PANE CLEAR.
4. **EXTERIOR OVERHEAD GLAZING:** SKYLIGHTS TO HAVE PLASTIC GLAZING CONSISTING OF DOUBLE LAYERS OF TRANSLUCENT, WHITE POLYCARBONATE PANEL WITH A UNIFORM THICKNESS OF 0.118 INCH.
5. **INTERIOR GLAZING:** SINGLE 6 MM PANE, CLEAR, TEMPERED, U.N.O.
6. **OBSCURE GLAZING:** OPAQUE, TRANSLUCENT GLAZING FILM, PATTERN SELECTED BY OWNER. PLACE TEXTURED FACE AS FACE #3 IN SEALED INSULATING GLASS UNITS, SMOOTH FACE TO INTERIOR AS FACE #4,

KEYNOTES

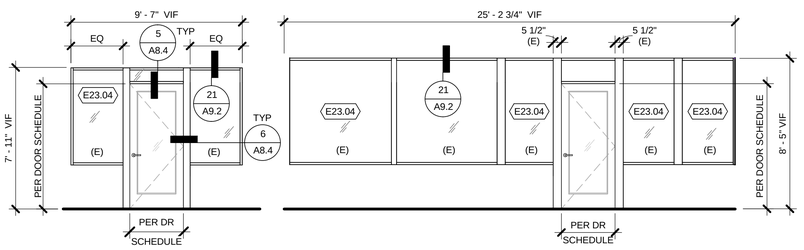
E23.04 WINDOW COVERING, MOUNT ON INTERIOR

WINDOW SCHEDULE												
MARK	WIDTH	HEIGHT	MATL	TYPE	SASH THK	GLAZING	HEAD	JAMB	SILL	EXT FIN	INT FIN	SCREENS	REMARKS
2	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	2/A8.4	3/A8.4	4/A8.4	FF	FF	N	TB, BL
7A	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	9/A8.4	10/A8.4	11/A8.4	FF	FF	N	TB, BL
7B	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	9/A8.4	10/A8.4	11/A8.4	FF	FF	N	TB, BL
14A	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	2/A8.4	3/A8.4	4/A8.4	FF	FF	N	TB, WM, BL
14B	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	2/A8.4	3/A8.4	4/A8.4	FF	FF	N	TB, WM, BL
16	2' - 3 1/2"	4' - 8"	AL	A	2"	TEMPERED	2/A8.4	3/A8.4	4/A8.4	FF	FF	N	TB, BL
E5	6' - 4"	6' - 0"	HM	B	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
E5B	3' - 4"	1' - 6"	HM	B	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
E7	2' - 6"	4' - 0"	HM	B	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
E8A	2' - 3 1/2"	4' - 8"	WD	A	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
E8B	2' - 3 1/2"	4' - 8"	WD	A	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
E8C	2' - 3 1/2"	4' - 8"	WD	A	N/A	TEMPERED	N/A	N/A	N/A	PSG	PSG	N	BL
SL1	4' - 0"	7' - 0"	AL	SL	N/A	POLYCARBONATE	N/A	N/A	8/A8.2	FF	FF	N	TB
SL2	4' - 0"	7' - 0"	AL	SL	N/A	POLYCARBONATE	N/A	N/A	8/A8.2	FF	FF	N	TB

INTERIOR BORROWED LITE SCHEDULE

MARK	FRAME TYPE	MATERIAL	BASE AFF	DIMENSIONS WIDTH	DIMENSIONS HEIGHT	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FINISH EXTERIOR	FINISH INTERIOR	REMARKS
BL-9	HM	HM	0' - 0"	6' - 0"	7' - 2"	TEMPERED	15/A9.1	11/A9.1	16/A9.1	PSG	PSG	BL
BL-10	HM	HM	0' - 0"	6' - 0"	7' - 2"	TEMPERED	15/A9.1	11/A9.1	16/A9.1	PSG	PSG	BL
BL-11	HM	HM	0' - 0"	6' - 0"	7' - 2"	TEMPERED	15/A9.1	11/A9.1	16/A9.1	PSG	PSG	BL

NOTES:
1. WINDOWS WITH PREFIX "E" ARE EXISTING WINDOWS TO REMAIN.
2. ALL DIMENSIONS NOTED ON THIS PAGE ARE NOMINAL. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENTS.

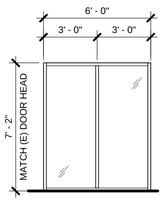


EXISTING EXTERIOR GLAZING

EXISTING EXTERIOR GLAZING

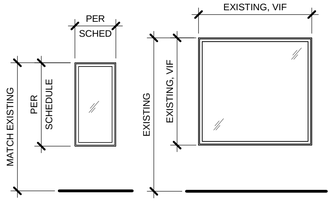
(E) ENTRANCE WINDOWS

EXISTING TO REMAIN - FOR REFERENCE ONLY



BL
HM BORROWED LITE

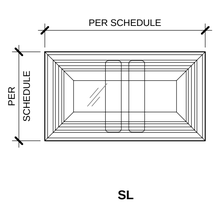
INTERIOR BORROWED LITE



A
EXTERIOR FIXED

B
INTERIOR FIXED [EXISTING]

WINDOW TYPES



SL
SKYLIGHT - DOUBLE DOME
INNER DOME WHITE TRANSLUCENT
OUTER DOME CLEAR
SEE 1/A2.4

SKYLIGHT TYPES

COMMERCIAL SKYLIGHT FEATURES:

A DYNAMIC SMOOTH CLEAR OPTICAL OUTER DOME, SHAPE ENGINEERED TO MAXIMIZE LOW-ANGLE SUNLIGHT & MORE SURFACE AREA TO HARVEST MORE DAYLIGHT

B TRANSLUCENT WHITE PRISMATIC INNER DOME, **100% LIGHT DIFFUSION** WITH INSULATING AIR SPACE

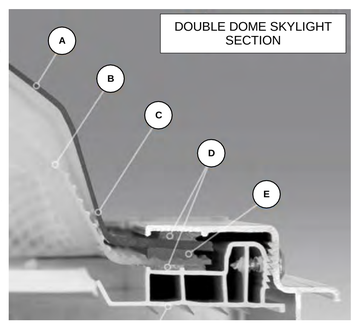
C SIDEWALL OF OUTER DOME DESIGNED TO MATCH THE ANGLES OF THE SUN IN THE MORNING & AFTERNOON HOURS, THE LOWER LIGHT PERIODS, TO IMPROVE LIGHT TRANSMITTANCE

D WATER PROTECTION - TWO LAYERS OF SEALANT

E GLAZING SPACER - ALLOWS MOISTURE TO ESCAPE & DRAIN OUT OF THE SKYLIGHT FRAME

F PLASTIC DOMES ARE POLYCARBONATE PANEL

NFRC PRODUCT CERTIFIED
SEE PROJECT MANUAL AND TITLE 24 FOR ADDITIONAL INFORMATION



NOTE: 100% LIGHT DIFFUSION - SOFT LIGHT WITH NEITHER THE INTENSITY NOR THE GLARE OF DIRECT SUNLIGHT, SCATTERED LIGHT FROM ALL DIRECTIONS THAT DOES NOT CAST HARD SHADOWS OR HOT SPOTS

1 A2.4 SKYLIGHT PERFORMANCE

12" = 1'-0"

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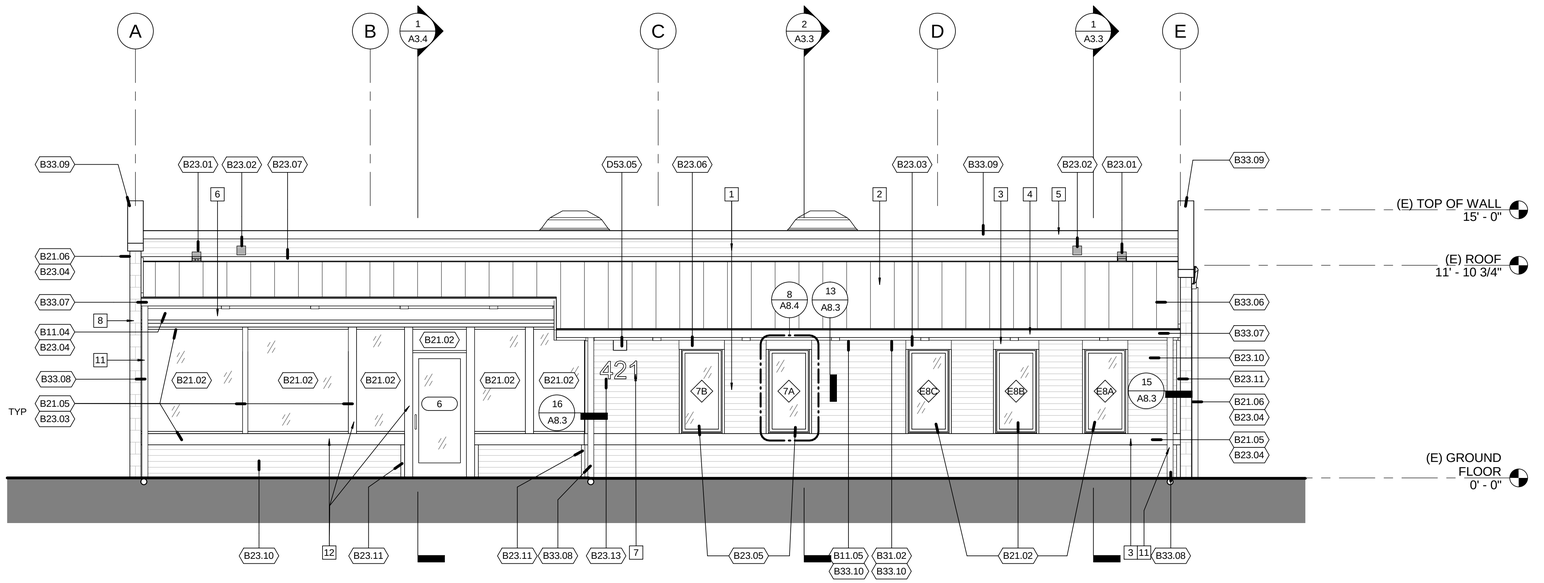
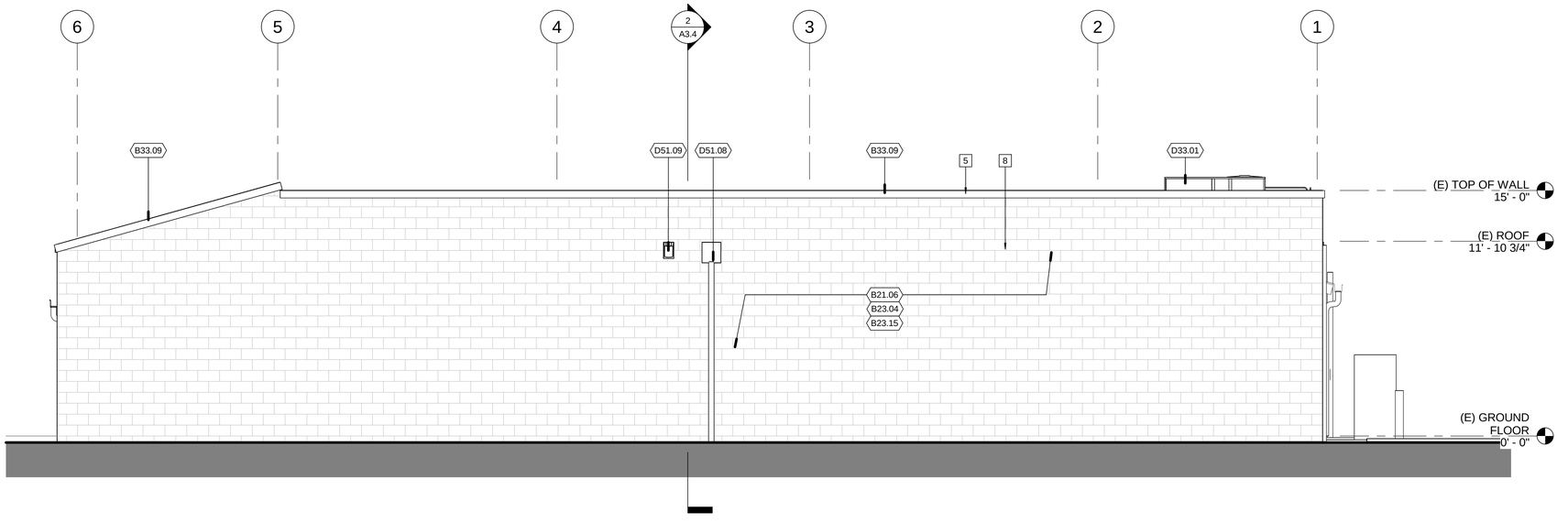
SHEET: **A2.4**

DOOR AND WINDOW SCHEDULES

ORIGINAL DATE: 6.05.2025



1 BUILDING ELEVATION - EAST
A3.1 1/4" = 1'-0"



2 BUILDING ELEVATION - NORTH
A3.1 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. SLOPE FINISH GRADE 2% MINIMUM AWAY FROM BUILDING FOR 5'-0" MINIMUM, DIRECT DRAINAGE AWAY FROM BUILDING WALLS, ELIMINATE PONDING. REFER TO CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION AND GRADES ADJACENT TO BUILDING OTHERWISE.
2. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR GRILLES, REGISTERS, HORNS, SPEAKERS, PANELS, PULL STATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN
3. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
4. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAIL 16/A8.2.
5. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
6. PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
7. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
8. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.

KEYNOTES

B11.04	EXISTING WOOD TIMBER ROOF BEAMS TO REMAIN
B11.05	EXISTING WOOD TIMBER ROOF RAFTERS TO REMAIN
B21.02	EXISTING INSULATED FIXED GLAZING, TO REMAIN, PROTECT IN PLACE
B21.05	EXISTING WOOD TRIM TO REMAIN
B21.06	EXISTING CMU WALL TO REMAIN
B23.01	ROOF DRAIN SCUPPER, THROUGH WALL
B23.02	ROOF OVERFLOW SCUPPER, THROUGH WALL
B23.03	PREPARE AND PAINT EXISTING WINDOW TRIM
B23.04	PREPARE SURFACE TO RECEIVE PROTECTIVE COAT AND/ OR PAINT PER MANUFACTURER'S RECOMMENDATIONS
B23.05	SEE WINDOW SCHEDULE
B23.06	WOOD TRIM, PAINTED
B23.07	PREFINISHED METAL FLASHING
B23.10	FIBER CEMENT HORIZONTAL LAP SIDING, PREFINISHED
B23.11	FIBER CEMENT 5/4 TRIM, PREFINISHED
B23.13	12" BUILDING ADDRESS NUMBERS. PAINTED METAL
B23.15	PROVIDE ELASTOMERIC COATING ALL EXTERIOR SURFACES OF CMU WALL
B31.02	(E) WOOD FASCIA TO REMAIN
B33.06	PREFINISHED VERTICAL SEAM METAL ROOFING
B33.07	PREFINISHED SQUARE PROFILE METAL GUTTER WITH LEAF GUARD
B33.08	GALVANIZED ROUND METAL DOWNSPOUT, PAINTED
B33.09	PREFINISHED METAL WALL COPING
B33.10	PREPARE AND PAINT
D33.01	HVAC ROOFTOP UNITS AND ECONOMIZERS, SMD
D51.08	EXISTING ENTRANCE POINT OF FIBER OPTIC CABLE CONNECTION TO THE MAIN BUILDING TO REMAIN
D51.09	EXISTING WALL MOUNTED FIXTURE TO REMAIN
D53.05	WALL MOUNTED FIXTURE, SED

EXTERIOR COLOR / MATERIAL SCHEDULE

1	FIBER CEMENT HORIZONTAL LAP SIDING	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL
2	STANDING SEAM METAL ROOFING	FACTORY FINISH	OLD ZINC GREY OR EQUAL
3	FIBER CEMENT TRIM	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL
4	WOOD FASCIA	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
5	METAL COPING	PREFINISHED	MATCH PPG GHOST WRITER 1007-3 OR EQUAL
6	EXPOSED STRUCTURAL MEMBERS, OUTRIGGERS AND T&G CEILING	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
7	METAL NUMBERS	PAINTED	MATCH PPG STARLESS SKY 0995-7 OR EQUAL
8	CMU WALL	PAINTED	ELASTOMERIC BASE COAT, WITH PPG GHOST WRITER 1007-3 FINISH COAT OR EQUAL
9	CEMENT PLASTER SIDING	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
10	METAL GUARDRAILS	PREFINISHED	GALVANIZED STEEL
11	METAL DOWNSPOUTS	PREFINISHED	MATCH PPG GHOST WRITER 1007-3 OR EQUAL
12	EXISING WOOD TRIM	PAINTED	PPG STARLESS SKY - 0995-7 OR EQUAL
12	FIBER CEMENT TRIM	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL

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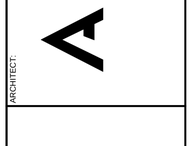
SEAL:



SHEET LOG

REV #	DATE:	ISSUED FOR:

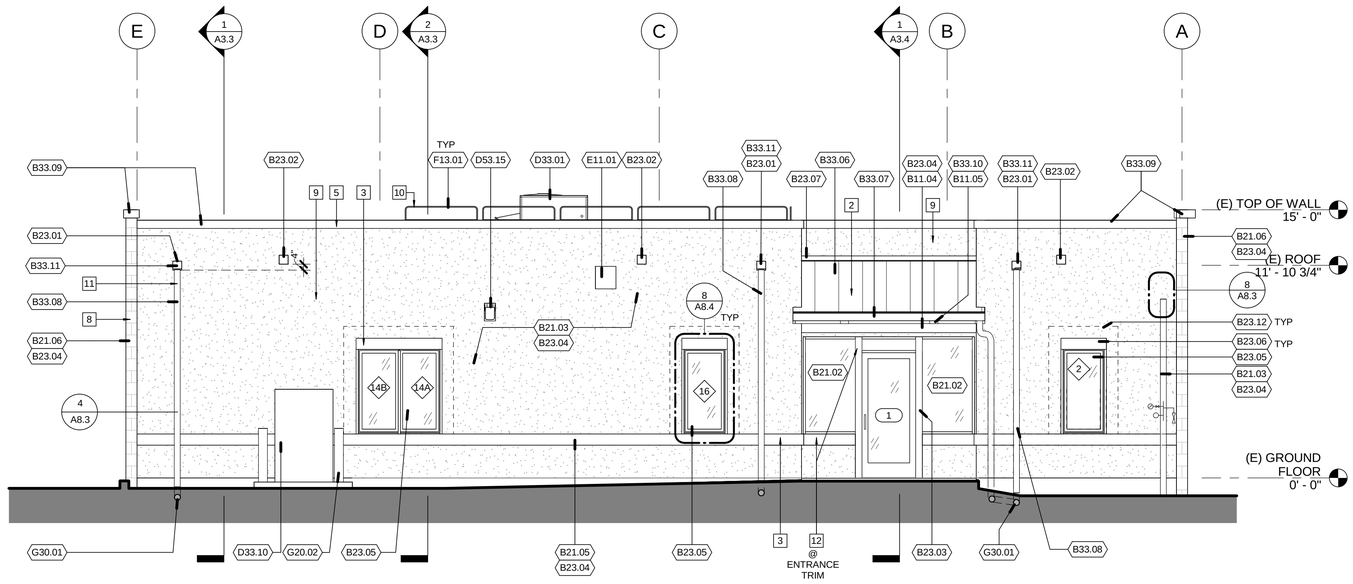
JOB NUMBER: 1207

SHEET:

A3.1

EXTERIOR ELEVATIONS

ORIGINAL DATE: 6.05.2025



1 BUILDING ELEVATION - WEST
A3.2 — 1/4" = 1'-0"

EXTERIOR COLOR/ MATERIAL SCHEDULE

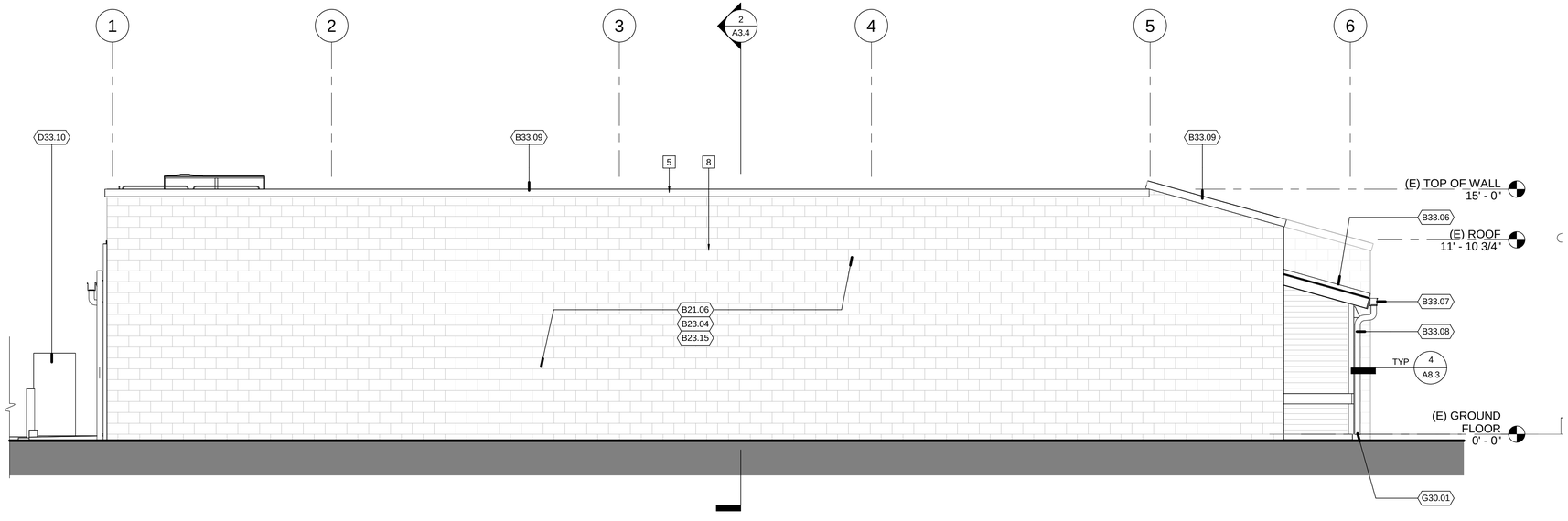
1	FIBER CEMENT HORIZONTAL LAP SIDING	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL
2	STANDING SEAM METAL ROOFING	FACTORY FINISH	OLD ZINC GREY OR EQUAL
3	FIBER CEMENT TRIM	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL
4	WOOD FASCIA	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
5	METAL COPING	PREFINISHED	MATCH PPG GHOST WRITER 1007-3 OR EQUAL
6	EXPOSED STRUCTURAL MEMBERS, OUTRIGGERS AND T&G CEILING	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
7	METAL NUMBERS	PAINTED	MATCH PPG STARLESS SKY 0995-7 OR EQUAL
8	CMU WALL	PAINTED	ELASTOMERIC BASE COAT, WITH PPG GHOST WRITER 1007-3 FINISH COAT OR EQUAL
9	CEMENT PLASTER SIDING	PAINTED	PPG GHOST WRITER 1007-3 OR EQUAL
10	METAL GUARDRAILS	PREFINISHED	GALVANIZED STEEL
11	METAL DOWNSPOUTS	PREFINISHED	MATCH PPG GHOST WRITER 1007-3 OR EQUAL
12	EXISING WOOD TRIM	PAINTED	PPG STARLESS SKY - 0995-7 OR EQUAL
12	FIBER CEMENT TRIM	FACTORY FINISH	HARDIE PANEL COBBLE STONE OR EQUAL

EXTERIOR ELEVATION GENERAL NOTES

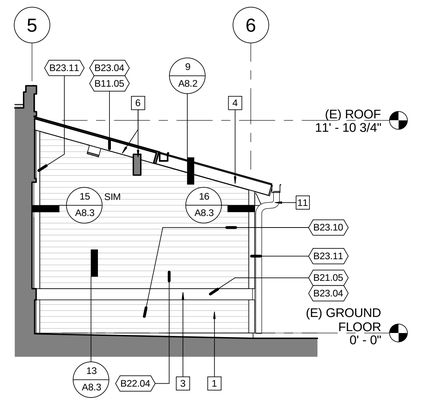
1. SLOPE FINISH GRADE 2% MINIMUM AWAY FROM BUILDING FOR 5'-0" MINIMUM, DIRECT DRAINAGE AWAY FROM BUILDING WALLS, ELIMINATE PONDING. REFER TO CIVIL DRAWINGS FOR FINISH FLOOR ELEVATION AND GRADES ADJACENT TO BUILDING OTHERWISE.
2. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR GRILLES, REGISTERS, HORNS, SPEAKERS, PANELS, PULL STATIONS AND OTHER FEATURES NOT OTHERWISE SHOWN
3. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
4. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAIL 16/A8.2.
5. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
6. PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
7. NEATLY CUT AND REMOVE SURFACES AND FINISHES AS REQUIRED OR TO A NATURAL POINT OF DIVISION TO ENABLE INSTALLATION OF BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED FOR SUPPORT OR RENOVATION. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
8. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.

KEYNOTES

B11.04	EXISTING WOOD TIMBER ROOF BEAMS TO REMAIN
B11.05	EXISTING WOOD TIMBER ROOF RAFTERS TO REMAIN
B21.02	EXISTING INSULATED FIXED GLAZING, TO REMAIN, PROTECT IN PLACE
B21.03	EXISTING CEMENT PLASTER TO REMAIN
B21.05	EXISTING WOOD TRIM TO REMAIN
B21.06	EXISTING CMU WALL TO REMAIN
B22.04	REPAIR BASE SHEATHING AS REQUIRED
B23.01	ROOF DRAIN SCUPPER, THROUGH WALL
B23.02	ROOF OVERFLOW SCUPPER, THROUGH WALL
B23.03	PREPARE AND PAINT EXISTING WINDOW TRIM
B23.04	PREPARE SURFACE TO RECEIVE PROTECTIVE COAT AND/ OR PAINT PER MANUFACTURER'S RECOMMENDATIONS
B23.05	SEE WINDOW SCHEDULE
B23.06	WOOD TRIM, PAINTED
B23.07	PREFINISHED METAL FLASHING
B23.10	FIBER CEMENT HORIZONTAL LAP SIDING, PREFINISHED
B23.11	FIBER CEMENT 5/4 TRIM, PREFINISHED
B23.12	PATCH CEMENT PLASTER AT NEW OPENING
B23.15	PROVIDE ELASTOMERIC COATING ALL EXTERIOR SURFACES OF CMU WALL
B33.06	PREFINISHED VERTICAL SEAM METAL ROOFING
B33.07	PREFINISHED SQUARE PROFILE METAL GUTTER WITH LEAF GUARD
B33.08	GALVANIZED ROUND METAL DOWNSPOUT, PAINTED
B33.09	PREFINISHED METAL WALL COPING
B33.10	PREPARE AND PAINT
B33.11	PREFINISHED METAL COLLECTOR/DIVERTER SCUPPER
D33.01	HVAC ROOFTOP UNITS AND ECONOMIZERS, SMD
D33.10	HVAC VARIABLE REFRIGERANT FLOW UNIT, SMD, SED
D53.15	EXTERIOR WALL MOUNTED FIXTURE, SED
E11.01	EXISTING ALARM BOX TO REMAIN
F13.01	WALL MOUNTED FALL PROTECTION GUARD CONSTRUCTED TO PREVENT THE PASSAGE OF A 21" SPHERE
G20.02	STEEL BOLLARD
G30.01	CONNECT DOWNSPOUT TO SITE STORM WATER SYSTEM, BELOW GRADE, SCD



2 BUILDING ELEVATION - SOUTH
A3.2 — 1/4" = 1'-0"



3 BUILDING ELEVATION - NORTH - PARTIAL
A3.2 — 1/4" = 1'-0"

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SHEET LOG

REV #	DATE:	ISSUED FOR:

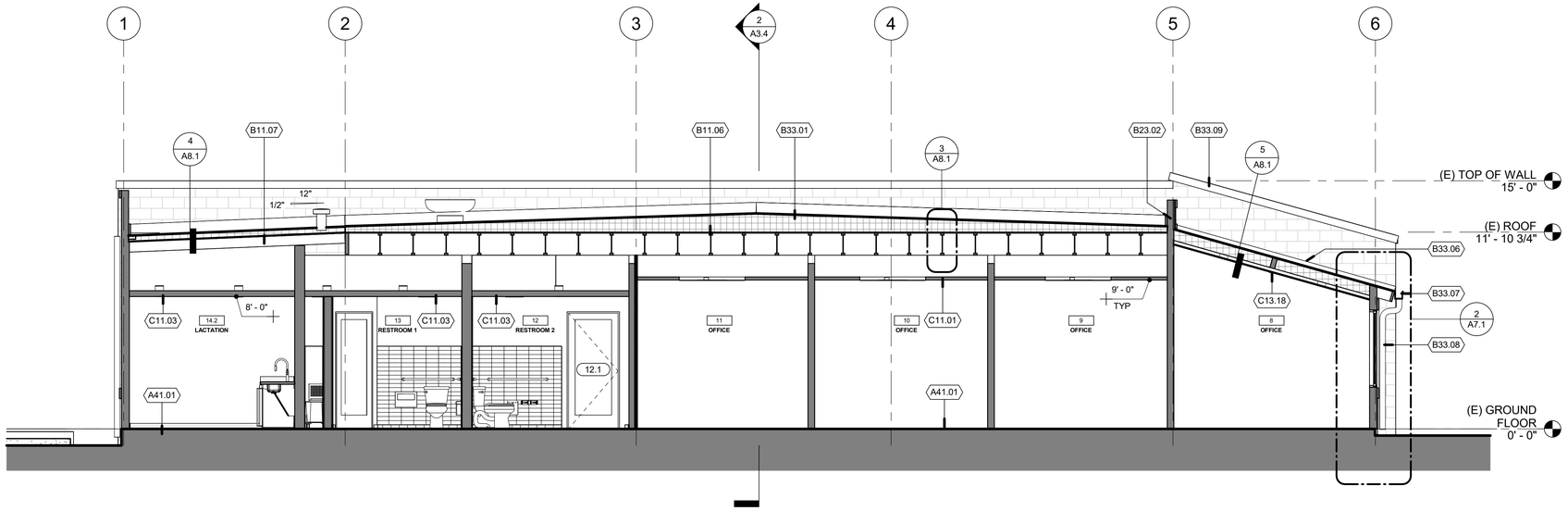
JOB NUMBER: 1207

SHEET:

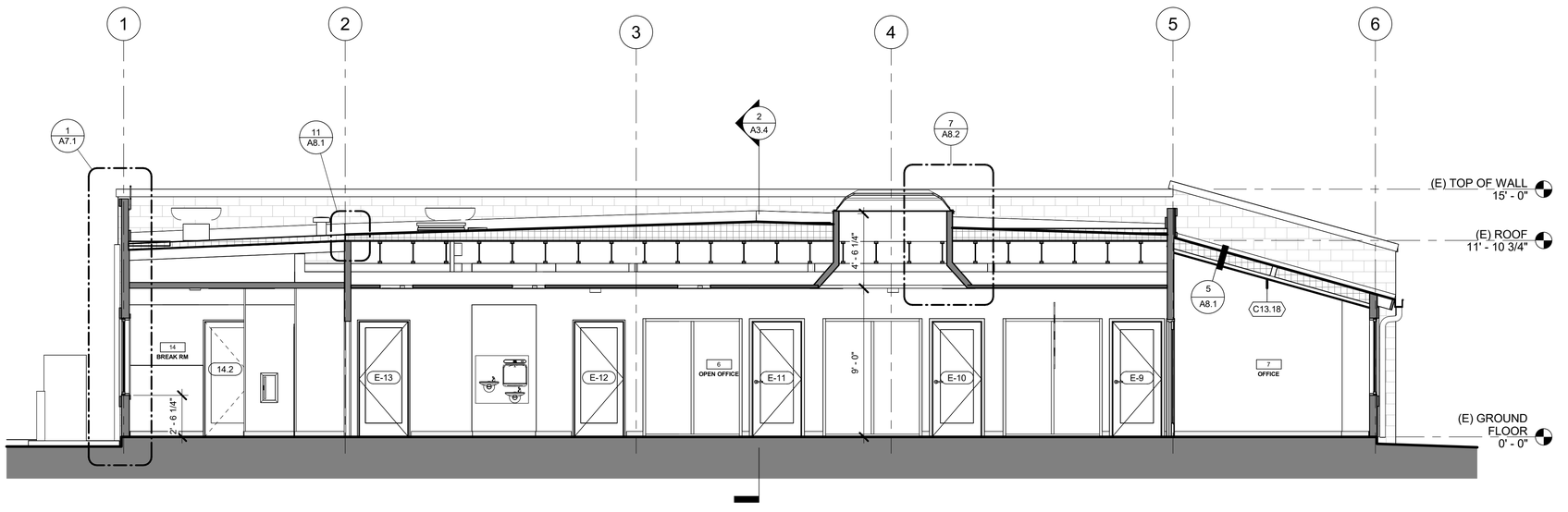
A3.2

EXTERIOR ELEVATIONS

ORIGINAL DATE: 6.05.2025



1 / A3.3 **EAST -WEST SECTION 1**
1/4" = 1'-0"



2 / A3.3 **EAST -WEST SECTION 2**
1/4" = 1'-0"

BUILDING SECTION GENERAL NOTES

1. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
2. REFER TO ROOM SCHEDULE FOR FINISHES, TYPICAL.
3. REFER TO INTERIOR ELEVATIONS FOR INFORMATION AND FEATURES NOT SHOWN.
4. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
5. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAIL **24/A8.4**.
6. EXTERIOR WALL INSULATION IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL INSULATION DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE THERMAL BARRIER MATCHING ORIGINAL DESIGN.
7. ROOF AND EXTERIOR WALL FIRE RATING IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL FIRE-RATED ASSEMBLIES DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE FIRE-RATED ASSEMBLIES MATCHING ORIGINAL DESIGN.
8. FIREBLOCKING, CBC 718.2.: PROVIDE MATERIALS COMPLYING WITH CBC 718.2.1 AT CONCEALED SPACES, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTH OF WALL, SOFFITS, DROP CEILINGS, AND COVE CEILINGS, CONCEALED PLACES BETWEEN STAIR STRINGERS & BETWEEN STUDS IN LINE WITH STAIR RUN, AND ALL LOCATIONS LISTED IN CBC 718.2.2 THROUGH 718.2.7.

KEYNOTES

A41.01	EXISTING CONCRETE SLAB ON GRADE, PATCH AND PREPARE TO RECEIVE NEW FLOOR FINISHES, VERIFY MOISTURE CONTENT BEFORE INSTALLING FINISHES
B11.06	EXISTING WOOD TJI ROOF JOISTS TO REMAIN
B11.07	EXISTING WOOD 2X ROOF RAFTERS TO REMAIN
B23.02	ROOF OVERFLOW SCUPPER, THROUGH WALL
B33.01	PVC SINGLE PLY COOL ROOF, CLASS A ASSEMBLY, WITH 1/2" COVER BOARD ON TAPERED RIGID INSULATION, MINIMUM 4" THICK, ON EXISTING NON-SLOPED ROOF DECK, MIN R-23 REQUIRED FOR ALTERATION, CEC TABLE 141.0.C, BUILDING CLIMATE ZONE-2
B33.06	PREFINISHED VERTICAL SEAM METAL ROOFING
B33.07	PREFINISHED SQUARE PROFILE METAL GUTTER WITH LEAF GUARD
B33.08	GALVANIZED ROUND METAL DOWNSPOUT, PAINTED
B33.09	PREFINISHED METAL WALL COPING
C11.01	EXISTING SUSPENDED 2X4 CEILING GRID SYSTEM TO REMAIN, PROTECT IN PLACE
C11.03	EXISTING GYPSUM BOARD CEILING TO REMAIN. SEE ROOM SCHEDULE FOR NEW PAINT INFORMATION
C13.18	SLOPED GYPSUM CEILING ON METAL FURRING, PAINT, SEE ROOM SCHEDULE

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SHEET:

A3.3

BUILDING SECTIONS

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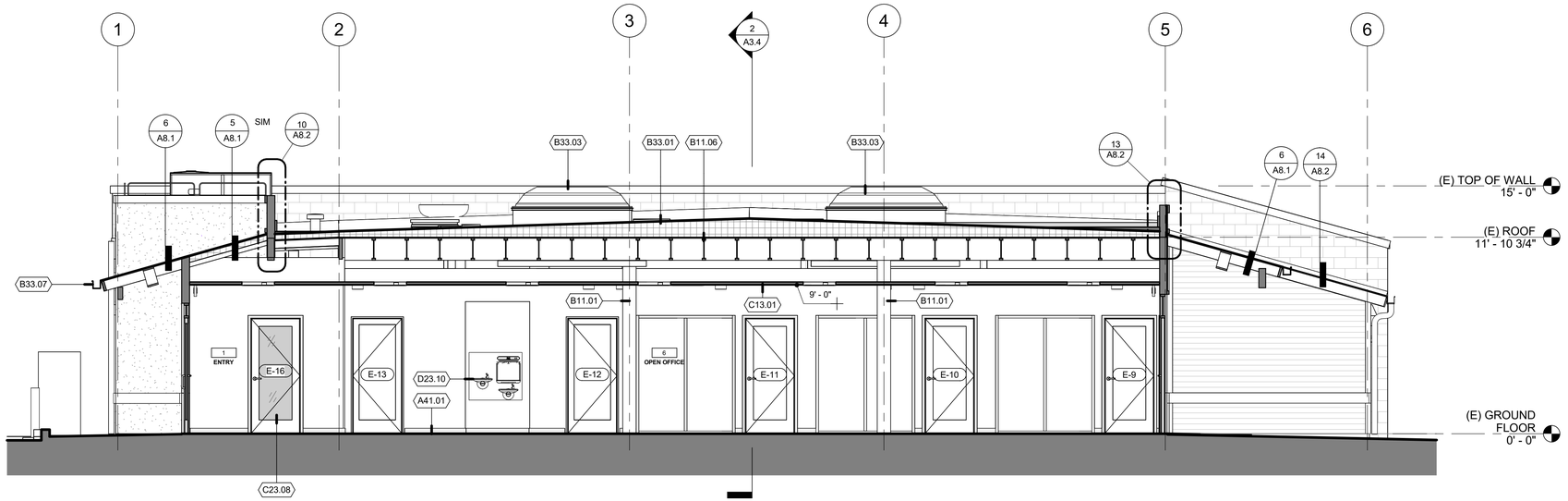
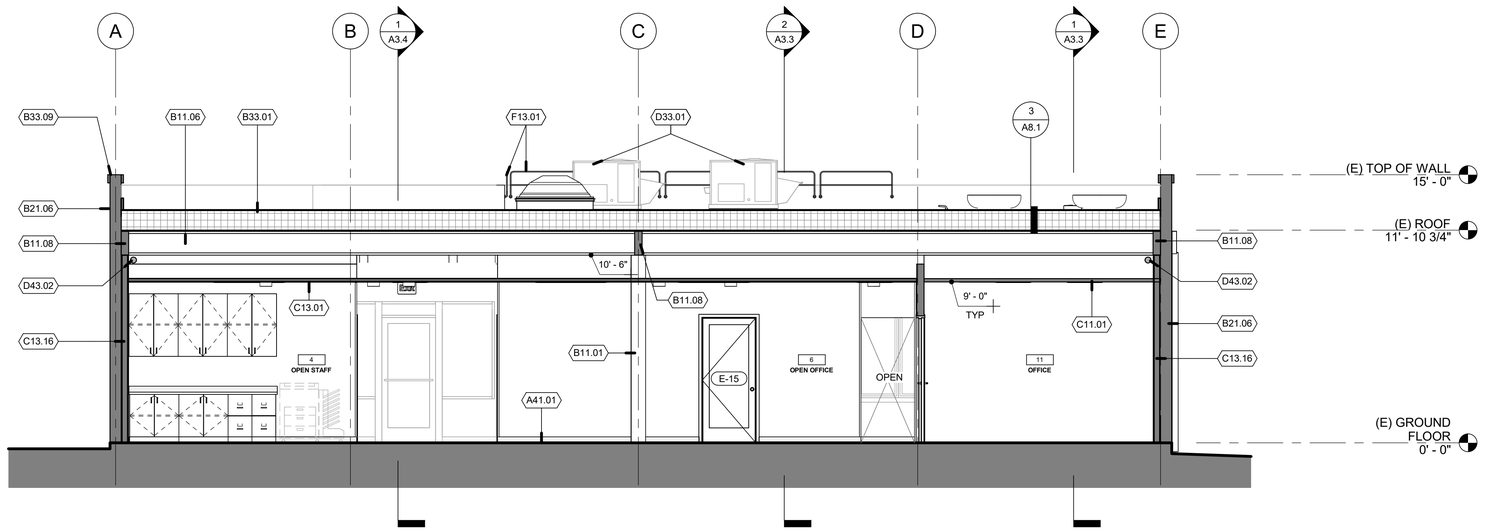


1 EAST WEST SECTION 3
1/4" = 1'-0"



2 NORTH-SOUTH SECTION 1
1/4" = 1'-0"

BUILDING SECTION GENERAL NOTES

1. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
2. REFER TO ROOM SCHEDULE FOR FINISHES, TYPICAL.
3. REFER TO INTERIOR ELEVATIONS FOR INFORMATION AND FEATURES NOT SHOWN.
4. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
5. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAIL **24/A8.4**.
6. EXTERIOR WALL INSULATION IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL INSULATION DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE THERMAL BARRIER MATCHING ORIGINAL DESIGN.
7. ROOF AND EXTERIOR WALL FIRE RATING IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL FIRE-RATED ASSEMBLIES DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE FIRE-RATED ASSEMBLIES MATCHING ORIGINAL DESIGN.
8. FIREBLOCKING, CBC 718.2.: PROVIDE MATERIALS COMPLYING WITH CBC 718.2.1 AT CONCEALED SPACES, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTH OF WALL, SOFFITS, DROP CEILINGS, AND COVE CEILINGS, CONCEALED PLACES BETWEEN STAIR STRINGERS & BETWEEN STUDS IN LINE WITH STAIR RUN, AND ALL LOCATIONS LISTED IN CBC 718.2.2 THROUGH 718.2.7.

KEYNOTES

A41.01	EXISTING CONCRETE SLAB ON GRADE, PATCH AND PREPARE TO RECEIVE NEW FLOOR FINISHES, VERIFY MOISTURE CONTENT BEFORE INSTALLING FINISHES
B11.01	EXISTING INTERIOR WOOD COLUMNS TO REMAIN, PROTECT IN PLACE AND SEE FLOOR PLAN FOR COLUMN FINISHING
B11.06	EXISTING WOOD TJI ROOF JOISTS TO REMAIN
B11.08	EXISTING GLULAM BEAM TO REMAIN
B21.06	EXISTING CMU WALL TO REMAIN
B33.01	PVC SINGLE PLY COOL ROOF, CLASS A ASSEMBLY, WITH 1/2" COVER BOARD ON TAPERED RIGID INSULATION, MINIMUM 4" THICK, ON EXISTING NON-SLOPED ROOF DECK, MIN R-23 REQUIRED FOR ALTERATION, CEC TABLE 141.0.C, BUILDING CLIMATE ZONE-2
B33.03	FIXED SKYLIGHT, DOUBLE DOMED, WHITE TRANSLUCENT PLASTIC INNER DOME, WITH EXTERIOR MOUNTED WIRE CAGE FALL PROTECTION
B33.07	PREFINISHED SQUARE PROFILE METAL GUTTER WITH LEAF GUARD
B33.09	PREFINISHED METAL WALL COPING
C11.01	EXISTING SUSPENDED 2X4 CEILING GRID SYSTEM TO REMAIN, PROTECT IN PLACE
C13.01	SUSPENDED 2X4 CEILING GRID WITH 2X2 ACOUSTIC TILE LOOK
C13.16	INSULATED, FURRED WALL, SEE WALL TYPES
C23.08	TRANSLUCENT GLAZING FILM, WHITE, SEE DOOR SCHEDULE
D23.10	ACCESSIBLE HI-LOW FILTERED WATER DRINKING FOUNTAIN AND BOTTLE FILLER, INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MEET ACCESSIBILITY REQUIREMENTS, SPD
D33.01	HVAC ROOFTOP UNITS AND ECONOMIZERS, SMD
D43.02	FIRE SPRINKLER MAIN LINE, SEE FIRE PROTECTION DRAWINGS
F13.01	WALL MOUNTED FALL PROTECTION GUARD CONSTRUCTED TO PREVENT THE PASSAGE OF A 21" SPHERE

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SHEET LOG

REV #	DATE:	ISSUED FOR:

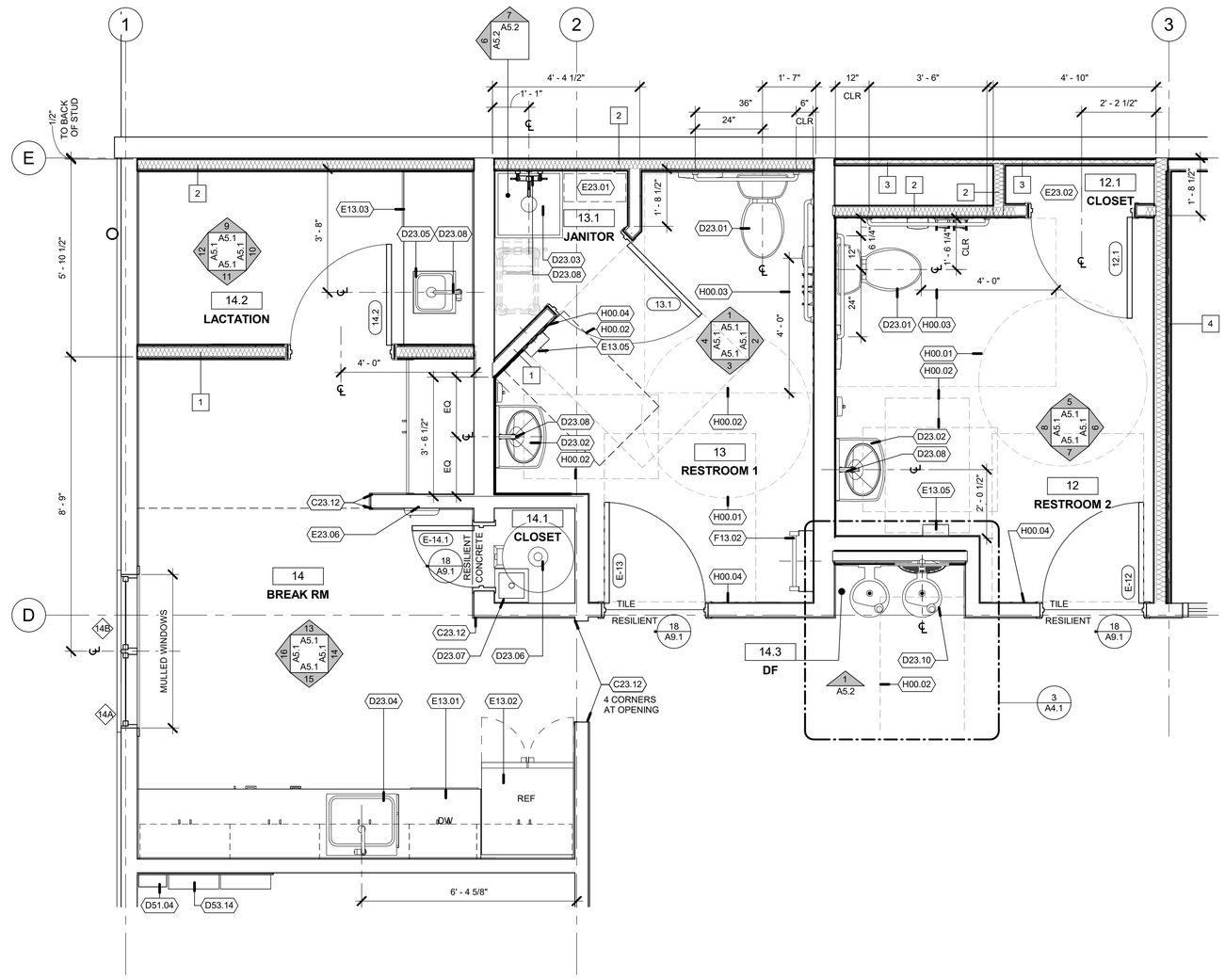
JOB NUMBER: 1207

SHEET:

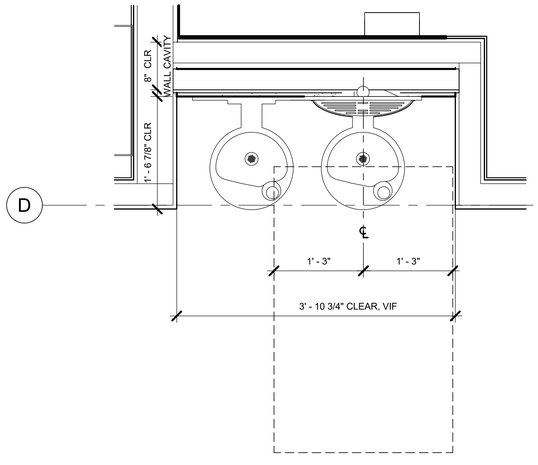
A3.4

BUILDING SECTIONS

ORIGINAL DATE: 6.05.2025



1 ENLARGED PLANS
A4.1 — 1/2" = 1'-0"



3 DRINKING FOUNTAIN - ENLARGED PLAN
A4.1 — 1" = 1'-0"

TOILET ROOM ACCESSORY SCHEDULE

TYPE	Model	ACCESSORY NAME
A	B-5806	Bobrick Grab Bars B-5806x36 over toilet & B-5806x42 on the side
B	B-270	Bobrick Contura Series Surface Mounted Sanitary Napkin Disposal
C	B-265	Bobrick Double Roll Toilet Tissue Dispenser with Controlled Delivery
D	B-4221	Bobrick Contura Series Surface Mounted Seat Cover Dispenser
E	NOT USED	
F		Dyson Airblade V hand dryer, sprayed nickle.
G	B-4112	Bobrick Contura Series Surface Mounted Soap Dispenser
H		Channel Frame Mirror

2 TOILET ROOM ACCESSORY SCHEDULE
A4.1 — 12" = 1'-0"

EQUIPMENT SCHEDULE

CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
OFOI OWNER FURNISHED, OWNER INSTALLED

REFRIGERATOR, ICE AND WATER THROUGH DOOR	CFCI
UNDERCOUNTER REFRIGERATOR, UNDER 34" COUNTER	CFCI
GARBAGE DISPOSAL WITH OFFSET INLET	CFCI
DISHWASHER, ACCESSIBLE, UNDER 34" COUNTER	CFCI
COPIER/PRINTER	OFOI
COFFEE MAKER	OFOI
MICROWAVE	OFOI

FLOOR PLAN GENERAL NOTES

1. EXTERIOR PAVING: EXTERIOR DOOR LANDINGS SHALL SLOPE 1/4" PER FOOT MAXIMUM FOR DRAINAGE. PAVING AND EXTERIOR GRADE SHALL SLOPE MINIMUM 1/8" PER FOOT AWAY FROM BUILDINGS.
2. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
3. REFER TO MECHANICAL & PLUMBING DRAWINGS FOR PIPING REGISTERS AND VENTS NOT OTHERWISE SHOWN.
4. REFER TO ELECTRICAL DRAWINGS FOR CONCEALED CONDUITS, HORNS, SPEAKERS, SWITCHES AND OTHER FEATURES NOT OTHERWISE SHOWN.
5. PROVIDE BLOCKING, BACKING, FRAMING, SHEATHING, UTILITIES OR OTHER CONCEALED WORK, WHETHER SPECIFICALLY SHOWN OR INFERRED. REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR CONCEALED WORK NOT SHOWN ON ARCHITECTURAL DRAWINGS.
6. SEE SHEET A9.1 FOR INTERIOR WALL TYPES.

KEYNOTES

C23.12	FULL HEIGHT POWDER COATED VINYL CORNER GUARD. COLOR TO MATCH ADJACENT WALL
D23.01	FLOOR MOUNTED WATER CLOSET, SPD
D23.02	WALL MOUNTED LAVATORY, SPD
D23.03	FLOOR MOUNTED JANITOR SINK, SPD
D23.04	COUNTER MOUNTED SINK WITH ACCESSIBLE GARBAGE DISPOSAL, SPD
D23.05	COUNTER MOUNTED SINK, SPD
D23.06	WATER HEATER, SPD
D23.07	FLOOR SINK, SPD
D23.08	FAUCET, SPD
D23.10	ACCESSIBLE HI-LOW FILTERED WATER DRINKING FOUNTAIN AND BOTTLE FILLER, INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MEET ACCESSIBILITY REQUIREMENTS, SPD
D51.04	EXISTING PGE METER, SED
D53.14	NEW ELECTRICAL PANEL, SED
E13.01	ACCESSIBLE DISHWASHER, SEE EQUIPMENT SCHEDULE
E13.02	REFRIGERATOR, ICE AND WATER, SEE EQUIPMENT SCHEDULE
E13.03	UNDERCOUNTER REFRIGERATOR, SEE EQUIPMENT SCHEDULE
E13.05	ELECTRIC SURFACE MOUNTED HAND DRYER. DRYER PROTRUDES 4" MAXIMUM FROM WALL
E23.01	FREESTANDING SHELVES BY OWNER
E23.02	PLASTIC LAMINATE SHELVES, ON ADJUSTABLE BRACKETS, WITH FIXED METAL STANDARDS
E23.06	RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER
F13.02	WALL MOUNTED FIXED ROOF HATCH LADDER
H00.01	MAINTAIN 60" DIAMETER CLEAR FLOOR TURNING SPACE
H00.02	MAINTAIN 30"X48" CLEAR FLOOR SPACE
H00.03	MAINTAIN 4'-0" MIN CLEAR FLOOR SPACE IN FRONT OF TOILET
H00.04	MAINTAIN DOOR PULL SIDE CLEAR FLOOR SPACE, EXTEND THE WIDTH OF THE DOOR PLUS 18" LATCH SIDE CLEARANCE AND EXTEND PERPENDICULAR FROM DOORWAY 60" MIN

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ENLARGED PLANS

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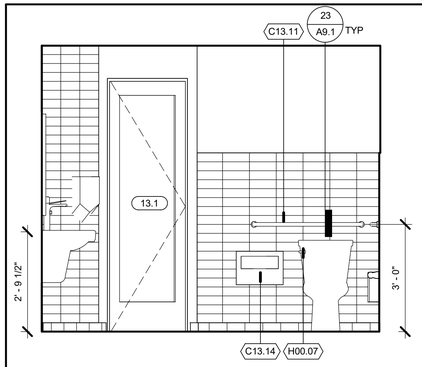
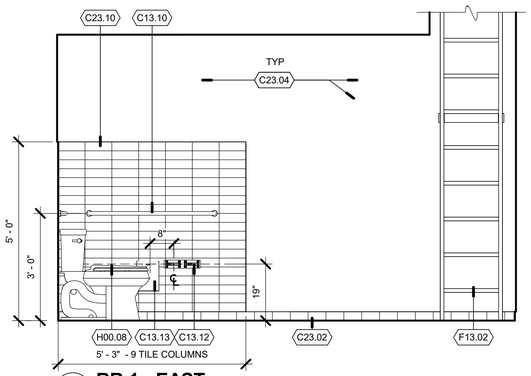
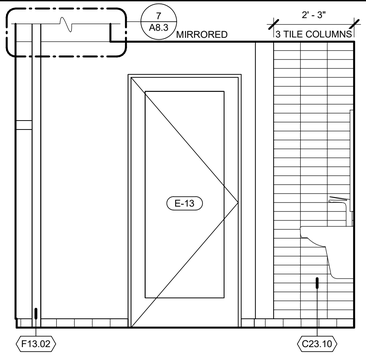


1 RR 1 - NORTH
A5.1 1/2" = 1'-0"



2 RR 1 - EAST
A5.1 1/2" = 1'-0"



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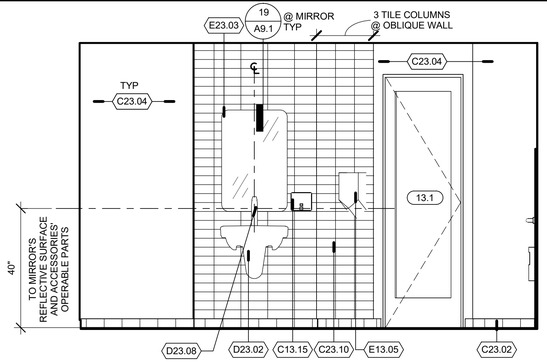
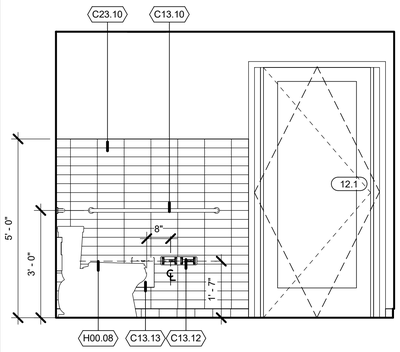
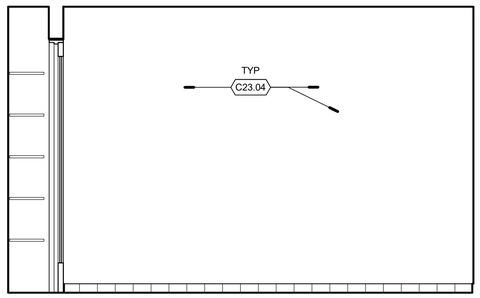
A5.1 1/2" = 1'-0"



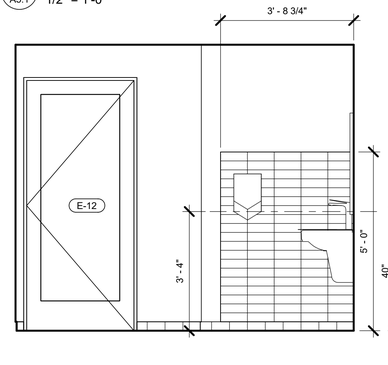
4 RR 1 - WEST
A5.1 1/2" = 1'-0"



5 RR 2 - NORTH
A5.1 1/2" = 1'-0"



6 RR 2 - EAST
A5.1 1/2" = 1'-0"



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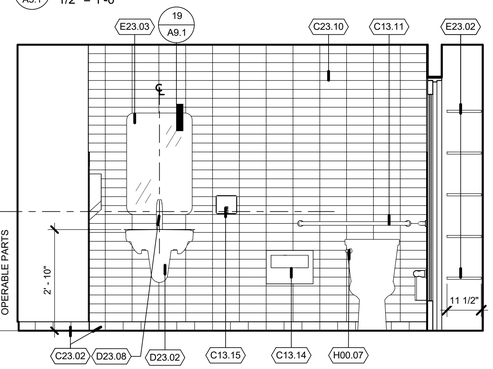
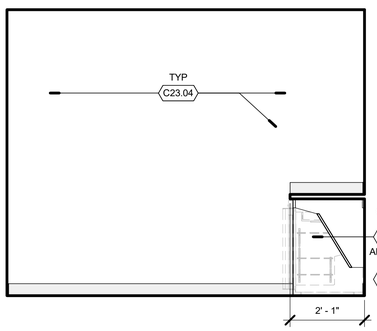
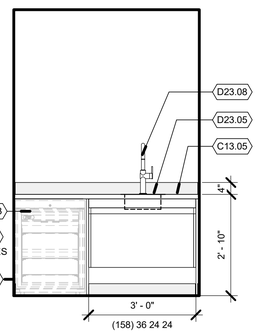
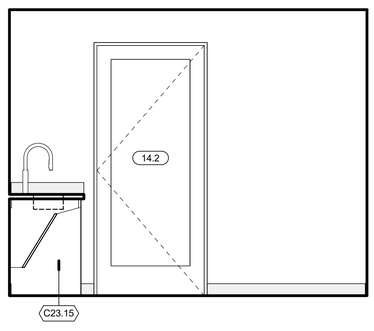
A5.1 1/2" = 1'-0"

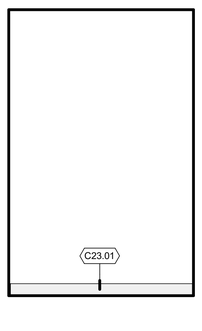


8 RR 2 - WEST
A5.1 1/2" = 1'-0"







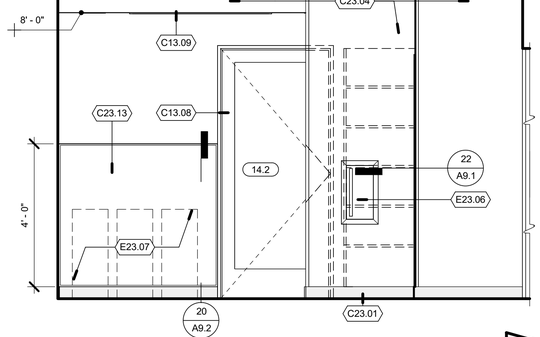


9 LACTATION - NORTH
A5.1 1/2" = 1'-0"

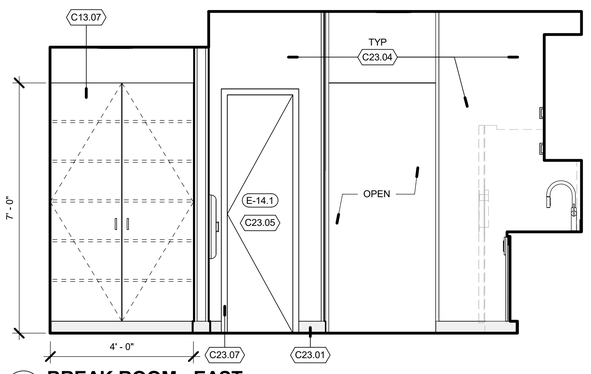
10 LACTATION - EAST
A5.1 1/2" = 1'-0"

11 LACTATION - SOUTH
A5.1 1/2" = 1'-0"

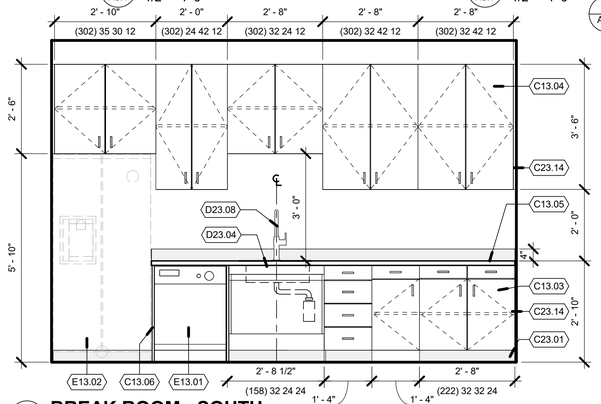
12 LACTATION WEST
A5.1 1/2" = 1'-0"



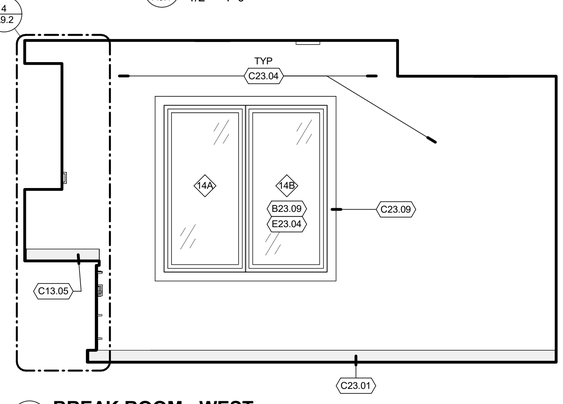
13 BREAK ROOM - NORTH
A5.1 1/2" = 1'-0"



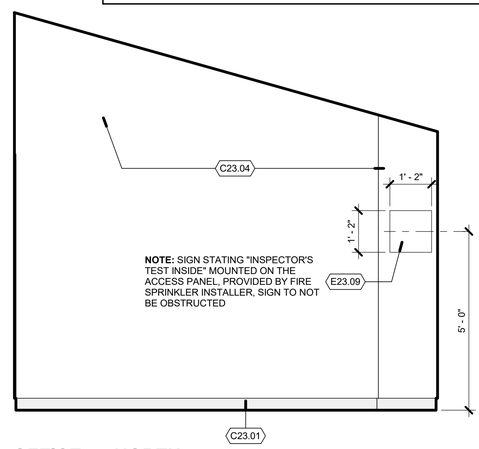
14 BREAK ROOM - EAST
A5.1 1/2" = 1'-0"



15 BREAK ROOM - SOUTH
A5.1 1/2" = 1'-0"



16 BREAK ROOM - WEST
A5.1 1/2" = 1'-0"



17 OFFICE 7 - NORTH
A5.1 1/2" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

1. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
2. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT, DEVICES, LIGHT FIXTURES AND REGISTERS NOT OTHERWISE NOTED.
3. LOCATE FLUSH VALVE HANDLES AT THE WIDE SIDE OF THE ACCESSIBLE STALL.
4. TYPICAL MOUNTING HEIGHTS OF ACCESSIBLE ELEMENTS PER DETAILS **21/A9.1**.
5. EXTEND FLOORING AND BASE UNDER ACCESSIBLE SINK BASE CABINETS.
6. INSULATE HOT WATER AND DRAIN PIPES AT SINKS PROVIDED WITH HOT WATER. SINKS WITHOUT HOT WATER SERVICE DO NOT REQUIRE PIPE INSULATION.
7. PROVIDE SOLID BLOCKING FOR CABINET MOUNTING PER DETAIL **24/A9.1**.
8. TYPICAL BASE CABINET MOUNTING PER DETAILS **4 & 8/A9.2**.
9. TYPICAL TALL CABINET MOUNTING PER DETAILS **4 & 8/A9.2**, SIMILAR.
10. PIPED UTILITIES SURFACE INSIDE ROOM IN UTILITY CHASE BEHIND CABINETS AND BELOW COUNTERTOP.
11. CASEWORK:
    - A. FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.
    - B. INSTALL CASEWORK PLUMB, LEVEL, WITH TIGHT, HAIRLINE, FLUSH JOINTS USING CONCEALED SHIMS.
    - C. PROVIDE MAXIMUM 3 INCH SCRIBE STRIPS FOR ALL LOCATIONS WHERE CABINETS ABUT OTHER WORK. SCRIBE AND CUT FOR ACCURATE FIT WITH HAIRLINE JOINERY. CUT TO FIT WHEN NOT SHOP-FABRICATED OR SHOP-CUT TO EXACT SIZE. DRILL PILOT HOLES AT CORNERS BEFORE MAKING CUT-OUTS.
    - D. TREAT ALL FACES OF SINK CUT-OUTS WITH TRANSPARENT SEALER BEFORE PLUMBING INSTALLATION

KEYNOTES

B23.09	WOOD WINDOW, PREFINISHED, SEE WINDOW SCHEDULE
C13.03	PLASTIC LAMINATE BASE CABINET, ADJUSTABLE SHELVES
C13.04	PLASTIC LAMINATE WALL CABINET, ADJUSTABLE SHELVES
C13.05	SOLID SURFACE COUNTER AND BACKSPLASH
C13.06	PLASTIC LAMINATE, ALL EXPOSED SURFACES
C13.07	PLASTIC LAMINATE TALL CABINET, ADJUSTABLE SHELVES
C13.08	PAINTED DOOR AND FRAME, SEE DOOR SCHEDULE
C13.09	GYPSUM BOARD SOFFIT, PAINT, SEE ROOM SCHEDULE
C13.10	42" SURFACE MOUNTED GRAB BAR
C13.11	36" SURFACE MOUNTED GRAB BAR
C13.12	SURFACE MOUNTED TOILET PAPER DISPENSER
C13.13	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL
C13.14	SURFACE MOUNTED SEAT COVER DISPENSER
C13.15	SURFACE MOUNTED SOAP DISPENSER
C23.01	RUBBER WALL BASE, SEE ROOM SCHEDULE
C23.02	TILE BASE, SEE ROOM SCHEDULE
C23.04	GYPSUM BOARD, PAINT, SEE ROOM SCHEDULE
C23.05	PAINT EXISTING WOOD DOOR, SEE DOOR SCHEDULE
C23.07	PAINT EXISTING METAL DOOR FRAME, SEE DOOR SCHEDULE
C23.09	WOOD TRIM, PAINT, SEE ROOM SCHEDULE
C23.10	WALL TILE, SEE ROOM SCHEDULE
C23.13	FIBERGLASS REINFORCED PLASTIC WALL PANEL, SEE ROOM SCHEDULE
C23.14	WOOD SCRIBE
C23.15	FIXED PANEL WITH FINISHED FACE
D23.02	WALL MOUNTED LAVATORY, SPD
D23.04	COUNTER MOUNTED SINK WITH ACCESSIBLE GARBAGE DISPOSAL, SPD
D23.05	COUNTER MOUNTED SINK, SPD
D23.08	FAUCET, SPD
E13.01	ACCESSIBLE DISHWASHER, SEE EQUIPMENT SCHEDULE
E13.02	REFRIGERATOR, ICE AND WATER, SEE EQUIPMENT SCHEDULE
E13.03	UNDERCOUNTER REFRIGERATOR, SEE EQUIPMENT SCHEDULE
E13.05	ELECTRIC SURFACE MOUNTED HAND DRYER. DRYER PROTRUDES 4" MAXIMUM FROM WALL
E23.02	PLASTIC LAMINATE SHELVES, ON ADJUSTABLE BRACKETS, WITH FIXED METAL STANDARDS
E23.03	FRAMED, SURFACE MOUNTED MIRROR
E23.04	WINDOW COVERING, MOUNT ON INTERIOR
E23.06	RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER
E23.07	TRASH BINS BY OWNER
E23.09	14"X14" FLUSH ACCESS PANEL
F13.02	WALL MOUNTED FIXED ROOF HATCH LADDER
H00.07	FLUSH CONTROL ON OPEN SIDE
H00.08	SEAT HEIGHT TO BE 17" MINIMUM AND 1" MAXIMUM MEASURED TO THE TOP OF SEAT

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SEAL:

LICENSED ARCHITECT — STATE OF CALIFORNIA — 10-31-25 — NOT FOR CONSTRUCTION

SHEET LOG

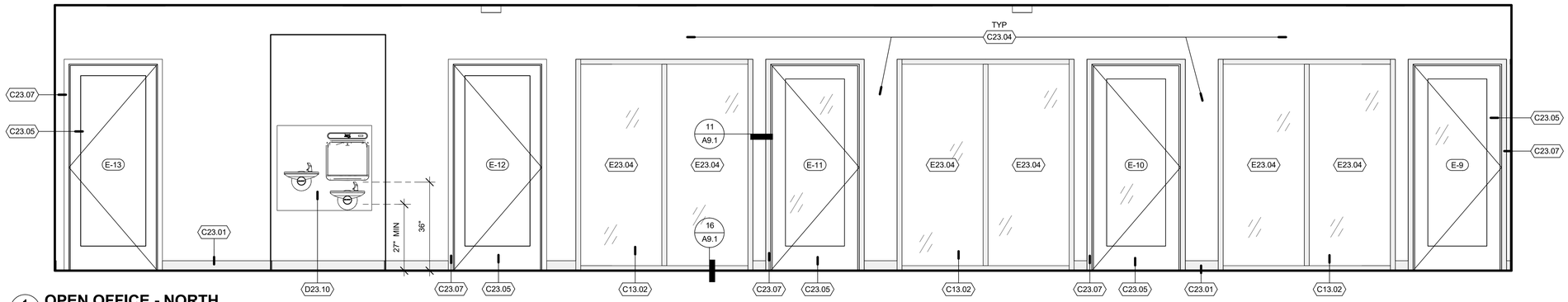
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

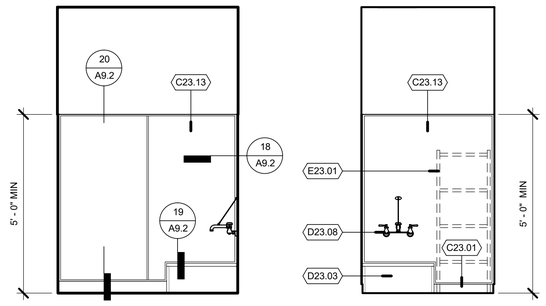
SHEET: **A5.1**

INTERIOR ELEVATIONS

ORIGINAL DATE: 6.05.2025

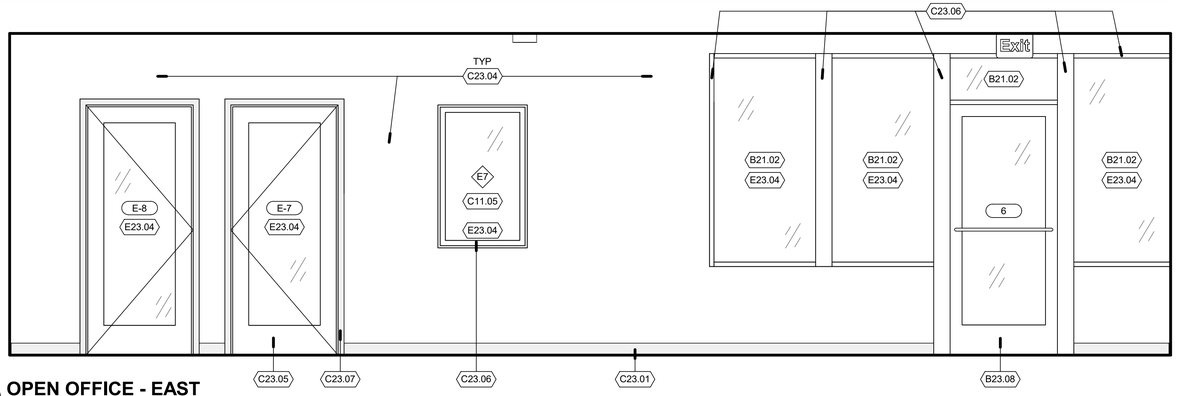


1 OPEN OFFICE - NORTH
A5.2 1/2" = 1'-0"

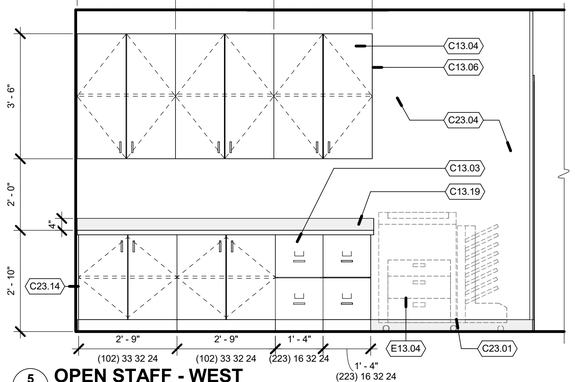


6 JANITOR - WEST
A5.2 1/2" = 1'-0"

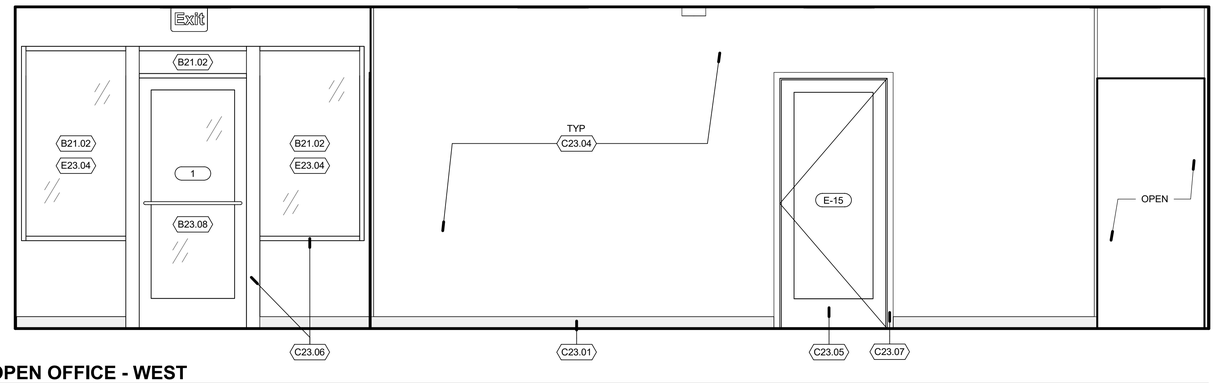
7 JANITOR - NORTH
A5.2 1/2" = 1'-0"



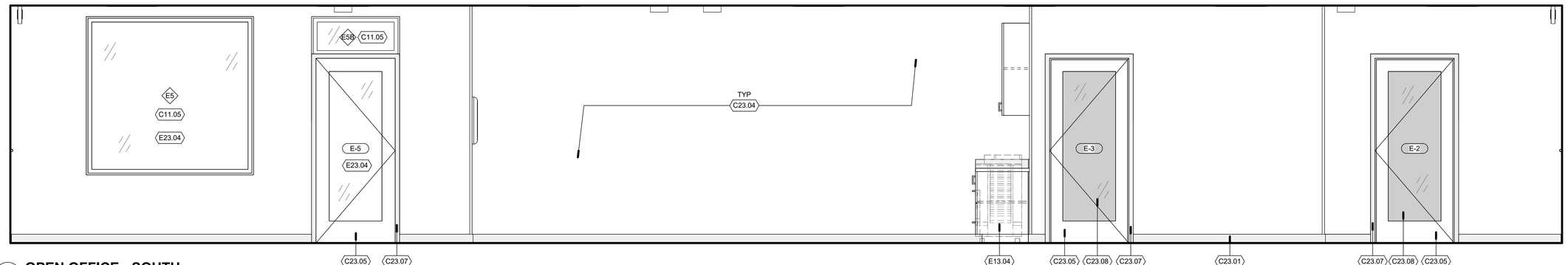
2 OPEN OFFICE - EAST
A5.2 1/2" = 1'-0"



5 OPEN STAFF - WEST
A5.2 1/2" = 1'-0"



3 OPEN OFFICE - WEST
A5.2 1/2" = 1'-0"



4 OPEN OFFICE - SOUTH
A5.2 1/2" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

1. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
2. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR EQUIPMENT, DEVICES, LIGHT FIXTURES AND REGISTERS NOT OTHERWISE NOTED.
3. LOCATE FLUSH VALVE HANDLES AT THE WIDE SIDE OF THE ACCESSIBLE STALL.
4. TYPICAL MOUNTING HEIGHTS OF ACCESSIBLE ELEMENTS PER DETAILS **21/A9.1**.
5. EXTEND FLOORING AND BASE UNDER ACCESSIBLE SINK BASE CABINETS.
6. INSULATE HOT WATER AND DRAIN PIPES AT SINKS PROVIDED WITH HOT WATER. SINKS WITHOUT HOT WATER SERVICE DO NOT REQUIRE PIPE INSULATION.
7. PROVIDE SOLID BLOCKING FOR CABINET MOUNTING PER DETAIL **24/A9.1**.
8. TYPICAL BASE CABINET MOUNTING PER DETAILS **4 & 8/A9.2**.
9. TYPICAL TALL CABINET MOUNTING PER DETAILS **4 & 8/A9.2**, SIMILAR.
10. PIPED UTILITIES SURFACE INSIDE ROOM IN UTILITY CHASE BEHIND CABINETS AND BELOW COUNTERTOP.
11. CASEWORK:
    - A. FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION.
    - B. INSTALL CASEWORK PLUMB, LEVEL, WITH TIGHT, HAIRLINE, FLUSH JOINTS USING CONCEALED SHIMS.
    - C. PROVIDE MAXIMUM 3 INCH SCRIBE STRIPS FOR ALL LOCATIONS WHERE CABINETS ABUT OTHER WORK. SCRIBE AND CUT FOR ACCURATE FIT WITH HAIRLINE JOINERY. CUT TO FIT WHEN NOT SHOP-FABRICATED OR SHOP-CUT TO EXACT SIZE. DRILL PILOT HOLES AT CORNERS BEFORE MAKING CUT-OUTS.
    - D. TREAT ALL FACES OF SINK CUT-OUTS WITH TRANSPARENT SEALER BEFORE PLUMBING INSTALLATION

KEYNOTES

B21.02	EXISTING INSULATED FIXED GLAZING, TO REMAIN, PROTECT IN PLACE
B23.08	ALUMINUM STOREFRONT DOOR WITH INSULATED GLAZING, SEE DOOR SCHEDULE
C11.05	EXISTING GLAZED BORROWED LITE, TO REMAIN, PROTECT IN PLACE
C13.02	TEMPERED SINGLE PANE GLAZING IN PAINTED METAL FRAME, TO MATCH EXISTING FRAMES
C13.03	PLASTIC LAMINATE BASE CABINET, ADJUSTABLE SHELVES
C13.04	PLASTIC LAMINATE WALL CABINET, ADJUSTABLE SHELVES
C13.06	PLASTIC LAMINATE, ALL EXPOSED SURFACES
C13.19	PLASTIC LAMINATE COUNTERTOP AND BACKSPLASH
C23.01	RUBBER WALL BASE, SEE ROOM SCHEDULE
C23.04	GYPSUM BOARD, PAINT, SEE ROOM SCHEDULE
C23.05	PAINT EXISTING WOOD DOOR, SEE DOOR SCHEDULE
C23.06	PAINT EXISTING WOOD TRIM, SEE ROOM SCHEDULE
C23.07	PAINT EXISTING METAL DOOR FRAME, SEE DOOR SCHEDULE
C23.08	TRANSLUCENT GLAZING FILM, WHITE, SEE DOOR SCHEDULE
C23.13	FIBERGLASS REINFORCED PLASTIC WALL PANEL, SEE ROOM SCHEDULE
C23.14	WOOD SCRIBE
D23.03	FLOOR MOUNTED JANITOR SINK, SPD
D23.08	FAUCET, SPD
D23.10	ACCESSIBLE HI-LOW FILTERED WATER DRINKING FOUNTAIN AND BOTTLE FILLER, INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO MEET ACCESSIBILITY REQUIREMENTS, SPD
E13.04	COPIER / PRINTER, SEE EQUIPMENT SCHEDULE
E23.01	FREESTANDING SHELVES BY OWNER
E23.04	WINDOW COVERING, MOUNT ON INTERIOR

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SHEET LOG

REV #	DATE:	ISSUED FOR:

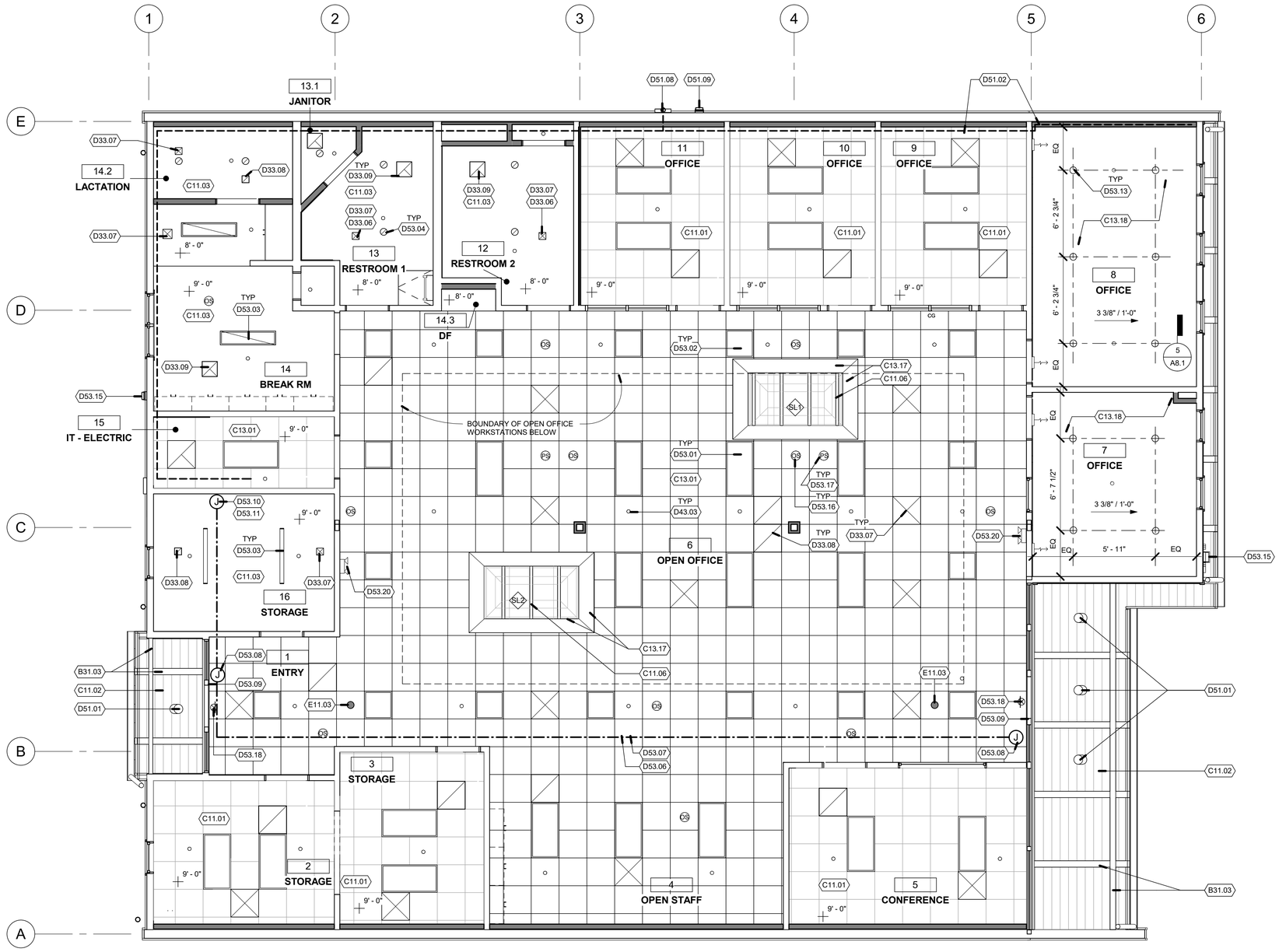
JOB NUMBER: 1207

SHEET:

A5.2

INTERIOR ELEVATIONS

ORIGINAL DATE: 6.05.2025



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

NORTH TRUE NORTH PLAN

REFLECTED CEILING PLAN GENERAL NOTES

1. REPAIR AND REPLACE ALL EXISTING SURFACES AND FINISHES TO MATCH EXISTING UNDISTURBED WORK.
2. CEILING MATERIALS NOT OTHERWISE INDICATED SHALL BE GYPSUM BOARD OVER WOOD JOISTS. CEILING FRAMING PER STRUCTURAL DETAIL(S).
3. SUSPENDED CEILING SYSTEM PER DETAILS **23/A9.4**.

KEYNOTES

B31.03	EXISTING EXPOSED ROOF STRUCTURE TO BE PAINTED
C11.01	EXISTING SUSPENDED 2X4 CEILING GRID SYSTEM TO REMAIN, PROTECT IN PLACE
C11.02	EXISTING EXPOSED WOOD CEILING AND STRUCTURE TO REMAIN. PREPARE AND PAINT
C11.03	EXISTING GYPSUM BOARD CEILING TO REMAIN. SEE ROOM SCHEDULE FOR NEW PAINT INFORMATION
C11.06	EXISTING EXPOSED ROOF JOISTS. PREPARE AND PAINT
C13.01	SUSPENDED 2X4 CEILING GRID WITH 2X2 ACOUSTIC TILE LOOK
C13.17	GYPSUM BOARD SKYLIGHT WELL, PAINT, SEE ROOM SCHEDULE
C13.18	SLOPED GYPSUM CEILING ON METAL FURRING, PAINT, SEE ROOM SCHEDULE
D33.06	SUPPLY REGISTER TO HAVE ITS OWN DEDICATED LINE AT RESTROOMS, TYPICAL
D33.07	HVAC SUPPLY AIR REGISTER, SMD
D33.08	HVAC RETURN AIR GRILLE, SMD
D33.09	HVAC EXHAUST FAN, SMD
D43.03	FIRE SPRINKLER HEAD, SEE FIRE PROTECTION DRAWINGS, TYP
D51.01	EXISTING EXTERIOR CEILING MOUNTED LIGHT FIXTURE TO REMAIN. REPLACE THE LAMP AND PROVIDE NEW PHOTOCONTROL OR ASTRONOMICAL TIMECLOCK TO SET TO DUSK TO DAWN, SED
D51.02	EXISTING 2" CONDUIT WITH FIBER OPTIC CABLE TO REMAIN. VIF
D51.08	EXISTING ENTRANCE POINT OF FIBER OPTIC CABLE CONNECTION TO THE MAIN BUILDING TO REMAIN
D51.09	EXISTING WALL MOUNTED FIXTURE TO REMAIN
D53.01	2X4 LIGHT FIXTURE, SED
D53.02	2X2 LIGHT FIXTURE, SED
D53.03	1X4 SURFACE MOUNTED LIGHT FIXTURE, SED
D53.04	6" RECESSED CAN LIGHT, SED
D53.06	1" CONDUIT ABOVE CEILING, COORDINATE WITH OWNER'S SECURITY CONTRACTOR
D53.07	LOW VOLTAGE WIRE BY OWNER'S SECURITY CONTRACTOR
D53.08	JUNCTION BOX ABOVE CEILING OR ALTERNATE TROUGH SYSTEM, COORDINATE WITH OWNER'S SECURITY CONTRACTOR
D53.09	LOW VOLTAGE DOOR CONTROLS BY OWNER'S SECURITY CONTRACTOR
D53.10	JUNCTION BOX ABOVE CEILING, COORDINATE WITH OWNER'S SECURITY CONTRACTOR
D53.11	POWER SUPPLY AND HARDWARE BY OWNER'S SECURITY CONTRACTOR
D53.13	6" RECESSED CAN LIGHT IN SLOPED CEILING, SED
D53.15	EXTERIOR WALL MOUNTED FIXTURE, SED
D53.16	OCCUPANCY SENSOR, SED
D53.17	PHOTO SENSOR, SED
D53.18	COMBO EXIT/ EMERGENCY LIGHT, SED
D53.20	EMERGENCY EXIT LIGHT, SED
E11.03	RELOCATED (E) SECURITY CAMERA, RECONNECT TO IDF RACK IN THE IT-ELECTRIC ROOM

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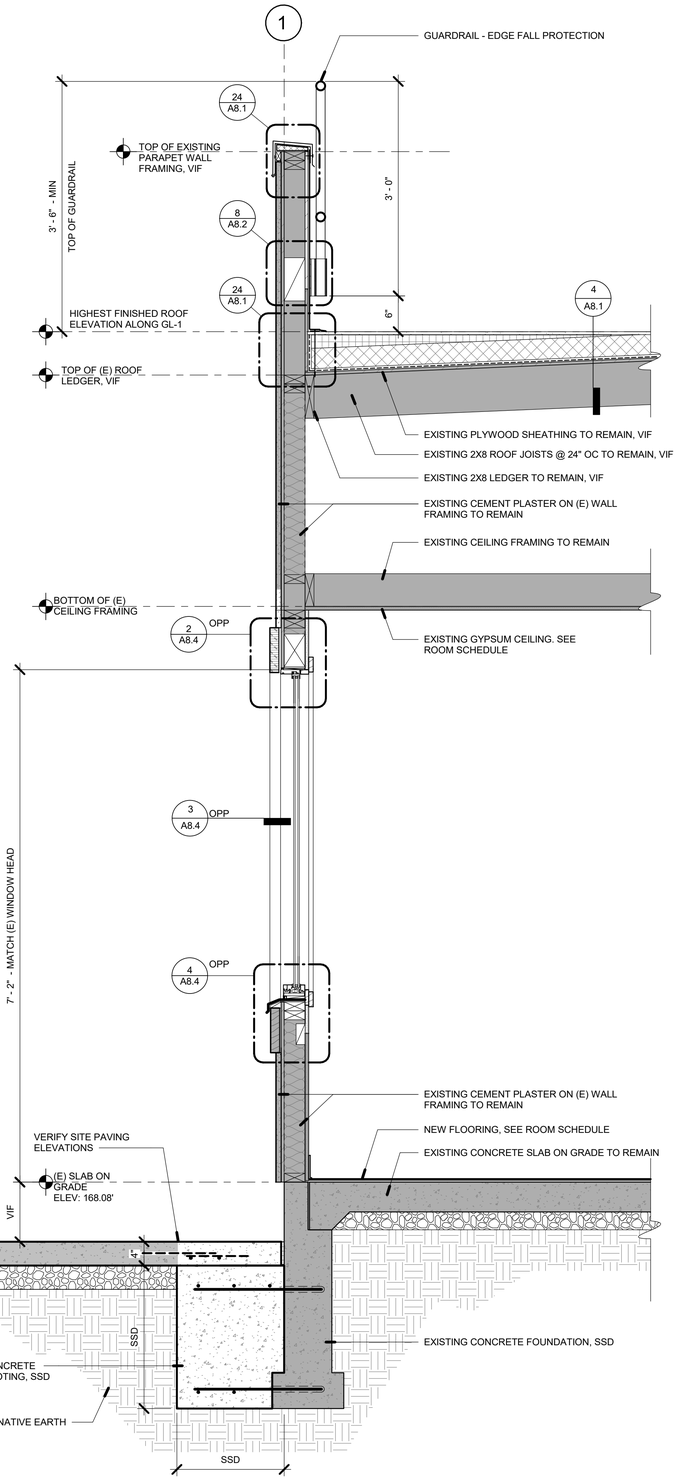
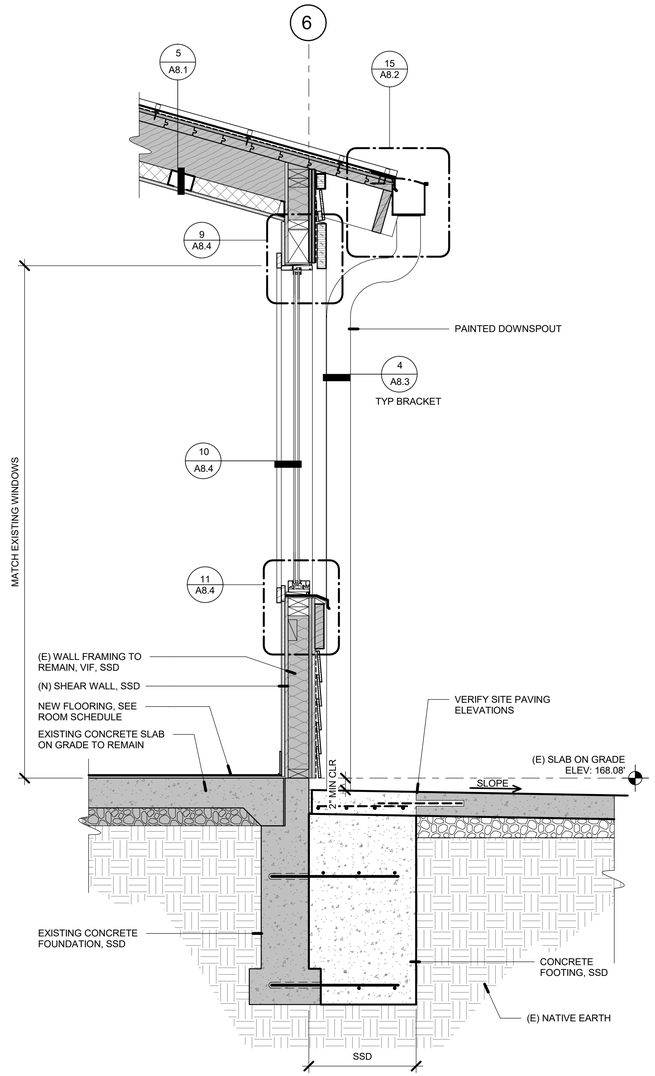
SHEET: **A6.1**

REFLECTED CEILING PLAN

ORIGINAL DATE: 6.05.2025



1 WALL SECTION 1
A7.1 — 1" = 1'-0"



2 WALL SECTION 2
A7.1 — 1" = 1'-0"

BUILDING SECTION GENERAL NOTES

1. ELEVATIONS SHOWN ARE MEASURED FROM FINISHED FLOOR DATUM FOR THIS BUILDING. REFER TO CIVIL ENGINEERING DRAWINGS FOR ELEVATIONS RELATIVE TO THE REST OF THE SITE AND FOR SITE FEATURES NOT OTHERWISE INDICATED.
2. REFER TO ROOM SCHEDULE FOR FINISHES, TYPICAL.
3. REFER TO INTERIOR ELEVATIONS FOR INFORMATION AND FEATURES NOT SHOWN.
4. FLASH AND SEAL ALL PENETRATIONS THROUGH EXTERIOR ROOFS AND WALLS, AND FLOORS WEATHER TIGHT AND WATERPROOF. PACK ALL PENETRATIONS THROUGH THE BUILDING INSULATION ENVELOPE WITH INSULATION.
5. FLASH ALL WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR WALL OPENINGS PER DETAIL **24/A8.4**.
6. EXTERIOR WALL INSULATION IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL INSULATION DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE THERMAL BARRIER MATCHING ORIGINAL DESIGN.
7. ROOF AND EXTERIOR WALL FIRE RATING IS EXISTING, INSTALLED AS PART OF APPROVED BUILDING CONSTRUCTION. REPAIR AND PATCH ALL FIRE-RATED ASSEMBLIES DISTURBED BY NEW CONSTRUCTION. PROVIDE AND MAINTAIN COMPLETE FIRE-RATED ASSEMBLIES MATCHING ORIGINAL DESIGN.
8. FIREBLOCKING, CBC 718.2.: PROVIDE MATERIALS COMPLYING WITH CBC 718.2.1 AT CONCEALED SPACES, FURRED SPACES, CEILING/FLOOR LEVELS AND 10'-0" INTERVALS ALONG LENGTH OF WALL. SOFFITS, DROP CEILINGS, AND COVE CEILINGS, CONCEALED PLACES BETWEEN STAIR STRINGERS & BETWEEN STUDS IN LINE WITH STAIR RUN, AND ALL LOCATIONS LISTED IN CBC 718.2.2 THROUGH 718.2.7.

GENERAL NOTES

1. GENERAL EXTENTS OF EXISTING CONSTRUCTION TO REMAIN ARE GRAPHICALLY SHOWN WITH A GRAY OVERLAY TO ASSIST THE CONTRACTOR. CONTRACTOR SHOULD REVIEW ALL WRITTEN NOTES FOR ELEMENTS THAT ARE NEW AND EXISTING AND SHOULD COORDINATE WITH ALL TRADES FOR THE EXTENT OF THE NEW WORK
2. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS
3. CONTRACTOR SHALL SEAL ALL PENETRATIONS. REFER TO PROJECT MANUAL FOR SEALANT, TYPICAL. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION

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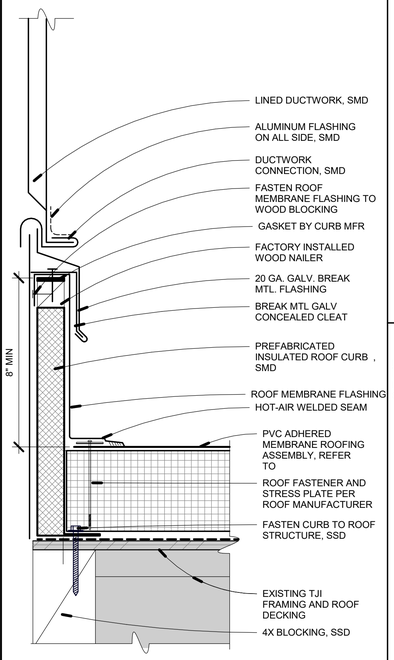
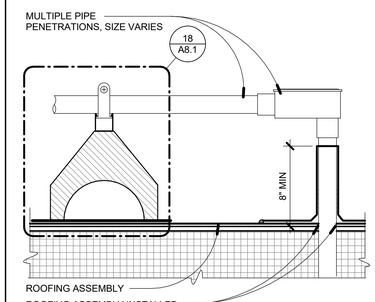
SHEET: **A7.1**

WALL SECTIONS

ORIGINAL DATE: 6.05.2025

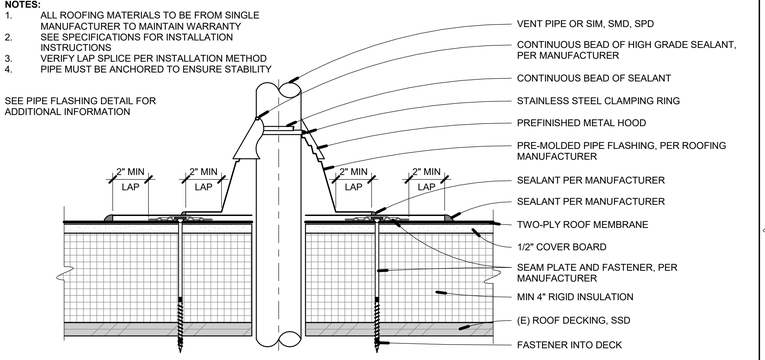


21 / A8.1 DUCT PENETRATION @ ROOF, TYP
3" = 1'-0"

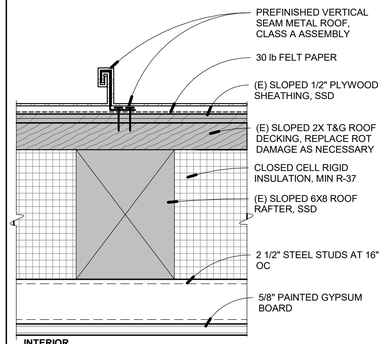


17 / A8.1 CONDUIT PENETRATION
3" = 1'-0"

NOTES:
1. ALL ROOFING MATERIALS TO BE FROM SINGLE MANUFACTURER TO MAINTAIN WARRANTY
2. SEE SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS
3. VERIFY LAP SPLICE PER INSTALLATION METHOD
4. PIPE MUST BE ANCHORED TO ENSURE STABILITY



13 / A8.1 PIPE BOOT DETAIL, TYPICAL
3" = 1'-0"



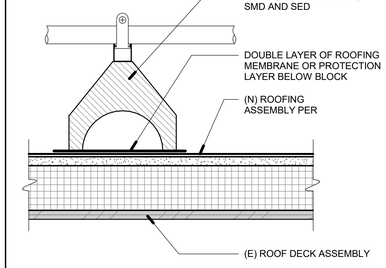
INTERIOR

5 / A8.1 ROOF/CEILING ASSEMBLY
3" = 1'-0"

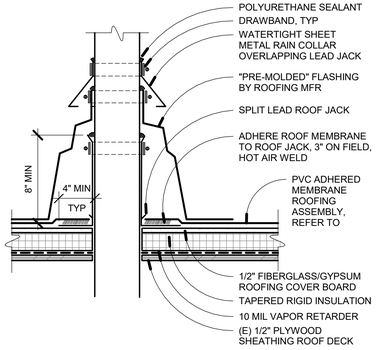
GENERAL NOTES

1. GENERAL EXTENTS OF EXISTING CONSTRUCTION TO REMAIN ARE GRAPHICALLY SHOWN WITH A GRAY OVERLAY TO ASSIST THE CONTRACTOR. CONTRACTOR SHOULD REVIEW ALL WRITTEN NOTES FOR ELEMENTS THAT ARE NEW AND EXISTING AND SHOULD COORDINATE WITH ALL TRADES FOR THE EXTENT OF THE NEW WORK
2. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS
3. CONTRACTOR SHALL SEAL ALL PENETRATIONS. REFER TO PROJECT MANUAL FOR SEALANT, TYPICAL. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION

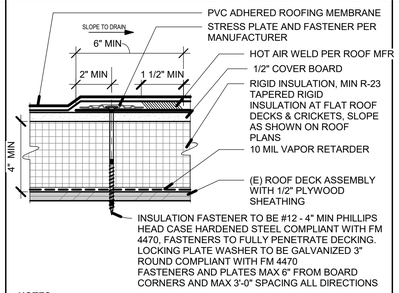
NOTES:
DOUBLE LAYER BENEATH SUPPORT BLOCK SHALL BE MIN 2" LARGER THAN SUPPORT IN ALL DIMENSIONS.



18 / A8.1 ROOF SUPPORT BLOCK, TYP UON
3" = 1'-0"

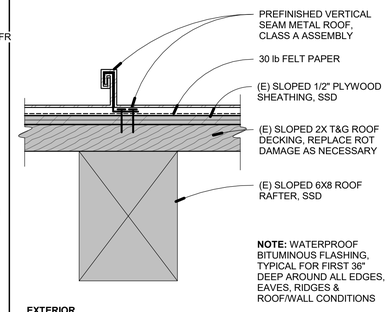


14 / A8.1 PLUMBING STACK FLASHING
1 1/2" = 1'-0"



NOTES:
1. ALL ROOFING MATERIALS TO BE FROM SINGLE MFR TO MAINTAIN WARRANTY
2. SEE SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS
3. VERIFY LAP SPLICE PER INSTALLATION METHOD
4. ALL FASTENERS TO BE FROM SINGLE MFR TO MAINTAIN WARRANTY
5. FASTENERS MUST BE COMPATIBLE W/ ROOFING MANUFACTURER

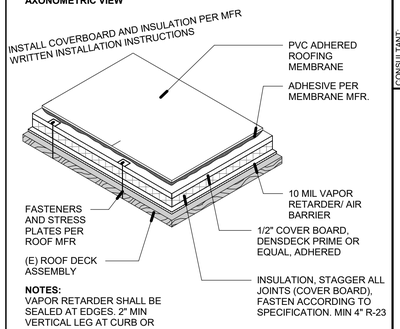
10 / A8.1 MEMBRANE SPLICE - INSUL FAST.
3" = 1'-0"



EXTERIOR

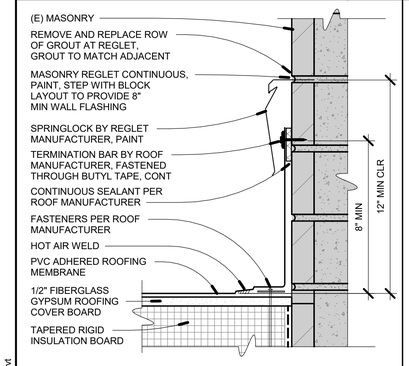
6 / A8.1 TYP METAL ROOF ASSEMBLY
3" = 1'-0"

AXONOMETRIC VIEW

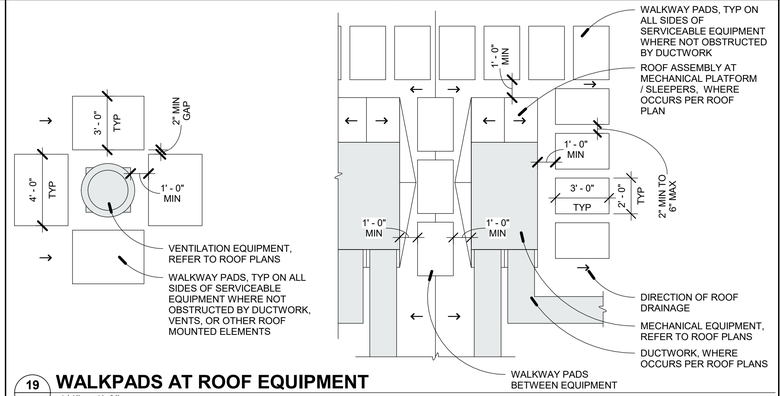


NOTES:
VAPOR RETARDER SHALL BE SEALED AT EDGES. 2" MIN VERTICAL LEG AT CURB OR WALL ASSEMBLIES.

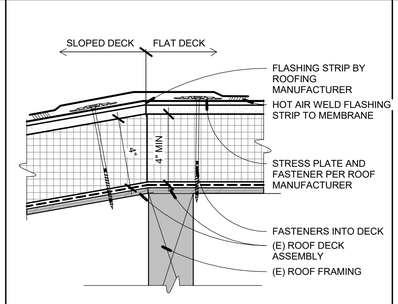
2 / A8.1 PVC ROOF ASSEMBLY
6" = 1'-0"



23 / A8.1 ROOF TERMINATION @ CMU WALL
3" = 1'-0"

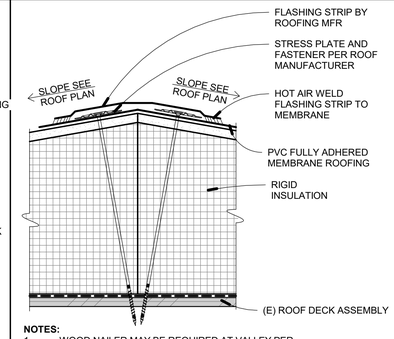


19 / A8.1 WALKPADS AT ROOF EQUIPMENT
1/4" = 1'-0"



NOTES:
1. WOOD NAILER MAY BE REQUIRED AT RIDGE PER MFR WRITTEN INSTALLATION INSTRUCTIONS
2. VERIFY LAP SPLICE PER INSTALLATION METHOD

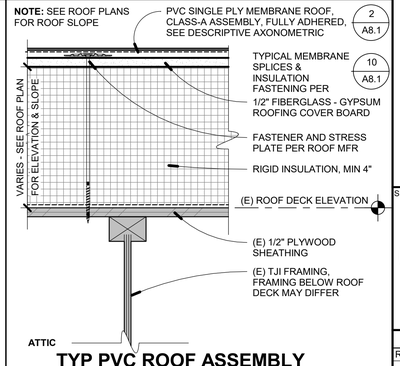
11 / A8.1 SLOPE TO FLAT TRANSITION
3" = 1'-0"



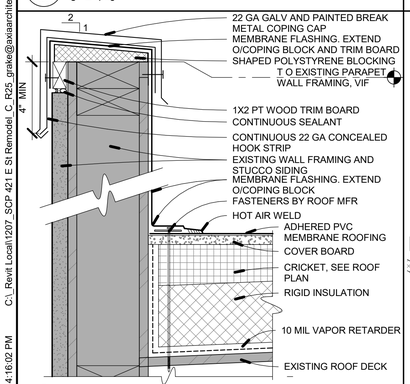
NOTES:
1. WOOD NAILER MAY BE REQUIRED AT VALLEY PER MFR WRITTEN INSTALLATION INSTRUCTIONS
2. VERIFY LAP SPLICE PER INSTALLATION METHOD

7 / A8.1 SLOPE TRANSITION AT RIDGE
3" = 1'-0"

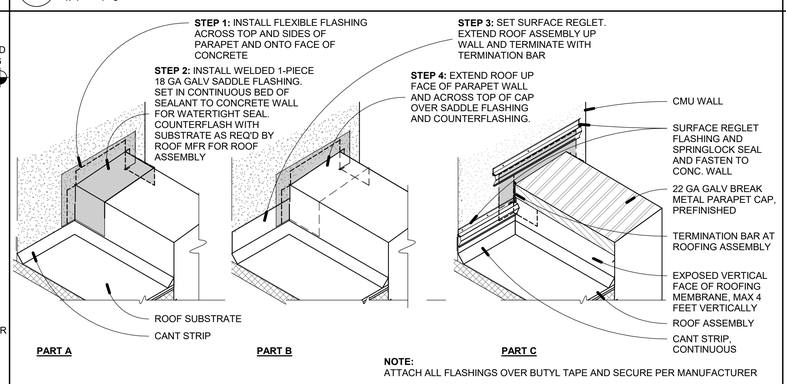
NOTE: SEE ROOF PLANS FOR ROOF SLOPE



3 / A8.1 TYP PVC ROOF ASSEMBLY FLAT DECK
3" = 1'-0"

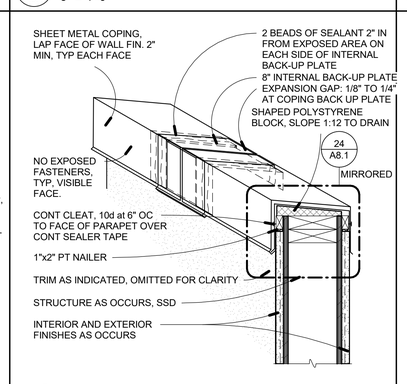


24 / A8.1 ROOF TERMINATION / COPING CAP
3" = 1'-0"

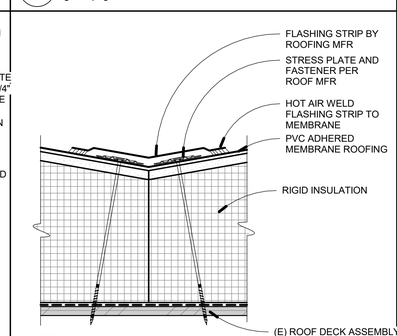


NOTE:
ATTACH ALL FLASHINGS OVER BUTYL TAPE AND SECURE PER MANUFACTURER

20 / A8.1 PARAPET SADDLE FLASHING @ CMU WALL
3/4" = 1'-0"



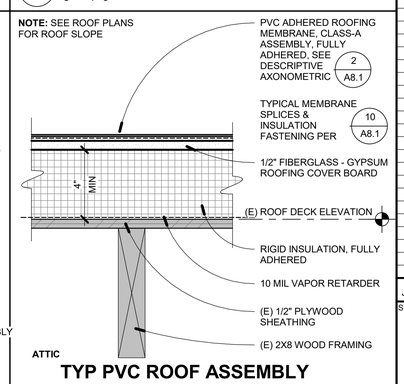
12 / A8.1 PARAPET COPING - LAPS
1 1/2" = 1'-0"



NOTES:
1. WOOD NAILER MAY BE REQUIRED AT VALLEY PER MFR WRITTEN INSTALLATION INSTRUCTIONS
2. VERIFY LAP SPLICE PER INSTALLATION METHOD

8 / A8.1 SLOPE TRANSITION AT VALLEY
3" = 1'-0"

NOTE: SEE ROOF PLANS FOR ROOF SLOPE



4 / A8.1 TYP PVC ROOF ASSEMBLY SLOPED DECK
3" = 1'-0"

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SHEET: **A8.1**

ROOF DETAILS

ORIGINAL DATE: 6.05.2025

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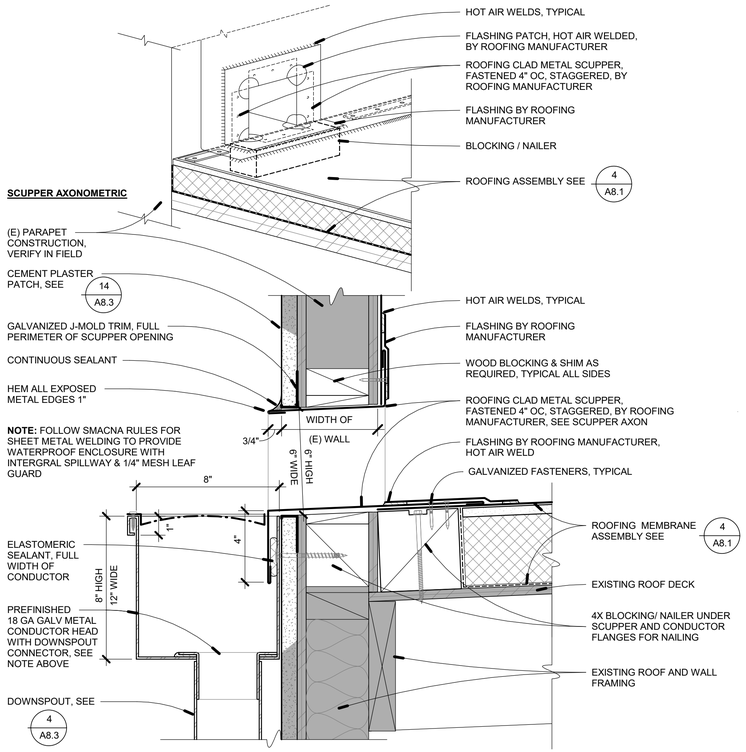
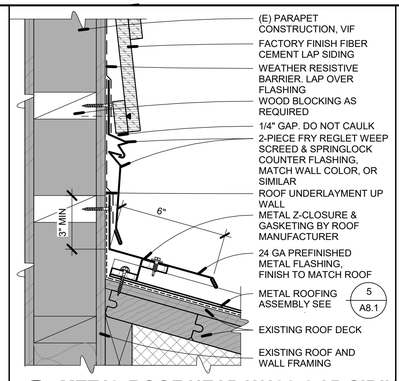
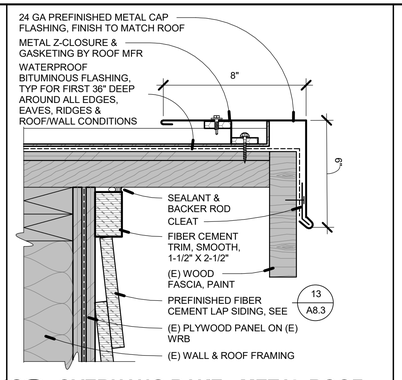


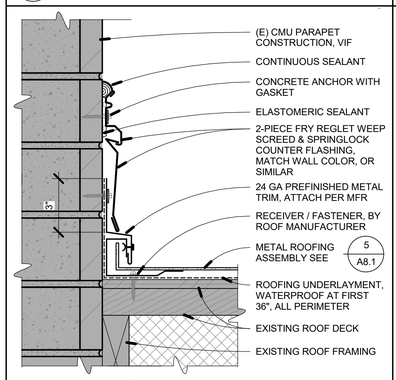
22 A8.2 **THRU-WALL SCUPPER - TO CONDUCTOR HEAD**
3" = 1'-0"



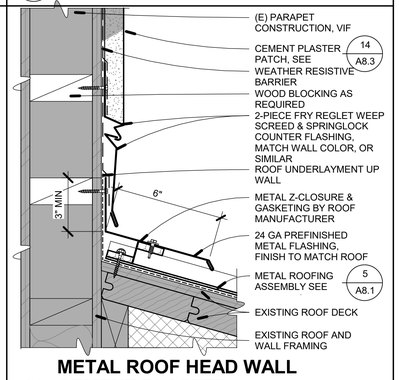
13 A8.2 **METAL ROOF HEAD WALL-LAP SIDING**
3" = 1'-0"



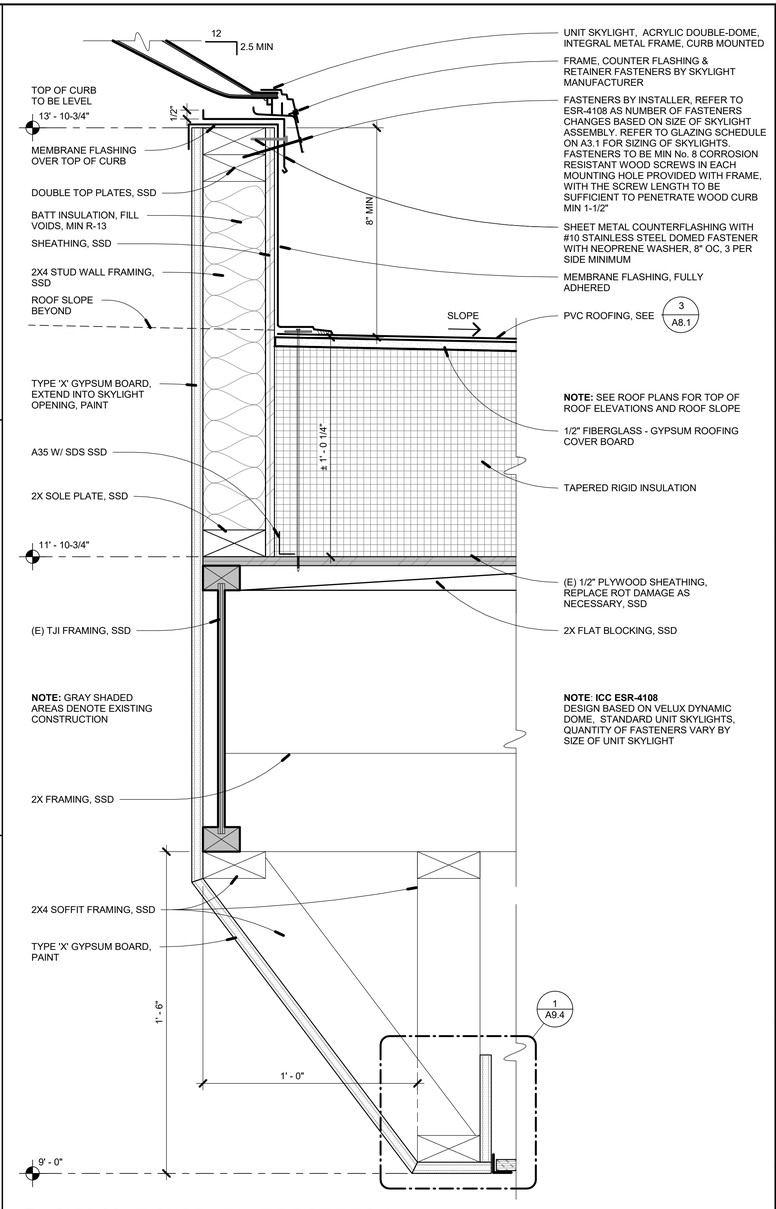
9 A8.2 **OVERHANG RAKE - METAL ROOF**
3" = 1'-0"



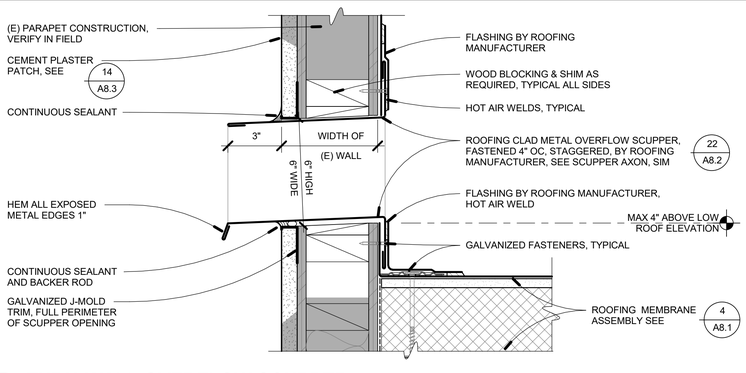
14 A8.2 **METAL ROOF RAKE WALL**
3" = 1'-0"



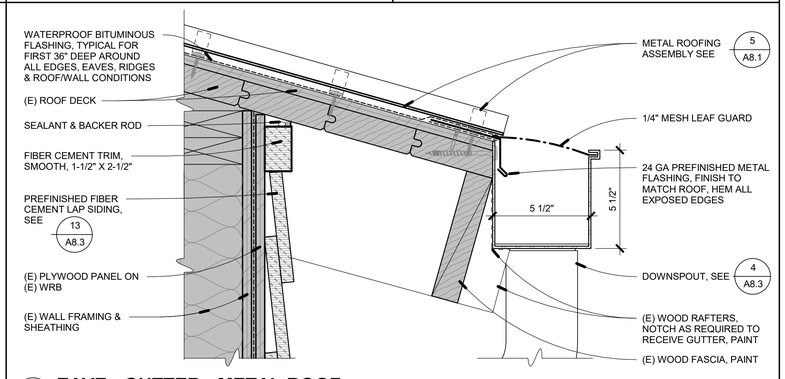
10 A8.2 **METAL ROOF HEAD WALL CEMENT PLASTER**
3" = 1'-0"



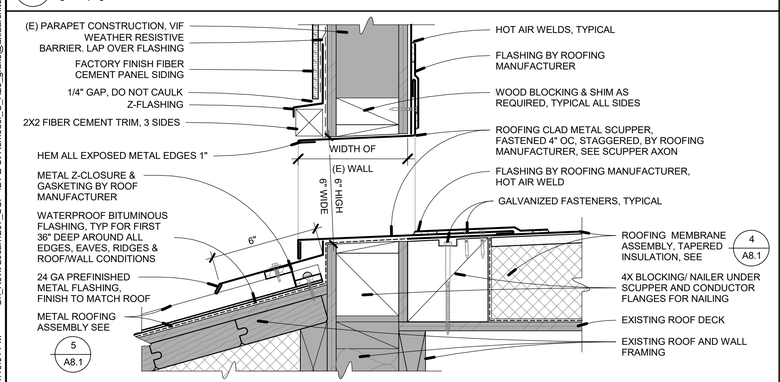
7 A8.2 **SKYLIGHT CURB - FLAT ROOF DECK**
3" = 1'-0"



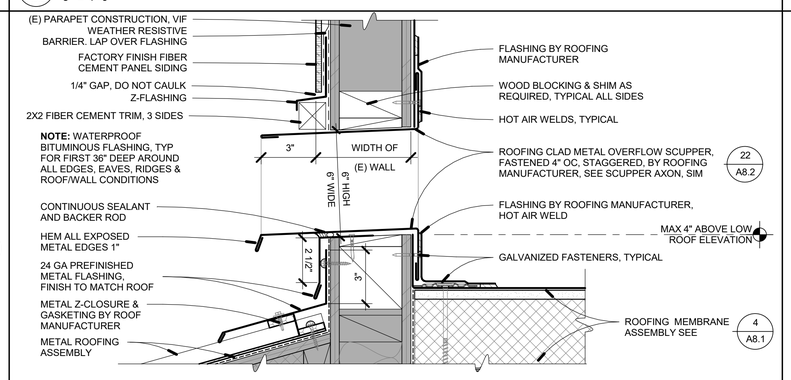
23 A8.2 **THRU-WALL OVERFLOW SCUPPER**
3" = 1'-0"



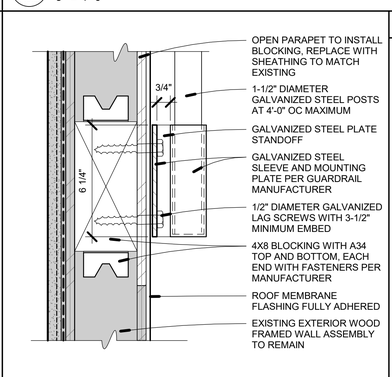
15 A8.2 **EAVE - GUTTER - METAL ROOF**
3" = 1'-0"



24 A8.2 **THRU-WALL SCUPPER - TO METAL ROOF**
3" = 1'-0"



16 A8.2 **THRU-WALL OVERFLOW SCUPPER - TO METAL ROOF**
3" = 1'-0"



8 A8.2 **GUARDRAIL ATTACHMENT**
3" = 1'-0"

GENERAL NOTES

1. GENERAL EXTENTS OF EXISTING CONSTRUCTION TO REMAIN ARE GRAPHICALLY SHOWN WITH A GRAY OVERLAY TO ASSIST THE CONTRACTOR. CONTRACTOR SHOULD REVIEW ALL WRITTEN NOTES FOR ELEMENTS THAT ARE NEW AND EXISTING AND SHOULD COORDINATE WITH ALL TRADES FOR THE EXTENT OF THE NEW WORK
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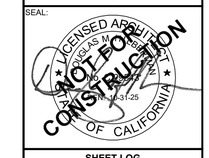
SEAL:



SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET:

A8.2

ROOF AND EXTERIOR DETAILS

ORIGINAL DATE: 6.05.2025

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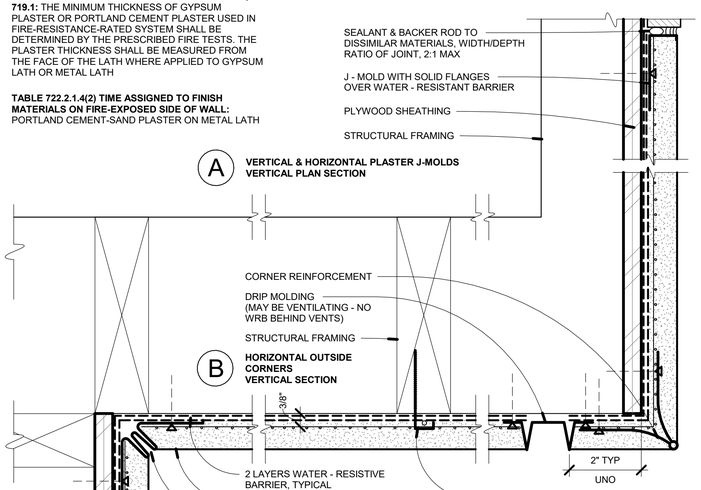
FIRE-RESISTANCE REQUIREMENTS FOR PLASTER, 719.1: THE MINIMUM THICKNESS OF GYPSUM PLASTER OR PORTLAND CEMENT PLASTER USED IN FIRE-RESISTANCE-RATED SYSTEM SHALL BE DETERMINED BY THE PRESCRIBED FIRE TESTS. THE PLASTER THICKNESS SHALL BE MEASURED FROM THE FACE OF THE LATH WHERE APPLIED TO GYPSUM LATH OR METAL LATH

TABLE 722.2.1.4(2) TIME ASSIGNED TO FINISH MATERIALS ON FIRE-EXPOSED SIDE OF WALL:
PORTLAND CEMENT-SAND PLASTER ON METAL LATH



A **VERTICAL & HORIZONTAL PLASTER J-MOLDS VERTICAL PLAN SECTION**

B **HORIZONTAL OUTSIDE CORNERS VERTICAL SECTION**

D **VERTICAL & HORIZONTAL INSIDE CORNERS, VERTICAL & PLAN SECTION**

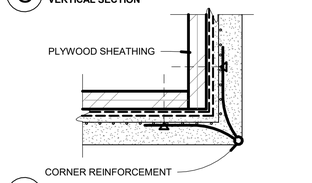
E **HORIZONTAL REVEAL VERTICAL SECTION**

F **VERTICAL CONTROL JOINTS HORIZONTAL SECTION**

G **HORIZONTAL & DIAGONAL CONTROL JOINTS VERTICAL SECTION**

H **VERTICAL PLASTER SURFACES VERTICAL SECTION**

I **WEEP SCREEDS VERTICAL SECTION**

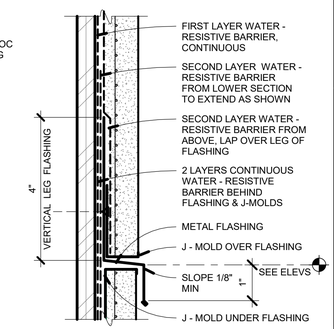


C **HORIZONTAL PLASTER SURFACES (SOFFITS, ETC) VERTICAL SECTION**

J **OUTSIDE CORNER PLAN SECTION**

EXTERIOR CEMENT PLASTER, 7/8" MINIMUM, PER 2022 CBC, SECTION 2512, ACCEPTABLE AS PART OF ONE-HOUR RATED ASSEMBLY PER CBC TABLE 7-B

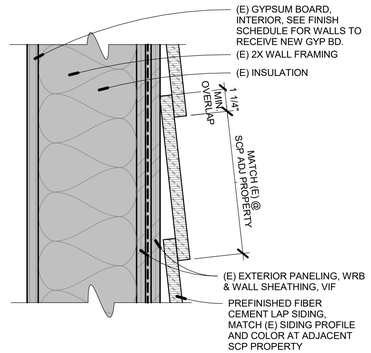
COORDINATE WITH CONTINUOUS WATER-RESISTIVE BARRIER & OPENING FLASHINGS, WEATHER ALL LAPS TO DIRECT WATER TO THE EXTERIOR, SEE



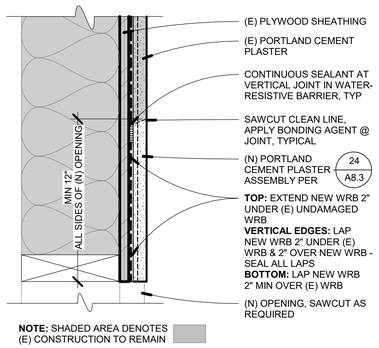
NOTE: CONDITIONS WHERE CEMENT PLASTER EXTERIOR WALLS EXCEED 16 FOOT HEIGHT OR HAVE MULTIPLE STORIES

K **HORIZONTAL JOINT AT TALL WALLS VERTICAL SECTION**

24 / A8.3 CEMENT PLASTER ASSEMBLY 6" = 1'-0"

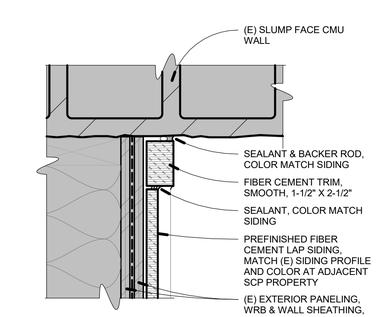


13 / A8.3 EXTERIOR SIDING ON (E) WALL 3" = 1'-0"

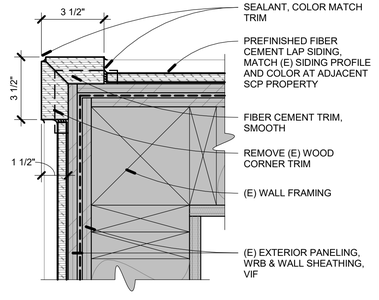


NOTE: SHADED AREA DENOTES (E) CONSTRUCTION TO REMAIN

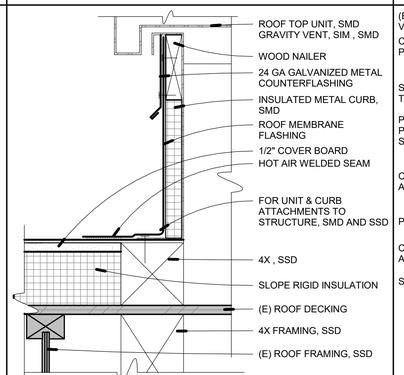
14 / A8.3 PLASTER PATCH - NEW OPENING 3" = 1'-0"



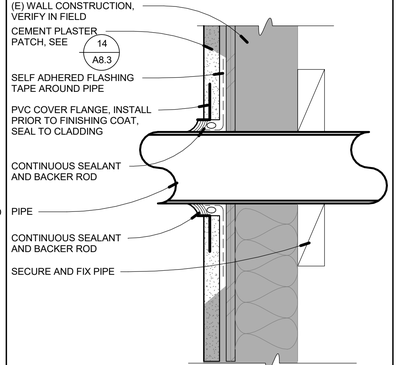
15 / A8.3 CORNER (E) CMU - SIDING 3" = 1'-0"



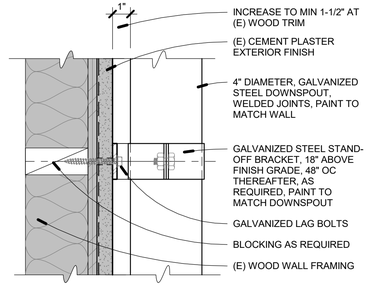
16 / A8.3 CORNER TRIM - SIDING 3" = 1'-0"



12 / A8.3 MANUFACTURED CURB DETAIL 3" = 1'-0"



8 / A8.3 PIPE PENETRATION AT WALL 3" = 1'-0"



NOTE: SIMILAR MOUNTING CONDITIONS:
1. (E) CMU BLOCK WALLS, USE GALVANIZED MASONRY ANCHORS
2. (E) WOOD FRAMED WALL WITH FIBER CEMENT SIDING, USE SIMILAR GALVANIZED LAG BOLTS

4 / A8.3 DOWNSPOUT BRACKET 3" = 1'-0"

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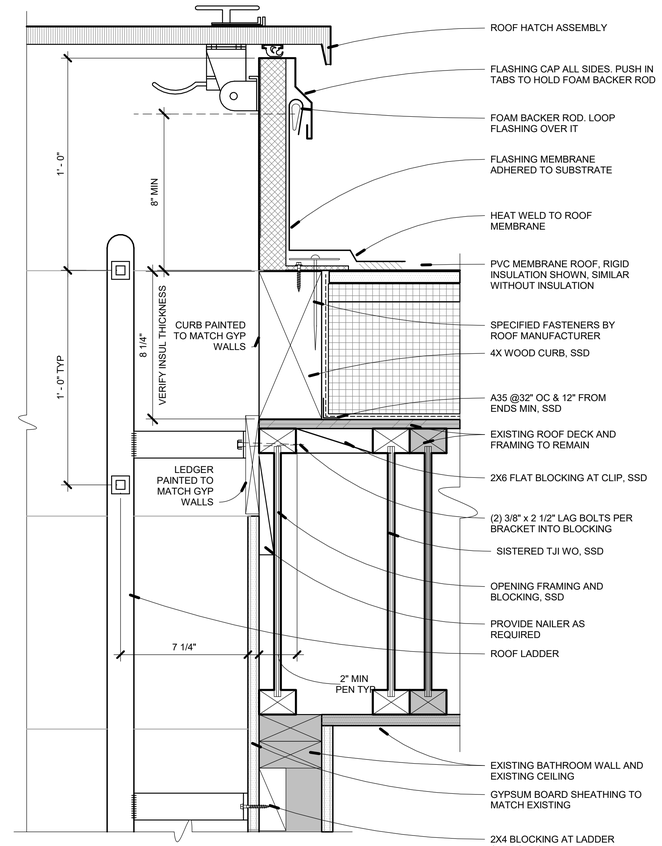

7 / A8.3 ROOF HATCH AND LADDER 3" = 1'-0"

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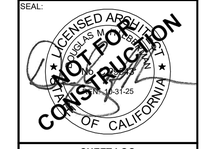

SHEET LOG

REV #	DATE:	ISSUED FOR:

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ROOF AND EXTERIOR DETAILS

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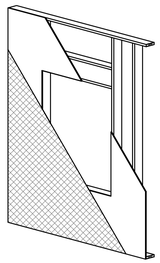
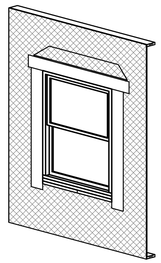


START WITH A ROUGH OPENING SIZED IN ACCORDANCE WITH WINDOW OR DOOR MANUFACTURER'S REQUIREMENTS

REFERENCE AIR SEALING DETAILS FOR PROPER INSTALLATION OF WALL SHEATHING TO WALL FRAMING.

INSTALL WEATHER RESISTIVE BARRIER (WRB) IN SHINGLE/OVERLAPPING FASHION WITH APPROVED FASTENERS. ALIGN AND TAPE ALL FASTENERS AND PUNCTURES. WRB TO EXTEND CONTINUOUSLY OVER WINDOW OPENINGS

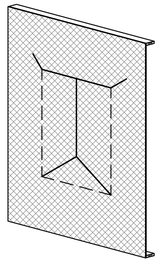
1



INSTALL ADHESIVE BACKED JAMB FLASHING FIRST, OVERLAPPING NAILING FIN (IF APPLICABLE).

INSTALL ADHESIVE BACKED HEAD FLASHING, OVERLAPPED NAILING FIN (IF APPLICABLE) AND JAMB FLASHING.

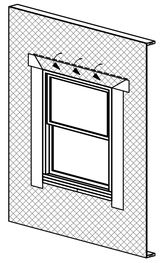
6



MAKE MODIFIED "I" CUT IN WRB CENTERED ON WINDOW OPENING BEYOND

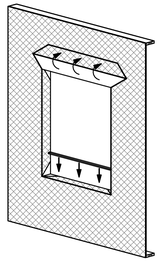
CUT ALONG SOLID LINE, FOLD IN AT DASHED LINE.

2



FOLD DOWN WRB OVER HEAD FLASHING AND HEAD OF WINDOW.

7

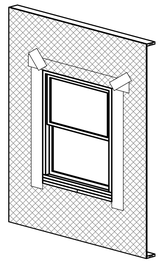


FOLD IN WRB AND SECURE TO INTERIOR SIDE OF WALL WITH APPROVED FASTENER.

FOLD UP HEAD FLAP AND TEMPORARILY SECURE WITH TAPE.

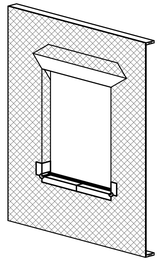
INSTALL WOOD BACKDAM.

3



APPLY ADHESIVE-BACKED CORNER PATCHES AT HEAD SEAMS AND ANY PERFORATIONS.

8

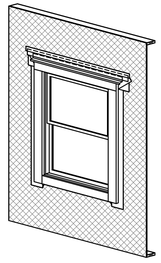


INSTALL FIRST PIECE OF ADHESIVE-BACKED FLASHING MEMBRANE.

INSTALL SECOND PIECE OF ADHESIVE-BACKED SILL FLASHING MEMBRANE. OVERLAP PRIOR FLASHING.

INSTALL CORNER FLASHING PATCHES AT SILL.

4



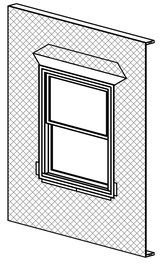
INSTALL WINDOW TRIM BOARDS PER DETAILS. UNLESS NOTED OTHERWISE, ALL SURFACES, INCLUDING CUTS AND ENDS, TO BE COATED.

INSTALL CAP FLASHING OVER AND PAST WINDOW TRIM.

APPLY ADHESIVE-BACKED MEMBRANE STRIP OVER FLASHINGS AND FASTENERS AND EXTEND PAST FLASHING ON ENDS.

APPLY SHEATHING TAPE OVER MEMBRANE STRIP AND EXTEND PAST.

9



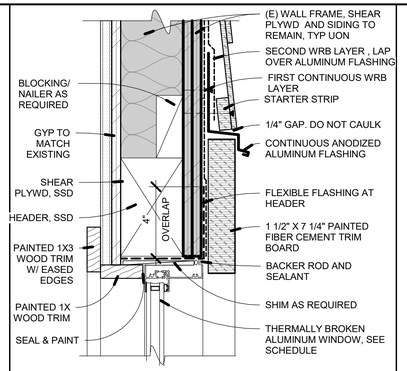
INSTALL WINDOW PLUMB, LEVEL, AND SQUARE PER MANUFACTURER'S INSTRUCTIONS.

PROVIDE AIR SEALING IN COMPLIANCE WITH NOTES AND MANUFACTURER'S INSTRUCTIONS.

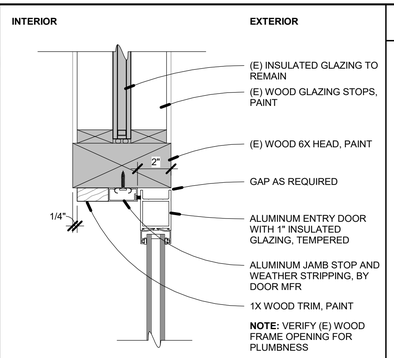
5

DETAIL APPLIES TO ALL WALL PENETRATIONS:
WINDOWS, DOORS, LOUVERS, ACCESS PANELS AND SIMILAR ITEMS.

24 A8.4 WALL PENETRATION FLASHING DETAILS
NTS



9 A8.4 WINDOW HEAD - PLANK SIDING
3" = 1'-0"



5 A8.4 EXT STOREFRONT DOOR HEAD
3" = 1'-0"

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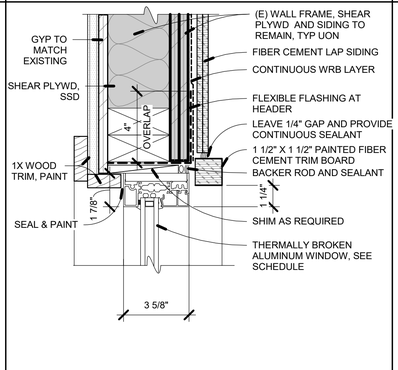
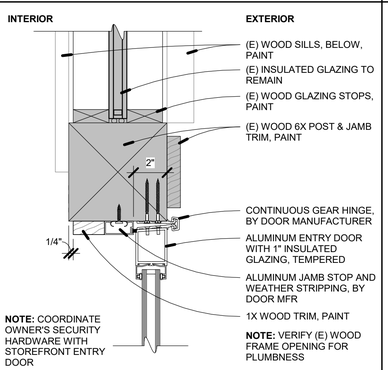
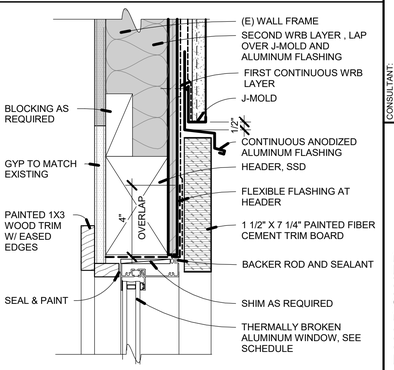


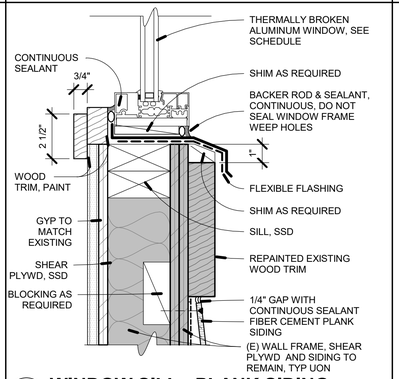
10 A8.4 WINDOW JAMB - PLANK SIDING
3" = 1'-0"



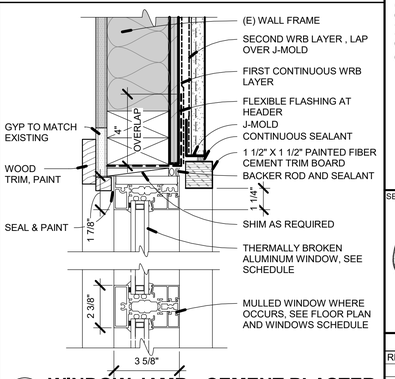
6 A8.4 EXT STOREFRONT DOOR JAMB
3" = 1'-0"



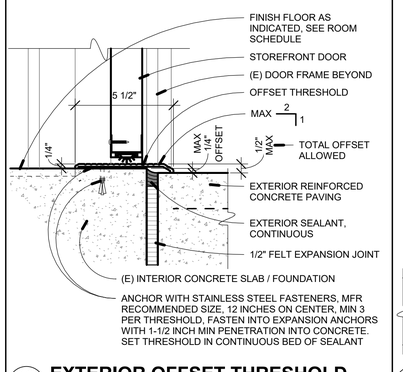
2 A8.4 WINDOW HEAD - CEMENT PLASTER
3" = 1'-0"



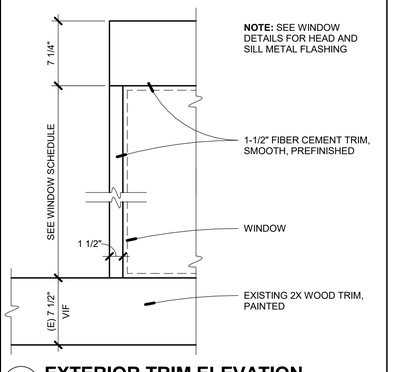
11 A8.4 WINDOW SILL - PLANK SIDING
3" = 1'-0"



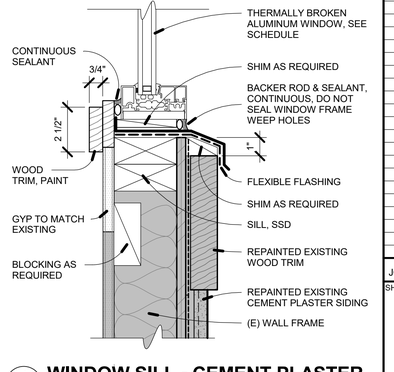
3 A8.4 WINDOW JAMB - CEMENT PLASTER
3" = 1'-0"



12 A8.4 EXTERIOR OFFSET THRESHOLD
3" = 1'-0"



8 A8.4 EXTERIOR TRIM ELEVATION
1 1/2" = 1'-0"



4 A8.4 WINDOW SILL - CEMENT PLASTER
3" = 1'-0"

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SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

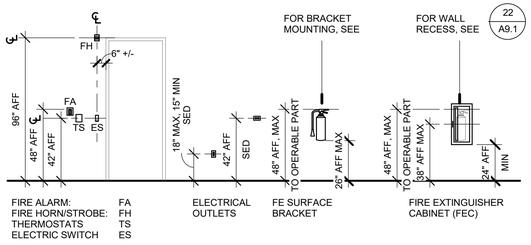
JOB NUMBER: 1207

SHEET:

A8.4

EXTERIOR WINDOW & DOOR DETAILS

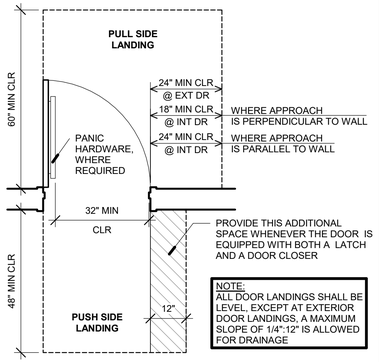
ORIGINAL DATE: 6.05.2025



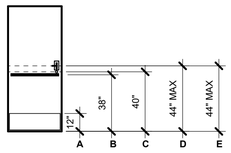
NOTES:

1. SEE ELECTRICAL DRAWINGS TO VERIFY MOUNTING HEIGHTS OF ALL ELECTRICAL DEVICES & FIRE ALARM DEVICES
2. SEE MECHANICAL DRAWINGS TO VERIFY MOUNTING HEIGHTS OF MECHANICAL DEVICES

21 MOUTING HEIGHTS - TYPICAL
A9.1 1/4" = 1'-0"



13 ACCESSIBLE- DOOR CLEARANCES
A9.1 1/2" = 1'-0"



A TO TOP OF KICK PLATE

B TO CENTERLINE OF PANIC HARDWARE

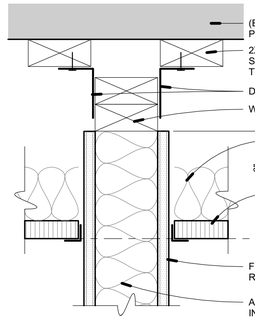
C TO CENTERLINE OF STRIKE AT KNOBS, LOCKS & LATCH SETS

D TO CENTERLINE OF PULL OR LEVER

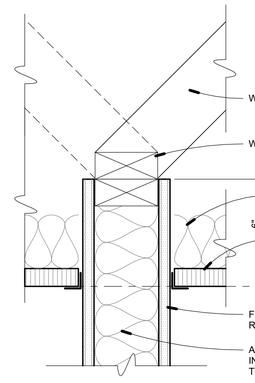
E TO CENTERLINE OF PUSH PLATE

NOTE:
1. DOOR AND GATE HARDWARE SHALL COMPLY WITH CBC 11B-404.2.7 - 34" MIN AND 44" MAX ABOVE FINISHED FLOOR
2. OPERABLE PARTS OF HARDWARE SHALL COMPLY WITH CBC 11B-309.4
3. KICK PLATE AT THE PUSH SIDE OF GATES SHALL EXTEND THE FULL WIDTH OF THE GATE & HAVE A SMOOTH SURFACE PER CBC 11B-404.2.10

9 DOOR HARDWARE MOUNTING HTS
A9.1 1/4" = 1'-0"



FULL HEIGHT WALL HEAD CONDITION

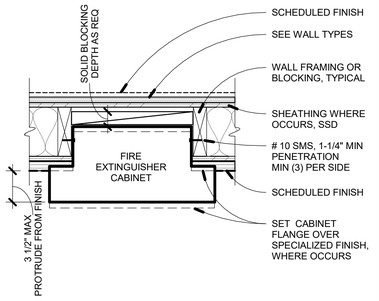


PARTIAL HEIGHT WALL HEAD CONDITION

6 WALL HEAD DETAILS
A9.1 3" = 1'-0"

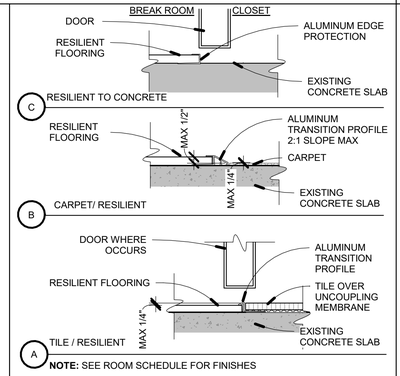
GENERAL NOTES

1. GENERAL EXTENTS OF EXISTING CONSTRUCTION TO REMAIN ARE GRAPHICALLY SHOWN WITH A GRAY OVERLAY TO ASSIST THE CONTRACTOR. CONTRACTOR SHOULD REVIEW ALL WRITTEN NOTES FOR ELEMENTS THAT ARE NEW AND EXISTING AND SHOULD COORDINATE WITH ALL TRADES FOR THE EXTENT OF THE NEW WORK
2. IT IS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS
3. CONTRACTOR SHALL SEAL ALL PENETRATIONS. REFER TO PROJECT MANUAL FOR SEALANT, TYPICAL. REFER TO ELECTRICAL, MECHANICAL AND PLUMBING FOR ADDITIONAL INFORMATION



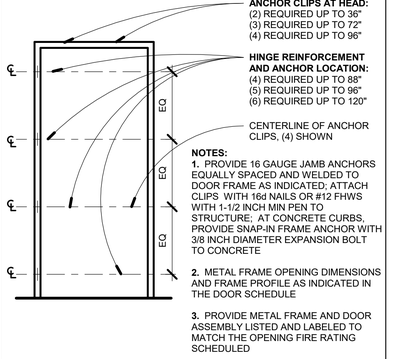
NOTE: DETAIL APPLIES TO SEMI-RECESSED CABINET ITEMS IN WALLS: TOILET ACCESSORIES, FIRE EXTINGUISHERS, ELECTRICAL PANELS & SIMILAR ITEMS

22 SEMI-RECESSED FEC DETAIL
A9.1 1 1/2" = 1'-0"



NOTE: SEE ROOM SCHEDULE FOR FINISHES

18 FINISH FLOOR TRANSITIONS
A9.1 3" = 1'-0"



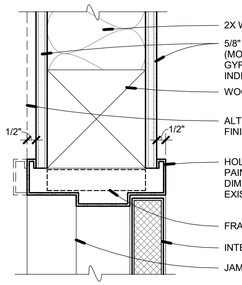
NOTES:

1. PROVIDE 16 GAUGE JAMB ANCHORS EQUALLY SPACED AND WELDED TO DOOR FRAME AS INDICATED; ATTACH CLIPS WITH 16d NAILS OR #12 FHWS WITH 1-1/2 INCH MIN PEN TO STRUCTURE; AT CONCRETE CURBS, PROVIDE SNAP-IN FRAME ANCHOR WITH 3/8 INCH DIAMETER EXPANSION BOLT TO CONCRETE

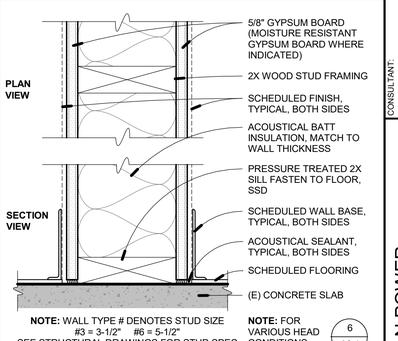
2. METAL FRAME OPENING DIMENSIONS AND FRAME PROFILE AS INDICATED IN THE DOOR SCHEDULE

3. PROVIDE METAL FRAME AND DOOR ASSEMBLY LISTED AND LABELED TO MATCH THE OPENING FIRE RATING SCHEDULED

14 HM DOOR FRAME ANCHORAGE
A9.1 1/2" = 1'-0"



10 INTERIOR DOOR HEAD
A9.1 3" = 1'-0"

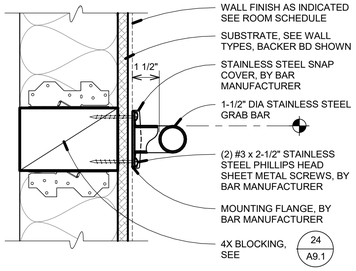


NOTE: WALL TYPE # DENOTES STUD SIZE
#3 = 3-1/2" #6 = 5-1/2"
SEE STRUCTURAL DRAWINGS FOR STUD SPEC

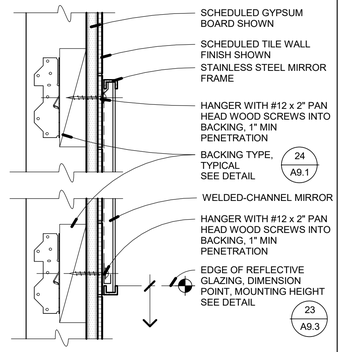
NOTE: FOR VARIOUS HEAD CONDITIONS SEE DETAIL 6 / A9.1

2 WALL TYPE 1 - NON-RATED
A9.1 3" = 1'-0"

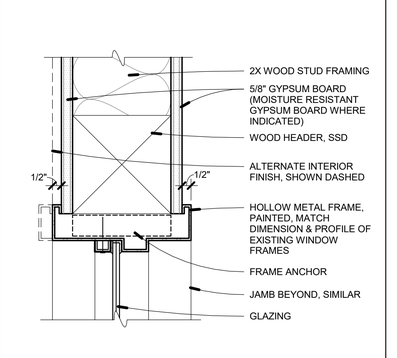
NOTES:
1. GRAB BARS SHALL NOT ROTATE
2. GRAB BARS, FLANGES & ANY EXPOSED SURFACE SHALL NOT HAVE ANY SHARP OR ABRASIVE ELEMENTS
3. GRAB BARS & MOUNTINGS SHALL WITHSTAND 250 LBS SIDE IMPACT & 500 LBS TOTAL WEIGHT MID-SPAN



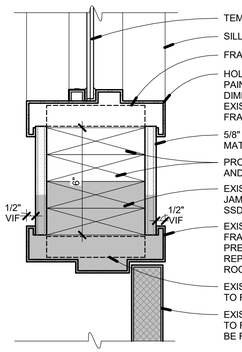
23 GRAB BAR @ WOOD FRAMING
A9.1 3" = 1'-0"



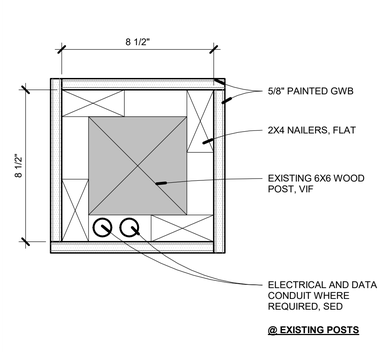
19 MIRROR ATTACH @ WD FRAMING
A9.1 3" = 1'-0"



15 INTERIOR BORROWED LITE HEAD
A9.1 3" = 1'-0"

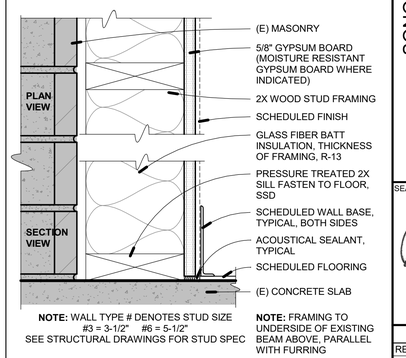


11 INT DOOR & BORROWED LITE JAMB
A9.1 3" = 1'-0"



@ EXISTING POSTS

7 POWER / DATA DROPDOWNS
A9.1 3" = 1'-0"



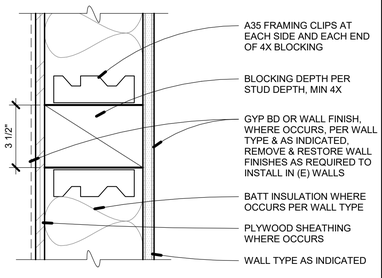
NOTE: WALL TYPE # DENOTES STUD SIZE
#3 = 3-1/2" #6 = 5-1/2"
SEE STRUCTURAL DRAWINGS FOR STUD SPEC

NOTE: FRAMING TO UNDERSIDE OF EXISTING BEAM ABOVE, PARALLEL WITH FURRING

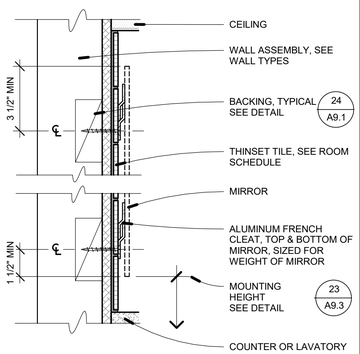
3 WALL TYPE 2 - FURRING
A9.1 3" = 1'-0"

TYPICAL WALL OR CEILING BLOCKING/ BACKING:
PROVIDE AT ALL LOCATIONS REQUIRED FOR ATTACHING FIXTURES, EQUIPMENT, CABINETS, ETC.

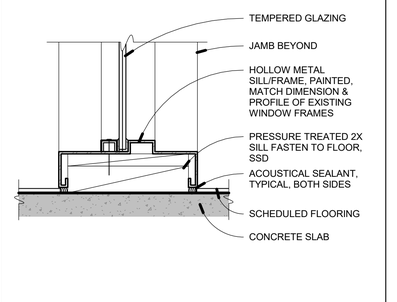
EXTEND FULL LENGTH OF SUPPORTED ITEMS OR NEXT FULL STUD BAY WHICHEVER IS GREATER



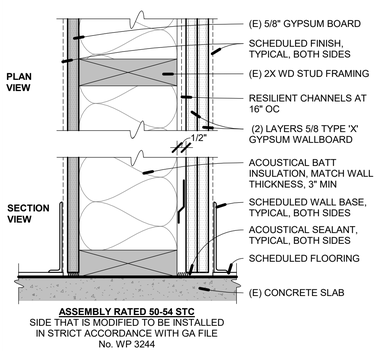
24 TYPICAL BLOCKING / BACKING
A9.1 3" = 1'-0"



20 MIRROR ATTACHMENT - ALT
A9.1 3" = 1'-0"

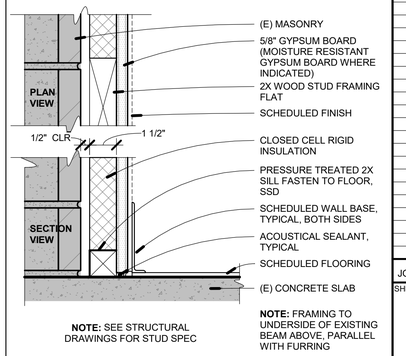


16 INTERIOR BORROWED LITE SILL
A9.1 3" = 1'-0"



ASSEMBLY RATED 50-54 STC
SIDE THAT IS MODIFIED TO BE INSTALLED IN STRICT ACCORDANCE WITH GA FILE No. WP 3244

8 WALL TYPE 4 - 50-54 STC
A9.1 3" = 1'-0"



NOTE: SEE STRUCTURAL DRAWINGS FOR STUD SPEC

NOTE: FRAMING TO UNDERSIDE OF EXISTING BEAM ABOVE, PARALLEL WITH FURRING

4 WALL TYPE 3 - FURRING
A9.1 3" = 1'-0"

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SEAL:

SHEET LOG

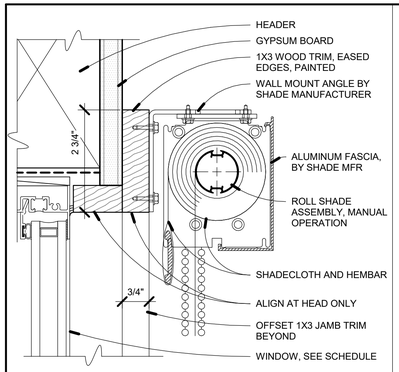
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

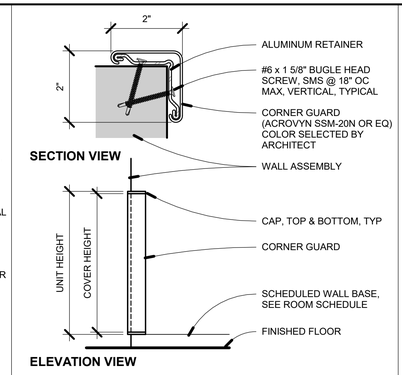
SHEET: **A9.1**

INTERIOR DETAILS

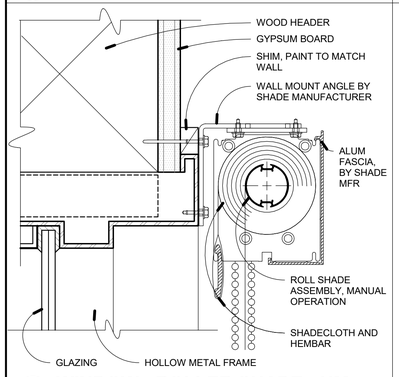
ORIGINAL DATE: 6.05.2025



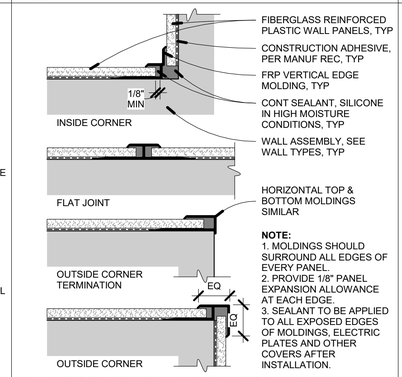
21 WINDOW - ROLLER SHADE
A9.2 6" = 1'-0"



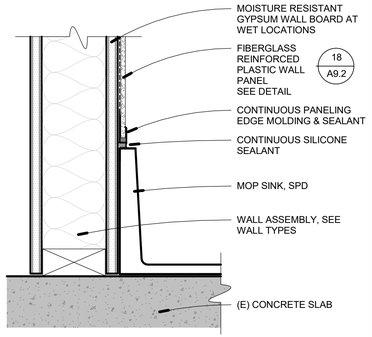
17 CORNER GUARD
A9.2 6" = 1'-0"



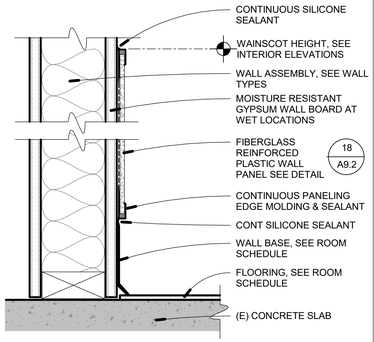
22 WINDOW - ROLLER SHADE - HM
A9.2 6" = 1'-0"



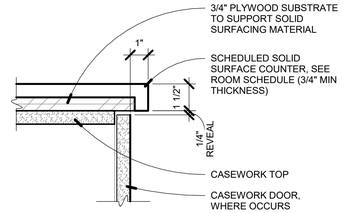
18 FRP VERTICAL PANEL JOINTS
A9.2 6" = 1'-0"



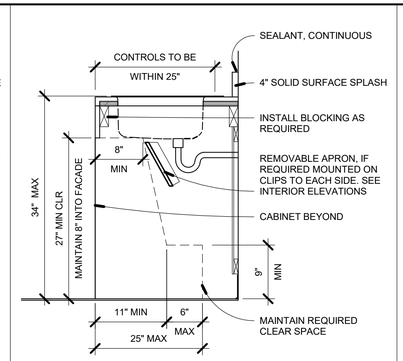
19 MOP SINK - FRP WALL PANEL
A9.2 3" = 1'-0"



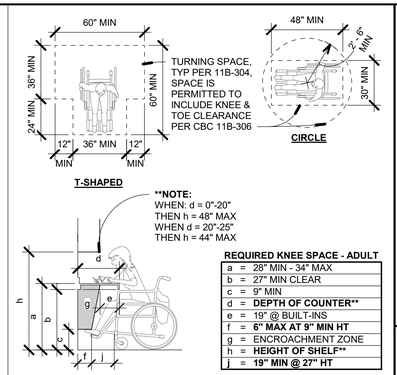
20 WALL BASE - FRP WALL PANEL
A9.2 3" = 1'-0"



9 COUNTER EDGE DETAIL, TYP
A9.2 3" = 1'-0"



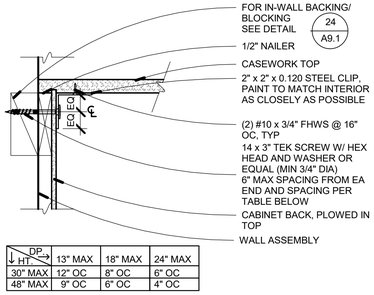
5 ACCESS, SINK CAB, CLEARANCE
A9.2 1" = 1'-0"



REQUIRED KNEE SPACE - ADULT

a	= 28" MIN - 34" MAX
b	= 27" MIN CLEAR
c	= 9" MIN
d	= **DEPTH OF COUNTER****
e	= 19" @ BUILT-INS
f	= **6" MAX AT 9" MIN HT**
g	= ENCROACHMENT ZONE
h	= **HEIGHT OF SHELF****
j	= **19" MIN @ 27" HT**

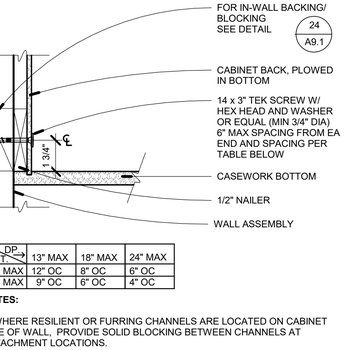
1 ACCESSIBLE CASEWORK REQMTS
A9.2 NOT TO SCALE



DP → / ↓ HT	13" MAX	18" MAX	24" MAX
30" MAX	12" OC	8" OC	6" OC
48" MAX	9" OC	6" OC	4" OC

NOTES:
1. WHERE RESILIENT OR FURRING CHANNELS ARE LOCATED ON CABINET SIDE OF WALL, PROVIDE SOLID BLOCKING BETWEEN CHANNELS AT ATTACHMENT LOCATIONS.

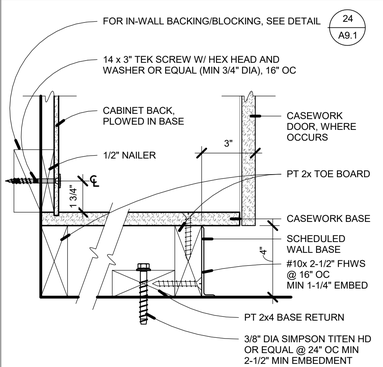
10 CASEWORK ANCHORAGE AT HEAD
A9.2 3" = 1'-0"



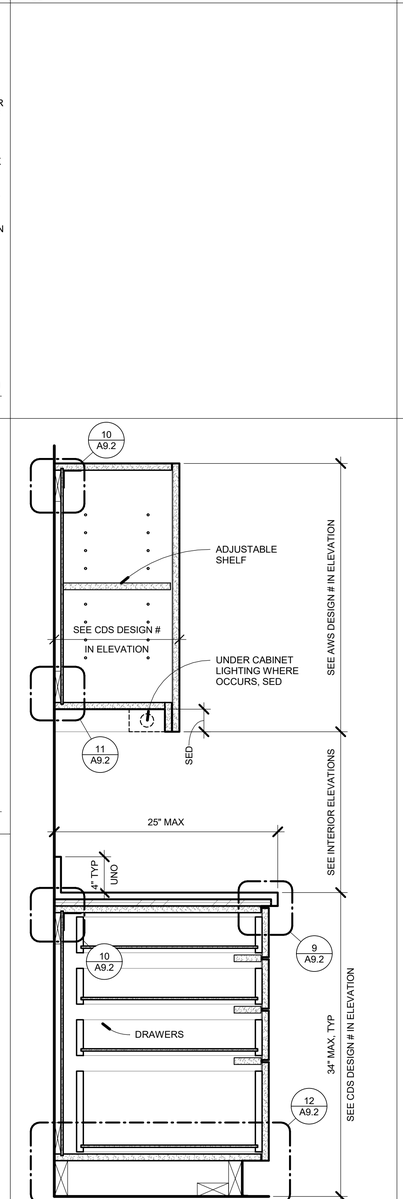
DP → / ↓ HT	13" MAX	18" MAX	24" MAX
30" MAX	12" OC	8" OC	6" OC
48" MAX	9" OC	6" OC	4" OC

NOTES:
1. WHERE RESILIENT OR FURRING CHANNELS ARE LOCATED ON CABINET SIDE OF WALL, PROVIDE SOLID BLOCKING BETWEEN CHANNELS AT ATTACHMENT LOCATIONS.

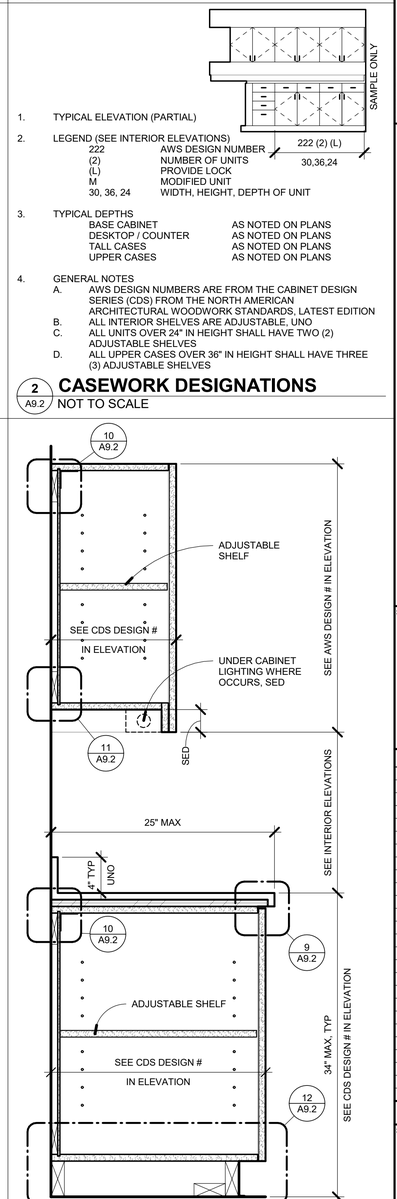
11 CASEWORK ANCHORAGE AT BASE
A9.2 3" = 1'-0"



12 CASEWORK BASE, TYP
A9.2 3" = 1'-0"



8 CASEWORK SECTION W/ DRAWERS
A9.2 1 1/2" = 1'-0"



4 CASEWORK SECTION, TYP
A9.2 1 1/2" = 1'-0"

1. TYPICAL ELEVATION (PARTIAL)
2. LEGEND (SEE INTERIOR ELEVATIONS)
   - 222 — AWS DESIGN NUMBER
   - (2) — NUMBER OF UNITS
   - (L) — PROVIDE LOCK
   - M — MODIFIED UNIT
   - 30, 36, 24 — WIDTH, HEIGHT, DEPTH OF UNIT
3. TYPICAL DEPTHS

BASE CABINET	AS NOTED ON PLANS
DESKTOP / COUNTER	AS NOTED ON PLANS
TALL CASES	AS NOTED ON PLANS
UPPER CASES	AS NOTED ON PLANS

4. GENERAL NOTES
   - A. AWS DESIGN NUMBERS ARE FROM THE CABINET DESIGN SERIES (CDS) FROM THE NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS, LATEST EDITION
   - B. ALL INTERIOR SHELVES ARE ADJUSTABLE, UNO
   - C. ALL UNITS OVER 24" IN HEIGHT SHALL HAVE TWO (2) ADJUSTABLE SHELVES
   - D. ALL UPPER CASES OVER 36" IN HEIGHT SHALL HAVE THREE (3) ADJUSTABLE SHELVES

2 CASEWORK DESIGNATIONS
A9.2 NOT TO SCALE

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SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

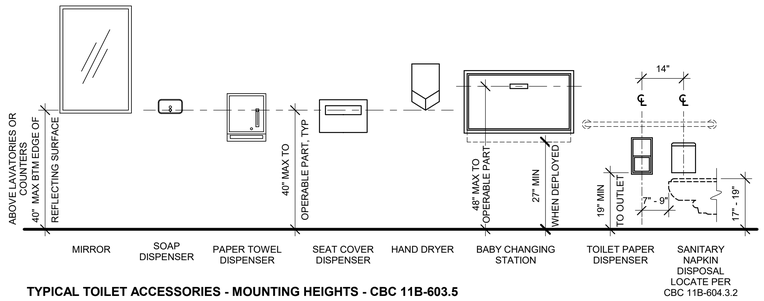
SHEET:

A9.2

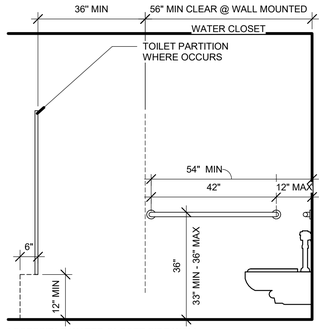
INTERIOR DETAILS

ORIGINAL DATE: 6.05.2025

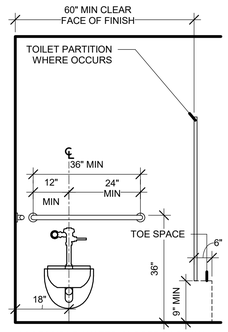
GENERAL NOTE: OPERABLE PARTS AND CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS-FORCE.



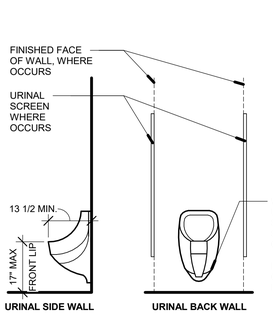
TYPICAL TOILET ACCESSORIES - MOUNTING HEIGHTS - CBC 11B-603.5



ACCESSIBLE WATER CLOSET SIDE WALL

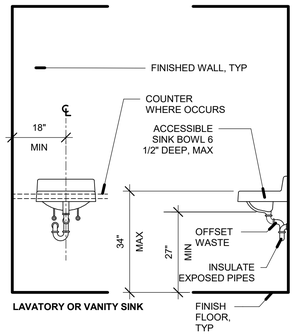


ACCESSIBLE WATER CLOSET BACK WALL



URINAL SIDE WALL

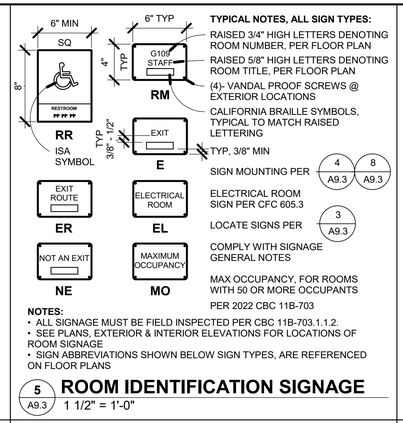
URINAL BACK WALL



LAVATORY OR VANITY SINK

TYPICAL PLUMBING FIXTURES AND ACCESSORIES - MOUNTING HEIGHTS

23 / A9.3 TYPICAL RESTROOM FIXTURE & ACCESSORIES MOUNTING HEIGHTS
1/2" = 1'-0"



TYPICAL NOTES, ALL SIGN TYPES:
- RAISED 3/4" HIGH LETTERS DENOTING ROOM NUMBER, PER FLOOR PLAN
- RAISED 5/8" HIGH LETTERS DENOTING ROOM TITLE, PER FLOOR PLAN
- (4)- VANDAL PROOF SCREWS @ EXTERIOR LOCATIONS
- CALIFORNIA BRAILLE SYMBOLS, TYPICAL TO MATCH RAISED LETTERING
- TYP, 3/8" MIN
- SIGN MOUNTING PER 4/A9.3 8/A9.3
- ELECTRICAL ROOM SIGN PER CFC 605.3
- LOCATE SIGNS PER 3/A9.3
- COMPLY WITH SIGNAGE GENERAL NOTES
- MAX OCCUPANCY, FOR ROOMS WITH 50 OR MORE OCCUPANTS PER 2022 CBC 11B-703

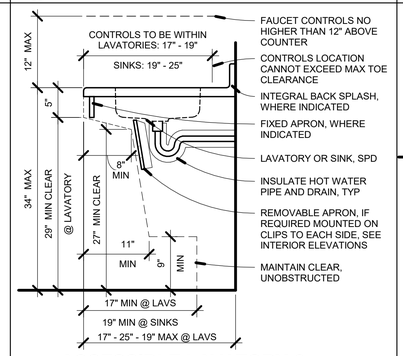
NOTES:
- ALL SIGNAGE MUST BE FIELD INSPECTED PER CBC 11B-703.1.1.2.
- SEE PLANS, EXTERIOR & INTERIOR ELEVATIONS FOR LOCATIONS OF ROOM SIGNAGE
- SIGN ABBREVIATIONS SHOWN BELOW SIGN TYPES, ARE REFERENCED ON FLOOR PLANS

5 / A9.3 ROOM IDENTIFICATION SIGNAGE
1 1/2" = 1'-0"

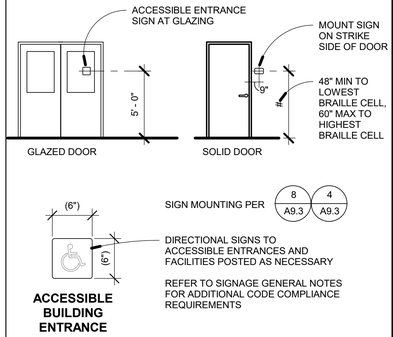
SIGNAGE GENERAL NOTES

1. ALL TACTILE SIGNAGE SHALL COMPLY WITH TITLE 24 CBC 1015 AND SPECIFICALLY SECTIONS 11B-703.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY DESIGN AND COLOR SHALL CONFORM TO 11B-703.7 AND FIGURE 11B-703.7.2.1.
3. BRAILLE SYMBOLS SHALL CONFORM TO 11B-703.3, "CALIFORNIA CONTRACTED BRAILLE".
4. CHARACTERS SHALL CONFORM TO 11B-703.2. CHARACTER SHALL BE SANS-SERIF UPPERCASE, RAISED 1/32 INCH MIN. CONTRAST AND FINISH OF SYMBOLS.
5. PICTORIAL SIGNAGE SHALL CONFORM TO 11B-703.6.
6. INFORMATION POSTED: VISUAL CHARACTERS SHALL COMPLY WITH SECTION 11B-703.5
7. MOUNTING LOCATION AND HEIGHT: (WHERE PERMANENT IDENTIFICATION IS PROVIDED OR WHERE SIGNAGE IS REQUIRED FOR ROOMS AND SPACES): SECTION 11B-703.4 AND 11B-703.5
8. DOORWAYS TO TOILET ROOMS: PROVIDE SIGNAGE CONFORMING TO SECTION 11B-703.7.2.6.
9. ROOM SIGN NAMES TO BE APPROVED BY OWNER.

1 / A9.3 SIGNAGE GENERAL NOTES
NOT TO SCALE

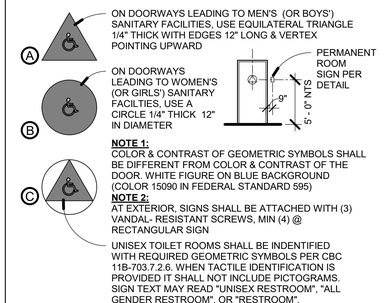


6 / A9.3 ACCESSIBLE LAVATORY & SINK DIAGRAM
1" = 1'-0"



2 / A9.3 DOOR SIGNAGE - ENTRY
NTS

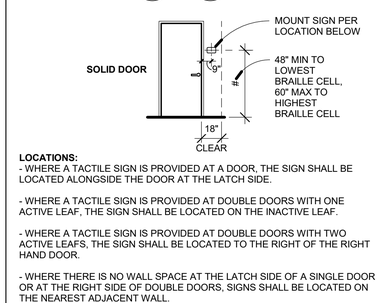
NOTE: ACCOMPANY SANITARY FACILITY IDENTIFICATION SIGNAGE WITH A WALL SIGN IF USING PICTOGRAM ONLY, PER CBC 11B-703.6



NOTE 1:
COLOR & CONTRAST OF GEOMETRIC SYMBOLS SHALL BE DIFFERENT FROM COLOR & CONTRAST OF THE DOOR. WHITE FIGURE ON BLUE BACKGROUND (COLOR 15090 IN FEDERAL STANDARD 595)

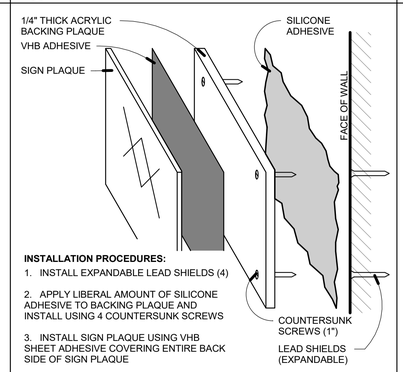
NOTE 2:
AT EXTERIOR, SIGNS SHALL BE ATTACHED WITH (3) VANDAL- RESISTANT SCREWS, MIN (4) @ RECTANGULAR SIGN

7 / A9.3 SANITARY FACILITIES SIGNAGE
1/8" = 1'-0"



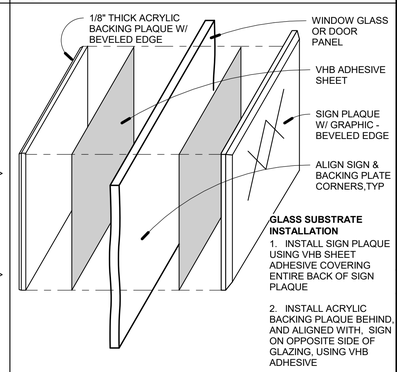
LOCATIONS:
- WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.
- WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
- WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.
- WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

3 / A9.3 DOOR SIGNAGE - INTERIOR
3/16" = 1'-0"



INSTALLATION PROCEDURES:
1. INSTALL EXPANDABLE LEAD SHIELDS (4)
2. APPLY LIBERAL AMOUNT OF SILICONE ADHESIVE TO BACKING PLAQUE AND INSTALL USING 4 COUNTERSUNK SCREWS
3. INSTALL SIGN PLAQUE USING VHB SHEET ADHESIVE COVERING ENTIRE BACK SIDE OF SIGN PLAQUE

8 / A9.3 SIGN MOUNTING - WALL
6" = 1'-0"



GLASS SUBSTRATE INSTALLATION
1. INSTALL SIGN PLAQUE USING VHB SHEET ADHESIVE COVERING ENTIRE BACK OF SIGN PLAQUE
2. INSTALL ACRYLIC BACKING PLAQUE BEHIND, AND ALIGNED WITH, SIGN ON OPPOSITE SIDE OF GLAZING, USING VHB ADHESIVE

4 / A9.3 SIGN MOUNTING - GLASS OR DOOR
6" = 1'-0"

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LICENSED ARCHITECT — CHRISTOPHER A. GRAEBE — No. C-25401 — REGISTERED — EXP. 10-31-25 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A9.3**

INTERIOR DETAILS

ORIGINAL DATE: 6.05.2025

6/4/2025 4:16:15 PM C:_Revit Local\1207_SCP 421 E St Remodel_C_R25_graebe@axiaarchitects.com.rvt

1. 12 - GA. (MIN.) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4'-0" X 4'-0" GRID SPACING ALONG MAIN RUNNERS. NO SPLICES PERMITTED IN ANY HANGER WIRES.

2. PROVIDE 12 - GA. HANGER WIRES AT THE ENDS OF ALL MAIN AND CROSS RUNNERS WITHIN 8" FROM THE SUPPORT OR WITHIN 1/4 OF THE LENGTH OF THE END TEE, WHICHEVER IS LEAST, FOR THE PERIMETER OF THE CEILING AREA.

3. PROVIDE TRAPEZE OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS, OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OUT OF PLUMB MUST HAVE COUNTER-SLOPING WIRES PROVIDED.

4. CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHALL BE AT LEAST 1/2" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM RUNNERS, ONE END OF MAIN AND CROSS RUNNERS SHALL BE FREE AND MINIMUM 1/2" CLEAR OF WALL.

5. AT THE PERIMETER OF THE CEILING AREA WHERE MAIN OR CROSS RUNNERS ARE NOT CONNECTED TO THE ADJACENT WALL, PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END TO PREVENT LATERAL SPREADING. A METAL STRUT OR A 16 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNER MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNER IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.

6. PROVIDE SETS OF FOUR 12 - GA. SPLAYED BRACING WIRES ORIENTED 90 DEGREES FROM EACH OTHER AT A SPACING NOT MORE THAN 12'-0" X 12'-0" ON CENTER. PROVIDE BRACING WIRES AT LOCATIONS NOT MORE THAN 1/2 THE SPACINGS GIVEN FROM EACH PERIMETER WALL AND AT THE EDGE OF VERTICAL CEILING OFFSETS THE SLOPE OF THESE WIRES SHALL NOT EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING AND SHALL BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. NO SPLICES IN BRACING WIRES PERMITTED.

7. FASTEN HANGER WIRES WITH NOT LESS THAN THREE TIGHT TURNS. FASTEN BRACING WIRES WITH NOT LESS THAN FOUR TIGHT TURNS. MAKE ALL TIGHT TURNS WITHIN A DISTANCE OF 1 1/2 INCHES. HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHALL BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE WIRE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF FORCES ACTING ON THE WIRE.

8. SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, CONDUIT, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS SUCH AS SINGLE ELECTRICAL CONDUIT NOT EXCEEDING 3/4" NOMINAL DIAMETER TO HANGER WIRES.

9. NOT USED.

10. ATTACH ALL LIGHT FIXTURES TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURE.

11. FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY SHALL HAVE A MINIMUM OF TWO 12 - GA. SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE, ALL 4'-0" X 4'-0" LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER. ALL FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING 56 POUNDS OR MORE MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 - GA. WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE 4 TAUT 12 - GA. WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE, MUST BE CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE UNIT.

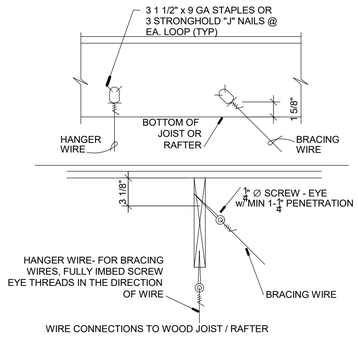
12. ALL FIXTURES AND AIR TERMINAL OR SERVICES SUPPORTED IN INTERMEDIATE DUTY GRID SYSTEMS MUST BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN 4 TAUT 12 - GA. WIRES EACH ATTACHED TO THE RUNNERS ADJACENT TO THE FIXTURE OR TERMINAL AND TO THE STRUCTURE ABOVE.

13. SUPPORT SURFACE MOUNTED LIGHT FIXTURES BY AT LEAST TWO POSITIVE DEVICES WHICH SURROUND THE CEILING RUNNER AND WHICH ARE EACH SUPPORTED FROM THE STRUCTURE ABOVE BY A 12 - GA. WIRE. SPRING CLIPS OR CLAMPS THAT CONNECT ONLY TO THE RUNNER ARE NOT ACCEPTABLE. PROVIDE ADDITIONAL SUPPORT WHEN LIGHT FIXTURES ARE 8 FEET OR LONGER.

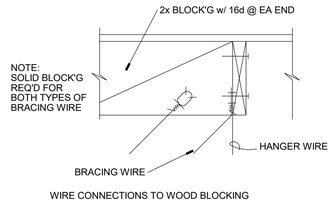
14. SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER AND CAPABLE OF SUPPORTING 4 TIMES THE WEIGHT OF THE FIXTURE (ALSO SEE NOTE #10).

15. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636.

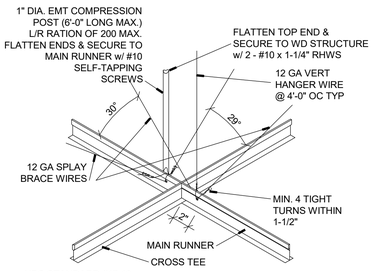
E SUSPENDED CEILING NOTES



A SUSPENDED CEILING



B SUSPENDED CEILING



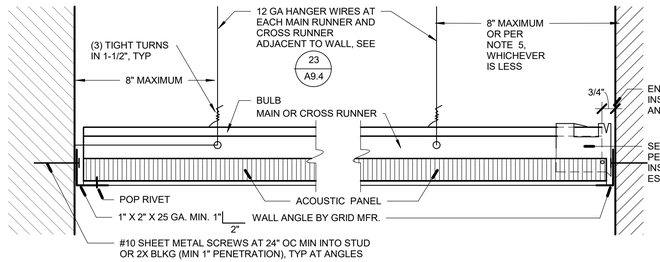
UBC STANDARD #47-18
NON-RATED CEILINGS
12' X 12' OC & WITHIN 6'-0" OF EACH PERIMETER WALL

RATED CEILINGS
8' X 12' OC & WITHIN HALF THESE SPACINGS (E.G. 4'-0" & 6'-0") OF EACH PERIMETER WALL

C SUSPENDED CEILING

23 / A9.4 SUSPENDED CEILING

1 1/2" = 1'-0"



A FIXED END

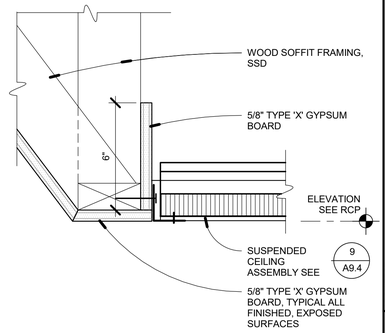
1. GRID SYSTEM SHALL BE "HEAVY DUTY" TYPE.
2. TWO ADJACENT SIDES SHALL BE "FIXED".
3. ALL WORK SHALL CONFORM TO IR - 25-2.13.
4. SECURE FREE ENDS WITH ICC-APPROVED SEISMIC PERIMETER CLIPS: ARMSTRONG BERC-2, USG AC-M7, OR APPROVED EQUAL.

B FREE END - WITH SEISMIC PERIMETER CLIP

5. 1/4 OF THE LENGTH OF THE END RUNNER, WHICHEVER IS LESS. NOT REQUIRED IF FIRST PARALLEL RUNNER IS 12" OR LESS FROM THE WALL.

9 / A9.4 SUSPENDED CEILING TO WALL

3" = 1'-0"



1 / A9.4 SKYLIGHT OPENING SOFFIT

3" = 1'-0"

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SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **A9.4**

INTERIOR DETAILS - CEILINGS

ORIGINAL DATE: 6.05.2025

G FOUNDATION NOTES

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

   DEAD LOAD + LIVE LOAD = 1,500 PSF
   DEAD LOAD + LIVE LOAD + LATERAL = 2,000 PSF

2. ALL SOILS WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE REQUIREMENTS OF CHAPTER 18 OF THE CBC. ALL FOUNDATIONS SHALL BEAR ON FIRM, UNDISTURBED, NATIVE SOILS AT OR EXCEEDING DEPTHS SHOWN ON THE DRAWINGS. INCREASE FILL AND OR FOOTING DEPTH AS REQUIRED. ALL FOOTING EXCAVATIONS SHALL BE AS NEAT AS PRACTICABLE. MAXIMUM OVER EXCAVATION IN WIDTH SHALL BE LESS THAN 12 INCHES OR 25% OF FOOTING WIDTH, WHICH EVER IS LESS. 6 INCHES MAXIMUM PER SIDE. LARGER OVER-EXCAVATIONS IN WIDTH SHALL BE FILLED WITH ADDITIONAL REINFORCED CONCRETE AS DIRECTED BY THE ENGINEER, OR FORMWORK SHALL BE PROVIDED. OVER-EXCAVATIONS IN DEPTH MAY BE FILLED WITH LEAN CONCRETE OR COMPACTED APPROVED BACKFILL. ALL LOOSE SOILS SHALL BE REMOVED FROM EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING OR CONCRETE.

3. AT WOOD SILL PLATES, USE ⅝" DIAMETER ANCHOR BOLTS (AB) AT 48"oc UNLESS OTHERWISE NOTED. MINIMUM EMBEDMENT INTO CONCRETE IS 7" (EXCLUDING CURB) UNLESS DETAILED OTHERWISE. ANCHOR BOLTS ARE TO BE TIED IN PLACE PRIOR TO PLACEMENT OF CONCRETE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. MINIMUM TWO ANCHOR BOLTS PER SILL PIECE.

4. TYPICAL SLAB: 4" CONCRETE REINFORCED WITH #3 @ 16"oc EACH WAY AT MID-DEPTH OVER VAPOR RETARDER (PER SPECIFICATIONS) AND 4" MINIMUM FREE DRAINING COMPACTED ¾" CRUSHED ROCK ON SUBGRADE. DO NOT DRIVE CONCRETE TRUCKS OR LARGE SCREED MACHINES ON VAPOR RETARDER WITHOUT ADDITIONAL BUFFER MATERIAL AND APPROVAL FROM THE STRUCTURAL ENGINEER.

5. REFER TO ARCHITECTURAL AND PLUMBING DRAWINGS FOR DEPRESSED SLABS FOR ARCHITECTURAL FLOORING OR INSERTS, SLOPED SLABS TO DRAIN AND PIPES OR CONDUITS AT SLAB. SEE 3/S1.5 FOR PIPES AND CONDUITS.

6. FORMWORK STAKES ARE NOT PERMITTED WITHIN CONCRETE PLACEMENTS. IF REQUIRED, PROVIDE STEEL STAKES SLEEVED WITH PLASTIC PIPE OR SOLID PLASTIC STAKES; WOOD STAKES NOT PERMITTED. FLUSH CUT SLEEVE OR STAKE AND FILL SLEEVES IMMEDIATELY WITH GROUT. WHERE STAKES PENETRATE VAPOR RETARDER, TAPE OR SEAL PER MANUFACTURER'S RECOMMENDATIONS.

7. DO NOT UNDERCUT EXISTING FOUNDATIONS. NOTIFY ENGINEER FOR REVIEW AND POSSIBLE REVISIONS, IF EXISTING FOUNDATION CONDITIONS ARE NOT AS SHOWN.

H MANUFACTURED I-JOIST NOTES

1. IJ = BUILT-UP "I" SHAPED WOOD JOIST WITH PLYWOOD OR OSB WEB. SUBMIT SHOP DRAWINGS FOR REVIEW.

2. JOISTS ARE PER PLAN. PROVIDE "ITS" HANGERS AT FLOOR FRAMING AND "IUS" HANGERS AT ROOF FRAMING UNLESS NOTED OTHERWISE. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE WITH 'MAX' NAILING UNLESS NOTED OTHERWISE.

3. ALTERNATE FRAMING CAN BE SUBMITTED FOR SUBSTITUTION REVIEW AS AN EXTRA SERVICES ITEM. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF INVESTIGATING AND REVIEWING THE ADEQUACY AND/OR ACCEPTABILITY OF SUCH SUBSTITUTION, INCLUDING ANY REQUIRED REVISIONS TO DRAWINGS AND SPECIFICATIONS.

4. IJ SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WEB STIFFENERS AND WEB FILLERS SHALL BE INSTALLED PER IJ AND JOIST HANGER MANUFACTURER'S REQUIREMENTS AND 2/S1.4

5. NO MODIFICATIONS ARE PERMITTED TO I-JOIST TOP AND BOTTOM CHORDS. DO NOT CUT. OPENINGS THROUGH I-JOIST WEBS ARE PERMITTED AS INDICATED PER 1/S1.4

6. BLOCKING AT I-JOIST SHALL BE INSTALLED PER 3/S1.4

7. AT FLOOR IJ WITH SPAN GREATER THAN 17'-0", PROVIDE BRIDGING (OR FULL DEPTH BLOCKING) AT 8'-0"oc MAX AND WITHIN 24" OF ENDS IF INSTALLED WITH TOP FLANGE HANGER. SEE BRIDGING DETAIL 1/S1.4

8. WHERE MULTIPLE-PLY I-JOIST ARE USED, PROVIDE CONNECTIONS BETWEEN JOISTS PER 5/S1.4

E EXISTING CONSTRUCTION NOTES

1. IN PREPARING THE PROJECT PLANS, THE SOURCE OF INFORMATION WAS BASED ON THE EXISTING BUILDING PLANS BY, M. GEORGE LAWRY, A.I.A., DATED 10/23/72. ACTUAL FIELD CONDITIONS MAY VARY. THE CONTRACTOR SHALL VERIFY ALL EXISTING JOB CONDITIONS, REVIEW THE PLANS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH ANY WORK.

2. ALL WORK NOT INDICATED AS EXISTING (E) SHALL BE ASSUMED TO BE NEW (N).

3. ANY REMOVAL, CUTTING, DRILLING, ETC OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE. SMALL TOOLS SHALL BE USED IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE. IF STRUCTURAL MEMBERS OR MECHANICAL, ELECTRICAL, OR ARCHITECTURAL ELEMENTS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED AND PRIOR APPROVAL SHALL BE OBTAINED BEFORE REMOVAL OF THE MEMBERS.

4. DO NOT OVER CUT EXISTING WOOD, CONCRETE, MASONRY OR OTHER WORK TO REMAIN. CUTS SHALL BE MADE NEATLY TO A CORNER, THEN ALTERNATE MEANS SHALL BE USED TO REMOVE REMAINING MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF OVER CUT MATERIAL AS DIRECTED BY THE ARCHITECT AND/OR ENGINEER.

5. EXISTING DAMAGED STRUCTURAL MEMBERS WHICH ARE UNCOVERED SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND REPAIR.

6. EXISTING CONCRETE SURFACE ABUTTING NEW CONCRETE SHALL BE ROUGHENED TO ¼" AMPLITUDE AND THOROUGHLY CLEANED OF DUST, LOOSE AGGREGATE, LAITANCE, ETC.

7. EXISTING REINFORCING AND/OR STEEL EMBEDS THAT ARE EXPOSED DURING DEMOLITION SHALL BE WIRE-BRUSHED AND FOREIGN MATERIAL REMOVED PRIOR TO PLACEMENT OF NEW CONCRETE.

8. ALTERATIONS REQUIRE ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE STRUCTURE. THIS ANALYSIS DOES NOT MAKE ANY GUARANTEE TO THE ADEQUACY OF THE STRUCTURAL DESIGN OF THE EXISTING BUILDING NOT SPECIFICALLY ADDRESSED IN THE STRUCTURAL CALCULATIONS. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE OF EXISTING PORTIONS OF THE STRUCTURE NOT SPECIFICALLY ADDRESSED IN THE CONSTRUCTION DOCUMENTS.

9. DIFFERENTIAL SETTLEMENT BETWEEN NEW AND EXISTING CONSTRUCTION AT ALTERATION OR ADDITION FOUNDATION INTERFACES CAN BE EXPECTED. ZFA SHALL NOT BE RESPONSIBLE FOR UNSATISFACTORY PERFORMANCE RESULTING FROM THESE CONDITIONS.

F SHEAR WALL NOTES

1. PEN = PLYWOOD/OSB SHEATHING EDGE NAILING. BLOCK ALL UNSUPPORTED EDGES WITH 2x MATERIAL UNO. BLOCK EDGES WITH 3x MATERIAL WHERE NAILING IS 4"oc OR LESS. SEE 6/S1.2 FOR NAIL STAGGER AT ALL 3x.

2. FIELD NAILING TO BE 12"oc UNO.

3. ALL SHEATHING NAILS TO BE COMMON WIRE. SEE D/S0.1 AND SPECIFICATIONS FOR OTHER NAIL REQUIREMENTS.

4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS TO HAVE SHEATHING AND PEN NAILING PER SHEAR WALL TYPE **'A'**.

5. SHEAR WALL LENGTHS, WHERE NOTED, ARE MINIMUM. DO NOT LOCATE HOLDOWNS FROM THESE DIMENSIONS. SAD FOR ACTUAL WALL LENGTHS.

6. HOLDOWN REFERS TO SIMPSON STRONG TIE CO. HOLDOWNS. INSTALL HOLDOWNS AND REQUIRED POSTS PER F/S1.6 AND 8/S1.2 SEE PLANS FOR OTHER REQUIREMENTS.

7. EDGE NAIL WALL SHEATHING TO STUDS OR POSTS WITH HOLDOWNS.

8. PORTIONS OF INTERIOR WALL SURFACES ADJACENT TO SPECIFIED SHEAR WALLS SHALL BE SHEATHED FOR THE FULL, UNINTERRUPTED LENGTH TO MATCH EXTERIOR WALLS OR WITH GYPSUM BOARD OF THE SAME THICKNESS TO PROVIDE AN EVEN WALL SURFACE FOR FINISH MATERIALS.

9. SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE STAGGERED HORIZONTAL OR VERTICAL SPLICE JOINTS.

10. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"oc ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3x OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

11. ANCHOR BOLTS (AB) FOR SHEAR WALLS SHALL INCLUDE STEEL PLATE WASHERS, A MINIMUM OF 0.229 INCH BY 3 INCHES SQUARE IN SIZE, BETWEEN THE SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO ⅜" LARGER THAN THE AB DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 ¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. PLATE WASHER TO EXTEND WITHIN ½" OF SHEAR WALL SHEATHING UNO. PROVIDE OVERSIZED PLATE WASHER OR OFFSET AB AS REQUIRED. AT DOUBLE-SIDED SHEAR WALLS, STAGGER AB AS REQUIRED. AB TO BE PLACED A MINIMUM OF 4½" AND A MAXIMUM OF 12" FROM ENDS OF ALL SILL PLATES AND AT NOTCHES IN SILL PLATES.

12. NO OPENINGS ARE ALLOWED IN SHEAR WALLS UNLESS SHOWN ON THE STRUCTURAL PLANS. OPENINGS NOTED ARE PER 3/S1.2. COORDINATE ANY OPENINGS NOT SHOWN WITH THE STRUCTURAL ENGINEER.

SHEAR WALL SCHEDULE [3]

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE					REMARKS
			⅝"Ø BOLT FDN [1]		AT FRAMING [2]			
			2x SILL	3x SILL	16d	A35	SCREW [1]	
Ⓐ	15/32" (32/16) CD	8d @ 6"oc	48"oc	48"oc	8"oc	24"oc	24"oc	
Ⓑ	15/32" (32/16) CD	8d @ 4"oc	32"oc	32"oc	6"oc	16"oc	16"oc	
Ⓒ	15/32" (32/16) CD	8d @ 3"oc	24"oc	32"oc	4"oc	12"oc	12"oc	3x MIN AT ALL ADJOINING PANEL EDGES
Ⓓ	15/32" (32/16) CD	8d @ 2"oc	-	24"oc	(2) ROWS @ 6"oc	12"oc	8"oc	
Ⓔ	15/32" (32/16) CD **BOTH SIDES**	8d @ 3"oc	-	12"oc	(2) ROWS @ 4"oc	6"oc	(2) ROWS @ 6"oc	
Ⓕ	15/32" STRUCT 1 **BOTH SIDES**	8d @ 2"oc EXT 10d @ 2"oc INT	-	12"oc	(2) ROWS @ 4"oc	6"oc	(2) ROWS @ 6"oc	PER 8/S1.6

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.
3. AT EXISTING WALLS: (E) STRUCT SHTG, NAILING, & ANCHORAGE SHALL BE VERIFIED BY THE CONTRACTOR TO MEET THE REQUIREMENTS NOTED IN THE SCHED ABV. ALL (E) SW COMPONENTS NOT MEETING THE REQUIREMENTS OF THE SCHED INCLUDING SHEAR TRANSFER DETAILS SHALL BE UPGRADED AS REQD.
4. SCREW ANCHORS PER 8/S1.1 MAY BE USED AT (E) FDN. SIZE & SPCG PER SW SCHED.

SHEET INDEX

C SPECIAL INSPECTION BY OWNERS TESTING AGENCY

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

1. **SHOP FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES** PER CBC SECTION 1704.2.5 OR ALTERNATIVELY, APPROVED FABRICATORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE PER CBC SECTION 1704.2.5.1 INCLUDING GLULAM BEAM INSPECTION CERTIFICATES.

2. **CONCRETE CONSTRUCTION** PER CBC SECTIONS 1705.3, AND TABLE 1705.3 INCLUDING FORMWORK, REINFORCING STEEL, CAST-IN-PLACE BOLTS, MIX DESIGNS, CONCRETE SAMPLES, AND PLACEMENT FOR ALL CONCRETE. REINFORCING DOWELS FROM FOOTINGS TO RETAINING WALLS SHALL BE INSPECTED PRIOR TO PLACEMENT OF FOOTING CONCRETE AND WALL GROUT OR CONCRETE. CONTINUOUS OR ISOLATED SPREAD FOOTINGS WITH DESIGN STRENGTH NO GREATER THAN 2500 PSI, NON-STRUCTURAL SLABS ON GRADE, AND EXTERIOR FLATWORK DO NOT REQUIRE SPECIAL INSPECTION PER CBC SECTION 1705.3.

3. **WOOD CONSTRUCTION** PER CBC SECTIONS 1705.5, 1705.12.1, AND 1705.13.2 INCLUDING NAILING, BOLTING, AND ANCHORING OF ALL DRAG STRUTS; TOP PLATE SPLICES, LEDGER SPLICES, SIMPSON HARDWARE, BRACES, AND HOLDOWNS; AND NAILING, BOLTING, AND ANCHORING OF ALL SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" APART OR LESS.

4. **SPECIAL CASES** PER CBC SECTION 1705.1.1 AND PRODUCT ICC REPORTS FOR ALL STRUCTURAL MATERIALS AND SYSTEMS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH ADDITIONAL MANUFACTURER'S INSTRUCTIONS THAT PRESCRIBE REQUIREMENTS NOT CONTAINED IN THE CBC OR REFERENCED STANDARDS INCLUDING POST-INSTALLED ANCHOR BOLTS IN CONCRETE AND CMU, AND PRE-MANUFACTURED SHEAR PANELS AND BRACED FRAMES.

D WOOD FRAMING NOTES

1. HEADERS, BEAMS, POSTS, TOP PLATE SPLICES, AND ETC., ARE PER 1/S1.6 AND 2/S1.2 WHERE NOT NOTED ON PLAN AND DETAILS. WALLS AT SEISMIC SEPARATIONS SHALL BE CONSIDERED EXTERIOR WALLS.

2. ALL BEAMS AND JOISTS (EXCLUDING I JOISTS) SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS, INCLUDING BEAM SEATS AND COLUMN CAPS.

3. SEE 6/S1.2 FOR SHEATHING NAILING REQUIREMENTS. ALL NAILING NOT NOTED OR DETAILED OTHERWISE SHALL BE PER 4/S1.2 . NAIL LENGTH TO BE SUFFICIENT TO MEET CBC PENETRATION REQUIREMENTS. NAILS INTO PRESSURE TREATED MATERIAL SHALL BE HOT DIP GALVANIZED. NAILS AT BORATE TREATED LUMBER MAY BE CLEAR ZINC COATED. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AT EXTERIOR EXPOSURES.

4. SEE ARCHITECTURAL DRAWINGS FOR INTERIOR WALL FRAMING SIZES. COORDINATE STUD AND PLATE SIZES WITH THE REQUIREMENTS OF THE SHEAR WALL SCHEDULE.

5. WOOD POST SIZES ARE TO MATCH BEAM AND STUD WIDTH, UNO. WHERE POST OCCURS ABOVE RAISED FLOOR, PROVIDE SOLID BLOCKING AT FLOOR FRAMING TO MATCH WIDTH OF POST. PEN PER F/S0.1TO POSTS AT ALL EXTERIOR WALLS AND INTERIOR SHEAR WALLS. POSTS AT HOLDOWNS TO BE FULL HEIGHT AND PER 5/S1.6

6. FOR ROOF DRAINAGE, TOP OF FRAMING BETWEEN NOTED POINTS IS A STRAIGHT LINE.

7. ALL MECHANICAL SUPPLY AND RETURN OPENINGS TO BE BETWEEN FRAMING UNO.

8. JOISTS AND RAFTERS ARE PER PLAN. UNLESS NOTED OTHERWISE, PROVIDE "LU" HANGER AT FLUSH FRAMING AND "HU" HANGER WHERE HANGER IS SHOWN SKEWED PER PLAN AND/OR HANGER SEAT IS INDICATED TO BE SLOPED. HANGER SIZE TO BE CORRECT FULL SIZE FOR JOIST SIZE (I.E. LU210 FOR 2x10). FILL ALL NAIL HOLES.

9. PROVIDE SOLID BLOCKING @ 8'-0"oc MAX FOR ALL 2x12 REPETITIVE FRAMING. PROVIDE SOLID BLOCKING OR SIMPSON TB X-BRIDGING @ 8'-0"oc MAX FOR ALL 1½" LSL AND 1¾" LVL REPETITIVE FRAMING WITH A DEPTH OF 11¼" OR GREATER.

10. PROVIDE ADDITIONAL JOIST BELOW ALL OR ADJACENT TO NON-STRUCTURAL WALLS PARALLEL TO FRAMING, UNO.

11. ROUND HOLES IN STEEL PLATES TO BE ⅛" OVERSIZE. SLOTTED HOLES IN STEEL PLATES SHALL BE ⅛" WIDER THAN THE BOLT DIAMETER AND HAVE A LENGTH OF 2 TIMES THE BOLT DIAMETER. THE DIRECTION OF THE SLOTTED LENGTH IS INDICATED ON THE DETAILS (VSH OR HSH). INSTALL BOLT AT THE CENTER LINE OF THE HOLE. BOLT HOLES IN WOOD SHALL BE ROUND AND ½" OVERSIZE. CUT OFF BOLT THREADED END FLUSH WITH NUT WHEN REQUIRED BY FINISHES AND 1" MAXIMUM FROM NUT OTHERWISE. PROVIDE STANDARD CUT WASHERS UNDER HEAD AND NUT WHERE BOLT BEARS ON WOOD. USE PLATE OR MALLEABLE IRON WASHERS AT EXPOSED CONDITIONS OR AS INDICATED.

12. ALL BOLTED OR NAILED STRAP CONNECTIONS SHALL HAVE AN EQUAL NUMBER OF BOLTS OR NAILS EACH SIDE OF THE SPLICE JOINT. THE FIRST BOLT OR NAIL FROM EACH SIDE OF THE SPLICED OR STRAPPED MEMBER SHALL BE EQUIDISTANT FROM THE SPLICE. STRAPS USING 16d NAILS ON 2x MATERIAL TO BE INSTALLED ON THE 1½" EDGE OF THE MEMBER.

13. THE CONTRACTOR SHALL VERIFY THAT THE MOISTURE CONTENT OF ALL FRAMING LUMBER AND SHEATHING MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE TIME OF INSTALLATION AND AT CLOSE-IN. THE CONTRACTOR SHALL PROVIDE ALLOWANCE FOR DIFFERENTIAL SHRINKAGE BETWEEN FLOORS, ETC.

14. VENTING IS REQUIRED IN ENCLOSED FRAMING AREAS, SAD. DRILL BLOCKING AND LEDGERS AND PROVIDE SKIP BLOCKING AS DETAILED.

15. SAD FOR CEILING INFO. WHERE REQUIRED PROVIDE CEILING JOISTS PER 3/S1.3, UNO.

16. ALL SHEATHING SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS. TYPICAL SHEATHING:

   A. FLAT ROOF SHEATHING (SLOPE 2:12 OR LESS): 15/32 " T&G APA RATED SHEATHING (40/20) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.

   B. SLOPING ROOF SHEATHING (SLOPE GREATER THAN 2:12): 15/32 " APA RATED SHEATHING (32/16) EXP 1 WITH 10d @ 6"oc EDGES (PEN) AND 12"oc FIELD UNO ON PLANS. LAY PERPENDICULAR TO FRAMING MEMBERS. NO PANELS LESS THAN 24" WIDE SHALL BE USED. STAGGER SHEETS.

A DESIGN CRITERIA

DESIGN CRITERIA:	2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
FLOOR LIVE LOAD:	50 PSF (REDUCIBLE) + 15 PSF PARTITION
ROOF LIVE LOAD:	20 PSF (REDUCIBLE)
RISK CATEGORY:	II
WIND DATA:	ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 92 WIND EXPOSURE: C INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18 COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD
EARTHQUAKE DATA:	SEISMIC IMPORTANCE FACTOR, I_e: 1.0 MAPPED SPECTRAL RESPONSE ACCELERATIONS: S_S = 2.291; S_1 = 0.888 SITE CLASS: D (BY DEFAULT) SPECTRAL RESPONSE COEFFICIENTS: S_{DS} = 1.833; S_{D1} = 1.006 SEISMIC DESIGN CATEGORY: E SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS RESPONSE MODIFICATION FACTOR(S): R = 6.5 SEISMIC RESPONSE COEFFICIENT(S), C_S = 0.282 (ULTIMATE) ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE
SCOPE:	INTERIOR TENANT IMPROVEMENTS INCLUDING ROOF TOP MECHANICAL UNITS, INTERIOR NON-BEARING WALLS, FURRING WALLS, AND OPENINGS IN EXISTING NON-BEARING AND SHEAR WALLS.

B GENERAL NOTES

1. REFER TO SHEETS S1.1 THROUGH S1.6 FOR STANDARD DETAILS OF CONSTRUCTION. REFER TO THE PROJECT SPECIFICATIONS FOR MATERIALS AND METHODS.

2. BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. SEE ARCHITECTURAL DRAWINGS (SAD) FOR ALL ACTUAL BUILDING DIMENSIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER SO CLARIFICATION CAN BE MADE PRIOR TO COMMENCING WORK.

3. STRUCTURAL DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS AND FIT SHALL BE DETERMINED AND VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK.

4. DETAILS NOT FULLY OR SPECIFICALLY SHOWN SHALL BE OF SAME NATURE AS OTHER SIMILAR CONDITIONS.

5. REFER TO ARCHITECTURAL DRAWINGS FOR SIDEWALK SLABS AND DIMENSIONS.

6. COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, AND SITE UTILITY SYSTEMS WITH THE STRUCTURAL SYSTEM IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. USE DETAILS ON SHEETS S1.1 THROUGH S1.6. AT CONDITIONS WHERE THESE DETAILS DO NOT APPEAR TO APPLY, NOTIFY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. AT CONDITIONS WHERE FIELD MODIFICATIONS OF MECHANICAL, ELECTRICAL, PLUMBING, OR SITE UTILITIES AFFECT STRUCTURAL SYSTEMS, NOTIFY STRUCTURAL ENGINEER PRIOR TO INSTALLATION.

7. VERIFY WEIGHTS AND LOCATIONS OF MECHANICAL UNITS WITH MECHANICAL ENGINEER PRIOR TO PLACEMENT. UNITS EXCEEDING WEIGHT NOTED ON PLANS SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO INSTALLATION. CONTRACTOR TO VERIFY MECHANICAL UNIT SIZES AND WEIGHTS AS INSTALLED PRIOR TO INSTALLATION OF ADDITIONAL FRAMING TO ENSURE CORRECT PLACEMENT UNDER CURBS, ETC. SEE 4/S1.3.

8. SHORING, SCAFFOLDING, AND BRACING DESIGN, MATERIALS AND INSTALLATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR, AND SHALL BE ADEQUATE FOR ALL LOADS. LEAVE IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY AND UNTIL FINAL STRUCTURAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENGAGE A LICENSED CIVIL OR STRUCTURAL ENGINEER TO PROVIDE SHORING.

9. SPECIAL INSPECTIONS ARE REQUIRED PER C/S0.1 AND THE TESTING AND INSPECTION FORM.

10. STRUCTURAL OBSERVATION PER CBC SECTION 1704.6 IS NOT REQUIRED. NOTIFY ZFA FOR GENERAL ON SITE REVIEW OF:

    - MINIMUM FOOTING SIZE AND REINFORCING STEEL.
    - WOOD SHEAR WALLS, SHEAR PANELS AND FLOOR/ROOF DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORAGE AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM.
    - STRUCTURAL WOOD FRAMING.

    NOTIFY ZFA FOR REVIEW PRIOR TO COVERING ABOVE LISTED WORK. PROVIDE 2 WORKING DAYS MINIMUM SCHEDULING NOTICE PRIOR TO REVIEW DATE. ZFA SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION IF THE AUTHORITY HAVING JURISDICTION OR OWNER REQUIRES A FINAL GENERAL CONFORMANCE LETTER. ALL STRUCTURAL CONSTRUCTION DEVIATIONS OBSERVED DURING SITE VISITS SHALL BE RESOLVED AND COPIES OF ALL SPECIAL INSPECTIONS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A CONFORMANCE LETTER.

11. SUBMIT ENGINEERING FOR DEFERRED APPROVAL ITEMS TO ARCHITECT/ENGINEER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED OR INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED APPROVAL ITEMS SHALL BE DESIGNED AND DETAILED BY MANUFACTURER TO ACCOMMODATE HORIZONTAL AND VERTICAL MOVEMENTS AS NOTED IN STRUCTURAL DRAWINGS. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE DIMENSIONS AND DETAILS SHOWN ON THE SHOP DRAWINGS PRIOR TO SUBMITTAL. MANUFACTURER TO PROVIDE DRAWINGS AND CALCULATIONS DESIGNED IN ACCORDANCE WITH THE CBC AND SPECIFICATIONS, PREPARED AND SIGNED BY A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER FOR THE FOLLOWING ITEMS, UNLESS NOTED OTHERWISE:

    A. STORE FRONT, CURTAIN WALL, GLAZING AND SKYLIGHT SYSTEMS: INCLUDE ATTACHMENTS TO STRUCTURE.

    B. FIRE SPRINKLERS, INCLUDING SEISMIC BRACING AND HANGERS FOR PIPING 2½"Ø OR GREATER. TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED MECHANICAL ENGINEER.

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

PERMIT SET

JOB NUMBER: 24639

SHEET:

S0.1

GENERAL NOTES

ORIGINAL DATE: JUNE 5, 2025

A MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:
- F'_c = 3,000 PSI FOUNDATIONS (DESIGNED FOR 2,500 PSI)
- F'_c = 3,000 PSI INTERIOR SLAB ON GRADE

REINFORCING STEEL:
- ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

FASTENERS:
- MACHINE BOLTS - ASTM A307 GRADE A
- HIGH STRENGTH BOLTS - ASTM F3125 GRADE A325 OR F1852 UNO
- ANCHOR RODS - ASTM F1554 GR 36 UNO
- ARC-WELDING ELECTRODES - E70

WOOD BASE DESIGN STRESSES (UNO):

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

MANUFACTURED WOOD PRODUCTS:

LVL (JOISTS)	F_b = 2,600 PSI	E = $2.0x10^6$ PSI
LSL (BLOCKING, LEDGERS)	F_b = 1,700 PSI	E = $1.3x10^6$ PSI
PSL (BEAMS, JOISTS)	F_b = 2,900 PSI	E = $2.2x10^6$ PSI
PSL (POSTS)	F_c = 2,500 PSI (PARALLEL)	E = $1.8x10^6$ PSI

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

ABBREVIATIONS

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

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 24839

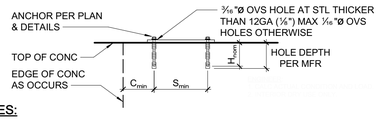
SHEET: **S0.2**

SPECIFICATIONS

ORIGINAL DATE: JUNE 5, 2025

PERMIT SET

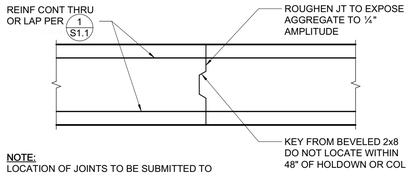
CARBON SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H_{nom}	MINIMUM EDGE DIST C_{min}	MINIMUM SPCG S_{min}	MINIMUM CONCRETE THICKNESS H_{min}	INSTALL & TEST TORQUE (FT-LB)	MAXIMUM INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	¼"	1⅝"	1½"	1½"	3¼"	10	24
	⅜"	2½"	1¾"	3"	4"	10	50
	½"	3¼"	1¾"	3"	5"	10	65
	⅝"	4"	1¾"	3"	6"	10	100
	¾"	5½"	1¾"	3"	8¾"	20	150
HILTI KH-EZ (ICC-ESR 3027)	¼"	1⅝"	1½"	3"	3¼"	10	18
	⅜"	2½"	1½"	3"	4"	10	40
	½"	3"	1¾"	3"	4¾"	10	45
	⅝"	3¼"	1¾"	4"	5"	10	85
	¾"	4"	1¾"	4"	6"	20	95
STAINLESS STEEL SCREW ANCHOR IN 2500 PSI MIN CONCRETE							
SIMPSON TITEN HDSS (IAPMO UES ER-493)	⅜"	2½"	1¾"	3"	4"	10	40
	½"	3¼"	1¾"	4"	5"	10	70
	⅝"	4"	1¾"	3"	6"	10	85
	¾"	5½"	1¾"	3"	8¾"	20	150



NOTES:

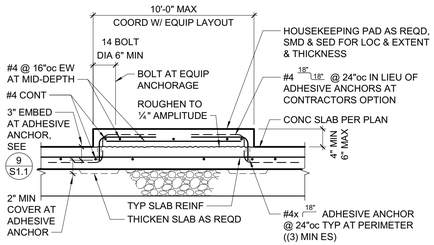
1. EXCEPT AT EXTERIOR EXPOSURE CONDITIONS, PROVIDE CARBON STEEL ANCHORS UNO. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE CBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

8 SCREW ANCHOR IN CONCRETE
3/4" = 1'-0"



NOTE:
LOCATION OF JOINTS TO BE SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE

4 FOOTING CONSTRUCTION JOINT
3/4" = 1'-0"



5 TYPICAL HOUSEKEEPING PAD AT SLAB ON GRADE
3/4" = 1'-0"

MINIMUM BAR LAPS FOR REINFORCING STEEL CONCRETE STRENGTH: 2500 PSI OR GREATER (STAGGER SPLICES)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	19"	#6	38"	#9	94"
#4	25"	#7	61"	#10	115"
#5	37"⁎	#8	77"	#11	138"

(CLASS B TOP BAR)
BAR SPCG SHALL NOT BE LESS THAN 4x BAR DIA OR 4".
⁎ WHERE COVER NOT LESS THAN 1½", #5 LAP LENGTH = 31"

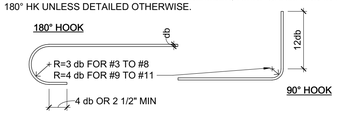
CONC COVER FOR REINF STL ..... 'CLR'

CAST AGAINST EARTH OR GR ..... 3"

EXPOSED TO EARTH (FORMED) OR WEATHER
#5 & SMALLER ..... 1½"
#6 & LARGER ..... 2"

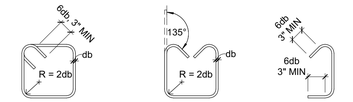
NOT EXPOSED TO EARTH OR WEATHER
#5 & SMALLER ..... 1"
#6 & LARGER, & ALL BM STIRRUPS, COL TIES & SPIRALS ..... 1½"

ALL REINF SHALL EXTEND AS FAR AS POSSIBLE. WHERE BAR SPLICES ARE REQUIRED, BARS SHALL BE LAPPED PER SCHEDULE ABOVE UNLESS DETAILED OTHERWISE. WHERE REINF TERMINATES AT END OF MEMBER, REINF SHALL END IN A STD 90° OR 180° HK UNLESS DETAILED OTHERWISE.



STANDARD HOOKS & BENDS

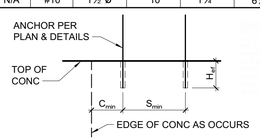
COL BAR & STRUCT OFFSET SPLICE



135° STIRRUP TIES #3, #4, #5 | STIRRUP #3, #4, #5 | CROSSTIE #3, #4, #5

1 TYPICAL REINFORCING DETAILS (f'c = 2500psi MIN)
3/4" = 1'-0"

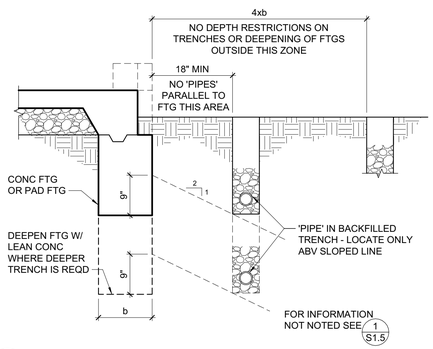
ADHESIVE ANCHOR IN 2500 PSI MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H_{ef}	MIN EDGE DISTANCE C_{min}	MIN SPCG S_{min}	MIN CONC DEPTH H_{min}
	THRD ROD	REBAR					
SIMPSON SET-3G (ICC-ESR 4057)	-	#3	½"ø	3"	1¾"	3"	H_{ef} + 1¼"
	-	#4	⅝"ø	4"	1¾"	3"	H_{ef} + 1¼"
	-	#5	¾"ø	5"	1¾"	3"	H_{ef} + 1½"
	⅜"ø	-	7/16"ø	3"	1¾"	3"	H_{ef} + 1¼"
	½"ø	-	9/16"ø	4"	1¾"	3"	H_{ef} + 1¼"
	⅝"ø	-	11/16"ø	5"	1¾"	3"	H_{ef} + 1⅜"
	¾"ø	#6	⅞"ø	6"	1¾"	3"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	3"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	3"	H_{ef} + 2¼"
	1¼"ø	#10	1⅜"ø	10"	2¾"	6"	H_{ef} + 2¾"
HILTI HIT-HY 200R V3 (ICC-ESR 4868)	⅜"ø	N/A	7/16"ø	3"	1¾"	1⅛"	H_{ef} + 1¼"
	N/A	#3	½"ø	3"	1¾"	1⅛"	
	½"ø	N/A	9/16"ø	4"	1¾"	2½"	
	N/A	#4	⅝"ø	4"	1¾"	2½"	
	⅝"ø	#5	¾"ø	5"	1¾"	3⅛"	H_{ef} + 1½"
	¾"ø	#6	⅞"ø	6"	1¾"	3¾"	H_{ef} + 1¾"
	⅞"ø	#7	1"ø	7"	1¾"	4⅜"	H_{ef} + 2"
	1"ø	#8	1⅛"ø	8"	1¾"	5"	H_{ef} + 2¼"
	N/A	#9	1⅜"ø	9"	1¾"	5⅝"	H_{ef} + 2¾"
	1¼"ø	N/A	1⅜"ø	10"	1¾"	6¼"	
	N/A	#10	1½"ø	10"	1¾"	6¼"	H_{ef} + 3"



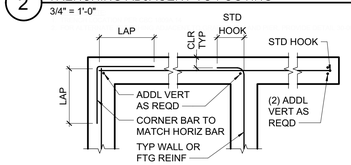
NOTES:

1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING, AND THICKNESS ARE IN ACCORDANCE W/ SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED W/ ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN 1" CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES W/ HIGH STRENGTH GROUT.
4. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS, THE SPECIAL INSPECTOR SHALL PERFORM PERIODIC/CONTINUOUS INSPECTION IN ACCORDANCE WITH TABLE 1705.3. THE SPECIAL INSPECTOR SHALL INSPECT ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

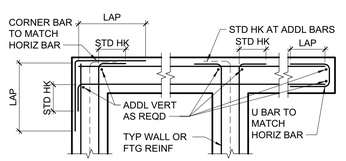
9 ADHESIVE ANCHOR IN CONCRETE
3/4" = 1'-0"



2 TRENCHING ADJACENT TO FOOTING
3/4" = 1'-0"



PLAN VIEW - SINGLE LAYER



PLAN VIEW - 2 OR MORE LAYERS

NOTE:
FOOTING REINFORCING AT CORNER AND INTERSECTION TO BE SIMILAR

3 TYPICAL CORNER, INTERSECTION AND END REINFORCING
3/4" = 1'-0"

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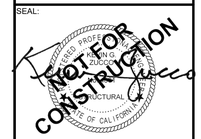
SEAL:



SHEET LOG

REV #	DATE:	ISSUED FOR:

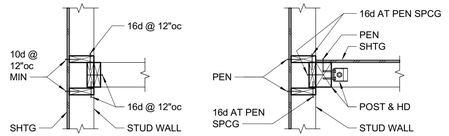
JOB NUMBER: 24839

SHEET: **S1.1**

TYPICAL CONCRETE DETAILS

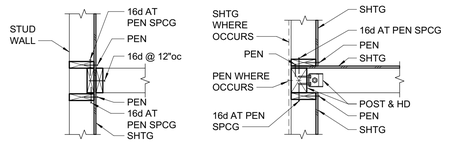
ORIGINAL DATE: JUNE 5, 2025

PERMIT SET



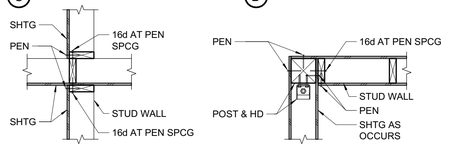
A STUDS AT INTERSECTION

B HD AT INTERSECTION



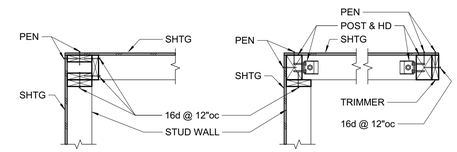
C STUDS AT INTERSECTION

D HD AT INTERSECTION



E STUDS AT INTERSECTION

F HD AT CORNER

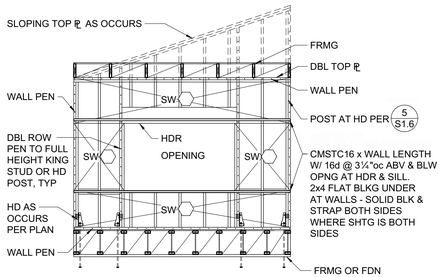


G STUDS AT CORNER

H HD AT CORNER AND END

8 TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS

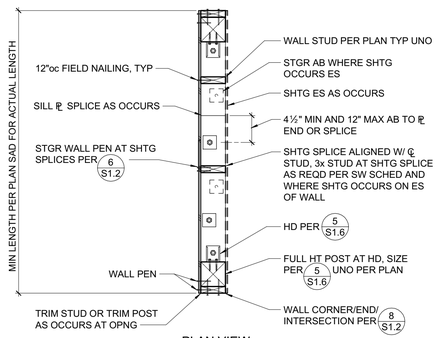
3/4" = 1'-0"



NOTE:
FRAMING SHOWN IS SCHEMATIC,
SEE PLAN FOR SPECIFIC REQUIREMENTS

9 SCHEMATIC SHEAR WALL ELEVATION

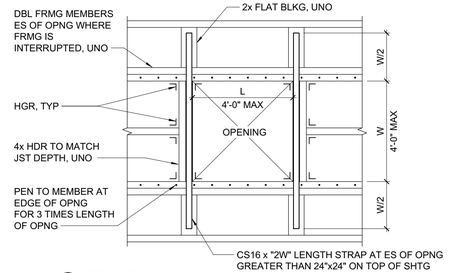
1/4" = 1'-0"



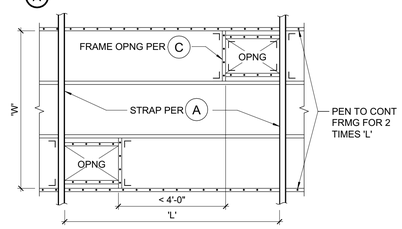
PLAN VIEW

7 SCHEMATIC SHEAR WALL CONSTRUCTION

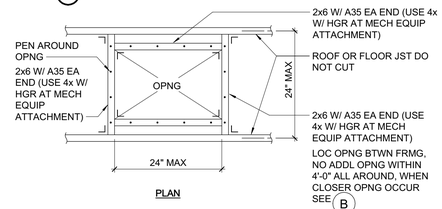
3/4" = 1'-0"



A OPENING TO 4'-0" SQ



B CLOSELY SPACED OPENINGS BETWEEN FRAMING

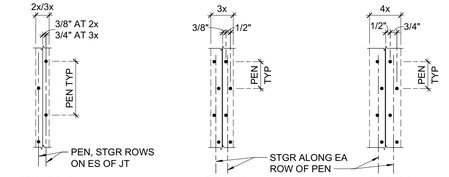


PLAN

C ISOLATED OPENING BETWEEN FRAMING UP TO 24"

5 OPENING IN DIAPHRAGM

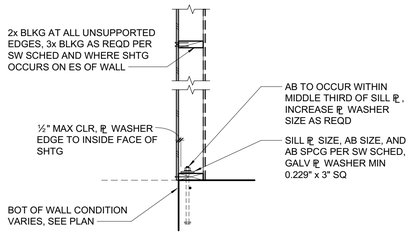
3/4" = 1'-0"



NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF, AND 12"x48" AT WALLS.

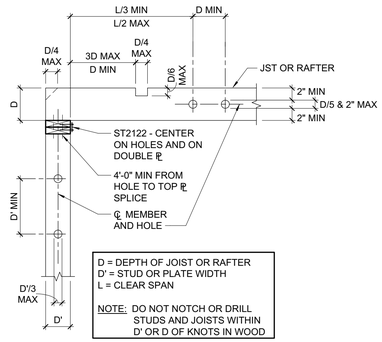
6 SHEATHING NAILING

1 1/2" = 1'-0"



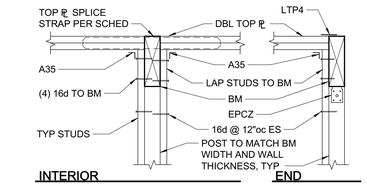
SECTION

NOTES:
1. PEN = PLYWOOD/OSB EDGE NAILING PER SW SCHED.
2. SILL ℄ AB WASHER HOLE MAY BE OVERSIZED UP TO 5/16". WASHER MAY BE DIAG SLOTTED UP TO 1¾" IN LENGTH. WHERE HOLE IS OVERSIZED OR SLOTTED, PROVIDE STD CUT WASHER.

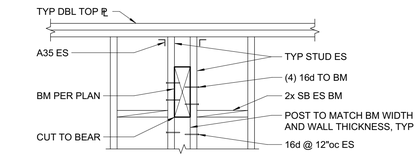


1 HOLES AND NOTCHES IN WOOD STUDS, JOISTS, AND PLATES

3/4" = 1'-0"

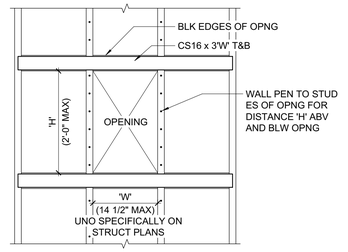


INTERIOR END



2 TYPICAL BEAM IN AND THRU STUD WALL

3/4" = 1'-0"



NOTES:
1. OPENINGS < 6" SQ DO NOT REQUIRE BLOCKING AND STRAPPING.
2. NO ADDITIONAL OPENINGS WITHIN 4'-0" ALL AROUND.
3. NO OPENINGS PERMITTED IN SHEAR WALL (C) OR HIGHER OR IN SHEAR WALLS LESS THAN 10'-0" LONG UNLESS SPECIFICALLY DETAILED ON STRUCTURAL PLANS. CONTACT STRUCTURAL ENGINEER FOR ASSISTANCE.
4. FRAME OPENINGS PER 1/S1.6 WHERE STUDS ARE INTERRUPTED.

3 SMALL OPENINGS IN SHEAR WALLS

3/4" = 1'-0"

RIM JOIST/BLKG TO TOP ℄, TOE NAIL	10d @ 6"oc
TRUSSES, JOISTS OR RAFTERS AT ALL BEARING POINTS TOE NAILS EACH SIDE	(2) 10d
TRUSSES, JOISTS OR RAFTERS TO SIDE OF STUDS EIGHT (8) INCH JOISTS OR LESS	(3) 16d
FOR EACH ADDITIONAL 4 INCHES OF DEPTH OF JOIST	(1) 16d
BLOCKING BETWEEN JOISTS OR RAFTERS: TO JOIST OR RAFTERS - TOE NAILS EA SIDE, EA END	(2) 10d
TO JOIST OR RAFTER BEARINGS - TOE NAILS EA SIDE	(2) 10d
BLOCKING BETWEEN STUDS, EACH END TOE NAILS	(2) 10d OR (2) 16d
BRIDGING TO JOIST, TOE NAIL EACH END	(2) 8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	(2) 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 16d @ 16"oc
TOP PLATE TO STUD, END NAIL	(2) 16d
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
DOUBLE STUDS AT EXTERIOR WALLS, FACE NAIL	16d @ 12"oc
DOUBLE STUDS, FACE NAIL	16d @ 24"oc
DOUBLE TOP PLATES, FACE NAIL	16d @ 12"oc
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(3) 16d
CONTINUOUS HEADER, TWO PIECES	16d @ 16"oc ALONG EACH EDGE
DOUBLE TOP PLATE LAP AT CORNER	(3) 16d
CONTINUOUS HEADER TO STUD, TOE NAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
BUILT-UP CORNER STUDS	16d @ 12"oc
POST TO SILL/SOLE/TOP PLATE, EACH SIDE TOE NAIL	(4) 10d

4 NAILING SCHEDULE

3/4" = 1'-0"

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 24839

SHEET: **S1.2**

TYPICAL WOOD DETAILS

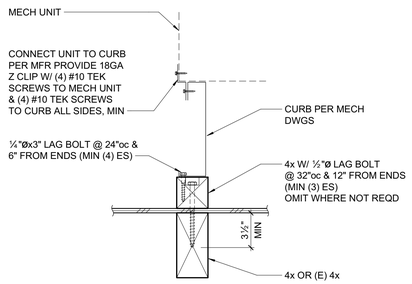
ORIGINAL DATE: JUNE 5, 2025

PERMIT SET

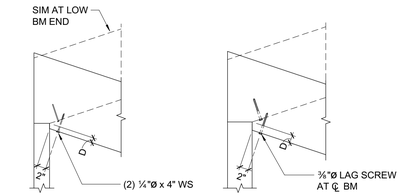
CEILING JOIST SCHEDULE			
MAX SPAN	JOIST SIZE	HANGER IF REQUIRED	LEDGER IF REQUIRED
9'-0"	2x4 @ 16"oc	LU24	2x4 W/ (2) 16d @ 16"oc
12'-6"	2x6 @ 16"oc	LU26	2x6 W/ (3) 16d @ 16"oc
14'-0"	2x8 @ 16"oc	LU28	2x8 W/ (4) 16d @ 16"oc
19'-0"	2x10 @ 16"oc	LU210	2x10 W/ (5) 16d @ 16"oc

NOTES:
1. CEILING JOIST SCHEDULE IS BASED ON LL = 10 psf.
2. WHERE LEDGERS ARE NAILED THROUGH WALL SHTG, USE 20d NAILS IN LIEU OF 16d NAILS.
3. PROVIDE MIDSPAN BLOCKING AT 2x10 JOISTS.

3 CEILING JOIST SCHEDULE
3/4" = 1'-0"



4 MECHANICAL CURB DETAIL ABOVE 4x OR GLB
1 1/2" = 1'-0"

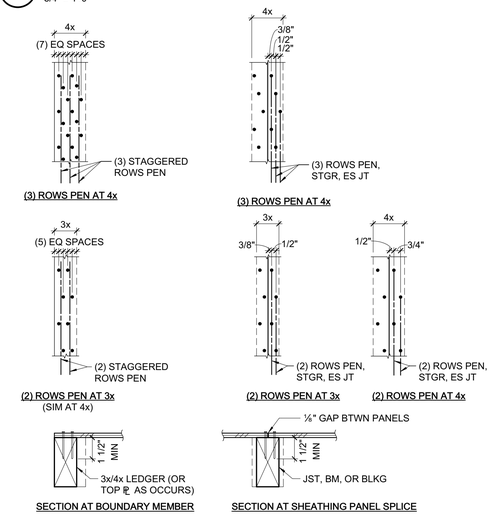


A CASE I (WHERE D IS LESS THAN OR EQUAL TO 1½")

B CASE 2 (WHERE D IS GREATER THAN 1½")

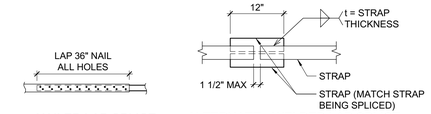
NOTES:
1. DO NOT OVERCUT NOTCHES OR SEAT CUTS.
2. D MAX = BEAM DEPTH/4 SEE OTHER DETAILS FOR ADDITIONAL NOTCH OR SEAT CUT SIZE INFORMATION.
3. MINIMUM LAG SCREW LENGTH = D + 2½".

5 BEAM SEAT CUT/NOTCH REINFORCEMENT
3/4" = 1'-0"



NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH.

6 FLOOR/ROOF SHEATHING - MULTIPLE NAIL ROWS
1 1/2" = 1'-0"



NAILED LAP SPLICE

ALTERNATE - WELDED LAP SPLICE

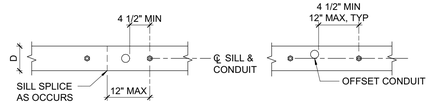
TIE STRAP SCHEDULE					
MARK	STRAP	MIN. NAILING ES OF ◆	MAX. NAIL SPACING (SEE NOTES #1 & #2)		MIN. END LENGTH (EL)
			CASE 1	CASE 2	
				EL	RL
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
Ⓓ	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
Ⓔ	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ◆ .

CASE 1 CASE 2

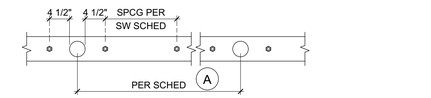
3. LOCATE STRAPS OVER SHEATHING AND BLOCK UNDER STRAP W/ FLAT 2x6 (2x4 AT CS16/CS14) WHERE NO FRAMING OCCURS, UNO.
4. SEE PLANS FOR STRAP LENGTHS, LOCATIONS AND DETAILS, UNO.
5. SPLICE STRAPS AS SHOWN WHERE LENGTH PER PLAN EXCEEDS AVAILABLE PRODUCT LENGTH

1 TIE STRAP SCHEDULE
3/4" = 1'-0"

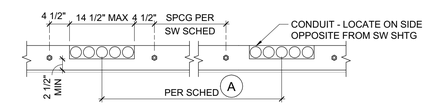


CASE 1 - SINGLE, CONDUIT DIAMETER ≤ D/3, MIN SPCG = 16"oc

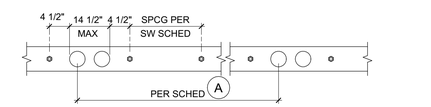
CASE 2 - SPLIT IN SILL



CASE 3 - SINGLE, CONDUIT DIAMETER > D/3



CASE 4 - NOTCH FOR CONDUIT



CASE 5 - MULTI CONDUIT, DIAMETER > D/3

SCHEDULE A			
	CASE 3	CASE 4	CASE 5
SW Ⓐ	48"	32"	48"
SW Ⓑ	64"	48"	64"
SW Ⓒ	80"	64"	N/A
SW Ⓓ AND HIGHER	N/A	N/A	N/A

NOTE:
1. ALL PENETRATIONS THROUGH SHEAR WALL SILL PLATE SHALL CONFORM TO THE REQUIREMENTS OF THIS DETAIL OR BE REROUTED PRIOR TO INSTALLATION OF SILL.
2. PROVIDE ADDITIONAL ANCHOR BOLTS AS REQUIRED TO MEET INDICATED SPACINGS. ADDITIONAL ANCHOR BOLTS TO BE INSTALLED AT CENTERLINE OF SILL PLATE PER 8/S1.1 WHERE NECESSARY. AB DIA AS REQD BY SW SCHED. MATCH CAST-IN-PLACE EMBED.

2 HOLES IN PLATES AT SHEAR WALLS
3/4" = 1'-0"

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SONOMA CLEAN POWER

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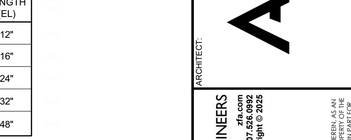
SEAL:



NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

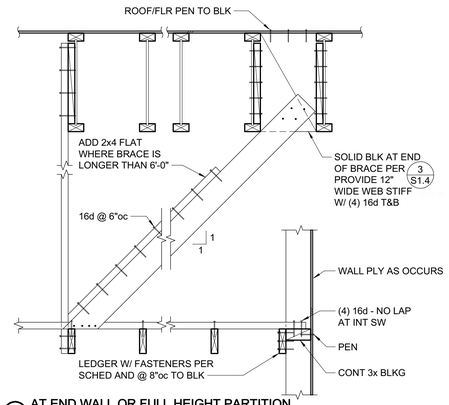
JOB NUMBER: 24839

SHEET: **S1.3**

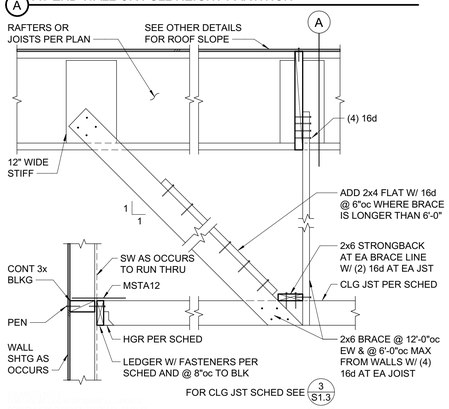
TYPICAL WOOD DETAILS

ORIGINAL DATE: JUNE 5, 2025

PERMIT SET

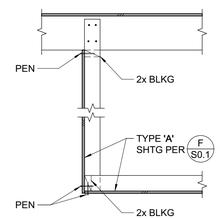


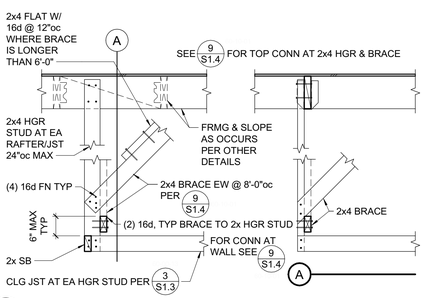
A AT END WALL OR FULL HEIGHT PARTITION



9 CEILING JOISTS (SPAN TO WALLS) AT EXTERIOR WALLS

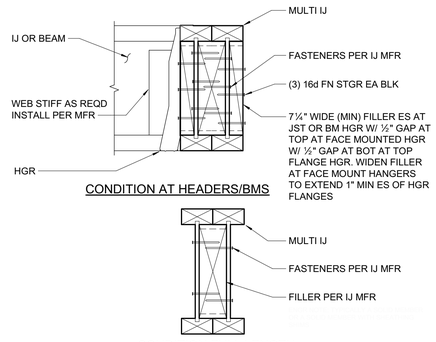
3/4" = 1'-0"





10 TYPICAL SOFFIT FRAMING

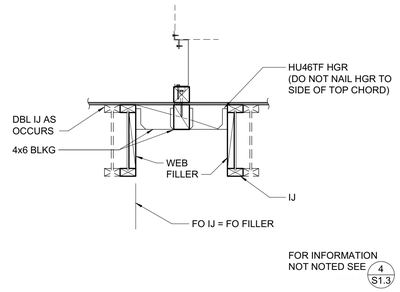
3/4" = 1'-0"



5 MULTI I-JOIST ASSEMBLY

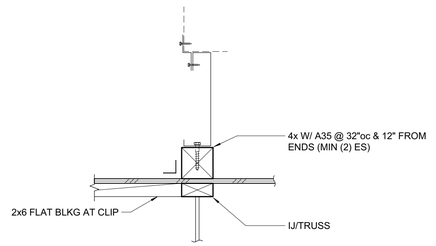
1 1/2" = 1'-0"

NON-RESIDENTIAL DETAIL



6 MECHANICAL UNIT AT IJ FRAMING

3/4" = 1'-0"

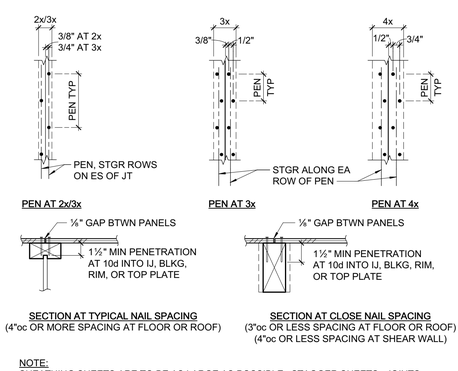


NOTE:
USE ONLY WHERE MU IS LESS THAN 400# W/ A CENTER-OF-GRAVITY UNDER 48" FROM TOP OF 4x.

FOR INFORMATION NOT NOTED SEE 4/S1.3 6/S1.4

7 MECHANICAL CURB DETAIL ABOVE IJ/TRUSS

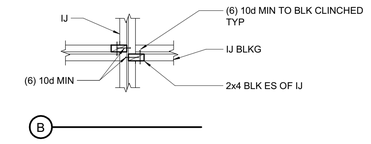
1 1/2" = 1'-0"

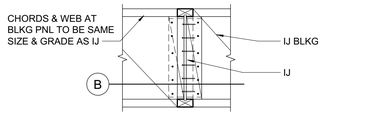


NOTE:
SHEATHING SHEETS ARE TO BE AS LARGE AS POSSIBLE. STAGGER SHEETS. JOINTS ARE TO BE CENTERED OVER BEARING. NAIL HEADS SHALL BE DRIVEN FLUSH W/ SHEATHING. MINIMUM SHEATHING SIZE IS 24" WIDTH x 48" LENGTH AT FLOOR AND ROOF.

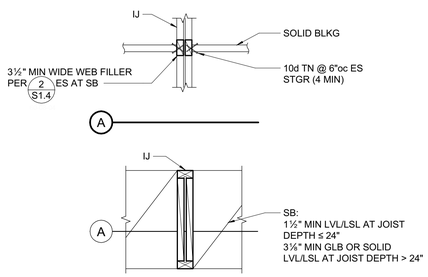
8 SHEATHING NAILING

1 1/2" = 1'-0"





I-JOIST BLOCKING

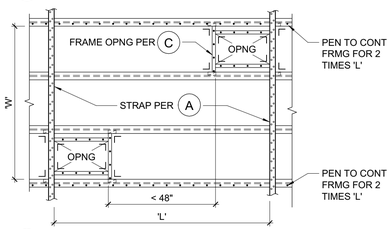


SOLID BLOCKING

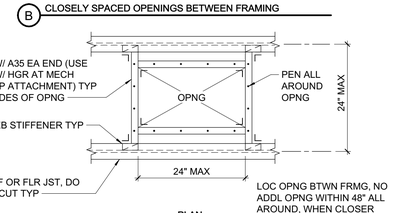
3 I-JOIST BLOCKING

3/4" = 1'-0"

A OPENING TO 48" SQ



B CLOSELY SPACED OPENINGS BETWEEN FRAMING

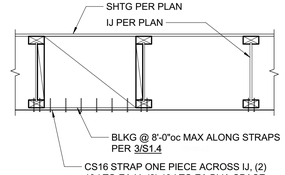


PLAN

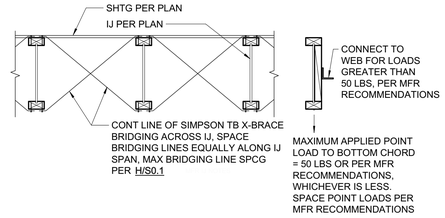
C ISOLATED OPENING BETWEEN FRAMING UP TO 24"

4 OPENING IN DIAPHRAGM

3/4" = 1'-0"



BRIDGING: OPTION 2 - BLOCK & STRAP



BRIDGING: OPTION 1 - TB X-BRIDGING

POINT LOAD

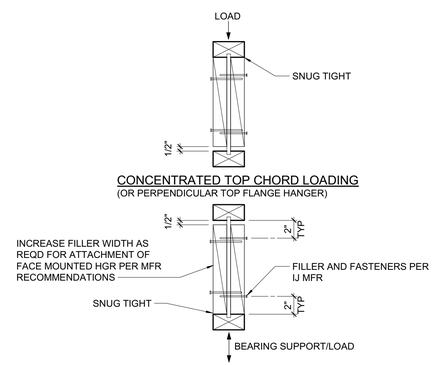
1. DO NOT CUT OR NOTCH FLANGES.
2. DO NOT CUT HOLES LARGER THAN 1½" ROUND IN CANTILEVERS.
3. HOLE SIZES AND LOCATIONS NOT MEETING THE HOLE GUIDELINES TO BE VERIFIED BY MANUFACTURER.
4. FOR SIMPLE SPANS AND UNIFORM LOADS A CHALK LINE CAN BE USED TO SHOW THE LIMITS WHEREIN HOLES ARE ACCEPTABLE. ONCE DISTANCE (D) HAS BEEN DETERMINED, THAT DIAMETER HOLE CAN BE PLACED ANYWHERE WITHIN THE WEB DEPTH (h).
5. D = DISTANCE IN FEET FROM CENTERLINE SUPPORT TO CENTER LINE OF HOLE.
   L = BEAM SPAN IN FEET; FROM CENTER LINE SUPPORT TO CENTER LINE SUPPORT.
   Ø = HOLE DIAMETER IN INCHES.
   h = WEB DEPTH IN INCHES.

$D_{MIN} = \frac{3L\text{Ø}}{5h}$ OR 12", WHICHEVER IS GREATER

HOLE GUIDELINES

1 I-JOIST HOLES & BRIDGING

3/4" = 1'-0"



2 I-JOIST WEB FILLER

1 1/2" = 1'-0"

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SONOMA CLEAN POWER

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SEAL:

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 24839

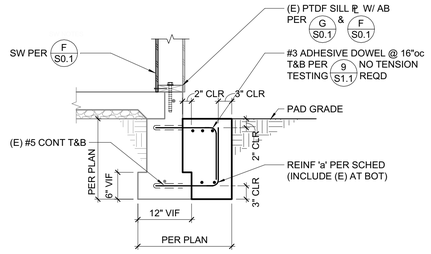
SHEET: **S1.4**

TYPICAL I-JOIST DETAILS

ORIGINAL DATE: JUNE 5, 2025

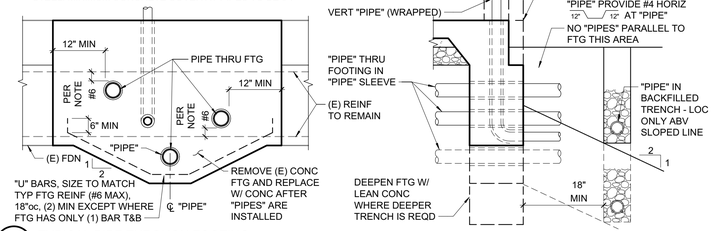
PERMIT SET

6/2/2025 1:14:00 PM \\zfa.com\SR\Projects\2024\24839 Sonoma Clean Power - 421 E St\2_Drawings\24839_Sonoma Clean Power_S25.rvt

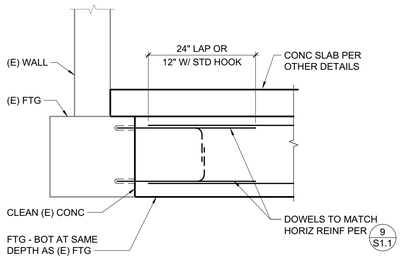


8 NEW FOOTING AT EXISTING PERIMETER SHEAR WALL
3/4" = 1'-0"

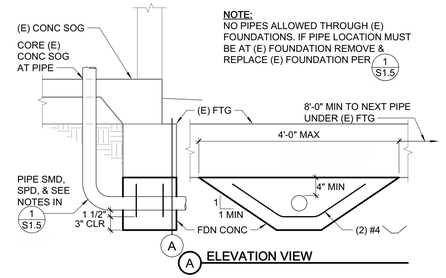
NOTES:
1. 'PIPE' = ANY PENETRATION THRU OR EMBEDDED IN FOUNDATION.
2. ALL PIPES THROUGH FOOTINGS TO BE WRAPPED OR SLEEVED AS FOLLOWS:
   a. SLEEVES: PROVIDE 1" MIN CLEAR ALL AROUND O.D. PIPE TO I.D. SLEEVE UNO. SEAL SLEEVE ENDS W/ MASTIC OR PLASTIC BITUMINOUS CEMENT.
   b. WRAPPED VERTICAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (3) WRAPS MINIMUM UNO.
   c. WRAPPED HORIZONTAL PIPES: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (8) WRAPS MINIMUM UNO.
   d. UNDERGROUND FIRE LINES 4" AND LARGER:
      1. SLEEVES: PROVIDE 2" MIN CLEAR ALL AROUND OD PIPE TO ID SLEEVE. SEAL ENDS PER ABOVE.
      2. WRAPPED: PROVIDE ⅛" NOMINAL SHEET FOAM W/ (16) WRAPS MINIMUM.
3. WRAPPED AND SLEEVED PIPES SHALL HAVE 1½" MIN CLEAR TO REINF STEEL. MINIMUM CONCRETE COVER AT PIPES TO BE 3".
3. CLEARANCE BETWEEN 'PIPES' TO BE 3d MIN.
4. NO 'PIPE' TO RUN PARALLEL IN FOOTING, STEM OR CURB.
5. PVC CONDUIT ('PIPE') EMBEDDED IN CURB/STEM MAY BE WIRE TIED TO HORIZONTAL REINF.
6. NO HORIZONTAL PIPES ALLOWED THROUGH FOOTING WITHIN 24" EACH SIDE OF HOLDOWNS OR STEEL COLUMNS. NO VERTICAL PIPES ALLOWED IN GRADE BEAMS AT BRACED FRAMES.
7. 'PIPE' EMBEDDED IN CONCRETE TO BE PROVIDED W/ FLEXIBLE COUPLINGS AT ENTRY/EXIT POINTS.
8. NOTIFY ENGINEER FOR REPAIRS IF (E) REINF STEEL IS DAMAGED IN CONC REMOVAL.



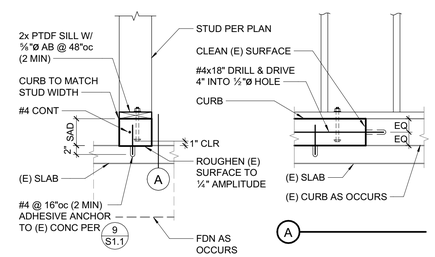
1 TYPICAL PIPE THROUGH FOOTING
3/4" = 1'-0"



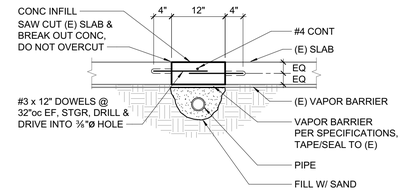
5 NEW FOOTING TO EXISTING FOOTING
3/4" = 1'-0"



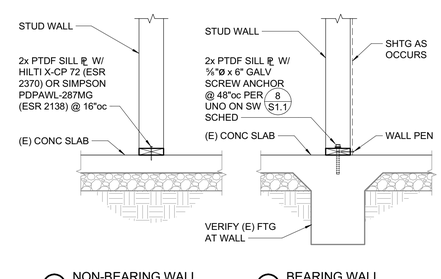
2 NEW PIPE AT EXISTING FOUNDATION
3/4" = 1'-0"



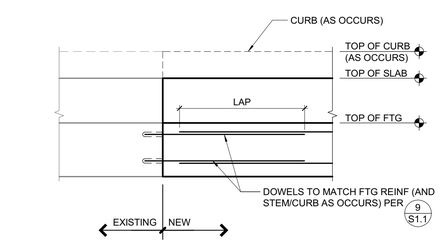
6 NEW CURB AT EXISTING SLAB
3/4" = 1'-0"



3 NEW PIPE AT EXISTING SLAB
3/4" = 1'-0"



7 NON BEARING & BEARING WALLS AT (E) SLAB/FOOTING
3/4" = 1'-0"



4 NEW FOOTING TO EXISTING FOOTING
3/4" = 1'-0"

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 24839

SHEET:

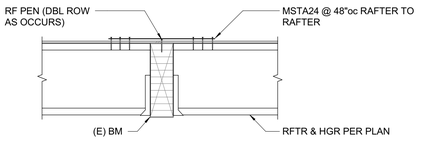
S1.5

MODERNIZATION FOUNDATION

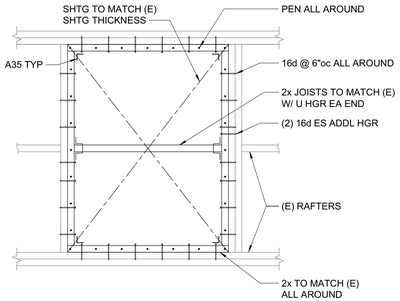
ORIGINAL DATE: JUNE 5, 2025

PERMIT SET

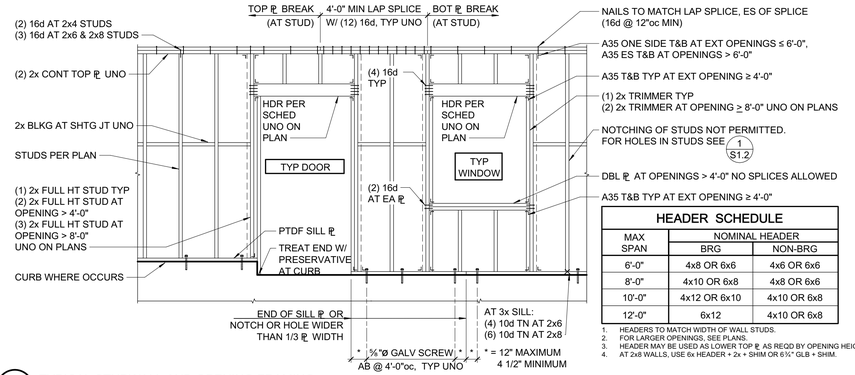
6/2/2025 1:14:01 PM \\zfa.com\SR\Projects\2024\24839 Sonoma Clean Power - 421 E St\2_Drawings\24839_Sonoma Clean Power_S25.rvt



11 FRAMING AT EXISTING BEAM
3/4" = 1'-0"



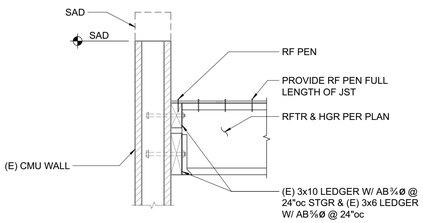
7 NEW INFILL AT EXISTING ROOF
3/4" = 1'-0"



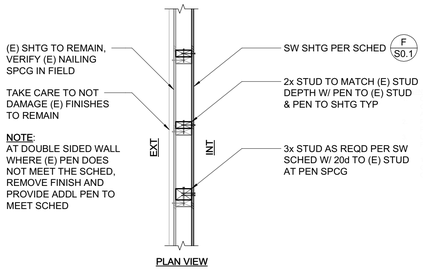
HEADER SCHEDULE		
MAX SPAN	NOMINAL HEADER	
	BRG	NON-BRG
6'-0"	4x8 OR 6x6	4x6 OR 6x6
8'-0"	4x10 OR 6x8	4x8 OR 6x6
10'-0"	4x12 OR 6x10	4x10 OR 6x8
12'-0"	6x12	4x10 OR 6x8

1. HEADERS TO MATCH WIDTH OF WALL STUDS.
2. FOR LARGER OPENINGS, SEE PLANS.
3. HEADER MAY BE USED AS LOWER TOP ₱ AS REQD BY OPENING HEIGHT.
4. AT 2x8 WALLS, USE 6x HEADER + 2x + SHIM OR 6½" GLB + SHIM.

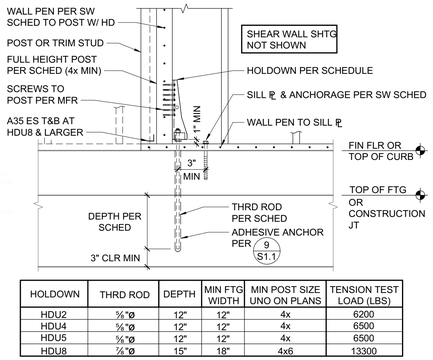
1 TYPICAL STUDWALL AND OPENING FRAMING
3/8" = 1'-0"



12 FRAMING AT EXISTING CMU WALL
3/4" = 1'-0"

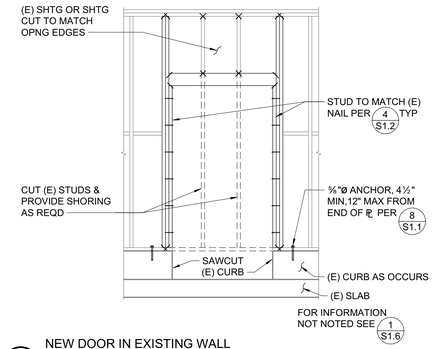


8 NEW SHEATHING AT EXISTING SHEAR WALL
3/4" = 1'-0"

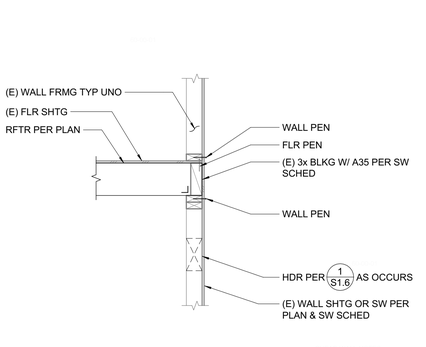


HOLDOWN	THRD ROD	DEPTH	MIN FTG WIDTH	MIN POST SIZE UNO ON PLANS	TENSION TEST LOAD (LBS)
HDU2	⅝"ø	12"	12"	4x	6200
HDU4	⅝"ø	12"	12"	4x	6500
HDU5	⅝"ø	12"	12"	4x	6500
HDU8	¼"ø	15"	18"	4x6	13300

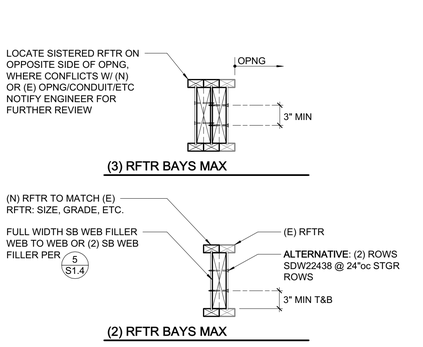
5 TYPICAL HOLDOWN
3/4" = 1'-0"



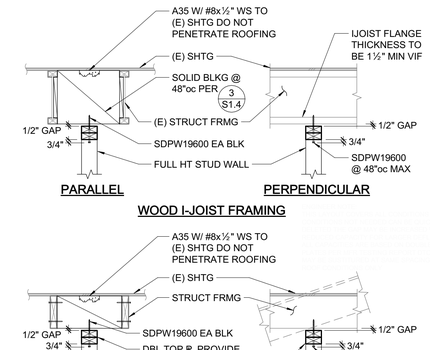
2 NEW DOOR IN EXISTING WALL (NON-SHEAR WALL)
3/8" = 1'-0"



13 FLOOR FRAMING AT EXTERIOR WALL
3/4" = 1'-0"

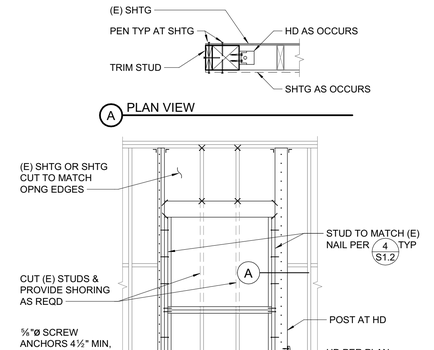


9 SISTERED RAFTER AT HEAD OF (BAYS)
3/4" = 1'-0"

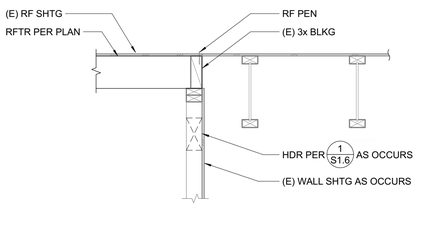


NOTE:
INSTALL SDPW AT ℄ OF BLOCKING OR STRUCTURAL FRAMING AND WITHIN MIDDLE HALF OF DOUBLE TOP PLATES

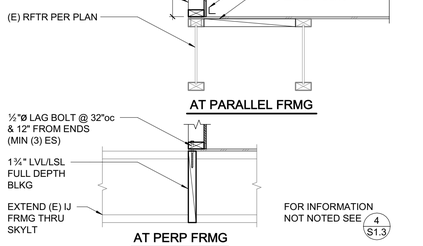
6 TYPICAL NON-BEARING STUD WALL DETAILS
3/4" = 1'-0"



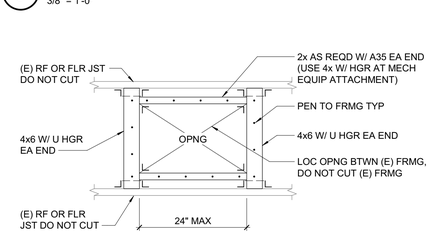
3 NEW OPENING AT EXISTING SHEAR WALL
3/8" = 1'-0"



14 FRAMING TRANSITION
3/4" = 1'-0"



10 SKYLIGHT FRAMING
3/4" = 1'-0"



4 NEW 24" MAXIMUM OPENING
3/4" = 1'-0"

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SEAL:

SHEET LOG

REV #	DATE:	ISSUED FOR:

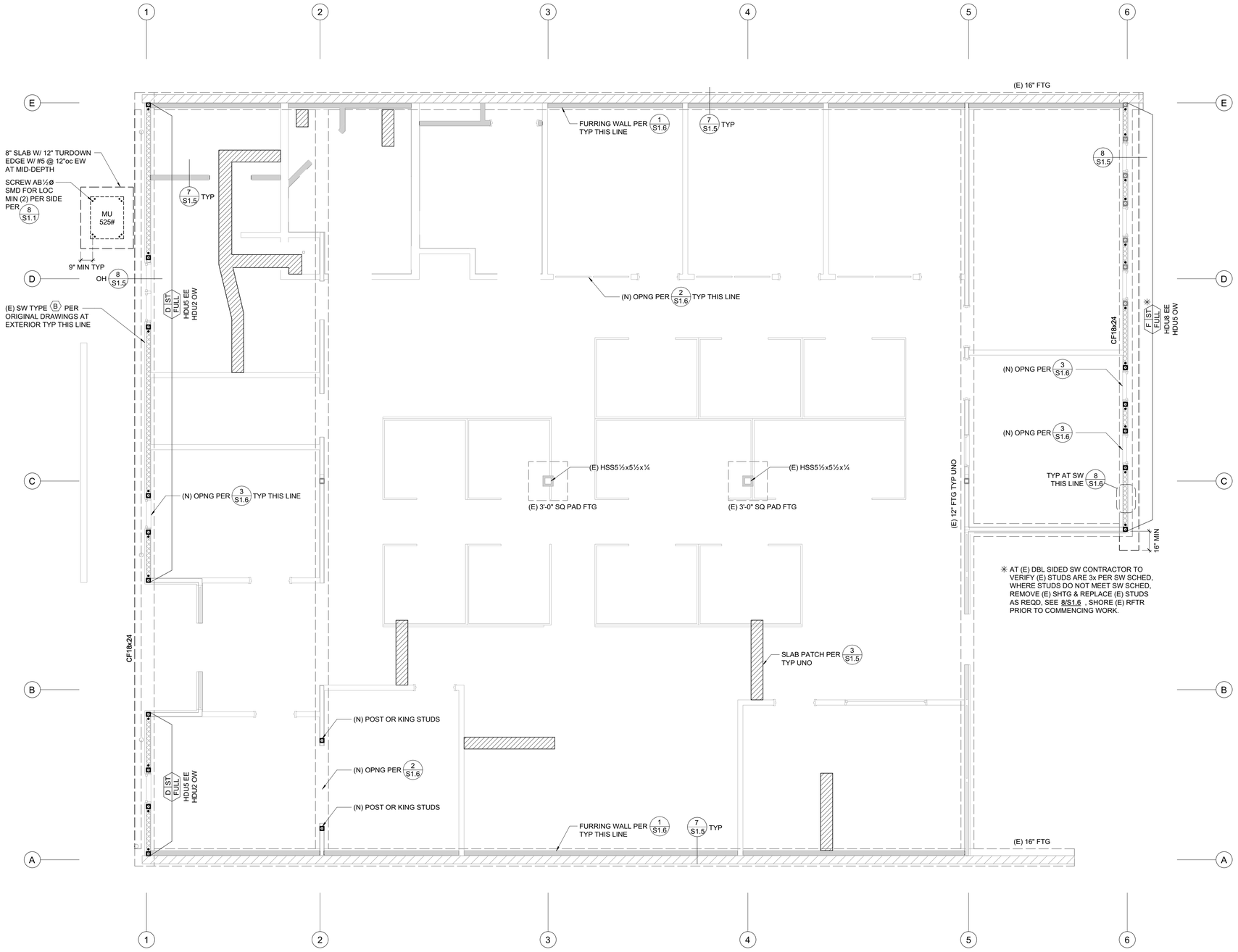
JOB NUMBER: 24839

SHEET: **S1.6**

MODERNIZATION WOOD

ORIGINAL DATE: JUNE 5, 2025

PERMIT SET



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

1. REFER TO SHEETS S0.1, S0.2, AND S1.1 THROUGH S1.6 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. SEE DETAILS OR CURB PLAN FOR CURB LOCATIONS. COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES. PROVIDE LONGER ANCHOR BOLTS AT CURBS PER G/S0.1 .
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNO.
5. PLUMBING AND ELECTRICAL CONDUIT AND GROUND STRAP SHALL NOT BE LAID WITHIN FOUNDATIONS. NO UTILITY PIPES OR CONDUITS SHALL BE LOCATED THRU COLUMN FOOTINGS OR FRAME FOOTINGS. NO PIPES OR CONDUITS THRU SILL PLATES SHALL BE WITHIN 12" OF HOLDOWN BOLTS. NO MECHANICAL, ELECTRICAL, OR PLUMBING OPENINGS SHALL BE LOCATED IN SHEAR WALLS UNLESS SHOWN AND DETAILED ON THE STRUCTURAL DRAWINGS. NO VERTICAL OR HORIZONTAL PIPES OR CONDUITS SHALL BE LOCATED THROUGH STEEL FRAMES, STEEL COLUMNS, OR STEEL BASE PLATES. PROVIDE FURRING AND/OR THICKENED CONCRETE WHERE REQUIRED TO CLEAR UTILITY SYSTEMS. NOTIFY STRUCTURAL ENGINEER/ARCHITECT PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PIPES THROUGH FOOTINGS SHALL BE PER 1/S1.5 .

   PIPES PARALLEL TO FOOTINGS SHALL BE PER 2/S1.1.

   PIPES AT SLAB ON GRADE SHALL BE PER 3/S1.5.

   PIPES THROUGH WOOD FRAMING SHALL BE PER 1/S1.2 AND 2/S1.3 .

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.6	INDICATES STRUCTURAL WALL.
A 10'-0" HDUx	7/S1.2 F/S0.1	INDICATES SHEAR WALL TYPE AND MINIMUM WALL LENGTH. SYMBOL LOCATION INDICATES SHEATHED FACE OF WALL UNLESS NOTED OTHERWISE. "HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
A ST 20'-0" HDUx	9/S1.2	INDICATES STRAPPED SHEAR WALL WITH TYPE AND OVERALL WALL LENGTH, SEE ARCHITECTURAL DRAWINGS FOR OPENINGS."HDUx" INDICATES SIMPSON HOLDOWN AT EACH END UNO.
	D/S0.1	INDICATES WOOD POST.
	5/S1.6	INDICATES POST WITH HOLDOWN. POSTS WITH HOLDOWN ARE FULL HEIGHT FROM SILL TO TOP PLATE.
		INDICATES STEEL COLUMN. LOCATE COLUMN AT ℄ OF WALL FRAMING (EACH WAY AS OCCURS) UNO.
		INDICATES FOUNDATION.
CF24		INDICATES CONTINUOUS FOOTING SIZE AND REINFORCING PER SCHEDULE.
F2.0		INDICATES PAD FOOTING SIZE AND REINFORCING PER SCHEDULE.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
A 3 2'-8"	7/S1.2	INDICATES SHEAR WALL TYPE, MINIMUM NUMBER OF SILL BOLTS (IN ADDITION TO HOLDOWN BOLTS) AND MINIMUM WALL LENGTH.
88		INDICATES GRIDLINE.
1 S3.1		INDICATES ELEVATION.
		INDICATES EXISTING FOUNDATION.
		INDICATES EXISTING FRAMING.
		INDICATES EXISTING CONCRETE MASONRY UNIT WALL.

CONTINUOUS FOOTING SCHEDULE

MARK	'b' WIDTH	'd' DEPTH	REINF 'a'	NOTES
CF18x24	18"	24"	(3) #5 T&B	

SHEAR WALL SCHEDULE [3]

SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE ⅝"Ø BOLT FDN [4] 2x SILL	⅝"Ø BOLT FDN [4] 3x SILL	AT FRAMING [2] 16d	AT FRAMING [2] A35	AT FRAMING [2] SCREW [1]	REMARKS
A	15/32 " (32/16) CD	8d @ 6"oc	48"oc	48"oc	8"oc	24"oc	24"oc	
B	15/32 " (32/16) CD	8d @ 4"oc	32"oc	32"oc	6"oc	16"oc	16"oc	
C	15/32 " (32/16) CD	8d @ 3"oc	24"oc	32"oc	4"oc	12"oc	12"oc	3x MIN AT ALL ADJOINING PANEL EDGES
D	15/32 " (32/16) CD	8d @ 2"oc	-	24"oc	(2) ROWS @ 6"oc	12"oc	8"oc	
E	15/32 " (32/16) CD **BOTH SIDES**	8d @ 3"oc	-	12"oc	(2) ROWS @ 4"oc	6"oc	(2) ROWS @ 6"oc	
F	15/32 " STRUCT 1 **BOTH SIDES**	8d @ 2"oc EXT 10d @ 2"oc INT	-	12"oc	(2) ROWS @ 4"oc	6"oc	(2) ROWS @ 6"oc	PER 8/S1.6

NOTES:
1. 2x SILL: SDS¼x4½" OR SDWS 0.22"x4". AT 3x SILL : SDS¼x6" OR SDWS 0.22"x6"
2. FOR SCREW @ 6"oc OR LESS & DBL ROW OF ANCHORAGE PROVIDE 4x OR EQUIVALENT SB/RIM BLW. AT DBL ROW STGR ROWS TYPICAL.
3. AT EXISTING WALLS: (E) STRUCT SHTG, NAILING, & ANCHORAGE SHALL BE VERIFIED BY THE CONTRACTOR TO MEET THE REQUIREMENTS NOTED IN THE SCHED ABV. ALL (E) SW COMPONENTS NOT MEETING THE REQUIREMENTS OF THE SCHED INCLUDING SHEAR TRANSFER DETAILS SHALL BE UPGRADED AS REQD.
4. SCREW ANCHORS PER 8/S1.1 MAY BE USED AT (E) FDN. SIZE & SPCG PER SW SCHED.

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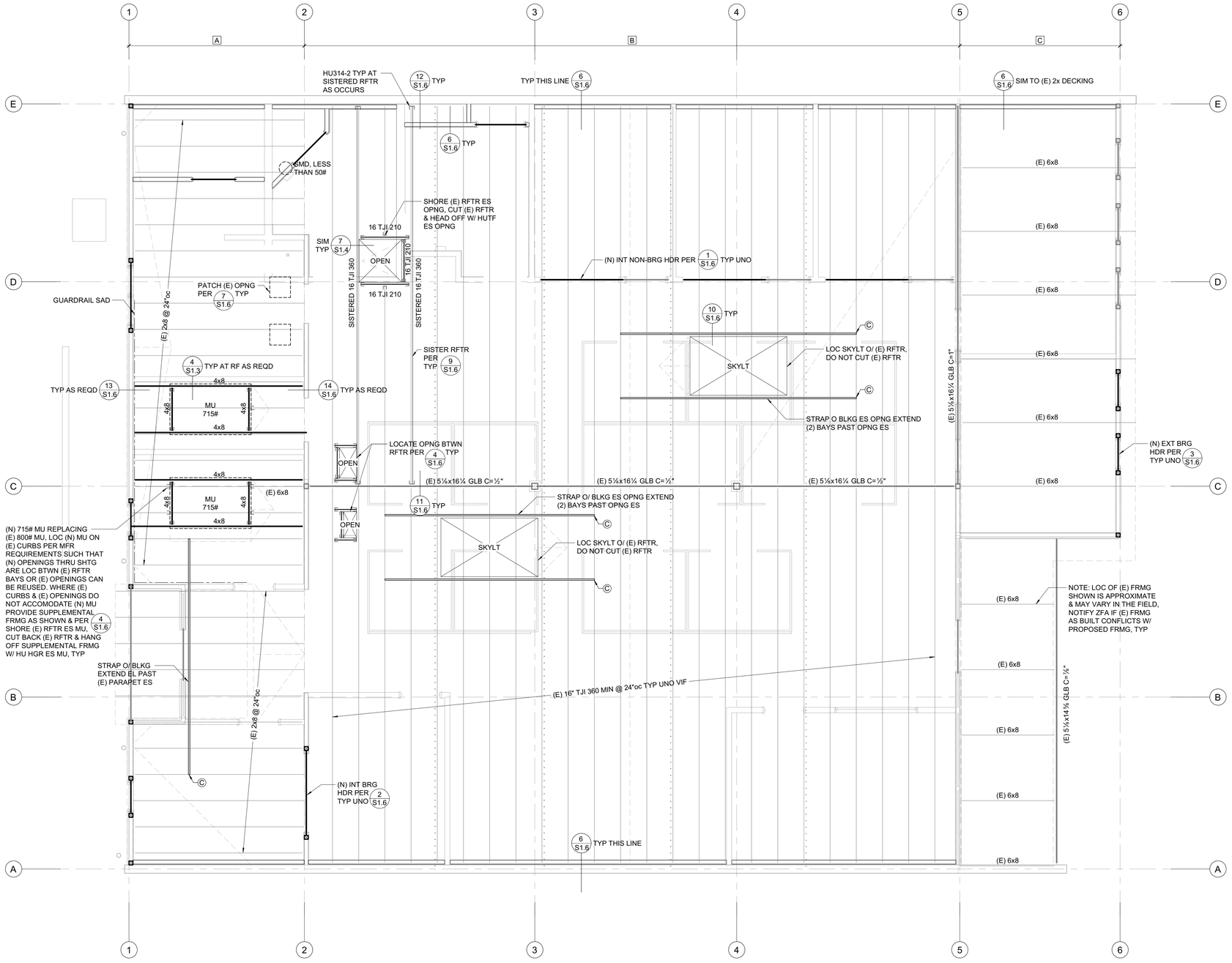
PERMIT SET

JOB NUMBER: 24839

SHEET: **S2.1**

FOUNDATION PLAN

ORIGINAL DATE: JUNE 5, 2025



ROOF FRAMING PLAN

1/4" = 1'-0"

FRAMING PLAN NOTES:

1. REFER TO SHEETS S0.1, S0.2, AND S1.2 THROUGH S1.6 FOR GENERAL NOTES AND TYPICAL DETAILS. THE FOLLOWING DETAIL REFERENCES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL GENERAL NOTES AND TYPICAL DETAIL SHEETS NOTED ABOVE ARE APPLICABLE AND SHALL BE FOLLOWED.
2. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
3. MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH WALLS, ROOFS OR FLOORS SHALL BE PER REFERENCES BELOW UNLESS SHOWN AND DETAILED OTHERWISE ON THE STRUCTURAL PLANS. NOTIFY ARCHITECT/ENGINEER PRIOR TO ANY INSTALLATION NOT CONFORMING TO THESE DETAILS.

   PENETRATIONS THROUGH SHEAR WALLS SHALL BE PER 3/S1.2.

   PENETRATIONS THROUGH FLOORS/ROOFS SHALL BE PER 5/S1.2.
4. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS ON PLANS (INCLUDING WALLS ADJACENT TO SEISMIC GAPS) SHALL BE SHEATHED AS SHEAR WALL TYPE 'A' PER SHEAR WALL SCHEDULE, UNLESS NOTED OTHERWISE.
5. ELEVATIONS ON PLANS AND DETAILS "▽" ARE TO HEIGHTS ABOVE FINISHED GROUND FLOOR ELEVATION REFERENCE 0'-0". COORDINATE TOP OF FRAMING AND LEDGER HEIGHTS AS REQUIRED TO PROVIDE ROOF SLOPES AS SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
6. SEISMIC GAPS WHERE NOTED ARE DIMENSIONED CLEAR BETWEEN WALL FINISHES. WALLS AT SEISMIC SEPARATION JOINTS SHALL BE FRAMED AS EXTERIOR WALLS, UNO. THIS GAP TO BE MAINTAINED ENTIRELY CLEAR TO ALLOW FOR DIFFERENTIAL BUILDING MOVEMENT. NO PIPES, CONDUITS, ETCETERA SHALL BE LOCATED WITHIN THE GAP. PROVIDE FLEXIBLE COUPLINGS AT ALL UTILITIES CROSSING SEISMIC GAPS.

PLAN LEGEND

SYMBOL	REFERENCE DETAIL	DESCRIPTION
	1/S1.6	INDICATES STRUCTURAL WALL.
	1/S1.6	INDICATES STRUCTURAL WALL ABOVE.
	D/S0.1	INDICATES WOOD POST.
		INDICATES STEEL COLUMN.
3¼x12 GLB C=1"	D/S0.1	INDICATES GLULAM BEAM SIZE AND CAMBER. WHERE NO CAMBER IS SPECIFIED SEE WOOD FRAMING NOTES FOR TYPICAL GLULAM BEAM CAMBER.
	6/S1.2	INDICATES PANEL EDGE NAILING ALONG FULL LENGTH OF MEMBER.
	D/S0.1	INDICATES HANGER.
DRAG (100PLF)		INDICATES DRAG TRUSS, ALIGN WITH SHEAR WALLS BELOW OR BEYOND AS OCCUR. DESIGN DRAG TRUSS TO TRANSFER LOAD INDICATED FROM TOP CHORD TO BOTTOM CHORD. LOAD INDICATED IS ASD SEISMIC LOAD.
		INDICATES LEDGER. SEE PLAN FOR SIZE AND ANCHORAGE.
88		INDICATES GRIDLINE.
1 S3.1		INDICATES ELEVATION.
MU 1,000#	4/S1.3 7/S1.4	INDICATES APPROXIMATE LOCATION, SIZE AND MAXIMUM WEIGHT OF MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR ANCHORAGE AND ADDITIONAL INFORMATION.
		INDICATES STEP IN ELEVATION, SEE ARCHITECTURAL DRAWINGS.
		INDICATES EXISTING FRAMING.
A 4'-0"	1/S1.3	INDICATES TIE STRAP. SEE SCHEDULE FOR STRAP, NAILING AND LENGTH.
		INDICATES EXISTING CONCRETE MASONRY UNIT WALL.

TIE STRAP SCHEDULE

MARK	STRAP	MIN. NAILING ES OF ♦	MAX. NAIL SPACING (SEE NOTES #1 & #2) CASE 1	CASE 2 EL	CASE 2 RL	MIN. END LENGTH (EL)
Ⓐ	CS16	(10) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	12"
Ⓑ	CS14	(13) 10d	10d @ 4"oc STGR	FILL ALL NAIL HOLES	10d @ 4"oc STGR	16"
Ⓒ	CMSTC16	(25) 10d	10d @ 3"oc STGR	FILL ALL NAIL HOLES	10d @ 3"oc STGR	24"
Ⓓ	CMST14	(33) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	32"
Ⓔ	CMST12	(43) 10d	10d @ 3½"oc STGR	FILL ALL NAIL HOLES	10d @ 3½"oc STGR	48"

1. CASE 1 APPLIES UNLESS END LENGTH (EL) IS NOTED ON PLANS. WHERE END LENGTH (EL) IS NOTED, SEE CASE 2.
2. AS REQUIRED, PROVIDE CLOSER NAIL SPACING TO MEET MINIMUM NAILING EACH SIDE OF ♦.

MAXIMUM ROOF WEIGHT SCHEDULE

MARK	EXISTING WEIGHT[1]	ALLOWABLE ADDED WEIGHT[2]
A	16 PSF	6.8 PSF
B	14 PSF	6.7 PSF
C	20 PSF	10.0 PSF

1. TOTAL ROOF WEIGHT INCLUDING STRUCTURE, ETC.
2. TOTAL ALLOWABLE ADDED WEIGHT INCLUDING INSULLATION, ROOFING, DUCTING, SPRINKLERS ETC. ASSUMES THAT THE EXISTING ROOFING IS REMOVED DOWN TO EXISTING PLY PRIOR TO RE-ROOFING. AN ADDITIONAL 5% OF THE EXISTING WEIGHT IS INCLUDED.

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER — STRUCTURAL — STATE OF CALIFORNIA

SHEET LOG

REV #	DATE:	ISSUED FOR:

JOB NUMBER: 24839

SHEET: **S2.2**

ROOF FRAMING PLAN

ORIGINAL DATE: JUNE 5, 2025

PERMIT SET

MECHANICAL SYMBOLS

SYMBOL	ABBREVIATION	DESCRIPTION
	CD	SUPPLY DIFFUSER
	RAG, EAG	RETURN/EXHAUST AIR GRILLE
	VD	VOLUME DAMPER
14x12		DUCT SIZE, FIRST NUMBER IS IN PLANE OF PAGE
14x12	L	LINED DUCTWORK
		DEMOLITION
		TURNING VANES
	FC	FLEXIBLE CONNECTION
	FD	FIRE OR FIRE SMOKE DAMPER
		SUPPLY DUCT UP
		RETURN/EXHAUST DUCT UP
T	T	THERMOSTAT
	POC	POINT OF CONNECTION
SD	SD	DUCT SMOKE DETECTOR
M		MOTOR-ACTUATOR
	AFF	ABOVE FINISHED FLOOR
	BDD	BACK DRAFT DAMPER
	DG	DOOR GRILLE
	DN	DOWN
	DWG	DRAWING
	EA	EXHAUST AIR
	FC	FLEX CONNECTOR
	FLA	FULL LOAD AMPS
	GE	GREASE EXHAUST
	GSM	GALVANIZED SHEET METAL
	IJS	IN JOIST SPACE
	MBH	THOUSAND BTU PER HOUR
	MCA	MINIMUM CIRCUIT AMPS
	MOCP	MAXIMUM OVER CURRENT PROTECTION
	NTS	NOT TO SCALE
	OA	OUTSIDE AIR
	RA	RETURN AIR
	RL	REFRIGERANT LIQUID
	RS	REFRIGERANT SUCTION
	SA	SUPPLY AIR
	SAD	SEE ARCHITECTURAL DRAWINGS
	SCD	SEE CIVIL DRAWINGS
	SED	SEE ELECTRICAL DRAWINGS
	SPD	SEE PLUMBING DRAWINGS
	SSD	SEE STRUCTURAL DRAWINGS
	S/S	STAINLESS STEEL
	TA	TRANSFER AIR
	TYP	TYPICAL
	VD	VOLUME DAMPER
	VIF	VERIFY IN FIELD
	VTR	VENT THROUGH ROOF

MECHANICAL EQUIPMENT SCHEDULE

Mark	Serving	Make / Model	Description	Accessories/ Options	Cooling Capacity	Heating Capacity	Gas Input	Airflow	Min. OA CFM	Notes	Volts	Ph	FLA / HP	MCA	MOCP	Weight
CO2	CONFERENCE ROOM	SENVA AQ2-A-CAAAA OR APPROVED EQUIVALENT	CO2 (0-2,000 PPM) monitoring sensor with OLED display, analog outputs with set-point relay.		-	-	-	-	-	Install in-wall using concealing ring accessory.	24-30 VDC	-	-	5W max	-	-
HP-1	RTU-1 & RTU-2	TOSHIBA-CARRIER MMY-MUP0961HT9P-UL	Nominal 8 ton outdoor air cooled heat pump, side discharge, R-410A refrigerant	-	96 MBH	108 MBH	-	-	-	-	230 V	3 P	-	36.6 A	45 A	525 Lbs
GR-1	-	GREENHECK GRSR-10 OR APPROVED EQUIVALENT	Spun aluminum construction, gravity ventilator for relief pressure.	Interior aluminum bird screen with 1/2 inch openings, backdraft damper, gpi roof curb.	-	-	-	-	-	-	-	-	-	-	-	10 Lbs each
RTU-1	NORTH SPACES	TOSHIBA-CARRIER 40QQ-060ABA3-0A0	Nominal 5 ton packaged unit, heat pump, electric heating and cooling unit, R-410A refrigerant, vertical supply/return, direct drive vane axial fan technology, Al/Cu coil, Base Electromechanical controls, hinged access panels. 10 year limited parts and compressor warranty.	2 inch MERV 13 air filters, #CRRFCURB001A01 14 inch high roof curb, #33ConnectStar43 T-24 compliant Wi-Fi thermostat ("T") & TCB-IFTH2UUG-UL - 24V Thermostat Interface. Economizer: #CRECOMZR076A00 economizer, ultra low leakage economizer, vertical orientation, EconoM$er X with solid-state W7220 controller, gear-driven, modulating damper, spring return actuator, up to 100% barometric relief, supply and outdoor air temperature sensors, and CO2 sensor compatible, for use in electro mechanical controls only. Controller meets California title 24 Section 120.2 Fault Detection and Diagnostic (FDD) requirements. Supply air duct smoke detector ("SD").	60 MBH	66 MBH	-	1,750 CFM at 0.5"WG ESP	400 CFM	Install thermostat such that all controls are within 48" of the finished floor. Where possible match centerline of lighting controls in the same room. Program for continuous fan operation during occupied periods. Configure WiFi and set up owner for access to operation and scheduling from phone application. Smoke detector shall be wired for automatic shut down of supply fan upon detection of products of combustion. Electrical Contractor shall provide 24V transformer to power thermostat ("T").	208-230 V	1 P	8.6 A	11 A	15 A	410 Lbs unit + 200 Lbs Roof Curb + 105 Lbs Economizer
RTU-2	SOUTH SPACES	TOSHIBA-CARRIER 40QQ-060ABA3-0A0	Nominal 5 ton packaged unit, heat pump, electric heating and cooling unit, R-410A refrigerant, horizontal supply/return, direct drive vane axial fan technology, Al/Cu coil, Base Electromechanical controls, hinged access panels. 10 year limited parts and compressor warranty.	2 inch MERV 13 air filters, #CRRFCURB001A01 14 inch high roof curb, #33ConnectStar43 T-24 compliant Wi-Fi thermostat ("T") & TCB-IFTH2UUG-UL - 24V Thermostat Interface. Economizer: #CRECOMZR077A00 economizer, ultra low leakage economizer, horizontal orientation, EconoM$er X with solid-state W7220 controller, gear-driven, modulating damper, spring return actuator, up to 100% barometric relief, supply and outdoor air temperature sensors, and CO2 sensor compatible, for use in electro mechanical controls only. Controller meets California title 24 Section 120.2 Fault Detection and Diagnostic (FDD) requirements. Supply air duct smoke detector ("SD").	60 MBH	66 MBH	-	1,750 CFM at 0.5"WG ESP	275 CFM	Install thermostat such that all controls are within 48" of the finished floor. Where possible match centerline of lighting controls in the same room. Program for continuous fan operation during occupied periods. Configure WiFi and set up owner for access to operation and scheduling from phone application. Smoke detector shall be wired for automatic shut down of supply fan upon detection of products of combustion. Electrical Contractor shall provide 24V transformer to power thermostat ("T").	208-230 V	1 P	8.6 A	11 A	15 A	410 Lbs unit + 200 Lbs Roof Curb + 105 Lbs Economizer
TL	-	GRAINGER 4LZ94 OR APPROVED EQUIVALENT	Line voltage wall mounted thermostat, 30-110 F setpoint range, inductive rating at 120 V 16 A		-	-	-	-	-	Set operate fan above 80°F	-	-	-	-	-	-

FAN SCHEDULE

MARK	MAKE / MODEL	DESCRIPTION	ACCESSORIES	AIRFLOW / PRESSURE	SOUND LEVEL	NOTES	VOLTS	PHASE	FLA	MOTOR HP	WEIGHT
CEF-1, CEF-2	PANASONIC FV-1115VK2 OR APPROVED EQUIVALENT	Ceiling exhaust fan, ECM motor, single speed Whispergreen fan, integral backdraft damper, Energy Star Certified.	FV-VS15VK1 multi speed with time delay	30 CFM CONSTANT, 150 CFM at 0.1" WC ESP	<0.3 Sones	Ducting and fittings to be 26 gauge galvanized sheetmetal (no aluminum flex). Set delay timer to 15 minutes. SED for occupancy sensor control integration.	120 V	1 P	0.24 A	24.4 watts each	12 Lbs each
CEF-3, CEF-4	PANASONIC FV-1115VK2 OR APPROVED EQUIVALENT	Ceiling exhaust fan, ECM motor, single speed Whispergreen fan, integral backdraft damper, Energy Star Certified.	-	150 CFM at 0.1" WC ESP	<0.3 Sones	Ducting and fittings to be 26 gauge galvanized sheetmetal (no aluminum flex). Wire to operate via respective wall switch.	120 V	1 P	0.24 A	24.4 watts each	12 Lbs each
IF-1	PANASONIC FV-20NLF1 OR APPROVED EQUIVALENT	Inline exhaust fan, quiet operation, Energy star rated, 3 year warranty	6" Backdraft damper	225 CFM at 0.3" WC ESP	2 Sones	Ducting and fittings to be 26 gauge galvanized sheetmetal (no aluminum flex). Control via respective line voltage thermostat (TL).	120 V	1 P	0.46 A		20 Lbs

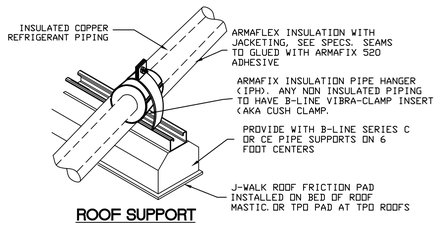
AIR OUTLET SCHEDULE

Mark	Make / Model	Alternate Manufacturer	Description
CD-1	TITUS TMS, BORDER 3 (NT AT NARROW T-BAR)	PRICE OR KREUGER	PANEL FACE, STEEL CONSTRUCTION, 24x24 T-BAR LAYIN, PROVIDE WITH DEFLECTORS WHERE DIRECTED BLOW PATTERN IS SHOWN ON PLANS.
CD-2, CD-2D	TITUS MCD, BORDER 1	PRICE OR KREUGER	LOUVERED FACE, 4-WAY MODULAR CORE, STEEL CONSTRUCTION, SURFACE MOUNT, OPPOSED BLADE DAMPER (AT CD-2D)
CR-1, EG-1	TITUS PAR-3F, BORDER 3 (NT AT NARROW T-BAR)	PRICE OR KREUGER	STEEL CONSTRUCTION, PERFORATED FACE, 24x24 T-BAR LAY-IN
CR-2, CR-2D	TITUS 355RL, BORDER 1	PRICE OR KREUGER	STEEL CONSTRUCTION, LOUVERED BLADES ON 1/2" CENTERS, SURFACE MOUNT, OPPOSED BLADE DAMPER (AT CR-2D)
SG-1, SG-1D	TITUS 272FL, BORDER 1	PRICE OR KREUGER	ALUMINUM CONSTRUCTION, AEROBLADES ON 3/4" CENTERS, OPPOSED BLADE DAMPER (AT SG-1D)

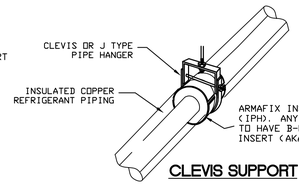
DUCTING MATERIALS SCHEDULE

SEE SPECIFICATIONS SECTION 23 00 00 FOR COMPLETE REQUIREMENTS

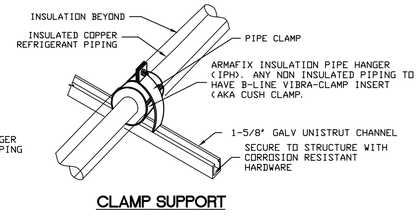
OUTSIDE AIR, SUPPLY, RETURN AIR DUCTS	OUTDOORS	RECTANGULAR	SHOP FABRICATED PER SMACNA AND MINIMUM 20 GAUGE GALVANIZED SHEET METAL WITH GOVERNMENT CLIP OR TDC (FLANGE PART OF DUCT) CONNECTORS, PITTSBURGH LONGITUDINAL SEAMS WITH SEALANT IN SEAMS, SEAL ALL JOINTS WITH 2 LAYERS OF UNITED MCGILL OUTDOOR DUCT SEALER.
	INDOORS	ROUND	GALVANIZED SHEET METAL, 6" AND SMALLER 26 GAUGE SPIRAL OR SNAPLOK PIPE, 7" AND LARGER TO BE PER SMACNA 4" WG PRESSURE CLASS AND MINIMUM 24 GAUGE. FITTINGS TO BE UNITED MCGILL UNI-SEAL "LO-LOSS" OR APPROVED EQUAL.
		ROUND (AT FINAL CONNECTIONS)	ATCO #036, R-6 PRE- INSULATED, 10" WG PRESSURE RATED, MAXIMUM 7 FEET LENGTH. AT UNCONDITIONED SPACES: ATCO #031, R-8 PRE- INSULATED, 10" WC PRESSURE RATED, MAXIMUM 5 FEET LENGTH.
		RECTANGULAR	GALVANIZED SHEET METAL, GAUGE PER SMACNA 4" WG PRESSURE CLASS, 24 GAUGE MINIMUM. SEAL ALL JOINTS WITH DUCT SEALER.
EXHAUST DUCTS	INDOORS	RECTANGULAR	SHOP FABRICATED PER SMACNA 4" WG PRESSURE CLASS AND MINIMUM 26 GAUGE GALVANIZED SHEET METAL WITH S-DRIVE OR DUCT MATE CONNECTOR SYSTEM.
		ROUND	GALVANIZED SHEET METAL, 6" AND SMALLER PER SMACNA 6" WG PRESSURE CLASS AND 26 GAUGE SPIRAL OR SNAPLOK PIPE, 7" AND LARGER TO BE PER SMACNA 4" WG PRESSURE CLASS AND MINIMUM 24 GAUGE. FITTINGS TO BE UNITED MCGILL UNI-SEAL "LO-LOSS" OR APPROVED EQUAL.



ROOF SUPPORT



CLEVIS SUPPORT



CLAMP SUPPORT

INSULATED REFRIGERANT PIPE SUPPORT

NTS

1

MECHANICAL GENERAL NOTES

1. PROVIDE MINIMUM OUTSIDE AIR TO HVAC UNITS PER MECHANICAL SCHEDULE
2. PROVIDE FLEXIBLE PIPE AND DUCT CONNECTORS TO ALL EQUIPMENT WHICH IS SUSPENDED OR MOUNTED ON VIBRATION ISOLATORS.
3. MAINTAIN A MINIMUM 10'-0" CLEAR BETWEEN HVAC EQUIPMENT AIR INTAKES AND PLUMBING VENTS, VENTS SERVING FUEL BURNING EQUIPMENT OR EXHAUST OUTLETS WITH OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS; OR 10 FEET ABOVE THE SURFACE OF ANY ABUTTING PUBLIC WAY OR DRIVEWAY; OR WHEN IT IS IN A HORIZONTAL POSITION IN A SIDEWALK, STREET, ALLEY OR DRIVEWAY.
4. PROVIDE UL FIRE STOPPING, PER UL LISTING, WHERE PIPES OR DUCTS PASS THROUGH FIRE RATED CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE RATED ASSEMBLIES. AT SHAFT FLOOR PENETRATIONS PROVIDE FIRE STOPPING AT VENTS, PIPES AND DUCTS PASSING THROUGH FLOORS PER CBC SECTION 711.
5. ALL EXPOSED CONTROL WIRING SHALL BE INSTALLED IN EMT CONDUIT UNLESS CONCEALED IN WALLS OR ATTIC SPACES. ALL WIRING IN ATTIC SPACES SHALL BE NEATLY STAPLED OR ATTACHED TO FRAMING AT MINIMUM 10' INTERVALS.
6. LABEL ALL EQUIPMENT WITH ENGRAVED PLASTIC TAGS PER SPECS WITH EQUIPMENT TAG NUMBERS.
7. DUCT LINER TO HAVE MOLD, HUMIDITY AND EROSION RESISTANT INTERIOR SURFACES THAT MEET OR EXCEED REQUIREMENTS IN ACCORDANCE WITH CMC SECTION 605.0.
8. INSULATION APPLIED TO THE EXTERIOR SURFACES OF DUCTS LOCATED IN THE BUILDING SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DENSITY NOT EXCEEDING 50 WHEN TESTED AS A COMPOSITE INSTALLATION IN ACCORDANCE WITH CMC SECTION 605.0.
9. INSTALL PVC JACKETING OVER INSULATION ON ALL OUTDOOR REFRIGERANT SUCTION PIPING.
10. INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION.
11. REFER TO SPECIFICATION SECTION 23 00 00 ON SHEET M7.1 FOR ADDITIONAL REQUIREMENTS.

MECHANICAL SHEET INDEX

CONTROL DESCRIPTION

PACKAGED ROOFTOP UNITS (RTU-1, RTU-2):
- SHALL OPERATE FROM RESPECTIVE WALL THERMOSTAT TO MAINTAIN SPACE TEMPERATURE AT SETPOINTS.
- FAN TO OPERATE CONTINUOUSLY DURING OCCUPIED MODE.
- COORDINATE SETPOINTS AND SCHEDULES WITH OWNER.
- VENTILATION TO RUN AT TITLE 24 MINIMUM OSA VALUE DURING NORMAL OPERATION WHEN OUTSIDE AIR TEMPERATURE IS GREATER THAN RETURN AIR TEMPERATURE. SEE OSA VENTILATION SCHEDULE.
- WHEN THERMOSTAT IS CALLING FOR COOLING AND OUTSIDE AIR TEMPERATURE IS LESS THAN RETURN AIR TEMPERATURE, ECONOMIZER SHALL OPEN OUTSIDE AIR DAMPER TO PROVIDE COOLING TO THE SPACE.
- PROVIDE WITH SMOKE DETECTION SHUT-OFF PER CMC 609.1.

EXHAUST FANS - RESTROOMS (CEF-1, CEF-2):
- FANS HAVE INTEGRAL CONTROLS TO OPERATE BASED UPON MOTION DETECTION, SEE SCHEDULES.

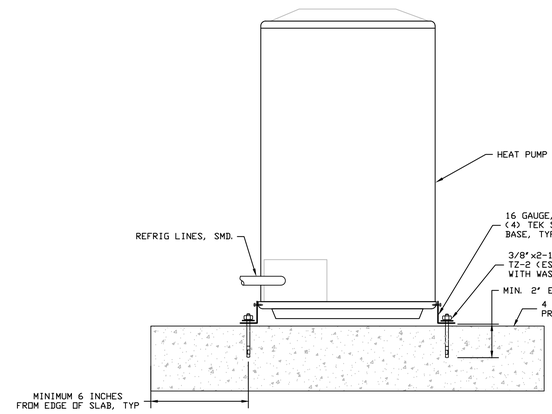
EXHAUST FANS (CEF-3, CEF-4):
- FANS SHALL BE WIRED TO OPERATE VIA RESPECTIVE WALL SWITCH.

EXHAUST FAN - ELECTRICAL ROOM (IF-1):
- FANS SHALL BE WIRED THROUGH LINE VOLTAGE THERMOSTAT, SET FOR 80F.

CARBON DIOXIDE SENSOR (CO2):
- CO2 SENSORS ARE FACTORY CALIBRATED TO 400 PPM BASELINE CO2 CONCENTRATION, HAVE A DETECTION RANGE OF 0 - 2,000 PPM, AND HAVE WITH A +/- 30 PPM ACCURACY.
- SENSORS ARE AUTO-CALIBRATING AND HAVE A 3 YEAR WARRANTY.

ECONOMIZERS:
- ECONOMIZERS ARE REQUIRED AND SHALL BE EQUIPPED WITH CALIFORNIA ENERGY COMMISSION TITLE 24 CERTIFIED ECONOMIZER CONTROLLERS.
- THE OUTSIDE AIR DAMPER SHALL BE SET TO THE DCV MINIMUM OUTDOOR AIR (SEE OSA VENTILATION SCHEDULE).
- DEMAND CONTROLLED VENTILATION - WHEN CO2 READING FROM CO2 SENSOR IN CONFERENCE ROOM RISES ABOVE 1,100 PPM, THE OA DAMPERS SHALL MODULATE OPEN TO BRING IN ADDITONAL OA TO MAINTAIN A SPACE PPM LEVEL BELOW 1,100 PPM.

THERMOSTATS (T):
- SHALL BE PROGRAMMED FOR CONTINUOUS FAN OPERATION DURING OCCUPIED HOURS.
- SHALL BE PROGRAMMED TO PROVIDE PRE-OCCUPANCY ('SMART RECOVERY') ONE HOUR PRIOR TO NORMAL OCCUPIED HOURS.
- THERMOSTATS SHALL CONTROL SUPPLY FAN OPERATION OF UNITS AND VENTILATION RATE THROUGH ECONOMIZERS WHEN EQUIPPED WITH INTEGRAL CO2 MONITORING (SEE EQUIPMENT SCHEDULE).
- ALL THERMOSTAT FUNCTIONS, INCLUDING 7-DAY PROGRAMMED SCHEDULES, UNOCCUPIED TEMPERATURE SETBACK/SETUP, AND SETPOINTS AND SCHEDULES TO BE CONTROLLED THROUGH WEB BASED APP. COORDINATE WITH OWNER.
- COORDINATE SCHEDULE WITH OWNER.



HEAT PUMP MOUNTING DETAIL

NTS

2

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SONOMA CLEAN POWER

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SEAL:

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NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

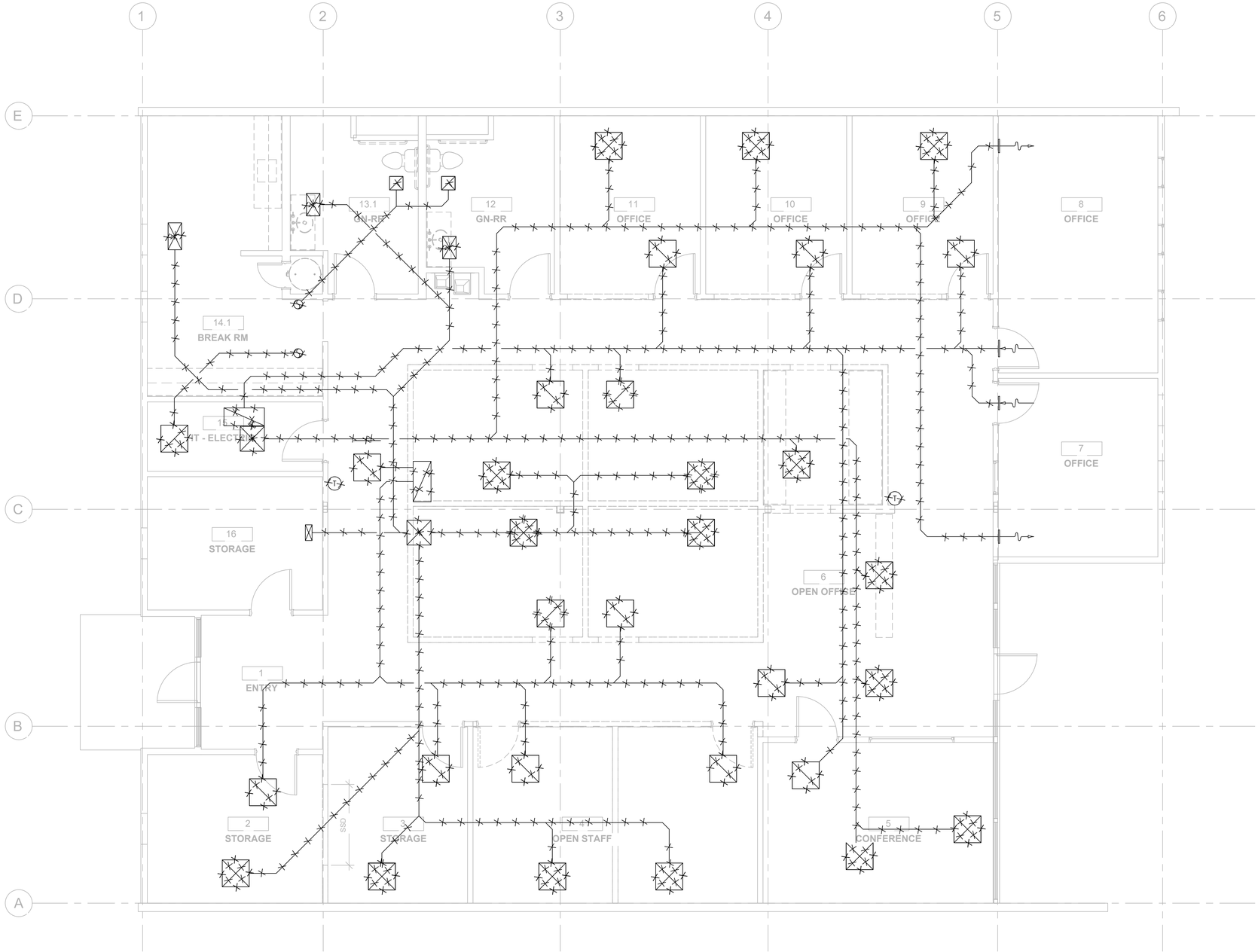
DRAWN BY:	A. SOUZA
CHECKED BY:	T. SOUZA
PLOT DATE:	5.29.25
TEP JOB NUMBER:	4174

SHEET:

M0.1

MECHANICAL LEGEND, SCHEDULES & NOTES

ORIGINAL DATE: 6.05.2025



MECHANICAL DEMOLITION PLAN

1/4" = 1'-0"

NORTH

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SONOMA CLEAN POWER

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STATE OF CALIFORNIA

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SHEET LOG

REV #	DATE:	ISSUED FOR:

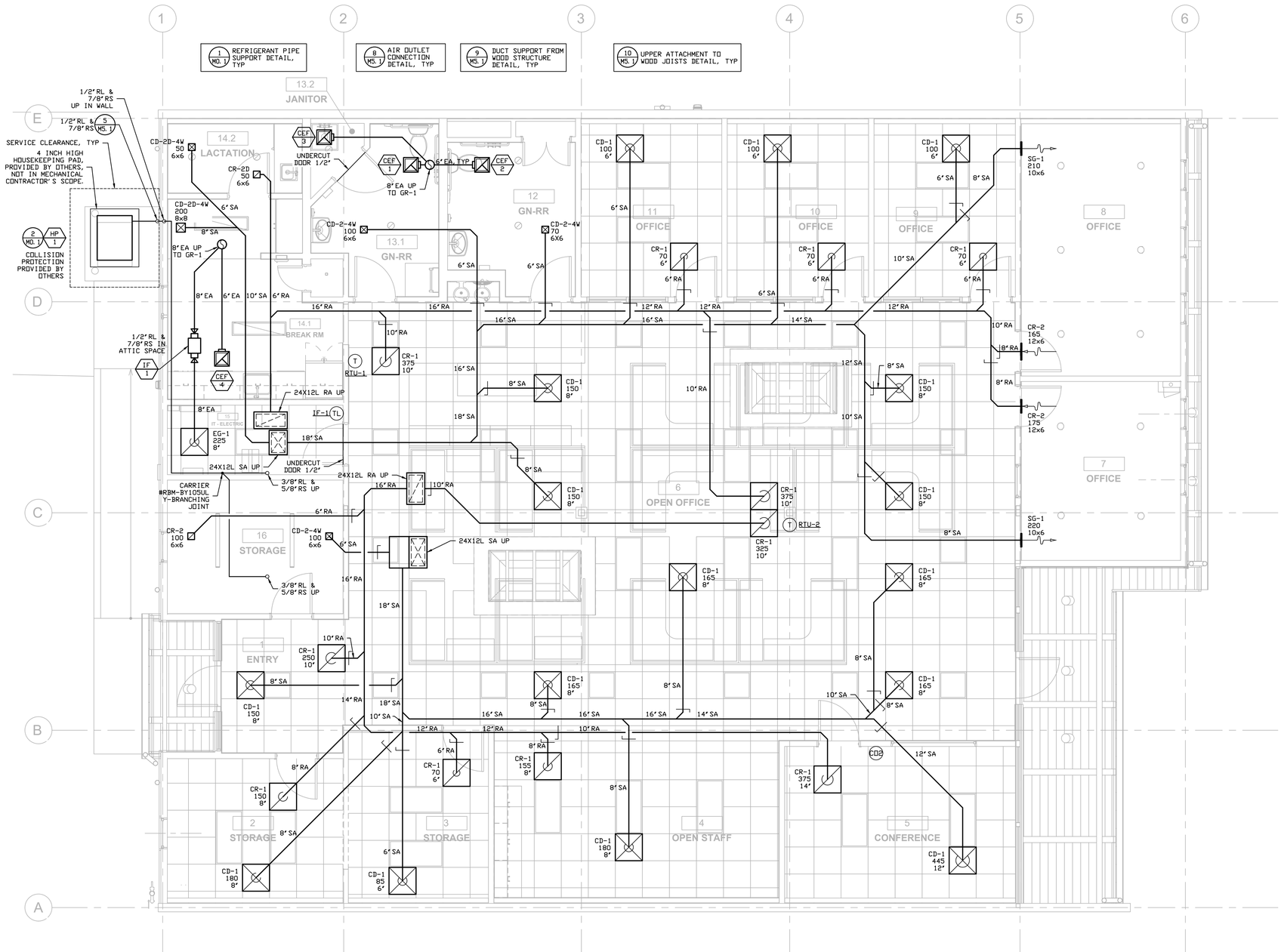
DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:

M1.1

MECHANICAL DEMOLITION PLAN

ORIGINAL DATE: 6.05.2025



MECHANICAL PLAN

1/4" = 1'-0"

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SONOMA CLEAN POWER

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SHEET LOG

REV #	DATE:	ISSUED FOR:

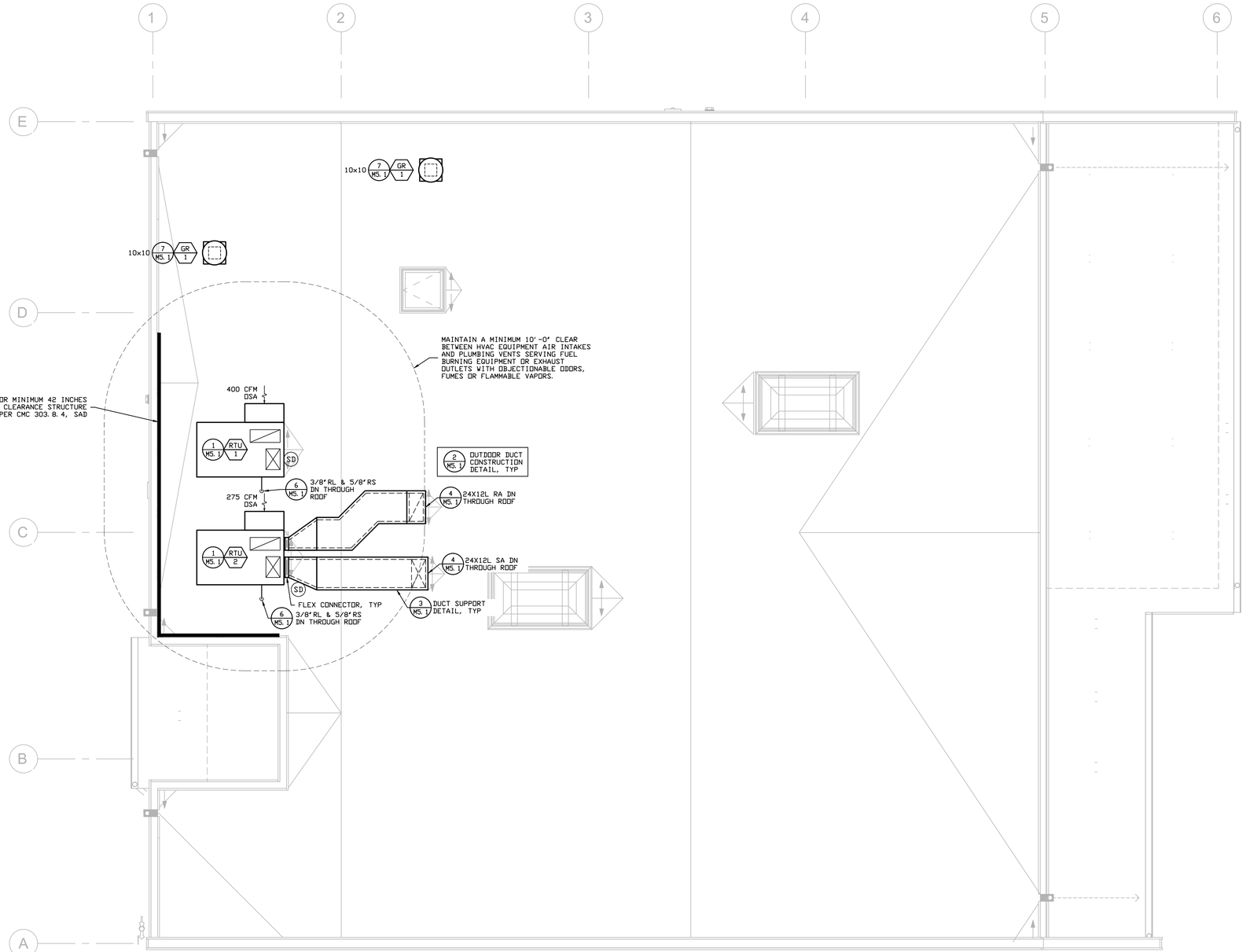
DRAWN BY:	A. SOUZA
CHECKED BY:	T. SOUZA
PLOT DATE:	5.29.25
TEP JOB NUMBER:	4174

SHEET:

M2.1

MECHANICAL PLAN

ORIGINAL DATE: 6.05.2025



MECHANICAL PLAN - ROOF

1/4" = 1'-0"

NORTH

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DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:

M2.2

MECHANICAL PLAN - ROOF

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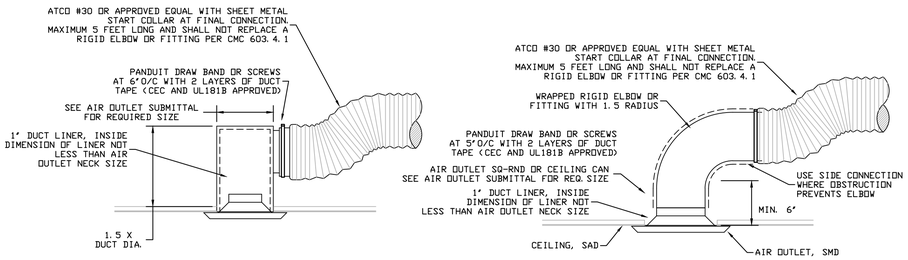
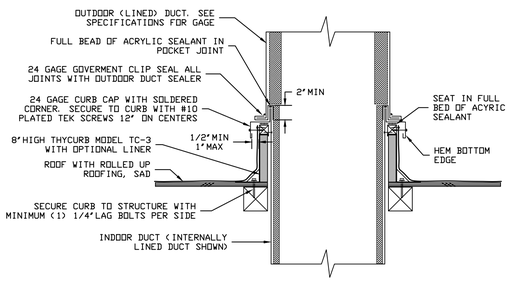


AIR OUTLET CONNECTION

NTS

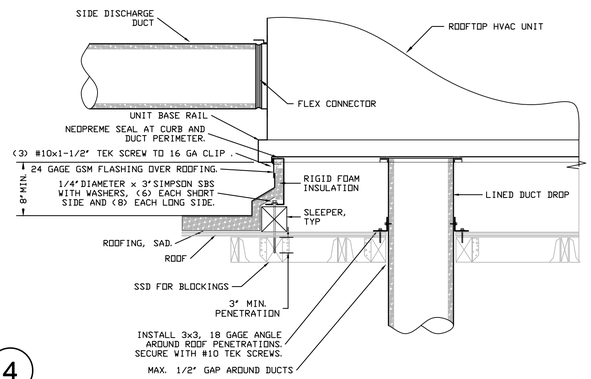
8



DUCT THROUGH ROOF DETAIL

NTS

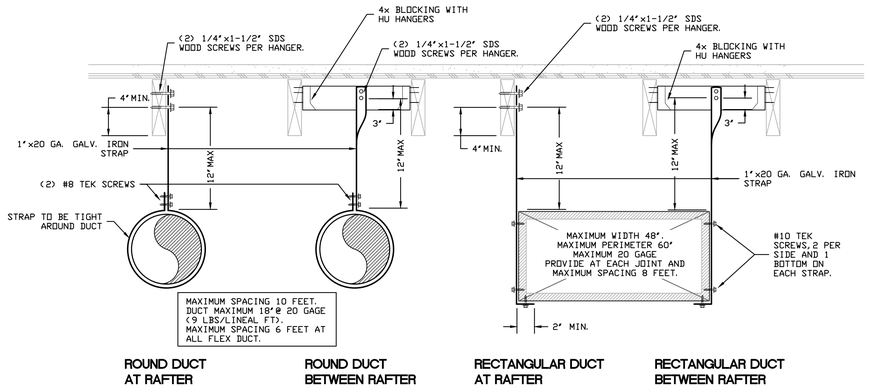
4



ROOFTOP HVAC UNIT MOUNTING

NTS

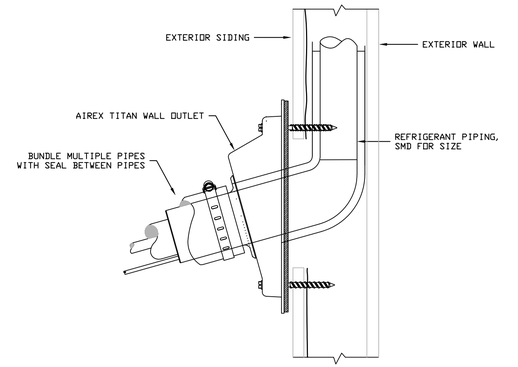
1



DUCT SUPPORT FROM WOOD STRUCTURE

NTS

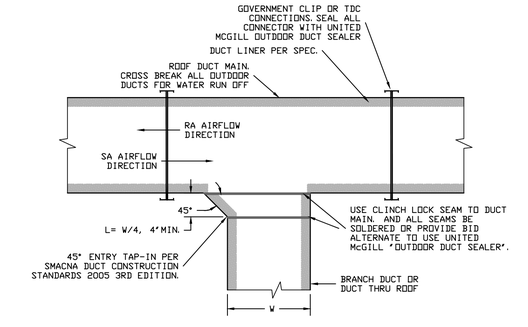
9



FLASHING AT PIPING THRU WALL

NTS

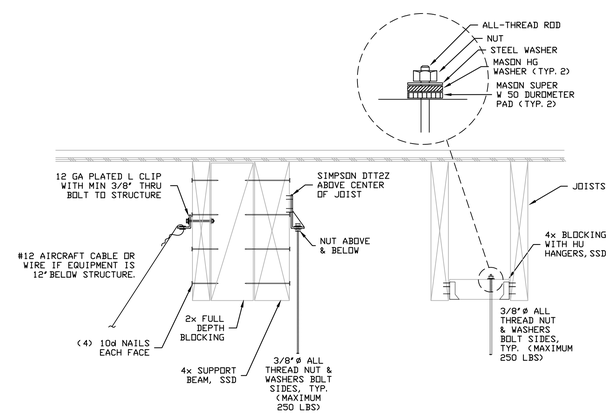
5



OUTDOOR DUCT CONSTRUCTION

NTS

2

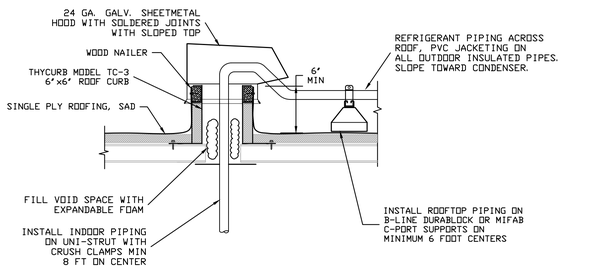


* HG AND SUPER W NOT REQUIRED FOR PIPING HUNG WITH ISOLATORS OR TRISOLATOR SLEEVES.

UPPER ATTACHMENT TO WOOD JOISTS

NTS

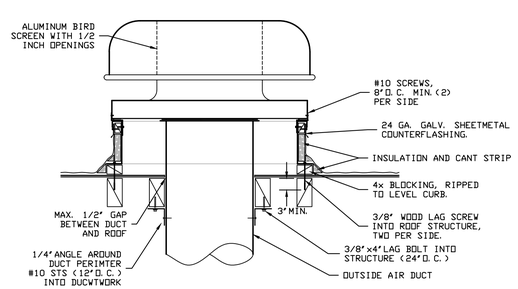
10



PIPE THROUGH ROOF DETAIL

NTS

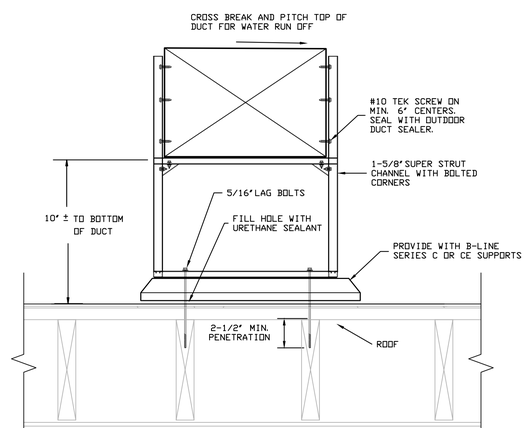
6



GRAVITY HOOD AT ROOF DETAIL

NTS

7



DUCT SUPPORTS ON ROOF

NTS

3

ARCHITECT:
AXIA ARCHITECTS
540 Mendocino Ave, Santa Rosa, CA 95401
707 542 4652
axiaarchitects.com

CONSULTANT:
TEP ENGINEERING
575 W College Ave #101
Santa Rosa, CA 95401
707.538.0400
tep.net

SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

REGISTERED PROFESSIONAL ENGINEER MICHAEL DAVID PETERSON 30-25 MECHANICAL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:

M5.1

MECHANICAL DETAILS

ORIGINAL DATE: 6.05.2025

HVAC SPECIFICATIONS - DIVISION 23 00 00

1. GENERAL

1.1 SCOPE

A. The work in this section includes, but is not limited to, providing all mechanical work as shown and noted on the mechanical Drawings and Specifications, including the following items:
1. Mechanical equipment and appurtenances.
2. Ductwork, duct insulation and appurtenances.
3. Vibration Isolation.
4. Controls & control wiring.
5. Refrigerant piping and insulation.
6. Pipe hangers and supports.
7. Piping markers and equipment nameplates.
8. Energy code testing, adjusting and reporting.

B. Work of other sections includes the following:
1. All trenching and backfilling associated with the mechanical installation.
2. Line voltage wiring and disconnect switches. The Electrical Contractor will provide all line voltage wiring & conduit, disconnect switches & magnetic starters (except those furnished under this Section as a part of packaged mechanical equipment).
3. Condensate drainage piping from mechanical equipment.

1.2 CODES AND STANDARDS

A. All work and materials shall be in full accordance with the latest adopted edition of the following documents:
1. 2022 California Building Code (CBC)
2. 2022 California Plumbing Code (CPC)
3. 2022 California Mechanical Code (CMC)
4. 2022 California Electrical Code (CEC)
5. 2022 California Fire Code (CFC)
6. 2022 California Energy Code (Title 24)
7. 2022 California Green Building Code (CALGreen)
8. National Electric Code (NEC)
9. Americans with Disabilities Act (ADA)
10. Sheet metal Contractors and Air Conditioning Contractors' National Association (SMACNA), HVAC Duct Construction Standards and Seismic Restraint Manual.
11. National Fire Protection Association (NFPA)
12. Local codes and ordinances

B. Whenever this specification calls for material, workmanship, arrangement or construction of higher quality and/or capacity than that required by governing codes, higher quality and/or capacity takes precedence.

1.3 DRAWINGS AND SPECIFICATIONS

A. Where a conflict exists between Drawings and Specifications, promptly notify the Architect for interpretation and resolution. The most stringent requirements shall be used for bid.

1.4 PERMITS

A. The Contractor shall obtain all permits, licenses and fees that are required to perform the work. Provide the Architect with the original certificates, permits, licenses and receipts for fees.

1.5 SUBMITTALS

A. Provide complete product submittals and shop drawings in electronic format (PDF), as one complete package, prior to commencing work or prior to ordering any materials. **Piecemealed product submittals may be rejected. Do not include any installation manuals or product catalogs, provide only product data sheets.** Clearly identify/mark each submittal in detail. Note what differences, if any, exist between the submitted item and the specified Item. Failure to identify the differences will be considered cause for disapproval. If differences are not identified and/or not discovered during the submittal review process, Contractor remains responsible for providing equipment and materials that meet the Specifications and Drawings. Items, other than those specified, will not be allowed unless they are approved in writing via the submittal process. Include cut sheets and drawings for the following items in the submittal:

1. All mechanical components that are a part of the mechanical contract documents.
2. Insulating Contractor's current California C-2 Insulation license issued by the California State Licensing Board and insulation materials.
3. Testing, Adjusting and Balancing (TAB) Contractor's current AABC license issued by the Associated Air Balance Council or current NEBB license issued by the National Environmental Balancing Bureau with sample TAB report of a similar air moving system.
4. Drawings for installation details that differ from the details in the contract documents.
5. Control drawings for all control work that is specified in the mechanical contract documents.
6. Provide shop drawing for all VRF system refrigerant piping routing through the building.

B. "No Exception Taken" constitutes that review is for general conformance with the design concept expressed in the Contract Documents for the limited purpose of checking for conformance with information given. Any action is subject to the requirements of the Contract Documents. Contractor is responsible for the dimensions and quantity and will confirm and correlate at the job site, fabrication processes and techniques of construction, coordination of the work with that of all other trades, and the satisfactory performance of the work.

C. All details shown on the Drawings are schematic in nature; the Contractor is responsible for determining actual installation requirements. Contractor shall include in his bid all materials and appurtenances for a complete and operable installation. Provide shop drawings for the proposed installation when coordination with other trades is required. The Contractor is responsible for all materials, equipment and appurtenances not reviewed and approved by the Engineer. Contractor shall coordinate with framing contractor all framed out opening locations and sizes in floors, walls, and roofs prior to construction.

D. In checking Drawings and Submittals data, the reviewer makes effort to detect errors and omissions. Failure of the reviewer to detect errors or omissions during the review of Drawings and Submittals data shall not relieve the vendors and/or Contractor of his/her responsibility to comply with the Contract Documents.

E. Upon completion of work, provide one set of reproducible as-built drawings and two operation and maintenance manuals. The operation and maintenance manuals shall be in a binder, labeled, organized, and contain manufacturers' data, manufacturers' warranties and maintenance instructions for the equipment, fixtures and appurtenances installed. The Contractor is responsible for all materials, equipment and appurtenances not reviewed and approved by the Engineer.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Work and materials installed to conform with all local, State, Federal and other applicable laws and regulations.

B. Drawings are diagrammatic. They are not intended to show every item in its exact dimensions, or details of equipment or proposed systems layout. Verify actual dimensions of systems (i.e., piping) and equipment proposed to assure that systems and equipment will fit in available space.

C. Manufacturer's Instructions: Follow manufacturer's written instructions. If in conflict with Contract Documents, obtain clarification. Notify Engineer/Architect, in writing, before starting work.

D. UL Compliance: Provide electrical panels and equipment which are UL or ETL listed.

E. Installer Qualifications: Installer shall be trained and certified in the proper installation of mechanical systems by a nationally or regionally recognized training or certification program. Uncertified persons may perform mechanical installation where under the direct supervision and responsibility of a person trained and certified to install mechanical systems.

F. Pipe insulation and jacketing must be installed by a Contractor normally engaged in this type of work and holds a current C-2 Insulation Contractor license issued by the California State Licensing Board. Contractor must provide license information with submittals.

1.7 SUBSTITUTIONS OF MATERIALS AND EQUIPMENT

A. The named materials and equipment are considered the basis for design; however equal materials and equipment may be submitted to the Architect and Engineer for review. The decision of the Owner and Engineer shall be final and shall govern as to what materials and equipment may be substituted, but the burden of proof as to the quality, performance and space requirements of any proposed substitution shall rest with the Contractor.

1.8 WARRANTY

A. The Contractor shall provide a one-year warranty for the work of this Section. During this period the Contractor shall provide all labor and materials necessary to repair or replace defective systems. The warranty period shall begin at the date of final acceptance, per Section 3 below.

B. Additional warranty conditions: Where applicable, provide additional warranty time period and/or conditions in accordance with the General Conditions Section of the project Specifications manual.

1.9 GENERAL

A. The locations, sizes, capacities and types of all piping, equipment and appurtenances shown on the Drawings as existing are approximate and may not have been independently verified. The Contractor shall determine the exact locations, sizes, capacities and types of existing piping, equipment and appurtenances. If necessary, use electronic pipe locating devices to locate existing piping below grade. The Contractor shall include in his bid allowances for minor modifications to pipe routing necessitated by actual field conditions.

B. The Contractor shall verify all building dimensions with Architectural Drawings and all site dimensions with Civil Drawings prior to submitting a bid.

C. The submission of a bid or proposal will be construed as evidence that the Contractor has familiarized themself with the Drawings and building site. Claims made subsequent to the proposal for materials and/or labor due to difficulties encountered will not be recognized unless these difficulties could not have been foreseen, even though proper examination had been made.

D. Provide Turnkey operation of all mechanical systems described in the Drawings and Specifications. Provide all materials and labor required for complete operational systems, unless specifically noted as provided by others on the Drawings and Specifications; or specifically excluded in the bid. Provide all cleaning, test, balance & commissioning of systems to guarantee proper operation at project completion. Inform the Owner and General Contractor of the timing of all work to be done and the requirements of other trades so the work can be completed in a timely fashion. With the bid, provide a list of all equipment and material that have lead times exceeding 4 weeks. Clearly indicate expected lead times for such equipment and material.

2. PRODUCTS

2.1 DUCTWORK

A. Ductwork shall be constructed from galvanized sheet metal in accordance with the latest edition of "SMACNA HVAC Duct Construction Standards".

1. Outdoor ducts (all) to be built to 4" WG pressure class and seal class A.
2. Indoor ducts (supply, return, outside, make-up air) to be built to 4" WG pressure class and seal class B.
3. Indoor exhaust air ducts to be built to 3"WG pressure class and seal class B.

B. Outdoor Rectangular Ducts: Longitudinal seams to be Pittsburgh seams with sealant inside joint. Transverse seams to be MEZ TDC with compatible metal cleats and corners or manufactured TDF system meeting SMACNA class J by Ductmate or approved equal. Additionally install over exterior seams a 1/4" bead of Vulkum 642 or Silkaflex sealant. Diagonally cross break all ducts.

C. Concealed Round Ducts and Fittings: Spiral duct with RL-1 spiral lock seams by United McGill Uni-Seal, Mina Metals or approved equal. Wye branches, Laterals and Tap-ins to be conical, tapered body or low loss type. Elbows to be 1.5-radius segmented, stamped or gored. Join ducts with RT-1 beaded sleeve joints attached per SMACNA Standards.

D. Flexible Ducting at final supply and return connections: Class 0 or Class 1, pre-insulated with minimum R-6, to be used in concealed, conditioned, areas on the supply and return only. 5'-0" maximum length at final connection to outlet. Flexmaster, ATCO series #036 (R-6) or approved equal. All connections shall be wrapped with three layers of UL rated duct tape and secured with stainless steel gear clamps or 0.345" (9 mm) heavy duty nylon cable ties, Catamount series 175 or equal by Panduit, or Thomas & Betts, tightened with factory tool.

E. Lined Round Duct: Double wall galvanized sheet metal spiral duct, conical tees, standard gauges, gored welded elbows, fittings shall have welded construction with RT-1 beaded sleeve joints, 1" thick lining within conditioned spaces and 2" thick lining outside conditioned spaces, lining shall have an R-value per CMC and Title 24 energy code requirements, lining shall have a flame spread rating of not more than 25 and a smoke development rating of not more than 50, inner duct wall shall be perforated galvanized sheet metal, paintable galvanized finish, United McGill Acousti-K27.

2.2 DUCT INSULATION AND LINER

A. Duct liner
1. Exterior ducts and unconditioned spaces: Owens Corning QuietR type R-8, 2" thick or approved equal by Certainteed or Knauf.
2. Supply, return and make-up air ducts in conditioned concealed spaces Owens Corning QuietR type R-4.2, 1" thick or approved equal by Certainteed or Knauf.
3. Supply, return and make-up air ducts in unconditioned concealed spaces communicating with outdoors: Owens Corning QuietR type R-8.0, 2" thick or approved equal by Certainteed or Knauf.
4. At all register cans: Owens Corning type 75, minimum 1/2" thick, or approved equal by Certainteed or Knauf.

B. All insulation shall have a flame spread rating of not more than 25 and a smoke-developed rating of not more than 50.

2.3 DUCT SPECIALTIES

A. Duct joint sealer: Hardcast duct seal 321 or equal United McGill, indoor and outdoor duct sealer, gray smooth finish, water based low VOCs. Up to 10" WG duct pressure rated. Install 20 mil thickness minimum. Where duct sealer is installed outdoors and installed during wet conditions, use Hardcast metal bond.

B. Duct access doors: Elmdor DT series, minimum 24 gauge, double wall construction with insulated and gasketed between panels.

C. Duct flex connectors: 24 gage galvanized iron with grip lock seams meeting NFPA 701, 90A & 90B. Indoors, Duro Dyne Excelon #10210 MBX, color black or approved equal. Outdoors, Duro Dyne Durolon #10159 (or #10210 at TDC connectors), color white or approved equal.

D. Turning vanes: Aero-Dyne "Double wall" or Ductmate Industries Prorail, double radius, minimum 26 gauge vanes with 24 gauge siderails. Do not install in ducts with smaller dimension less than 11".

E. Duct tape: Polyken 558CA air duct closure system, 14 mils thick. CEC approved.

F. Register cans (at Residential units) shall be type with sealing flange with gasketing.

2.4 ECONOMIZERS

A. Where economizers are scheduled on the mechanical equipment schedule, they shall meet the requirements of CEC section 104.4(e).4 which includes:

1. 5 Year warranty.
2. Damper reliability testing to 60,000 cycles.
3. Damper leakage maximum rate of 10 CFM/SF at 1"WG.
4. Adjustable high limit setpoint.
5. Calibrated sensor accuracy per CEC.

2.5 VOLUME DAMPERS

A. Galvanized steel minimum 24 gage sleeve, 16 gage blade with Ventlok 638 regulator locking quadrant.

1. At ducts up to 14" round: Greenheck VCDR-50 single blade with locking quadrant.
2. At ducts 16" and larger round: Greenheck VCDRM-50 multi blade with locking quadrant.
3. At rectangular ducts up to 2000 FPM: Greenheck MBD-15 with 3V blades,16 gauge galvanized iron construction with manual locking quadrant. Ducts with one dimension 8" or less use single blade model MBD-10.
4. Control dampers: Greenheck VCD-40/42/43 or approved equal.

2.6 AIR FILTERS

A. Flanders or approved equal by Farr or Camfil. Air filters shall be pleated disposal type with MERV rating per equipment schedule (or minimum MERV 13 rating for any system with at least 10 feet of ducting attached). Provide minimum 2 inch where possible.

2.7 VRF REFRIGERANT PIPING

A. Refrigerant piping from outdoor units to indoor Branch Controller units: Liquid and suction refrigerant piping shall be type "ACR" copper tubing, hard drawn straight-length by Mueller Industries or approved equal, with forged copper fittings and long radius ells (at suction). Copper to copper joints shall be brazed with copper-phosphorous brazing alloy containing minimum of 15% silver (Sil-Fos 15 or approved equal). And during all brazing an inert gas (such as dry nitrogen or argon) shall be continuously passed through the system at a flow rate sufficient to maintain an oxygen free environment to prevent the formation of copper oxide scale inside the piping.

B. Refrigerant piping from heat recovery (branch) units to indoor units: Liquid and suction refrigerant piping shall be type "ACR" copper (soften) tubing by Mueller Industries or approved equal. Copper to copper joints shall be brazed with copper-phosphorous brazing alloy containing minimum of 15% silver (Sil-Fos 15 or approved equal). And during all brazing an inert gas (such as dry nitrogen or argon) shall be continuously passed through the system at a flow rate sufficient to maintain an oxygen free environment to prevent the formation of copper oxide scale inside the piping. Maximum length of 100 feet. Piping from heat recovery (branch) units to Fan coils to be continuous without couplings or joints.

2.8 REFRIGERANT PIPE INSULATION

A. Refrigerant pipe supports and clamps: Superstrut series 1400 "GOLDGALV" metal framing channel or approved equivalent by B-LINE. At insulated pipe provide Armafix insert per Specification below. Clamps at uninsulated pipes: Superstrut A-716 or A-717 cushioned clamps.

B. Hanger support: Superstrut C-711F or C-727F felt lined J hanger. At insulated pipe provide Armafix insert per Specification below.

C. Insulated pipe supports: Armacell Armafix IPH / NPH insulated pipe hanger with longitudinal seams with self-adhering closure strips, 0.27 BTU-in/hr -SF-F thermal conductivity, and 30 mil thick painted aluminum or unpainted stainless steel shell. Seams shall be glued tightly to form a continuous vapor barrier.

D. Armacell Armaflex AC elastomeric insulation, thickness per Title 24 - California Energy Code. Covering to be continuous with all seams and joints glued tightly. All fitting shall be cleanly mitered with proper cutting tool. Cover all exposed indoor and outdoor piping with continuous white PVC jackets, Proto "Lo Smoke" or equal, including all fittings and valves. Insulation shall have a flame spread rating not to exceed 25, a smoke density rating not to exceed 450, and a smoke-developed rating not to exceed 50.

E. Provide Airex E-Flex Guard vapor retarder & insulation protector on all outdoor line sets. Verify color with Architect & Owner.

2.9 CONTROLS

A. Provide complete automatic controls for all heating, ventilating and air conditioning systems, including room thermostats, control valves and all necessary control wiring, transformers, and panels. Refer to the "Control Description" on the Drawings for control sequences and specifications.

B. Install all low voltage wiring, which is not concealed in any walls or attics, shall be installed in conduit (EMT). All outdoor control wiring shall be installed in either rigid or sealtight conduit.

C. Install all Thermostats, switches and controls at elevations shown on Architectural Drawings. Where not shown on Architectural Drawings, install devices such that all controls are within 48" of the finished floor. Where possible match centerline of lighting controls in the same room.

2.10 PIPING SPECIALTIES

A. Pipe hangers: Tolco, Uni-Strut, Super-Strut or B-Line with zinc electroplated finish. Provide with cushioned clamps inserts. Piping supports shall be felt lined J-type hangers. Use beam clamps at hangers from steel beams. All miscellaneous steel, bolts, rods, nuts and washers shall be cadmium electroplated finish. Use materials that are consistent throughout each space.

B. Roof flashings: To be uniform with roofing material and roofing warranty. Verify exact requirements with Architect.

C. Pipe Seals: Pipes passing through walls and floors underground provide Link-Seal modular seal assemble WS series, color Black or approved equal by MetraSeal. At fire rated assemblies, provide MetraSeal 120 or approved equal.

D. Firestopping Sealant: 3M Fire Barrier CP25WB + Caulk. At PEX tubing, Wirsbo Aquapex Firestop sealant listed and tested to ASTM E-814.

2.11 ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING

A. All products shall comply with the VOC limits requirements in CALGreen Code section 5.504. If a non-conforming product is found in these bid documents, notify the Architect immediately for an alternate product.

2.12 ACCESS PLATES AND DOORS (CEILING AND WALLS)

A. Tile or wood surfaces: ELMDOR #DW-SS, 16 gauge, type 304 brushed stainless steel construction, or approved equal. Minimum size 10"x10".

B. Gypsum board wall: ELMDOR #DWB 16 gage galvannealed steel construction with prime finish or approved equal. Minimum size 10"x10".

C. Fire rated ceiling or walls, ELMDOR FRC or FR series or approved equal.

2.13 EQUIPMENT

A. Provide equipment of the manufacturer and model numbers shown on the Drawings, complete with all required trim and other items necessary for proper operation.

B. All equipment, fixtures and fittings shall conform to California Energy Commission Certification per CEC subchapter 2, for energy usage and water usage compliance. See equipment schedules for specific ratings.

2.14 PIPE MARKERS AND EQUIPMENT NAMEPLATES

A. QUALITY ASSURANCE: Meet ANSI A13.1 2007 Scheme for identification of piping systems.

B. Piping markers: Provide Seton Opti-Code or approved equal by MSI, self-adhesive pipe markers for all piping. Pipe markers shall include direction of fluid flow arrows, color coded field and lettering height in accordance with OSHA and ASME (ANSI) Standard A13.1-2007. As a minimum, pipes shall be marked with service and direction at both sides of wall penetration, and every 20 feet but not less than once per room and shall be visible from the floor level.

C. Equipment nameplates: Provide Seton custom engraved acrylic (plastic), Black with white border and lettering, 3" wide by 1" high with minimum 1/4" lettering, attached with two small screws. Provide a label at each piece of major equipment for equipment identification.

2.15 OTHER MATERIALS

A. Other materials not specified, but required for a complete installation, shall be as selected by the Contractor subject to acceptance by the Engineer.

3. EXECUTION

3.1 GENERAL

A. Verify that the work of this Section may be completed in accordance with all pertinent codes and regulations, the Construction Documents, approved Submittals, and the manufacturers' recommendations. In the event of discrepancy, immediately notify the Engineer. Do not proceed in areas of discrepancy until all discrepancies have been resolved.

B. Install all equipment, valves, controls and appurtenances in accordance with manufacturers' instructions. Install all ductwork Per CMC requirements and SMACNA standards.

C. Size and location of all housekeeping pads shall be coordinated between subcontractor and general contractor prior to construction. Housekeeping pads are not in mechanical contractor's scope of work.

D. At a minimum, provide the manufacturer's recommended access clearances to all components requiring adjustment. Provide access panels where these components are concealed behind non-accessible construction. Label access panels with description of service.

E. Install ductwork upstream and downstream of fans with as few offsets and elbows as possible. If conditions allow, provide a minimum of 3 fan diameters of straight duct upstream of fan intakes. Do not provide less straight duct upstream and downstream of fans than indicated on the Drawings without authorization from the Engineer.

F. Cover all duct openings and protect mechanical equipment during construction at time of rough installation and during storage on construction site until final startup all duct and other related air distribution components 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. And in accordance with the CALGreen section 5.504.3.

G. Provide approved flexible connections between fans and ducts.

H. Duct sizes shown on the Drawings are clear airflow dimensions, inside the insulation.

I. Provide double-thickness turning vanes at all duct elbows 10" or wider unless noted otherwise on Drawings.

J. Seal all duct seams and joints with approved joint sealant. Seal ducts exposed to weather watertight. Slope top of exterior ducts to shed rain.

K. Install ducts in the locations shown on the Drawings. If interference with pipes, structure etc. requires a change in duct shape or size, obtain approval from the Engineer before installing duct.

L. Install flexible ducts in a fully extended condition free of kinks and maximum sag of 1/2" per foot. Support on 48" centers with 1-1/2" wide galvanized iron strap minimum 24 gauge. All elbows shall be made with a minimum radius of 1.5 times the duct diameter.

M. Where access doors are required in ductwork, for access to internal components, provide doors with an airtight seal. Label access panels with description of service.

N. Where branch ducts tap in main ducts, provide 45 degree entry tap with clinch lock connection or conical fitting one duct size larger than branch.

O. Provide a continuous vapor barrier on all chilled water and refrigerant suction pipe insulation. All closed cell insulation shall be glued at all seams and joints.

P. Do not cut into or reduce the size of any load-carrying member without the prior approval of the Architect.

Q. All registers with sheet metal cans shall be internally lined with duct liner.

R. Suspend ducts with sheet metal straps and hangers from structural building components.

S. Provide seismic bracing per SMACNA / PPIC "Guidelines for Seismic Restraints of Mechanical Systems and Plumbing Piping Systems".

T. Piping shall be securely held in place by hangers, supports & trapezes in accordance with CA Mechanical Code Section 313.0. All hangers shall be designed to support the pipe, including fluid and insulation. Provide hangers and supports at intervals per CPC table 313.3

U. Pipe Supports: All materials shall be new and manufactured for the specific purpose of supporting systems, equipment, pipes and accessories.

V. All overhead primary pipe supports shall meet the following minimum standards: ANSI/MSS SP-58: Materials, Design, Manufacture, Selection, Application, and Installation; ANSI/MSS SP-69: Selection & Application; ANSI/MSS SP-89: Fabrication & Installation Practices.

W. All in-wall secondary supports shall meet IAPMO PS 42-2013 Pipe Alignment & Secondary Support Systems

X. Provide weather-proof flashing for all piping extending through roofs and walls.

Y. Anchor piping subject to expansion or contraction in a manner permitting strains to be evenly distributed. Provide offsets and expansion compensation devices as required to prevent undue stress on the piping and building components. Allow for pipe expansion of 1 inch per 100 feet.

Z. Isolate all dissimilar metals with dielectric unions, except that brass or bronze valves do not need to be isolated from steel pipe.

AA. Paint any PVC piping and fittings where exposed to direct sunlight with light colored, water based latex paint which compatible with PVC.

BB. Provide unions at 2-1/2" and smaller equipment connections. Provide flanges at larger equipment connections.

CC. Where PVC jackets are installed, PVC jackets shall be continuous, covering all fittings, with water-tight seams. Protect insulation at ends of sleeved pipe with waterproof material.

DD. Provide UL listed fire stopping, installed per manufacturer's recommendations, where pipes pass through fire rated construction.

EE. Provide nitrogen purge when brazing refrigerant piping.

FF. Install duct lining with 100% adhesive coverage and mechanical fasteners per SMACNA standards. Coat all exposed edges of lining to prevent erosion of fiberglass.

GG. Install all equipment level.

HH. Do not operate fan coils, air handlers, air conditioning units, etc. without specified filters.

II. Do not install thermostats or temperature sensors in locations where they are subject to direct sunlight. Where thermostat or sensor are on exterior or partition walls to unconditioned space, insulate wall with minimum 1" expandable foam and seal around cable at wall.

JJ. Install volume dampers or balancing devices on all supply, return, outside, and exhaust air branch ducts or air outlets (even if not shown on Drawings). Install dampers or devices so they are easily accessible without crawling through attic or crawl space.

KK. Pipe insulation thickness shall be per California Mechanical Code and California Energy Code (Section 120.3) or as indicated below, whichever is greater. Pipe insulation thickness indicated below, based on a minimum insulation K-value of 0.24. Space cooling systems (chilled water, refrigerant and brine).

1. Fluid Range 40-60 F (Non-residential):

A. Nominal Pipe Diameter: less than 1.5 inch = 0.5 inches of Insulation Wall Thickness Required.
B. Nominal Pipe Diameter: 1.5 inch and larger= 1.0 inches of Insulation Wall Thickness Required.

LL. All insulation jacketing laps and band seals to be placed in such a way as to be hidden when viewed from the most traveled locations. Insulation located outdoors where exposed to weather, must be installed with the jacket seams on bottom of piping. All banding and support shields are to be installed with equal spacing and in a uniform manner. Applications of caulking at any joints are to be kept at an absolute minimum.

MM. Install variable refrigerant flow (VRF) system refrigerant piping as short and direct as possible, with minimum number of joints, elbows and fittings. Piping shall be installed in a workmanship manner and parallel with the building lines unless noted otherwise.

NN. Pitch all variable refrigerant flow (VRF) system refrigerant lines towards back toward the outdoor unit unless required otherwise by the manufacturer.

OO. Label each variable refrigerant flow (VRF) system refrigerant line set to heat recovery (branch) units with fan coil it serves. Provide Seaton printed labels with 1/2" lettering or equal. Hand written labels will not be acceptable.

PP. (VRF Systems) Strictly follow manufacturer's instructions for pressure testing, evacuation and charging of the system. Pressurize the system with 600 psi of nitrogen, and verify it maintains the pressure for 24 hours before proceeding with evacuation with a thermistor vacuum gauge installed, triple evacuate the system to 650 microns, and continue evacuation for at least one hour. With vacuum pump off, the system must hold 500 microns for 1 hour. Keep a log of the time and date of the testing for the commissioning report.

QQ. (VRF Systems) Keep track of the refrigerant line lengths. Verify the total line lengths are less than the scheduled line lengths. Notify the engineer if the line lengths are exceeded for verification before proceeding. Carefully calculate the refrigerant charge per the manufacturer's instructions. Keep written log of the added refrigerant change (with documentation in city multi service manual).

3.2 ENERGY CODE TESTING, ADJUSTING AND REPORTING

A. The Contractor shall test and commission all mechanical equipment shown on the Mechanical Drawings, Testing and documentation shall be in accordance with manufacture's installation instructions and California Energy Code NRCC-MCH certificate of compliance forms.

B. The Contractor shall coordinate and schedule with the General Contractor, (or owner where applicable), controls contractor, other subcontractors and the owner as necessary to complete all testing in a timely manner.

C. The Contractor shall submit all completed and signed commissioning documents in one package (in PDF format) to the Mechanical Engineer of Record for review and approval. Any comments and/or corrections shall be addressed promptly, retested, and an updated report resubmitted for approval prior to completion. Provide an additional copy to the building department official where requested.

3.3 REQUIREMENTS FOR ACCEPTANCE

A. Make arrangements with the Engineer and the Building Inspector to observe the Work prior to covering or enclosing the work.

B. Clean all mechanical systems to remove all contaminants. At the completion of work, provide new, clean air filters in all filter banks.

C. Clean and flush all (non-refrigerant) piping systems and equipment to remove all contaminants.

D. At completion of construction, prior to TAB air balancing, provide all systems with new filters per the equipment schedule specifications.

E. Duct pressure testing: When required by the project Title 24 Energy Documentation, provide duct pressure testing and verification reports for all duct systems. Systems shall be sealed to a leakage rate not to exceed 6% of the fan airflow or rate shown in Title 24 documentation whichever is less. Provide verification reports to Owner and building department official. All other Ductwork shall be leak-tested per CMC 603.9.2 in accordance with the SMACNA HVAC Air Duct Leakage Test Manual. Representative sections totaling not less than 10 percent of the total installed duct area shall be tested. Where the tested 10 percent fail to comply with the requirements of this section, then 40 percent of the total installed duct area shall be tested. Where the tested 40 percent fail to comply with the requirements of this section, then 100 percent of the total installed duct area shall be tested. Sections shall be selected by the building owner or designated representative of the building owner. Positive pressure leakage testing shall be permitted for negative pressure ductwork. The permitted duct leakage shall be per CMC 603.9.2.

F. Test and balance all air moving systems and refrigeration piping systems in accordance with AABC National Standards for Field Measurements and Instrumentation. Testing shall be done by an AABC licensed TAB Contractor or independent certified NEBB Contractor which in not affiliated with a Mechanical Contractor, design Engineer or equipment manufacturer.

G. Test the VRF refrigerant piping with nitrogen to 600 PSIG for 24 hours. If the piping fails the test, repair faulty sections and retest. Provide verification of this test along with the Test and Balance report.

H. Test all control functions and verify that all control features operate as specified. Provide written verification of these tests along with the Test and Balance report.

I. The Contractor shall test all mechanical equipment shown on the Drawings, Testing and documentation shall be in accordance with manufacturer's installation instructions and California Energy Code NRCC-MCH certificate of compliance forms.

J. The Contractor shall coordinate and schedule with the General Contractor, (or Owner where applicable), Controls Contractor, other subcontractors and the Owner as necessary to complete all testing in a timely manner.

K. The Contractor shall submit all completed and signed reporting documents in one package (in PDF format), organized and labeled by equipment, to the Mechanical Engineer of Record for review and approval. Any comments and/or corrections shall be addressed promptly, retested, and an updated report resubmitted for approval prior to completion. Provide an additional copy to the building department official where requested.

L. An "as-built" red lined drawing set shall be kept on site and updated daily. These "as-builts" shall include the full scope of the design documents and specifications in this section of work. Submit "as-builts" to General Contractor and Owner.

M. Prior to job completion, submit AutoCAD (.DWG) and PDF format (color, 200 to 300 DPI resolution) as-built drawings to the Engineer and Owner via digital transfer.

N. Provide operation and maintenance manuals on all equipment, including equipment warranties certificates, organized and labeled by equipment.

O. Instruct the Owner with on-site training, on how to operate and maintain all systems that are a part of this Section.

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421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL P. MCGUIRE — No. M-30025 — MECHANICAL — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:

M7.1

MECHANICAL SPECIFICATIONS

ORIGINAL DATE: 6.05.2025

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	W	WASTE PIPE ABOVE GRADE
	W,SS	WASTE PIPE BELOW GRADE
	V	VENT PIPE
	CW	COLD WATER PIPE
	HW	HOT WATER PIPE
HWR	HWR	HOT WATER RETURN PIPE
G	G	GAS PIPE
		GLOBE VALVE
		BALL VALVE
		CHECK VALVE
		BALANCING VALVE
		PRESSURE REDUCING DEVICE
	TV	TEMPERING VALVE
		UNION
		PRESSURE GAUGE AND NEEDLE VALVE
		PUMP
		THERMOMETER
	CO	CLEANOUT
	FCO	FLOOR CLEANOUT
	COTG	CLEANOUT TO GRADE
	HB	HOSE BIBB
		PIPE UP
		PIPE DOWN
		PIPE CONNECTION
FD	FD	FLOOR DRAIN
A		AQUASTAT
TS		TIME SWITCH
PT		PRESSURE AND TEMPERATURE RELIEF VALVE
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	ARGON	ARGON GAS PIPING
	BFF	BELOW FINISHED FLOOR
	CD	CONDENSATE DRAINAGE PIPING
	DCW	DOMESTIC COLD WATER
	DFU	DRAIN FIXTURE UNITS
	DWV	DRAIN, WASTE, AND VENT
	DN	DOWN
	DWG	DRAWING
	FW	FORCED WASTE
	I.E.	INVERT ELEVATION
	NTS	NOT TO SCALE
	SS	SANITARY SEWER
	TYP	TYPICAL
	VTR	VENT THROUGH ROOF
	WCO	WALL CLEANOUT
	WSFU	WATER SUPPLY FIXTURE UNITS
	SAD	SEE ARCHITECTURAL DRAWINGS
	SCD	SEE CIVIL DRAWINGS
	SCH	SCHEDULE
	SED	SEE ELECTRICAL DRAWINGS
	SFD	SEE FOOD SERVICE DRAWINGS
	SMD	SEE MECHANICAL DRAWINGS
	SSD	SEE STRUCTURAL DRAWINGS
	S/S	STAINLESS STEEL
	V	VENT
	WC	WATER COLUMN
	W/	WITH

FIXTURE CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	W	PIPE SIZE IN INCHES V	HW	CW	TW
DF-1	DRINKING FOUNTAIN	(2)>2	(2)1-1/2	-	1/2	-
FS-1	FLOOR SINK	2	1-1/2	-	-	-
HB-1	HOSE BIBB	-	-	-	3/4	-
IB-1	ICE MAKER BOX	-	-	-	1/2	-
L-1	LAVATORY	1-1/2	1-1/2	-	1/2	1/2
S-1	SINK, MOP	3	1-1/2	1/2	1/2	-
S-2	SINK, BREAK ROOM	2	1-1/2	1/2	1/2	-
S-3	SINK, LACTATION	2	1-1/2	1/2	1/2	-
TV-1	TEMPERING VALVE	-	-	1/2	1/2	1/2
TV-2	TEMPERING VALVE	-	-	3/4	3/4	3/4
WC-1	WATER CLOSET (TANK)	3	2	-	1/2	-
WH-1	WATER HEATER (TANK)	-	-	3/4	3/4	-

* WASTE DISCHARGES INDIRECTLY TO FLOOR SINK.
** WASTE SIZE INDICATED ON PLAN.
*** PROVIDE 1-1/2" VENT FOR 3" WASTE AND 2" VENT FOR 4" WASTE.

PLUMBING SHEET INDEX

PLUMBING NOTES

1. ALL PIPES, FITTINGS, FIXTURES AND ALL OTHER END-USE DEVICES INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION THROUGH DRINKING OR COOKING SHALL BE "LEAD FREE" IN COMPLIANCE WITH CALIFORNIA AB1953. PRIOR TO CONSTRUCTION, SUBMIT TO THE ENGINEER A STATEMENT INDICATING ALL PRODUCTS SUPPLIED ARE IN COMPLIANCE WITH THE LAW.
2. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF PLUMBING FIXTURES, FIXTURE MOUNTING HEIGHTS AND FLOOR DRAIN LOCATIONS.
3. PLUMBING FIXTURES AND INSTALLATIONS THAT SERVE PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING SHALL COMPLY WITH CBC ACCESSIBILITY SECTIONS 11B-211 "DRINKING FOUNTAINS", 11B-212 "KITCHENS, KITCHENETTES, WET BARS AND SINKS", 11B-213 "TOILET FACILITIES AND BATHING FACILITIES" & 11B-214 " WASHING MACHINES AND CLOTHES DRYERS. SEE ARCHITECTURAL DRAWINGS FOR INSTALLATION DETAILS.
4. ALL PLUMBING FIXTURES SHALL COMPLY WITH WATER CONSERVATION REQUIREMENTS OF CALIFORNIA ENERGY CODE (TITLE 24), AND THE CALIFORNIA GREEN CODE MANDATORY MEASURES. PERFORMANCE CALCULATIONS MAY BE PROVIDED IN LIEU OF PRESCRIPTIVE REQUIREMENTS SHOWN BELOW. IF VOLUNTARY TIER-1 OR TIER-2 MEASURES ARE REQUIRED A SEPARATE PERFORMANCE CALCULATION MUST BE PROVIDED TO SHOW COMPLIANCE.

   COMMERCIAL PROJECTS (MANDATORY MEASURES)

   A. SHOWERS TO BE 1.8 GPM AT 80 PSI (2.0 GPM FOR DSA). NOT MORE THAN ONE HEAD AT A TIME PER SHOWER
   B. LAVATORY FAUCETS TO BE 0.5 GPM AT 60 PSI
   C. KITCHEN FAUCETS TO BE 1.8 GPM AT 60 PSI
   D. METERING FAUCETS TO BE 0.20 GALLONS / CYCLE
   E. WATER CLOSETS TO BE 1.28 GALLONS PER FLUSH (FOR DUAL FLUSH AVERAGE OF 2 REDUCED FLUSH AND 1 FULL FLUSH)
   F. URINALS TO BE 0.125 GALLONS PER FLUSH
5. ALL PIPING SHALL BE CONCEALED UNLESS SPECIFICALLY INDICATED OTHERWISE.
6. REFER TO ARCHITECTURAL PLANS FOR THE PLUMBING DEMOLITION WORK. CAP ALL UNUSED PIPING.
7. PHYSICALLY VERIFY ELEVATION OF SEWER CONNECTION AND EXACT LOCATION BEFORE STARTING ANY WORK.
8. WHERE PIPES PASS THROUGH FIRE RATED CONSTRUCTION AND AT SHAFT FLOOR PENETRATIONS PROVIDE FIRE STOPPING PER CPC CHAPTER 14 & CBC CHAPTER 7. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF FIRE RATED ASSEMBLIES.
9. SEISMIC SUPPORT AND BRACING FOR ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH CBC CHAPTER 16A. STANDARDS FOR SUPPORT AND ANCHORAGE METHOD AND MATERIALS PUBLISHED BY SMACNA AND APPROVED BY THE STATE AGENCIES MAY BE USED. PROVIDE PIPE BRACING FOR PIPING SUSPENDED 12 INCHES OR MORE FROM STRUCTURE WITH 2-1/2 INCH OR LARGER NOMINAL DIAMETER, AND GAS PIPING 1 INCH OR LARGER NOMINAL DIAMETER AT 40 FOOT INTERVALS.
10. NO PRESSURIZED WATER SUPPLY LINES ARE TO BE PLACED, OR ROUTED UNDER ANY POST TENSION CONCRETE SLAB.
11. WHERE CEILING SPACES ARE USED AS A RETURN AIR PLENUM, MATERIALS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPMENT INDEX NOT GREATER THAT FIFTY (50) IN ACCORDANCE CMC 602.2 AND NFPA 90A.
12. PROVIDE 16 GAUGE STAINLESS STEEL PROTECTIVE COVER ON PIPING, WHERE PIPING IS LOCATED IN AN AREA WHERE IT MAY BE SUBJECT TO DAMAGE, SIMILAR TO CPC 1101.16.1.
13. INSTALL ALL FLOOR SINKS FLUSH WITH FINISHED FLOOR UNLESS OTHERWISE NOTED. INDIRECT WASTE RECEPTACLES SHALL BE LOCATED WHERE THEY ARE READILY VISIBLE FOR INSPECTION & CLEANING PER CPC 804.1.
14. PLUMBING CONTRACTOR SHALL COMPLETE TITLE 24 CERTIFICATE OF INSTALLATION (NRCI-PLB & NRCI-PRC) AND CERTIFICATE OF ACCEPTANCE (NRCA-PRC) FORMS PRIOR TO COMPLETION OF CONSTRUCTION AND SUBMIT TO THE ENGINEER FOR APPROVAL.
15. THESE WATER SYSTEM DESIGNS ARE BASED ON A MINIMUM RESIDUAL WATER PRESSURE OF 50 PSIG AT 10 GPM, AT THE POINT OF CONNECTION. PRIOR TO CONSTRUCTION - VERIFY WATER PRESSURE. NOTIFY THE MECHANICAL ENGINEER IF RESIDUAL WATER PRESSURE IS LESS THAN NOTED ABOVE.
16. PRIOR TO CONSTRUCTION - PLUMBING CONTRACTOR SHALL VERIFY WATER SUPPLY QUALITY (HARDNESS & CHEMISTRY) BEING SUPPLIED TO PLUMBING EQUIPMENT. WATER QUALITY REPORTS SHALL BE OBTAINED FROM THE OWNER OR GENERAL CONTRACTOR. PLUMBING CONTRACTOR SHALL CONFIRM THE WATER QUALITY TO PLUMBING EQUIPMENT MEETS THE MANUFACTURER'S WATER QUALITY REQUIREMENTS. THIS PLUMBING EQUIPMENT INCLUDES, BUT NOT LIMITED TO, THE WATER HEATER AND DISHWASHER (SAD). PLUMBING CONTRACTOR SHALL REPORT TO OWNER OR GENERAL CONTRACTOR IF WATER SUPPLY DOES NOT MEET THE MANUFACTURER'S REQUIREMENTS. WATER TREATMENT IS PROVIDED AND INSTALLED BY OTHERS. VERIFY WATER TREATMENT SYSTEM LOCATION & PLUMBING COORDINATION REQUIREMENTS W/ PROVIDER.
17. REFER TO SPECIFICATION SECTION 22 00 00 ON SHEET P7.1 FOR ADDITIONAL REQUIREMENTS.

PIPE MATERIAL SCHEDULE

CONDENSATE DRAINAGE PIPING (CD):
TYPE "M" COPPER LEAD FREE SOLDERED JOINTS PER ASTM B32 OR PROPRESS FITTINGS. USE SCHEDULE 40 SOLID-CORE PVC-DWV PIPE & FITTINGS PER ASTM D1785 & ASTM D2665 FOR CONDENSING APPLIANCES.

COLD WATER (CW):
ABOVE GROUND: LEAD FREE TYPE "L" COPPER TUBING PER ASTM B88 & NSF 61G, WROUGHT COPPER FITTINGS PER ANSI/ASME B16.22 WITH LEAD FREE SOLDERED JOINT PER ASTM B32 OR VIEGA PROPRESS FITTINGS. INSULATE ALL ABOVE GRADE PIPING PER PIPE INSULATION DETAIL 1 ON SHEET P5.1 & PER PLUMBING SPECIFICATIONS ON SHEET P7.1.
FOR UNDERGROUND USE INSIDE THE BUILDING: UPONOR AQUAPEX PEX-a PER ASTM F876, ASTM F877 & CSA B137.5. USE FULL LENGTH RUNS WITH TRANSITION FITTINGS ABOVE FLOOR. USE CONTINUOUS PIPE RUNS BELOW GRADE (NO JOINTS). PROVIDE CONTINUOUS SCHEDULE 40 SOLID-CORE PVC PIPING SLEEVE. TERMINATE BOTH ENDS 6 INCHES ABOVE SLAB; DO NOT USE GLUE, SEALANTS & OTHER PRODUCTS NOT COMPATIBLE WITH PEX PIPING. PROVIDE PVC END CAPS AT SLEEVE TERMINATIONS WITH MINIMUM 1 INCH ANNULAR SPACE BETWEEN PIPING AND SLEEVE CAP HOLE USE CLOSED-CELL SPRAY FOAM INSULATION ON UPONOR AQUAPEX WHERE ANNULAR SPACE IS 1 INCH MAXIMUM.

140F HOT WATER (HW) & 140F HOT WATER RETURN (HWR):
ABOVE GROUND: LEAD FREE TYPE "L" COPPER TUBING PER ASTM B88 & NSF 61G, WROUGHT COPPER FITTINGS PER ANSI/ASME B16.22 WITH LEAD FREE SOLDERED JOINT PER ASTM B32 OR VIEGA PROPRESS FITTINGS. INSULATE ALL ABOVE GRADE PIPING PER PIPE INSULATION DETAIL 1 ON SHEET P5.1 & PER PLUMBING SPECIFICATIONS ON SHEET P7.1.
FOR UNDERGROUND USE: UPONOR AQUAPEX PEX-a PER ASTM F876, ASTM F877 & CSA B137.5. USE FULL LENGTH RUNS WITH TRANSITION FITTINGS ABOVE FLOOR. USE CONTINUOUS PIPE RUNS BELOW GRADE (NO JOINTS). PROVIDE CONTINUOUS SCHEDULE 40 SOLID-CORE PVC PIPING SLEEVE. TERMINATE BOTH ENDS 6 INCHES ABOVE SLAB; DO NOT USE GLUE, SEALANTS & OTHER PRODUCTS NOT COMPATIBLE WITH PEX PIPING. PROVIDE PVC END CAPS AT SLEEVE TERMINATIONS WITH MINIMUM 1 INCH ANNULAR SPACE BETWEEN PIPING AND SLEEVE CAP HOLE USE CLOSED-CELL SPRAY FOAM INSULATION ON UPONOR AQUAPEX WHERE ANNULAR SPACE IS 1 INCH MAXIMUM. PROVIDE PEX PIPING WITH 1 INCH THICK LSP PRODUCTS GROUP INNOFOAM OR NOMACO THERMA-CEL INSULATION FROM 6 INCHES BELOW SLAB TO 6 INCHES ABOVE SLAB, CABLE TIE OR WRAP INSULATION WITH 10 MIL TAPE AT 3'-0" ON CENTERS.

SANITARY WASTE (W) AND VENT (V):
SCHEDULE 40 SOLID CORE PVC-DWV PLASTIC PIPE AND FITTINGS PER ASTM D1785 & ASTM D2665. PROVIDE CHARLOTTE SCHEDULE 40 CPVC CHEMDRAIN DWV PLASTIC PIPE AND FITTINGS PER ASTM F2618 & ASTM F493, FOR A MINIMUM LENGTH OF 20 FEET DOWNSTREAM OF FLOOR SINKS SERVING HI-TEMP GLASS WASHER/DISHWASHERS & WHERE NOTED ON PLAN.
ABOVE GROUND INDIRECT WASTE: TYPE "DWV" COPPER TUBING PER ASTM B306 WITH LEAD FREE SOLDERED JOINTS & COPPER DWV FITTINGS.

TRAP PRIMER (TP):
PEX TUBING

PLUMBING EQUIPMENT SCHEDULE

COTG — CLEANOUT TO GRADE WITH ACCESS BOX
MODEL: ZURN Z-1440 (OR READILY ACCESSIBLE IPS ADAPTER ON THE RISER WITH A THREADED PLUG), PROVIDE CHRISTY CONCRETE PRODUCTS, INC. #F08 BOX FOR NON TRAFFIC AREA OR #G05 BOX FOR TRAFFIC AREA

DF-1 — DRINKING FOUNTAIN
MODEL: ELKAY #LZWS-EDFPBM117K
DESCRIPTION: BOTTLE FILLING STATION WITH BI-LEVEL INTEGRAL SWIRLFLO FOUNTAIN FILTERED NON-REFRIGERATED STAINLESS WITH MOUNTING FRAME, ADA COMPLIANT.
ELECTRICAL: 1 AMP, 15 WATTS

ET-1 — EXPANSION TANK
MODEL: STATE #TW-5-5 OR EQUAL
WEIGHT: 20 LBS (OPERATING)
DESCRIPTION: INLINE TYPE, FIELD ADJUSTABLE AIR CHARGE, PLASTIC LINED & 3/4" CONNECTION. 5 YEAR WARRANTY.

FCO — FLOOR CLEANOUT
MODEL: ZURN #ZN-1400-HD "HEAVY DUTY" IN TRAFFIC AREAS.
ZURN #ZN-1400-BZ, ADJUSTABLE LEVELING, IN NON-TRAFFIC AREAS.

FS-1 — FLOOR SINK
MODEL: ZURN #Z2378
DESCRIPTION: 8"X8"X6" ENAMELED CAST IRON BODY WITH ABS DOME STRAINER.

HB-1 — HOSE BIBB
MODEL: WOODFORD #24P(BR), 3/4"
DESCRIPTION: WITH NON-REMOVABLE VACUUM BREAKER, ROUGH BRASS FINISH, LOOSE KEY HANDLE.

IB-1 — ICE MAKER VALVE BOX
MODEL: LSP SPECIALITY PRODUCTS #IB-509-LL
FEATURES: 20 GAGE STEEL WALL BOX WITH 1/4 TURN SHUT OFF VALVE, WATER HAMMER ARRESTOR. CA LEAD-FREE COMPLIANT.

L-1 — LAVATORY
MODEL: DURAIT #2310600000O2
DESCRIPTION: WALL-MOUNTED SINK, ADA COMPLIANT.
FAUCET: SLOAN #EAF-275-SDL-CP-0.5GPM-AER-IQ-FCT, ADA COMPLIANT, POLISHED CHROME FINISH, 0.5 GPM, INFRARED SENSOR, SOLAR POWER SUPPLY, MIXER NOT INCLUDED. PROVIDE W/ BURAVIT #0857.18 SINK SHROUD. CHICAGO FAUCETS #327-XCP CHROME PLATED DRAIN GRID STRAINER WASTE. ZURN #Z1224 WALL CARRIER.
ACCESSORIES:

P-1 — HOT WATER RECIRCULATION PUMP - FOR INDOOR INSTALLATION
MODEL: GRUNDFOS #UPS 15-55 SUC/TLC, 3-SPEED
CAPACITY: 0-25 GPM AND 0-18 FT TDH, SEE NOTES BELOW.
ELECTRICAL: 115 VOLT, 1 PHASE, 0.75 AMPS, 87 WATTS, 0.12 HP
DESCRIPTION: ALL STAINLESS STEEL CONSTRUCTION, INTEGRAL CHECK VALVE & LEAD-FREE CA1953 COMPLIANT.
ACCESSORIES: HONEYWELL L6006C 1018 SURFACE MOUNTED AQUASTAT SET TO ENABLE PUMP ON WHEN 15F BELOW TANK TEMPERATURE SETPOINT AND OFF WHEN 5F BELOW TANK TEMPERATURE SETPOINT, PROGRAMABLE 24-HOUR DIGITAL TIMER, CORD WITH PLUG, 1"FLANGED CONNECTION.
NOTES: SET PUMP SPEED AS REQUIRED TO PROVIDE 5F TEMPERATURE LOSS WHEN NO FIXTURES ARE CALLING FOR HOT WATER. REMOVAL INTEGRAL CHECK VALVE.

PR-1 — WATER PRESSURE REDUCING VALVE (AT DISHWASHER)
MODEL: WATTS REGULATOR #LFUSB, SEE PLAN FOR SIZE
DESCRIPTION: LEAD FREE, BRONZE BODY WITH RENEWABLE STAINLESS STEEL SEAT AND STAINLESS

S-1 — SINK, MOP
MODEL: FLORESTONE MODEL #MSR-24X24 WITH 3" DRAIN
ACCESSORIES: FLORESTONE FAUCET WITH VACUUM BREAKER, DOUBLE STOPS, AND BUCKET HOOK W/ WALL BRACE #MR-371, #MR-370 HOSE, #MR-372 MOP HANGER & 3 CLAMPS, #MR-374 WEDGE-LOK, #MR-375 FLAT CHROME STRAINER, (2)#MR-377 24"PANEL.

S-2 — SINK, BREAK ROOM
MODEL: ELKAY #ELUHAD141850
DESCRIPTION: UNDERMOUNT SINK, SINGLE COMPARTMENT, 16-1/2"W X 20-1/2"L X 4-7/8", 18 GAUGE 304STAINLESS STEEL, ADA COMPLIANT.
ACCESSORIES: ELKAY #LKAD35 3-1/2"DRAIN FITTING WITH STRAINER BASKET (AS NEEDED).
FAUCET: ELKAY #LK6000, SINGLE HOLE DECK MOUNT FAUCET WITH PULL-DOWN SPRAY, ADA COMPLIANT, 1.5 GPM.
DISPOSER: INSINKERATOR MODEL "EVOLUTION EXCEL".
ELECTRICAL: 120 VOLTS, 1 HP (CONTROLLED FROM WALL SWITCH).

S-3 — SINK, LACTATION
MODEL: ELKAY #NE1515Z W/ SINGLE HOLE
DESCRIPTION: DROP-IN SINK, SINGLE COMPARTMENT, 15"W X 15"L X 5-1/8", 23 GAUGE STAINLESS STEEL, 4 INCH ON CENTERS FAUCET HOLES, ADA COMPLIANT.
ACCESSORIES: ELKAY #LKAD35 3-1/2"DRAIN FITTING WITH STRAINER BASKET.
FAUCET: ELKAY #LK6000, SINGLE HOLE DECK MOUNT FAUCET WITH PULL-DOWN SPRAY, ADA COMPLIANT, 1.5 GPM.

TV-1 — TEMPERING VALVE (UNDER LAVATORY)
MODEL: LEONARD #170-LF-BP-BRKT
DESCRIPTION: LEAD FREE, BRONZE BODY WITH INTEGRAL CHECK VALVES AND ADJUSTMENT CAP WITH LOCKING FEATURE. SET AT 110F. ASSE 1017, 1070 CERTIFIED. INCLUDE OPTIONAL COLD WATER BYPASS & MOUNTING BRACKET.

TV-2 — TEMPERING VALVE, WATER HEATER
MODEL: POWERS #LFLM491, 3/4" WITH UNIONS
DESCRIPTION: LEAD-FREE, THERMOSTATIC MIXING VALVE, ASSE 1017 APPROVED, INTEGRAL CHECK VALVES. SET AT 120 F OR AS DIRECTED BY OWNER.

WA-1 — WATER HAMMER ARRESTOR
MODEL: SIOUX CHIEF "HYDRARESTER" 650 SERIES
NOTES: SIZE AS NOTED ON PLANS, PROVIDE WITH BALL SHUTOFF VALVE.

WCO — WALL CLEANDUT
MODEL: ZURN #Z-1445. VERIFY FINISH WITH ARCHITECT.

WC-1 — WATER CLOSET, ACCESSIBLE FLOOR MOUNTED TANK TYPE
MODEL: SLOAN #WETS-8029.8010.
DESCRIPTION: FLOOR MOUNTED PRESSURE ASSIST TANK TOILET. ELONGATED FRONT BOWL. ADA COMPLIANT. 1.28 GPF. INSTALLED TO MEET ADA REQUIREMENTS, FLUSH VALVE HANDLE LOCATED ON RIGHT OR LEFT SIDE AS REQUIRED TO MEET ADA REQUIREMENTS.
SEAT: PROVIDE W/ ELONGATED OPEN FRONT TOILET SEAT.

WH-1 — WATER HEATER, HEAT PUMP
MODEL: RHEEM #PROPH40-T2-RH375-DCB
CAPACITY: NOMINAL 40 GALLONS, 26 GPH AT 90 F RISE. 20-1/4"DIAMETER X 62-5/16" HIGH.
ELECTRICAL: 240 VOLT, 1 PHASE, 30 AMPS MOCP
WEIGHT: 550 LBS (OPERATING)
ACCESSORIES: PROVIDE W/ #SP20889 8 INCH INSULATED FLEXIBLE DUCT KIT, (1)#SP20890 8 INCH RIGID ELBOW DUCT KIT.
NOTES: WHEN PROVIDED WITH ASSE 1017 LISTED TEMPERING VALVE, SET TO OPERATE WITH STORAGE WATER TEMP OF 140F MAXIMUM OR AS DIRECTED BY OWNER. INSTALL WATER HEATER PER CODE & PER MANUFACTURER'S REQUIREMENTS.

PIPE HANGERS + SUPPORT REQUIREMENTS PER 2022 CPC

TABLE 313.3
HANGERS AND SUPPORTS

MATERIALS	TYPES OF JOINTS	HORIZONTAL	VERTICAL
Cast	Lead and Oakum	5 feet, except 10 feet where 10 foot lengths are installed[1,2,3]	Base and each floor, not to exceed 15 feet
	Compression Gasket	Every other joint, unless over 4 feet then support each joint[1,2,3]	Base and each floor, not to exceed 15 feet
Cast-Iron Hubless	Shielded Coupling	Every other joint, unless over 4 feet then support each joint[1,2,3,4]	Base and each floor, not to exceed 15 feet
Copper & Copper Alloys	Soldered, Brazed, Threaded, or Mechanical	1½ inches and smaller, 6 feet; 2 inches and larger, 10 feet	Each floor, not to exceed 10 feet[5]
Steel Pipe for Water or DWV	Threaded or Welded	¾ inch and smaller, 10 feet; 1 inch and larger, 12 feet	Every other floor, not to exceed 25 feet[5]
Steel Pipe for Gas	Threaded or Welded	½ inch, 6 feet; ¾ inch and 1 inch, 8 feet; 1¼ inches and larger, 10 feet	½ inch, 6 feet; ¾ inch and 1 inch, 8 feet; 1¼ inches every floor level
Schedule 40 PVC and ABS DWV	Solvent Cemented	All sizes, 4 feet; allow for expansion every 30 feet[6]	Base and each floor; provide mid-story guides; provide for expansion every 30 feet
CPVC	Solvent Cemented	1 inch and smaller, 3 feet; 1¼ inches and larger, 4 feet	Base and each floor; provide mid-story guides
CPVC-AL-CPVC	Solvent Cemented	½ inch, 5 feet; ¾ inch, 65 inches; 1 inch, 6 feet	Base and each floor; provide mid-story guides
Lead	Wiped or Burned	Continuous Support	Not to exceed 4 feet
Steel	Mechanical	In accordance with standards acceptable to the Authority Having Jurisdiction	
PEX	Cold Expansion, Insert and Compression	1 inch and smaller, 32 inches; 1¼ inches and larger, 4 feet	Base and each floor; provide mid-story guides
PEX-AL-PEX	Metal Insert and Metal Compression	½ inch, ¾ inch, 1 inch } All sizes 98 inches	Base and each floor; provide mid-story guides
PE-AL-PE	Metal Insert and Metal Compression	½ inch, ¾ inch, 1 inch } All sizes 98 inches	Base and each floor; provide mid-story guides
PE-RT	Insert and Compression	1 inch and smaller, 32 inches; 1¼ inches and larger, 4 feet	Base and each floor; provide mid-story guides
Polypropylene (PP)	Fusion weld (socket, butt, saddle, electrofusion), threaded (metal threads only), or mechanical	1 inch and smaller, 32 inches; 1¼ inches and larger, 4 feet	Base and each floor; provide mid-story guides

For SI units: 1 inch = 25.4 mm, 1 foot = 304.8 mm

Notes:
1 Support adjacent to joint, not to exceed 18 inches (457 mm).
2 Brace not to exceed 40 foot (12 192 mm) intervals to prevent horizontal movement.
3 Support at each horizontal branch connection.
4 Hangers shall not be placed on the coupling.
5 Vertical water lines shall be permitted to be supported in accordance with recognized engineering principles with regard to expansion and contraction, where first approved by the Authority Having Jurisdiction.

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CONSULTANT:
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REGISTERED PROFESSIONAL ENGINEER — JAMES A. HANSON — No. M 30-25 — MECHANICAL — STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

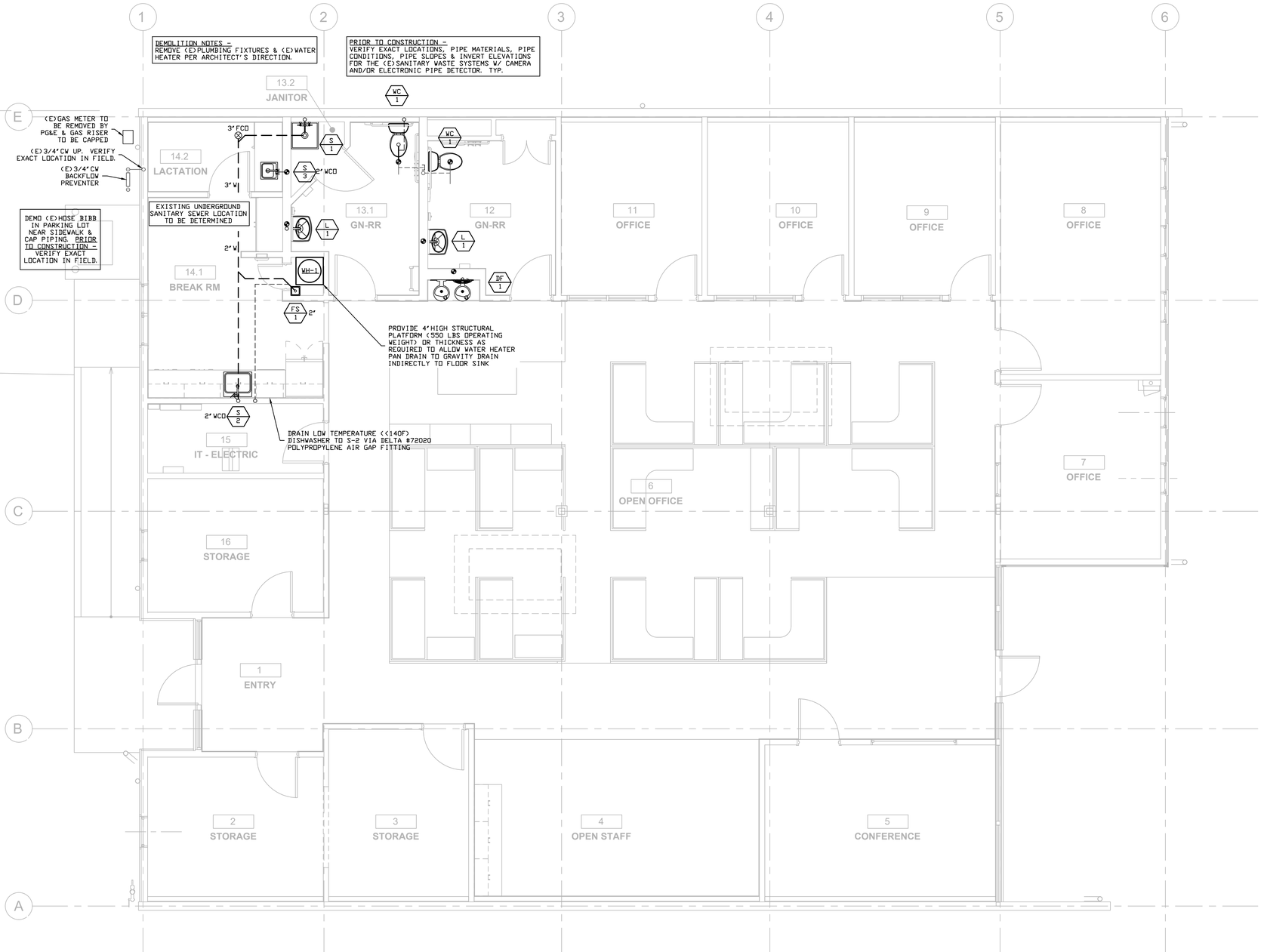
SHEET LOG

REV #	DATE:	ISSUED FOR:

DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:
P0.1
PLUMBING LEGEND, SCHEDULES & NOTES

ORIGINAL DATE: 6.05.2025



PLUMBING PLAN - LOWER

1/4" = 1'-0"

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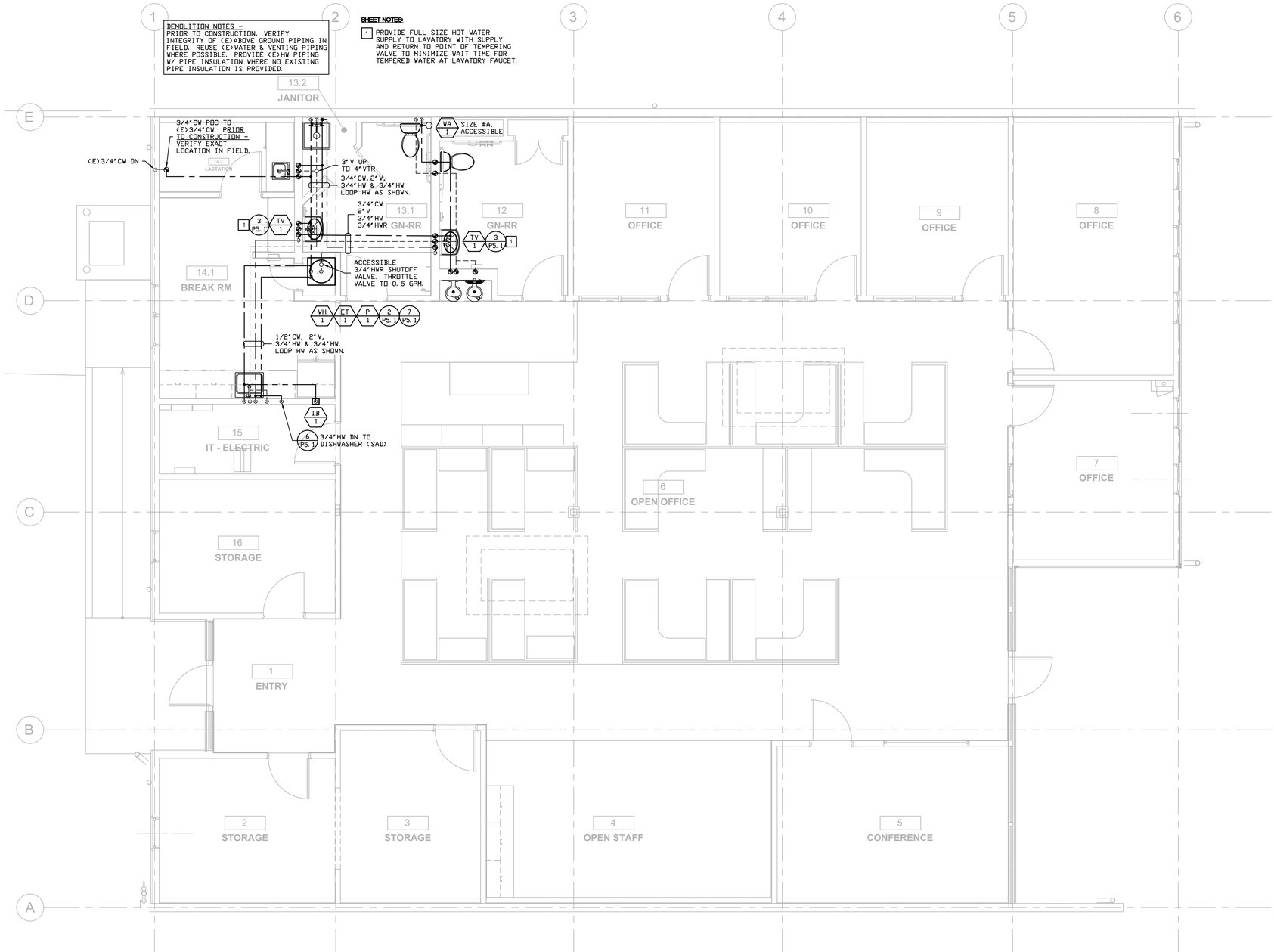
TEP JOB NUMBER: 4174

SHEET:

P2.1

PLUMBING PLAN - LOWER

ORIGINAL DATE: 6.05.2025



PLUMBING PLAN - UPPER
1/4" = 1'-0"

NORTH

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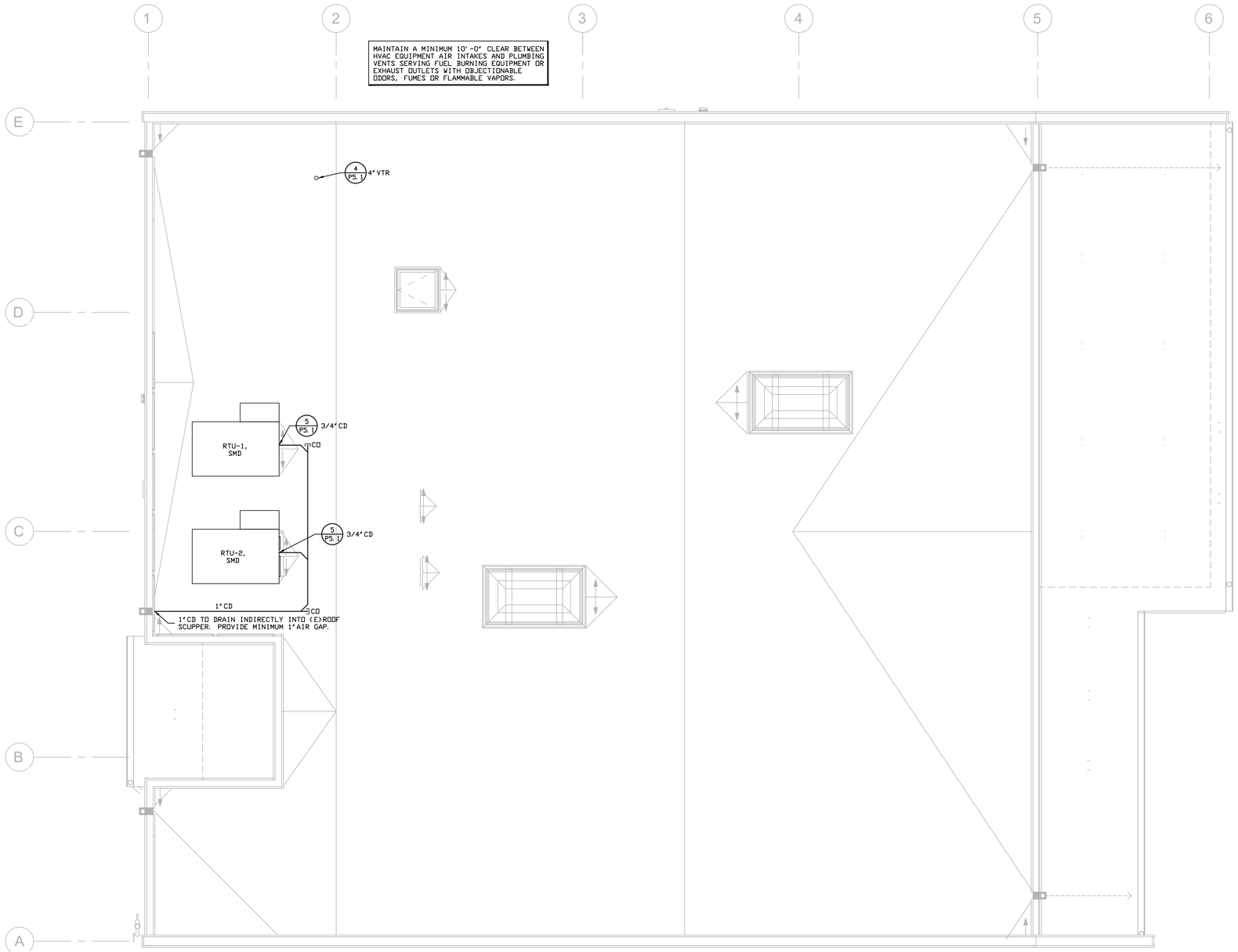
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:
P2.2
PLUMBING PLAN - UPPER
ORIGINAL DATE: 6.05.2025



PLUMBING PLAN - ROOF

1/4" = 1'-0"

NORTH

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PLOT DATE: 5.29.25
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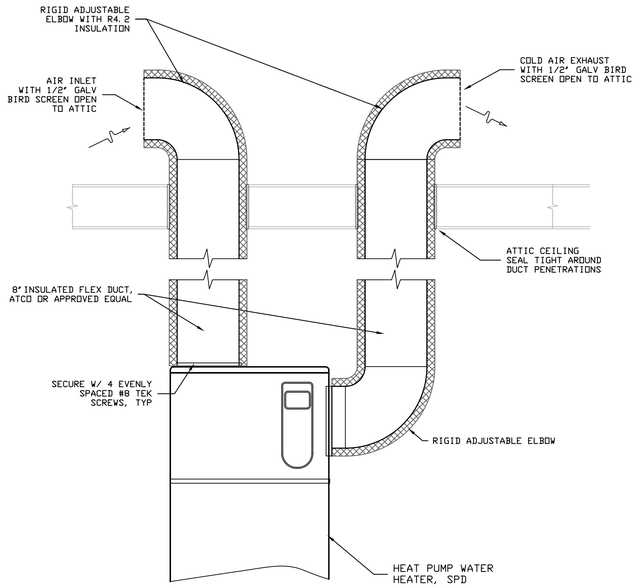
SHEET:

P2.3

PLUMBING PLAN - ROOF

ORIGINAL DATE: 6.05.2025

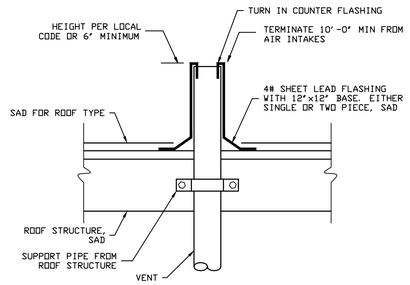


NOTES:

INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE WATER HEATER INSTALLATION MANUAL FOR ADDITIONAL REQUIREMENTS AND DETAILS.

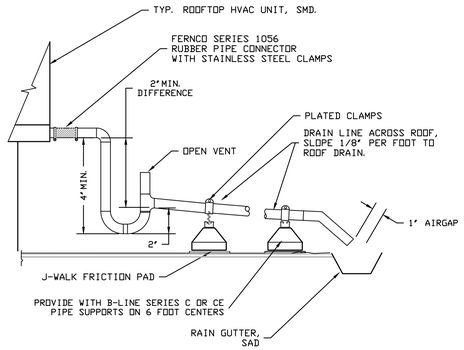
HP WATER HEATER VENTING FROM ATTIC 7

NTS



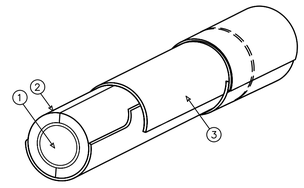
VENT THROUGH ROOF 4

NTS



CONDENSATE TRAP DETAIL 5

NTS



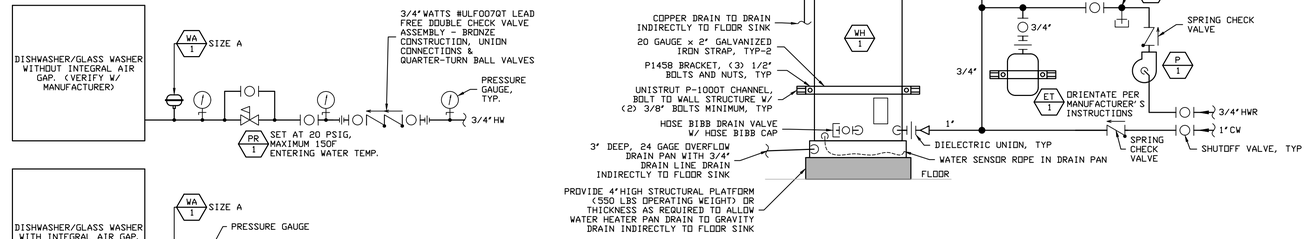
1. PIPE
2. FIBERGLASS INSULATION WITH ALL SERVICE JACKET.
3. WHERE PIPING IS NOT CONCEALED IN WALL OR CEILING SPACES, PROVIDE WHITE PVC JACKETING ON PIPING INDOORS & WHITE PVC JACKETING ON PIPING OUTDOORS. SILICONE CAULK PVC JACKETING SEAMS, JOINTS & ENDS WATERTIGHT WITH APPROVED ADHESIVE. INSIDE BUILDINGS LOCATE JACKET SEAMS IN LEAST VISIBLE LOCATION. OUTSIDE, WHERE EXPOSED TO WEATHER, LOCATE JACKET SEAMS ON BOTTOM OF PIPING.

SERVICE	TEMPERATURE RANGE	INSULATION THICKNESS (1) NOMINAL PIPE DIAMETER (in inches) < 1	1 to < 1.5	1.5 to <4	4 to < 8
		MINIMUM PIPE INSULATION REQUIRED (THICKNESS IN INCHES OR R-VALUE)			
HOT WATER (2)	105F - 140F	1.0	1.5	1.5	1.5
		R-7.7	R-12.5	R-11	R-9
COLD WATER (3)	FREEZE PROTECTION	0.75	0.75	0.75	0.75

NOTES:
1. REFERENCE 2022 CALIFORNIA ENERGY CODE, TABLE 120.3-A & 2022 CALIFORNIA PLUMBING CODE SECTION 609.11.
2. INSULATE ALL HOT WATER PIPING SYSTEMS AS INDICATED.
3. COLD WATER IS ONLY INSULATED OUTSIDE THE BUILDING, WHERE EXPOSED TO EXTERIOR AMBIENT CONDITIONS, FOR FREEZE PROTECTION.

PIPE INSULATION DETAIL 1

NTS



NOTE:
1. OMIT PR-1 IF DISHWASHER CAN RECEIVE LINE PRESSURE.

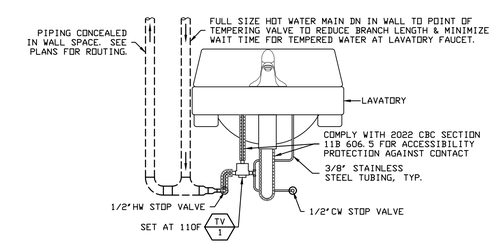
DISHWASHER / GLASS WASHER DETAIL 6

NTS

NOTES:
1. PROVIDE DIELECTRIC ISOLATION BETWEEN PIPING AND WATER HEATER.
2. INCREASE AIR PRESSURE IN EXPANSION TANK TO MATCH COLD WATER FEED PRESSURE PRIOR TO CONNECTING TO COLD WATER SYSTEM.
3. PROVIDE SEISMIC STRAPPING PER CODE REQUIREMENTS. STRAPS MUST BE LOCATED WITHIN UPPER AND LOWER THIRD OF UNIT. DO NOT COVER UP CONTROLS, NAMEPLATE OR HEATING ELEMENT ACCESS.
4. ROUTE RELIEF PIPING TO DRY WELL.
5. PROVIDE 3/4"WATTS #LFN36-M1 VACUUM RELIEF VALVE PER 2022 CPC 608.7 "WHERE A HOT-WATER STORAGE TANK IS LOCATED AT AN ELEVATION ABOVE THE FIXTURE OUTLETS IN THE HOT-WATER SYSTEM". INSTALL RECIRCULATION PUMP IN VERTICAL SECTION OF RETURN LINE PER 2022, TITLE 24, PART 6, SECTION 110.3(C)4(A). INSTALL RECIRCULATION PUMP IN THE PUMP UP DIRECTION.

HEAT PUMP WATER HEATER DETAIL 2

NTS



TEMPERING VALVE AT LAVATORY 3

NTS

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NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

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CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:

P5.1

PLUMBING DETAILS

ORIGINAL DATE: 6.05.2025

PLUMBING SPECIFICATIONS - DIVISION 22 00 00

1. GENERAL

1.1 SCOPE

A. The work in this section includes, but is not limited to, providing all plumbing work as shown and noted on the plumbing Drawings and Specifications, including the following items:

1. Plumbing fixtures, equipment and piping.
2. Sanitary waste and vent system to five feet from the building.
3. Domestic hot and cold water distribution to five feet from the building.
4. Service water heating and distribution.
5. Cleaning, sterilization and testing for work in this section.
6. Air inlet and cold air exhaust for heat pump water heater.
7. Condensate drains from mechanical equipment.
8. Pipe hangers and supports.
9. Pipe insulation.
10. Piping markers and equipment nameplates.
11. Energy code testing, adjusting and reporting.

B. Work of other sections, includes the following:

1. All trenching and backfilling associated with the plumbing installation.
2. Site piping and utilities beyond five feet from the building.
3. Fire protection systems.
4. Wastewater treatment and disposal systems.
5. Water supply system including tanks and pumps.
6. Line voltage wiring and disconnect switches. The Electrical Contractor will provide all line voltage wiring & conduit, disconnect switches & magnetic starters (except those furnished under this Section as a part of equipment).

1.2 CODES AND STANDARDS

A. All work and materials shall be in full accordance with the latest adopted edition of the following documents:

1. 2022 California Building Code (CBC)
2. 2022 California Plumbing Code (CPC)
3. 2022 California Mechanical Code (CMC)
4. 2022 California Electrical Code (CEC)
5. 2022 California Fire Code (CFC)
6. 2022 California Energy Code (Title 24)
7. 2022 California Green Building Code (CALGreen)
8. National Electric Code (NEC)
9. Americans with Disabilities Act (ADA)
10. Sheetmetal Contractors and Air Conditioning Contractors' National Association (SMACNA) Seismic Restraint Manual.
11. National Fire Protection Association (NFPA)
12. Local codes and ordinances

B. Accessible (ADA) plumbing fixtures shall comply with all of the accessibility requirements of CBC Chapters 11A and 11B and Federal ADA requirements.

C. Whenever this Specification calls for material, workmanship, arrangement or construction of higher quality and/or capacity than that required by governing codes, higher quality and/or capacity takes precedence.

D. All potable water system components, devices, materials, or equipment containing a weighted average of greater than 0.25 percent lead are prohibited, and shall be certified in accordance with the current editions of the Safe Drinking Water Act (SDWA), NSF 61, NSF 372 & California AB1953. Endpoint devices used to dispense water for drinking shall meet the requirements of NSF 61 & California AB1953.

1.3 DRAWINGS AND SPECIFICATIONS

A. Where a conflict exists between Drawings and Specifications, promptly notify the Architect for interpretation and resolution. The most stringent requirements shall be used for bid.

1.4 PERMITS AND FEES

A. The Contractor shall obtain all permits, licenses and fees that are required to perform the work. Provide the Architect with the original certificates, permits, licenses, and receipts for fees.

1.5 SUBMITTALS

A. Provide complete product submittals and shop drawings in electronic format (PDF), as one complete package, prior to commencing work or prior to ordering any materials. **Piecemealed product submittals may be rejected. Do not include any installation manuals or product catalogs, provide only product data sheets.** Clearly identify/mark each submittal in detail. Note what differences, if any, exist between the submitted Item and the specified Item. Failure to identify the differences will be considered cause for disapproval. If differences are not identified and/or not discovered during the submittal review process, Contractor remains responsible for providing equipment and materials that meet the Specifications and Drawings. Items, other than those specified, will not be allowed unless they are approved in writing via the submittal process. Include cut sheets and drawings for the following items in the submittal:

1. All plumbing components, including pipe hangers, pipe supports & appurtenances that are a part of the plumbing contract documents.
2. Insulating Contractor's current C-2 "Insulation and Acoustical Contractor" license issued by the California State License Board.
3. Testing, Adjusting and Balancing (TAB) Contractor's current AABC license issued by the Associated Air Balance Council or current NEBB license issued by the National Environmental Balancing Bureau and sample TAB report for all plumbing systems.
4. Drawings for installation details that differ from the details in the contract documents.

B. "No Exception Taken" constitutes that review is for general conformance with the design concept expressed in the Contract Documents for the limited purpose of checking for conformance with information given. Any action is subject to the requirements of the Contract Documents. Contractor is responsible for the dimensions and quantity and will confirm and correlate at the job site, fabrication processes and techniques of construction, coordination of the work with that of all other trades, and the satisfactory performance of the work.

C. All details shown on the Drawings are schematic in nature; the Contractor is responsible for determining actual installation requirements. Contractor shall include in his bid all materials and appurtenances for a complete and operable installation. Provide shop drawings for the proposed installation when coordination with other trades is required.

D. In checking Drawings and Submittals data, the reviewer makes effort to detect errors and omissions. Failure of the reviewer to detect errors or omissions during the review of Drawings and Submittals data shall not relieve the vendors and/or Contractor of his/her responsibility to comply with the Contract Documents.

E. Upon completion of work, provide one set of reproducible as-built drawings and two operation and maintenance manuals. The operation and maintenance manuals shall be in a binder, labeled, organized, and contain manufacturers' data, manufacturers' warranties and maintenance instructions for the equipment, fixtures and appurtenances installed. The Contractor is responsible for all materials, equipment and appurtenances not reviewed and approved by the Engineer.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Work and materials installed to conform with all local, State, Federal and other applicable laws and regulations.

B. Drawings are diagrammatic. They are not intended to show every item in its exact dimensions, or details of equipment or proposed systems layout. Verify actual dimensions of systems (i.e., piping) and equipment proposed to assure that systems and equipment will fit in available space.

C. Manufacturer's Instructions: Follow manufacturer's written instructions. If in conflict with Contract Documents, obtain clarification. Notify Engineer/Architect, in writing, before starting work.

D. UL Compliance: Provide electrical panels and equipment which are UL or ETL listed.

E. Installer Qualifications: Installer shall be trained and certified in the proper installation of plumbing systems by a nationally or regionally recognized training or certification program. Uncertified persons may perform plumbing installation where under the direct supervision and responsibility of a person trained and certified to install plumbing systems. Installers of AquaPEX, ProPress and other specialty systems, shall be trained and certified by the respective manufacturer.

F. Pipe insulation and jacketing must be installed by a Contractor normally engaged in this type of work and holds a current C-2 Insulation Contractor license issued by the California State Licensing Board. Contractor must provide license information with submittals.

1.7 SUBSTITUTIONS OF MATERIALS AND EQUIPMENT

A. The named materials and equipment are considered the basis for design; however equal materials and equipment may be submitted to the Architect and Engineer for review. The decision of the Owner and Engineer shall be final and shall govern as to what materials and equipment may be substituted, but the burden of proof as to the quality, performance and space requirements of any proposed substitution shall rest with the Contractor.

1.8 WARRANTY

A. The Contractor shall provide a one-year warranty for the work of this Section. During this period the Contractor shall provide all labor and materials necessary to repair or replace defective systems. The warranty period shall begin at the date of final acceptance, per section 3 below.

B. Additional Warranty conditions: Where applicable, provide additional warranty time period and/or conditions in accordance with the General Conditions Section of the project Specifications manual.

1.9 GENERAL

A. The locations, sizes, capacities and types of all piping, equipment and appurtenances shown on the Drawings as existing are approximate and may not have been independently verified. The Contractor shall determine the exact locations, sizes, capacities and types of existing piping, equipment and appurtenances. If necessary use electronic pipe locating devices to locate existing piping below grade. The Contractor shall include in his bid allowances for minor modifications to pipe routing necessitated by actual field conditions.

B. The Contractor shall verify all building dimensions with Architectural Drawings and all site dimensions with Civil Drawings prior to submitting a bid. The submission of a bid or proposal will be construed as evidence that the Contractor has familiarized themselves with the Drawings and building site. Claims made subsequent to the proposal for materials and/or labor due to difficulties encountered will not be recognized unless these difficulties could not have been foreseen, even though proper examination had been made.

C. Provide Turnkey operation of all plumbing systems described in the Drawings and Specifications. Provide all materials and labor required for complete operational systems, unless specifically noted as provided by others on the Drawings and Specifications; or specifically excluded in the bid. Provide all cleaning, test, balance & commissioning of systems to guarantee proper operation at project completion. Inform the Owner and General Contractor of the timing of all work to be done and the requirements of other trades so the work can be completed in a timely fashion. With the bid, provide a list of all equipment and material that have lead times exceeding 4 weeks. Clearly indicate expected lead times for such equipment and material.

D. In these Drawings and Specifications "Exposed" defines plumbing systems that are visible, such as in equipment rooms, vaulted building spaces, on roofs and where not concealed. "Concealed" refers to plumbing systems that are not normally visible, such as above ceilings and in shafts/walls.

2. PRODUCTS

2.1 PIPE

A. See "PIPING SCHEDULE" on sheet P0.1.

2.2 PIPING SPECIALTIES

A. Trap primers: Mifab #MR-500-NPB with distribution manifold as required. Trap primers concealed in walls shall have Elmdor DW-SS wall access panel, or approved equal, minimum 10" x 10".

B. Water hammer arrestors: Sioux Chief "Hydrarester" 650, sizes as shown on Drawings. Provide with ball shutoff valve.

C. Sound and Vibration Isolators: All water systems and drainage piping systems, including supply, return, waste and drain shall be installed with vibration isolators and shall be isolated from the any structural member, wall sections or other materials that could transmit sound to the occupied areas. All hangers, straps, brackets, and supports shall have acoustical components or combined neoprene and plastic. Provide isolator to isolate complete pipe contact area. All isolation materials shall have a minimum thickness of 1/2". Install all components as per manufacturer's instructions.

1. For pipes 1-inch or less: ACOUSTO-PLUMB by Specialty Products. For pipes larger than 1-inch TRISOLATOR pipe sleeves by STONEMAN COMPANY (or approved equal) in conjunction with standard metal pipe clamps and hangers or felt lined hangers. Riser clamps shall be isolated with 3/8" thick neoprene pad between the riser clamp ear and the slab.

D. Pipe hangers: Tolco, Uni-Strut, Super-Strut or B-Line with zinc electroplated finish. Provide with cushioned clamps inserts. Piping supports shall be felt lined J-type hangers. Use beam clamps at hangers from steel beams. All miscellaneous steel, bolts, rods, nuts and washers shall be cadmium electroplated finish. Use materials that are consistent throughout each space.

E. Roof flashings: At TPO roof flashings to be by roofing contractor. At built up roofs provide 4 pound lead, 12" high by 12" base and stainless steel draw band. At shingle roofs, provide 24 gauge galvanized steel metal jack with neoprene top seal by Oatey or equivalent.

F. Pipe Seals: Pipes passing through walls underground provide Link-Seal modular seal assemble WS series, color Black or approved equal by MetraSeal. At fire rated assemblies, provide MetraSeal 120 or approved equal.

G. Firestopping Sealant: Hilti FS-ONE MAX firestop intumescent sealant or 3M Fire Barrier CP25WB + Caulk. At PEX tubing, Wirsbo Aquapex Firestop sealant listed and tested to ASTM E-814.

H. Thermometers: Provide thermometers where shown on Drawings and diagrams. Provide Trerice light-powered digital SX9, cast aluminum, NEMA 4X, IP65. Provide thermowell and stem length for insertion of 6" into tanks and to midline of pipe. Provide with lead free brass well with extended stem length past insulation and Trerice #HTP-1070001 heat transfer paste per manufacturer's instructions.

I. Water Pressure Gauges: Provide pressure gauges where shown on Drawings and diagrams. Provide Trerice model 600CB with 3-1/2" dial and 0-160 PSI range. Include for each pressure gauge, a 1/4" brass needle valve by Dwyer NVII-1B, Treice or equivalent. Provide needle valve as lead-free for potable water systems.

2.3 VALVES & STRAINERS

A. Use full line size ported valves, types and models as follows:

1. Ball Valves at water systems: UPC listed, IAMPO / ANSI Z1157 approved, max pressure 600 PSI CWP /150 PSI SWP, max temperature 450 F, bronze body with full ported hard chrome plated brass ball, lever handle. 2-1/2 inch and smaller: Apollo 77CLF series unless otherwise noted or approved equivalent by Nibco, Jomar or Milwaukee. Provide extended handle shaft where pipes are insulated.

B. Pressure and Temperature Relief Valves:
1. Water heaters with less than 100 MBH input: Watts LF100XL, lead free.
2. Water heaters with 100 MBH or higher input: Watts LF40XL, lead free.
3. Pressure relief valves on hot water storage tanks: Watts type LF174A, lead free, set at 125 psi.

C. Check Valves:
1. T-Pattern Swing Check Valves:
   a. 3 inch and smaller: Bronze and lead free, Milwaukee Valve UP509 or UP1509 or equivalent by Apollo Valves, Nibco or Jomar.
2. Silent Check Valves:
   a. 2 inch and smaller: Bronze and lead free, Milwaukee Valve UP548T or UP1548T or equivalent by Apollo Valves, Nibco or Jomar.
   b. 2-1/2 inch and larger: Cast iron wafer style, lead free, stainless steel trim, class 125 Milwaukee 1400 Series or equivalent by Apollo Valves, Nibco or Jomar.
3. Where installed on the discharge of a pump:
   a. 2 inch and smaller: Bronze and lead free, Milwaukee Valve UP548T or UP1548T or equivalent by Apollo Valves, Nibco or Jomar.
   b. 2-1/2 inch and larger: Bronze NPT Spirax Sarco LCV1 lift check valve or equivalent by Apollo Valves, Nibco, Milwaukee or Jomar.

D. Strainers: Bronze, lead free, wye patter, Watts LF777S/LFS777S or equivalent by Apollo Valves, Nibco or Jomar, Provide ball valve with plug at cleanout connection.

2.4 CLEANOUTS

A. General:

1. Floor cleanout, non-traffic areas: Zurn no. ZN-1400 with membrane flange and bronze plug.
2. Floor cleanout, traffic areas: Zurn no. ZN-1400-HD with membrane flange and bronze plug.
3. Grade cleanouts: Zurn no. Z-1440 with membrane flange, ABS threaded plug. Provide Christy F08 utility box and lid in non-traffic areas & G05 with cast iron lid in traffic areas.
4. Wall cleanouts: Zurn Z-1445 and Z-1468, Cast iron tee with plug, chrome plated cover.

B. Finishes: All exposed parts of floor cleanouts in finished areas shall be scoriated nickel bronze.

2.5 INSULATION

A. Pipe insulation thickness shall be per California Mechanical Code and California Energy Code (Section 120.3) or as indicated below, whichever is greater. Pipe insulation wall thickness indicated below per California Energy Code Table 120.3-A installed at all piping recirculating sections, electric trace tape, and first eight feet of hot and cold outlet piping for nonrecirculating storage systems, and all hot water piping on residential systems.

1. Fluid Range 105-140 F:
A. Nominal pipe diameter: less than 1 inch, provide 1.0 inches of insulation wall thickness.
B. Nominal pipe diameter: 1 inch to less than 4 inch, provide 1.5 inches of insulation wall thickness.

B. Above grade, inside building: Cover all piping, fittings, valves and appurtenances with Owens Corning SSL II with ASJ Max 3.5-5.5 lbs/sqft density, preformed, fiberglass with all service vapor jacket. Butt ends shall be tightly pressed together. Butt joints shall be covered with ASJ tape. Cover all fittings with Proto or Speedline 20 mil thick PVC fitting covers, color white, verify color with Architect and Owner, and coordinate color with other trades, attached with adhesive recommended by the manufacturer. Insulation in buildings shall have a flame spread rating not to exceed 25 and a smoke density not to exceed 450 when tested in accordance with UBC Standard 8-1, CBC Section 720.2. Exposed pipe and fittings or where routing in return air plenum spaces shall be covered with 25/50 rated Proto or Speedline 20 mil thick PVC jacketing and fitting covers, color white, attached with adhesive recommended by the manufacturer. PVC covers shall be installed watertight; all jackets, penetrations and ends, seams and joints shall be sealed watertight with approved adhesive. Cover all pumps with 1" thick neoprene cover with glued joints. Verify jacketing color with Architect and Owner.

C. Above grade, outside building: Cover all piping, fittings, valves and appurtenances with Owens Corning SSL II with ASJ Max 3.5-5.5 lbs/sqft density, preformed, fiberglass with all service vapor jacket. Butt ends shall be tightly pressed together. Butt joints shall be covered with ASJ tape. Cover all piping and fittings with Proto or Speedline 30 mil thick PVC fitting covers, color white, attached with adhesive recommended by the manufacturer. PVC covers shall be installed watertight; all jackets penetrations and ends, seams and joints shall be sealed watertight with approved adhesive. Cover all pumps with 1" thick neoprene cover with glued joints.

D. Insulation blocks at pipe supports shall be pipe shields calcium silicate blocks, size to match pipe insulation. The insulation jacket shall be butted to the support and sealed watertight to the metal shield. Provide 360 degree 12"long (8" long for piping less than 3" diameter) 18 ga galvanized sheet metal shields at each hanger. Provide 360 degree saddles. Top saddle should overlap bottom saddle. 180 degree saddles at clevis and J-hangers are acceptable.

E. Below grade piping:

1. For all potable cold water piping provide continuous schedule 40 solid core PVC piping sleeve. Terminate both ends 6" above slab; do not use glue, sealants & other *products not compatible with PEX piping. Provide PVC end caps at sleeve* terminations with minimum 1" annular space between piping and sleeve cap hole Use closed-cell spray foam insulation on Uponor AquaPEX where annular space is 1"maximum. Use full length PEX runs with transition fittings above floor. No underground joints.

2. For all potable hot water piping provide continuous schedule 40 solid core PVC piping sleeve. Terminate both ends 6" above slab; do not use glue, sealants & other products not compatible with PEX piping. Provide PVC end caps at sleeve terminations with minimum 1" annular space between piping and sleeve cap hole Use closed-cell spray foam insulation on Uponor AquaPEX where annular space is 1"maximum. Use full length PEX runs with transition fittings above floor. No underground joints. Provide PEX piping with 1" insulation, cable tie or wrap insulation with 10 mil tape at 3'-0" on centers; where insulation is installed above the water table, use LSP Products Group Innofoam or Nomaco Therma-cel.

F. Lavatory and sink traps: Manufactured insulators with smooth, white, PVC outer covering, complying with ADA and state accessibility requirements, Truebro Lav Guard 2 or Plumberex Pro-Extreme series. Also insulate the hot water supply valve and pipe. There shall be no sharp or abrasive surfaces under sinks or lavatories.

2.6 ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING

A. All products shall comply with the VOC limits requirements in California Green Building Code (CALGreen). If a non-conforming product is found in these bid documents, notify the Engineer immediately for an alternate product.

2.7 ACCESS PLATES AND DOORS

A. Wall cleanouts: Zurn #ZANB-1460-7 nickel bronze with polished stainless steel cover or #Z1460-8 stainless steel; with bronze cleanout plug (at cast iron) or plastic cleanout plug (at PVC or ABS).

B. Access doors:

1. Tile or wood surfaces: ELMDOR #DW-SS, 16 gauge, type 304 brushed stainless steel construction, or approved equal. Minimum size 10"x10".

2. Gypsum board wall: ELMDOR #DWB 16 gage galvannealed steel construction with prime finish or approved equal. Minimum size 10"x10".

3. Fire rated ceiling or walls, ELMDOR FRC or FR series or approved equal.

4. Prior to Construction - Verify access panel labeling requirements with Owner.

2.8 FIXTURES AND EQUIPMENT

A. Provide fixtures and equipment of the manufacturer and model numbers shown on the Drawings, complete with all required carriers, stops, supplies, trim, and other items necessary for proper operation.

B. Fixture tailpieces and traps for lavatories and sinks shall be KEENEY 17-gauge brass tubing or semi-cast brass with heavy duty chrome plated finish.

C. Sink, lavatory, and tank toilet supply stop valves and supply kits: BRASSCRAFT KTS 1/4 turn ball valves, chrome plated brass finish, lock shield with loose key, stainless steel or chrome plated copper supply tubing.

D. All equipment, fixtures and fittings shall conform to California Energy Commission Certification per CEC subchapter 2, for energy usage and water usage compliance. See equipment schedules for specific ratings.

2.9 PIPE MARKERS AND EQUIPMENT NAMEPLATES

A. QUALITY ASSURANCE: Meet ANSI A13.1 2007 Scheme for identification of piping systems.

B. PIPING MARKERS: Provide Seton Opti-Code or approved equal by MSI, self-adhesive pipe markers for all piping. Pipe markers shall include direction of fluid flow arrows, color coded field and lettering height in accordance with OSHA and ASME (ANSI) Standard A13.1-2007. As a minimum, pipes shall be marked with service and direction at both sides of wall penetration, and every 20 feet but not less than once per room, and shall be visible from the floor level.

C. EQUIPMENT NAMEPLATES: Provide Seton custom engraved acrylic (plastic), Black with white border and lettering, 3" wide by 1" high with minimum 1/4" lettering, attached with two small screws. Provide a label at each piece of major equipment for equipment identification.

2.10 OTHER MATERIALS

A. Other materials not specified, but required for a complete installation, shall be as selected by the Contractor subject to acceptance by the Engineer.

3. EXECUTION

3.1 GENERAL

A. Verify that the work of this Section may be completed in accordance with all pertinent codes and regulations, the Construction Documents, approved Submittals, and the manufacturers' recommendations. In the event of discrepancy, immediately notify the Engineer. Do not proceed in areas of discrepancy until all discrepancies have been resolved.

B. Install all equipment per manufacturer's instructions and recommendations.

C. Install all equipment level. Install all equipment in accordance with manufactures installation instructions, where plans or detail differ from manufactures' instructions, contact Engineer for clarification before proceeding with installation.

D. Size and location of all housekeeping pads shall be coordinated between subcontractor and general contractor prior to construction. Housekeeping pads are not in plumbing contractor's scope of work.

E. See Structural Drawings for details of underground piping beneath and through building footings.

F. Do not cut into or reduce the size of any load-carrying member without the prior approval of the Architect.

G. Anchor piping subject to expansion or contraction in a manner permitting strains to be evenly distributed. Provide offsets and expansion compensation devices as required to prevent undue stress on the piping and building components. Allow for pipe expansion of 1 inch per 100 feet.

H. Piping shall be securely held in place by hangers, supports & trapezes in accordance with CA Plumbing Code Section 313.0. All hangers shall be designed to support the pipe, including fluid and insulation. Provide hangers and supports at intervals per CPC table 313.3

I. Pipe Supports: All materials shall be new and manufactured for the specific purpose of supporting systems, equipment, pipes and accessories.

J. All overhead primary pipe supports shall meet the following minimum standards: ANSI/MSS SP-58: Materials, Design, Manufacture, Selection, Application, and Installation; ANSI/MSS SP-69: Selection & Application; ANSI/MSS SP-89: Fabrication & Installation Practices. Support hubless cast iron pipe and fittings per CISPI Installation Manual Handbook Ch. IV.

K. All in-wall secondary supports shall meet IAPMO PS 42-2013 Pipe Alignment & Secondary Support Systems.

L. Provide Link-Seals for protection against water penetration where underground pipes pass through finished floors, ceilings or walls. Provide chrome plated brass split escutcheons where pipes pass through finished floors, ceilings or walls.

M. Where piping passes through foundations, footings or bearing walls, provide PVC pipe sleeves two sizes larger than the pipe passing through the structure. Caulk the annular space between the pipe and sleeve with Link-Seals at foundation walls. Provide chrome plated brass split escutcheons where pipes pass through finished floors, ceilings, or walls.

N. Foam pipe wrap all unsleeved piping passing through or in concrete: Benjamin Mfg. Co. in-sul wrap #6200. Apply in spiral wrap with one third overlap. Provide minimum of 3/8"annular space (between concrete and pipe).

O. Make allowances for building and support structure movement.

P. Place a hanger within 12 inches of each horizontal elbow. Provide 1/2" minimum separation between piping and building construction. Piping shall not be in contact with hangers or building members.

Q. Provide seismic bracing per SMACNA / PPIC "Seismic Restraints Manual: Guidelines for Mechanical Systems and Plumbing Piping Systems".

R. Do not support piping from other pipes, ductwork or other equipment that is not building structure.

S. All steel piping and appurtenances exposed to weather shall be galvanized or zinc plated.

T. Isolate all dissimilar metals with dielectric unions and dielectric flanges, except brass or bronze valves do not need to be isolated from steel pipe.

U. Provide means of preventing dissimilar metal contact such as plastic-coated hangers, copper colored epoxy paint, or non-adhesive isolation tape - B-Line Iso-pipe.

V. Paint any PVC piping and fittings where exposed to direct sunlight with light colored, water based latex paint which compatible with PVC.

W. Where threaded piping connects between plastic and metal materials, provide metal female connection. Do not provide a metal male connection at these types of transitions.

X. All wetted materials for valves and appurtenances shall be the same material of the piping, unless noted otherwise.

Y. All valves and appurtenances shall be full line size.

Z. Provide accessible shutoff valves at all fixtures, equipment, and appliances. Provide access doors where valves are installed behind or above non-removable construction. Install all below-grade valves in concrete valve boxes. Install boxes flush with the finished grade. Install water hammer arrestors, valves, air vents and other appurtenances in accessible locations, or provide access doors.

AA. Provide unions at 2-1/2" and smaller equipment connections. Provide flanges at larger equipment connections.

BB. Provide straight pipe with a minimum length of six times the pipe diameter upstream of pumps.

CC. Provide UL listed fire stopping, installed per manufacturer's recommendations, where pipes pass through fire rated construction.

DD. All horizontal waste piping is to be at a 2% slope unless otherwise noted on the Drawings.

EE. Seal all vapor barriers and insulation jacketing watertight, per manufacturer's instructions. Use approved materials to seal ends of insulation watertight.

FF. Ends of insulation shall be tightly butted together and held in place with bands at a max of 24" on centers

GG. Insulate all piping components, including but not limited to flexible connectors/expansion joints, valves, pumps, fittings and appurtenances.

HH. Test plugs must be installed to clear insulation.

II. Valve handles shall be installed to clear insulation/jacket by 3/4" (minimum).

JJ. Finish insulation neatly at pipe supports.

KK. Provide pre-molded fitting covers for all pumps, fittings, valves and appurtenances. Fitting covers must be easily removable for access to equipment and valves.

LL. All insulation jacketing laps and band seals to be placed in such a way as to be hidden when viewed from the most traveled locations. Insulation located outdoors where exposed to weather, must be installed with the jacket seams on bottom of piping. All banding and support shields are to be installed with equal spacing and in a uniform manner. Applications of caulking at any joints are to be kept at an absolute minimum.

MM. Insulate and jacket cold water piping, outside the building, where exposed to exterior ambient conditions, for freeze protection.

NN. All piping in trenches shall have bedding from 6 inches below pipe to 4 inches above pipe. Bedding material to be 1/4 inch min. fill sand by Canyon Rock Company or approved equivalent. Bedding must be clean and compacted so as to protect and uniformly support the pipe enclosure. Provide backfill above bedding. Backfill material specification is provided by Others. Prior to construction - verify backfill material specification with General Contractor. Bedding and backfill materials must not contain boulders, cinder fill, construction debris or materials that will damage or break the piping or cause corrosive action. Provide bedding material submittal for review and approval.

3.2 ENERGY CODE TESTING, ADJUSTING AND REPORTING

A. The Contractor shall test and commission all plumbing equipment shown on the Plumbing Drawings**.** Testing and documentation shall be in accordance with manufacture's installation instructions and California Energy Code NRCC-PLB certificate of compliance forms.

B. The Contractor shall coordinate and schedule with the General Contractor, (or owner where applicable), controls contractor, other subcontractors and the owner as necessary to complete all testing in a timely manner.

C. The Contractor shall submit all completed and signed commissioning documents in one package (in PDF format) to the Mechanical Engineer of Record for review and approval. Any comments and/or corrections shall be addressed promptly, retested, and an updated report resubmitted for approval prior to completion. Provide an additional copy to the building department official where requested.

3.3 REQUIREMENTS FOR ACCEPTANCE

A. Make arrangements with the Engineer and the Building Inspector to observe the Work prior to covering or enclosing the work.

B. Clean and flush all piping systems and equipment to remove all contaminants.

C. Sterilize all domestic hot and cold water piping with chlorine solution for a minimum of 24 hours. The residual chlorine concentration shall not be less than 50 PPM. Thoroughly flush the piping systems after the sterilization is completed. Coordinate times of sterilization with the Owner. Provide warning signs during sterilization to prevent system use during sterilization. Provide documentation that indicates when the sterilization was completed.

D. All installations of PEX piping shall be flushed twice over a period of at least one week. First flushed for at least 10 minutes and then filled and allowed to stand for no less than one week, after which all the branches of the pipe system must be flushed long enough to fully empty the contained volume, as required per California Plumbing Code.

1. At the time of fill, each fixture shall have a removable tag applied stating: "This new plumbing system was first filled and flushed on _____ (date) by _____ (name). The State of California requires that the system be flushed after standing at least one week after the fill date specified above. If this system is used earlier than one week after the fill date, the water must be allowed to run for at least two minutes prior to use for human consumption. This tag may not be removed prior to the completion of the required second flushing, except by the building owner or occupant."
2. Prior to issuing a building permit to install PEX pipe, the building official shall require as part of the permitting process that the contractor, or the appropriate plumbing subcontractors, provide written certification that he or she will comply with the flushing procedures set forth in the code.
3. The building official shall not give final permit approval of any PEX material installation unless he or she finds that the material has been installed in compliance with the requirements of the code, including the requirements to flush and tag the systems.
4. Any contractor or subcontractor found to have failed to comply with the PEX flushing requirements shall be subject to the penalties in Health and Safety Code, Division 13, Part 1.5, Chapter 6 (Section 17995, et seq.).

E. Testing, Adjusting and Reporting: Operate all equipment that is a part of this Division and report the following:

1. Pumps: motor amps, pump rotation direction, differential pressure.
2. Water heaters: Hot water supply temperature.

F. Test, adjust and balance all pumps and pumping systems and hydronic piping systems in accordance with AABC National Standards for Field Measurements and Instrumentation. Testing shall be done by an AABC licensed TAB Contractor or independent certified NEBB Contractor which in not affiliated with a Mechanical Contractor, design Engineer or equipment manufacturer. Provide test reports for approval. The test reports shall include, but not be limited to the following information:

1. Operating and nameplate data for all pumps and pumping equipment; including motor speed and motor amps.
2. Water flow rates and pressures at the pump and water heater.

G. Adjust and test all shower and tub/shower combination control valve handle stops per the manufactures instructions to deliver a maximum mixed water temperature setting of 120 F (after main water heating system has been set). Adjust and test all tempering valves to the scheduled temperature (where not scheduled provide 105 F at public lavatories and hand sinks, and all others provide at 120 F).

H. Test the plumbing systems as outlined below. Isolate all equipment, instruments, and gauges that are not rated for test pressure. If the piping fails the test, repair faulty sections and retest. Provide documentation that all piping systems passed pressure test, indicate day of test and ambient temperature. Piping must be pressure tested and inspected prior to being insulated.

1. DWV systems: Test with a 10 foot water head for a minimum of one hour.
2. Water lines: Test with water at 100 PSIG for 24 hours.

I. An "as-built" red lined drawing set shall be kept on site and updated daily. These "as-builts" shall include the full scope of the design documents and specifications in this section of work. For underground systems include piping depth/invert elevations and exact dimension to grid lines for underground mains. Submit "As-builts" to General Contractor and Owner.

J. Prior to job completion, submit Autocad (.DWG) and PDF format (color, 200 to 300 DPI resolution) as-built drawings to the Engineer and Owner via digital transfer.

K. Provide operation and maintenance manuals on all equipment, organized and labeled, including equipment warranties certificates.

L. Instruct the Owner with on-site training, on how to operate and maintain all systems and equipment that are a part of this Section.

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SHEET LOG

REV #	DATE:	ISSUED FOR:

DRAWN BY: A. SOUZA
CHECKED BY: T. SOUZA
PLOT DATE: 5.29.25
TEP JOB NUMBER: 4174

SHEET:
P7.1

PLUMBING SPECIFICATIONS

ORIGINAL DATE: 6.05.2025

ELECTRICAL LEGEND

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
(E)	EXISTING
(N)	NEW
U.O.N.	UNLESS OTHERWISE NOTED
A	AMPS
C	CONDUIT
G	GROUND
V	VOLTS
WP	WEATHER PROOF

DEVICES

- DUPLEX RECEPTACLE 125V, 20A, 3PG, +18" A.F.F. U.O.N.
- QUADPLEX RECEPTACLE 125V, 20A, 3PG, +18" A.F.F. U.O.N.
- GFI DUPLEX GFCI RECEPTACLE 125V, 20A, 3PG, +18" A.F.F. U.O.N.
- DUPLEX CONTROLLED RECEPTACLE 125V, 15A, 3PG, +18" A.F.F. U.O.N.
- SINGLE RECEPTACLE SEE PLANS FOR TYPE
- DATA/VOICE OUTLET 1–GANG FLUSH J–BOX EXTRA DEEP +18" A.F.F. U.O.N. PROVIDE 3/4"C TO ACCESSIBLE SPACE ABOVE CEILING WITH PLASTIC INSULATED BUSHING ON END OF CONDUIT U.O.N.

LIGHTING

- F1 LIGHTING FIXTURE TAG – SEE FIXTURE SCHEDULE
- 2' X 4' LIGHT FIXTURE– RECESSED
- 2' X 2' LIGHT FIXTURE– RECESSED
- 1' X 4' SURFACE MOUNT LIGHT
- RECESSED DOWNLIGHT
- OUTDOOR WALL MOUNT FIXTURE WITH SHIELD DIRECTING LIGHT DOWNWARDS
- EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK–UP
- EXIT COMBO EXIT/EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK UP

CONDUIT

- ABOVEGROUND CONDUIT
- UNDERGROUND CONDUIT
- J 4–11/16" SQUARE TYPE JUNCTION BOX WITH BLANK COVER PLATE
- CONDUIT HOMERUN TO PANELBOARD
- WIRING IDENTIFICATION (NEUTRAL, HOT, GROUND)

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	DRIVER	LAMP(S)	WATTS	VOLTAGE
F1	2' X 4' LED FLAT PANEL 5000L FULLY SWITCHABLE CONFIGURABLE	LITHONIA	CPX 2X4 ALO8 80CRI SWW7 SWL 120 NLIGHT	0–10V	LED 3500K	35.9	120V
F2	2' X 2' LED FLAT PANEL 4000L FULLY SWITCHABLE CONFIGURABLE	LITHONIA	CPX 2X2 ALO7 80CRI SWW7 SWL 120 NLIGHT	0–10V	LED 3500K	27.7	120V
F3	1' X 4' LED FLAT PANEL 4000L FULLY SWITCHABLE CONFIGURABLE	LITHONIA	CPX 1X4 ALO7 80CRI SWW7 SWL 120 NLIGHT	0–10V	LED 3500K	24.8	120V
F4	1' X 4' LED LINEAR STRIP	LITHONIA	CLX L48 5000LM SEF FDL 120 GZ10 35K 80CRI N100 WH	0–10V	LED 3500K	31.8	120V
F5	6" RECESSED LED DOWNLIGHT	LITHONIA	LDN6 35/15 LO6 AR LSS MVOLT GZ10 NPP16D	0–10V	LED 3500K	17.5	120V
F6	UNDER CABINET LED LIGHTS 2FT WITH SENSOR	WILLIAMS	1SF 2–L12/835–AF12125–OPTIONS–CONTROL/DRV–120 WITH OCCLV–OSF10–10W SENSOR	120V	LED 3500K	11.4	120V
F7	WALL SCONCE –OUTDOOR	LITHONIA	WEDGE2 LED P4 40K 80CRI VW MVOLT SRM DDBXD	0–10V	LED 4000K 4526 LUMENS	35	MVOLT
F8	(E) EXTERIOR DOWNLIGHT					26	120V
F9	(E) EXTERIOR WALL LIGHT					40	120V
EXIT	COMBO EXIT/EMERG LIGHT– LED 120V WITH 90 MINUTE BATTERY BACK–UP GREEN LETTERS	LITHONIA	LHQM LED G M6			4.3	120V
	EMERGENCY LED LIGHT–120V WITH 90 MINUTE BATTERY BACK–UP	LITHONIA	EU2C M6			.70	120V

LIGHTING FIXTURE SCHEDULE

POWER DISTRIBUTION

- SURFACE MOUNTED ELECTRICAL PANEL 6'–6" TO TOP
- T TRANSFORMER
- F FUSED SAFETY SWITCH HEAVY DUTY. VOLTAGE AND FUSE SIZE CALLED OUT ON PLANS
- NON–FUSED SAFETY SWITCH HEAVY DUTY
- $ 120V, 15A, 1P TOGGLE SWITCH
- TC TIME CLOCK

HVAC AND PLUMBING

- EF 1 MECHANICAL EQUIPMENT TAG– SEE MECHANICAL DRAWINGS
- P 1 PLUMBING EQUIPMENT TAG– SEE PLUMBING DRAWINGS
- EXHAUST FAN
- T THERMOSTAT BY MECHANICAL

ELECTRICAL DRAWING LIST

GENERAL NOTES:

1. ALL DEVICES AND EQUIPMENT SHOWN ARE NEW UNLESS OTHERWISE NOTED.
2. DRAWINGS INDICATES THE LOCATION OF DEVICES & EQUIPMENT. IT ALSO INDICATES THE CIRCUIT NUMBER AND PANEL DESIGNATION WHICH SUPPLIES THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO THE CIRCUITS INDICATED ON DRAWING. CONTRACTOR SHALL PROVIDE A COMPLETELY CONCEALED CONDUIT SYSTEM U.O.N. ALL DEVICES SHALL BE MOUNTED FLUSH U.O.N.
3. CONTRACTOR SHALL PROVIDE & INSTALL A #12 AWG GREEN COPPER THHN GROUNDING CONDUCTOR IN ALL POWER CIRCUITS, BRANCH CIRCUITS & HOMERUNS (UNLESS OTHERWISE NOTED).
4. RECEPTACLES AND SWITCHES INTENDED TO BE USED BY OCCUPANT SHALL HAVE A LOW REACH OF 15" MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH OF 48" MEASURED TO THE TOP OF THE OUTLET BOX. CBC 11B–308.
5. CONTRACTOR SHALL COORDINATE WITH ANY OTHER APPROPRIATE TRADES PRIOR TO INSTALLATION OF ANY BOXES OR CONDUIT IN ORDER TO AVOID ANY CONFLICTING INSTALLATIONS.
6. PROVIDE PULL LINE IN ALL SPARE CONDUITS AND IN CONDUITS DESIGNATED AS CONDUIT ONLY.
7. CONDUIT ROUTING SHOWN IS APPROXIMATE EXACT ROUTING TO BE DETERMINED IN FIELD.
8. ALL CABLES ARE THHN/THWN COPPER.
9. ALL ELECTRICAL WORK SHALL COMPLY TO CBC 2022, CEC 2022, AND NEC 2022.
10. PROVIDE SUBMITTALS ON LIGHT FIXTURES, ELECTRICAL PANELS, AUDIO/VISUAL, AND FIRE ALARM FOR APPROVAL WITHIN 30 DAYS OF STARTING WORK.
11. AT THE COMPLETION OF THE PROJECT PROVIDE COPIES OF THE NONRESIDENTIAL CERTIFICATES (NRCA) FOR NEW LIGHTING SYSTEMS TO THE BUILDING DEPARTMENT. THESE FORMS ARE CONFIRMATION THE CONTROLS HAVE BEEN TESTED AND ARE WORKING PROPERLY. THE TESTING OF THE CONTROLS SYSTEMS AND THE COMPLETION OF THE NRCA FORMS MUST BE DONE BY A THIRD PARTY INSPECTOR.
12. ANOTHER FORM THE BUILDING DEPARTMENT MAY REQUEST FOR THE LIGHTING SYSTEM IS THE NONRESIDENTAIL CERTIFICATE OF INSTALLATION (NRCL) WHICH CAN BE COMPLETED BY THE INSTALLING CONTRACTOR.

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SHEET LOG

REV #	DATE:	ISSUED FOR:

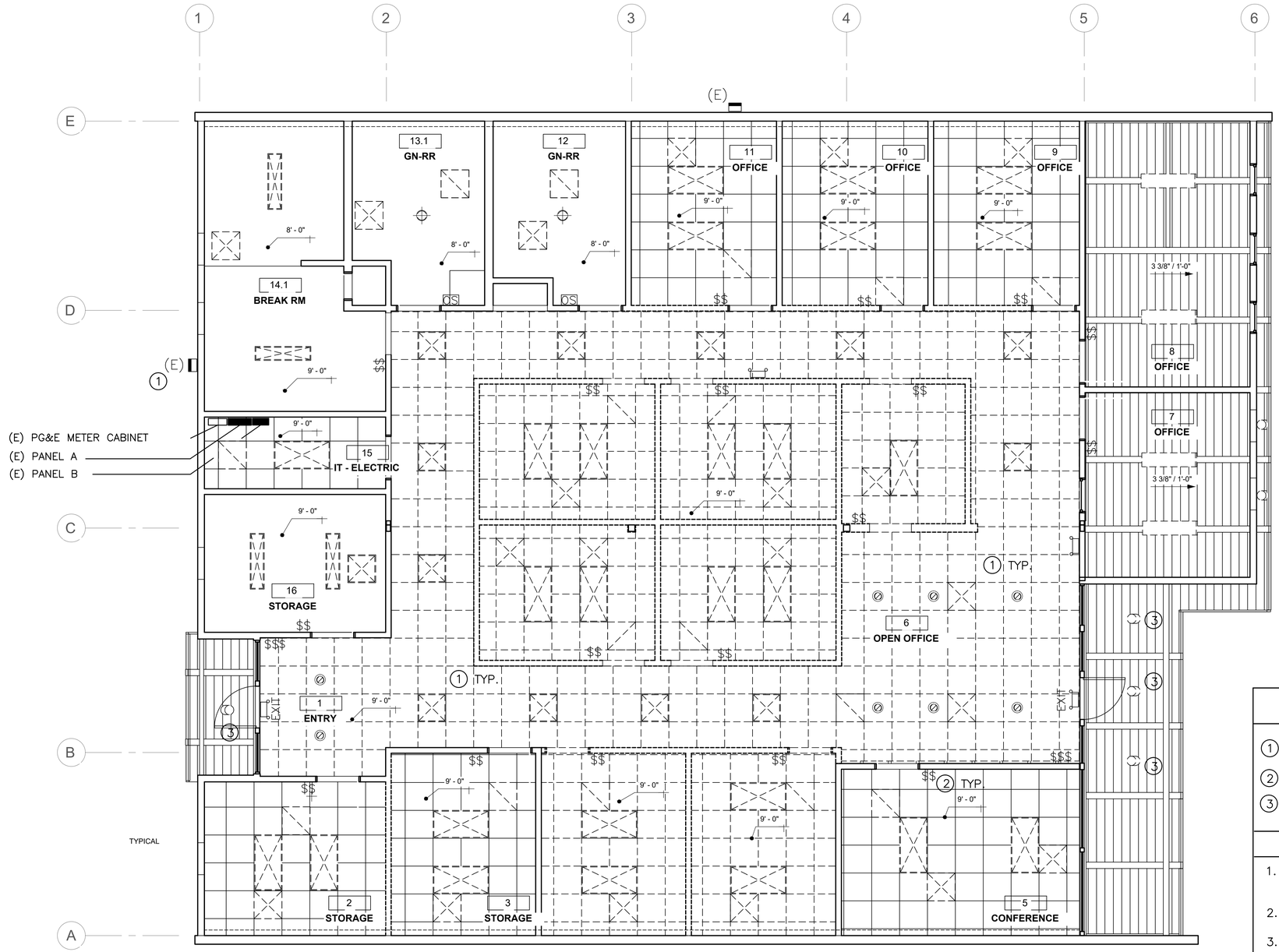
JOB NUMBER: 1207

SHEET:

E0.1

ELECTRICAL COVER SHEET AND LIGHTING FIXTURE SCHEDULE

ORIGINAL DATE: 6.05.2025



LIGHTING DEMOLITION PLAN
1/4" = 1'-0"

NORTH

NUMBERED NOTES:

1. REMOVE (E) LIGHT FIXTURE.
2. REMOVE (E) LIGHT SWITCHES.
3. (E) OUTDOOR LIGHT TO REMAIN.

GENERAL NOTES:

1. REMOVE ALL INTERIOR LIGHT FIXTURES. REMOVE (E) EXIIT AND EMERGENCY LIGHTS.
2. REMOVE ALL INTERIOR LIGHT SWITCHES.
3. REMOVE (E) LIGHTING CIRCUITS COMPLETE FROM LIGHT FIXTURE TO ELECTRICAL PANEL.

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SHEET LOG

REV #	DATE:	ISSUED FOR:

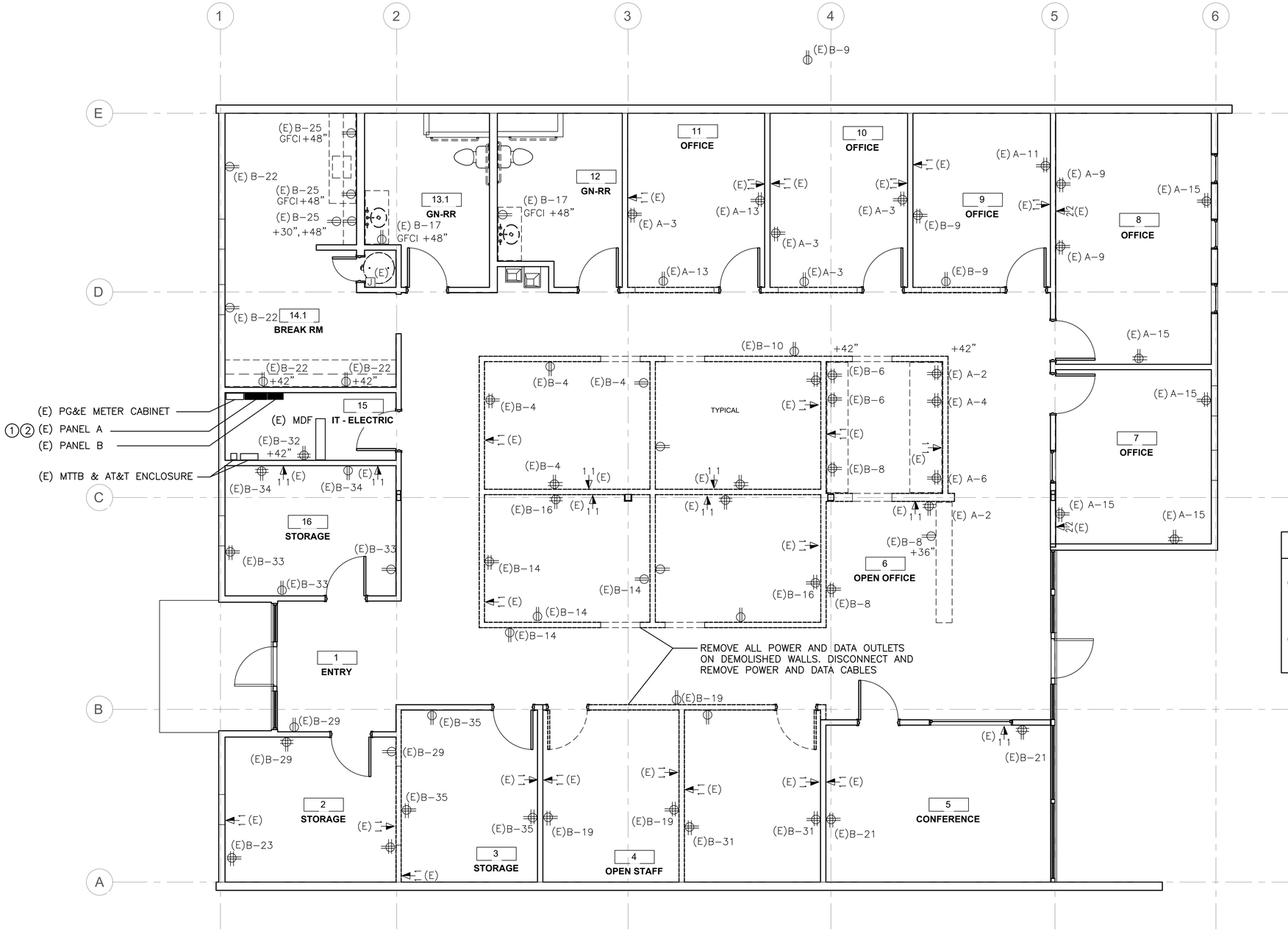
JOB NUMBER: 1207

SHEET:

E1.0

LIGHTING DEMOLITION PLAN

ORIGINAL DATE: 6.05.2025



ELECTRICAL DEMOLITION PLAN

1/4" = 1'-0"

NORTH

NUMBERED NOTES:

1. CONTACT PG&E TO SCHEDULE A POWER DISCONNECT TO BUILDING. REMOVE (E) PANELS 'A' AND 'B'. REPLACE WITH NEW– SEE SHEET E3.0 AND ONE LINE DIAGRAM.
2. (E) BRANCH CIRCUITS TO REMAIN SHALL BE RECONNECTED TO (N) PANELS. SEE PANEL SCHEDULES SHEET E5.0.

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421 E ST. SANTA ROSA, CALIFORNIA 95401

SEAL:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL JOHNSON — 05-31-25 — ELECTRICAL — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

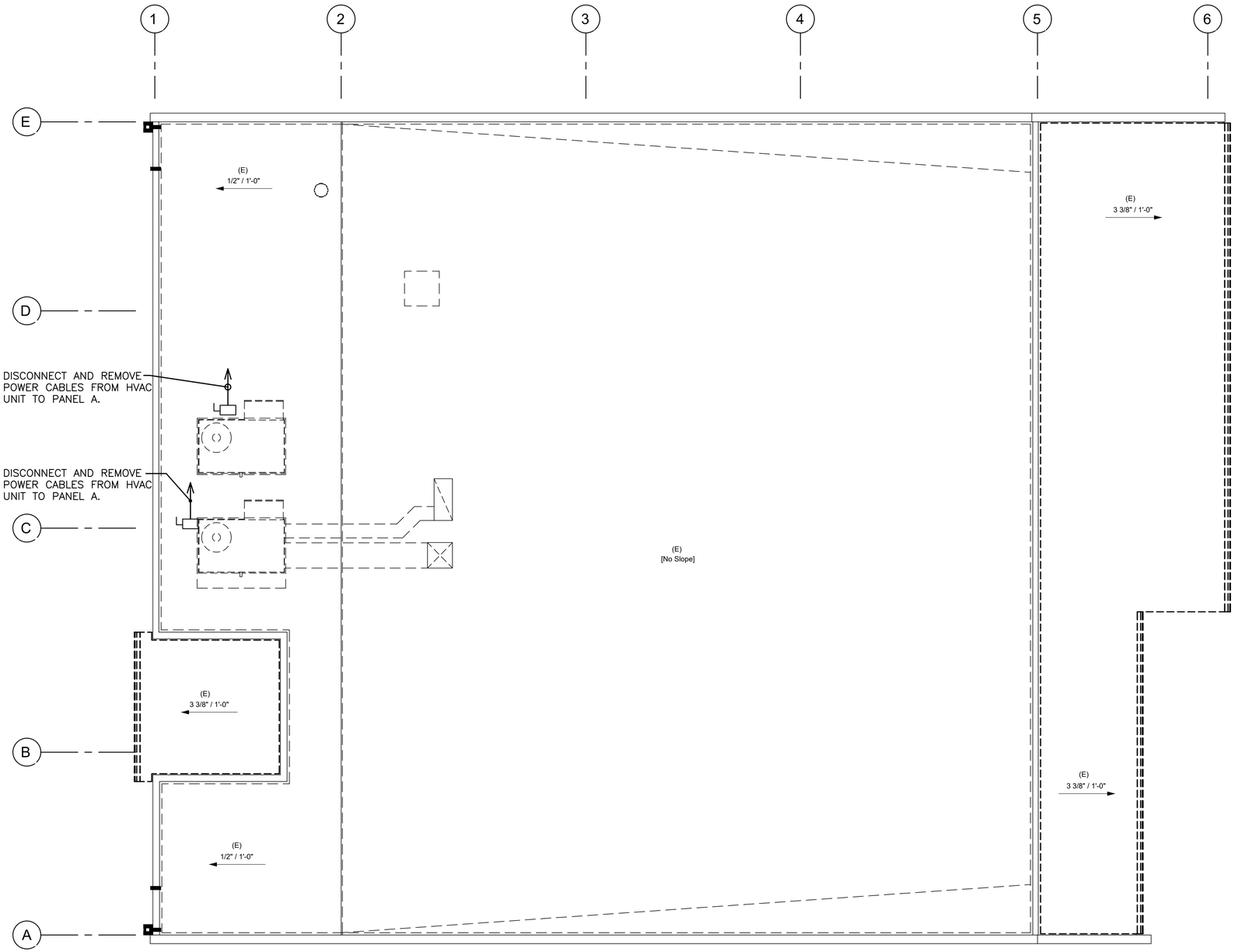
JOB NUMBER: 1207

SHEET:

E1.1

ELECTRICAL DEMOLITION PLAN

ORIGINAL DATE: 6.05.2025



ELECTRICAL DEMOLITION ROOF PLAN

1/4" = 1'-0"

NORTH

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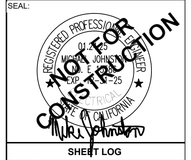
SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:



SHEET LOG

REV #	DATE:	ISSUED FOR:

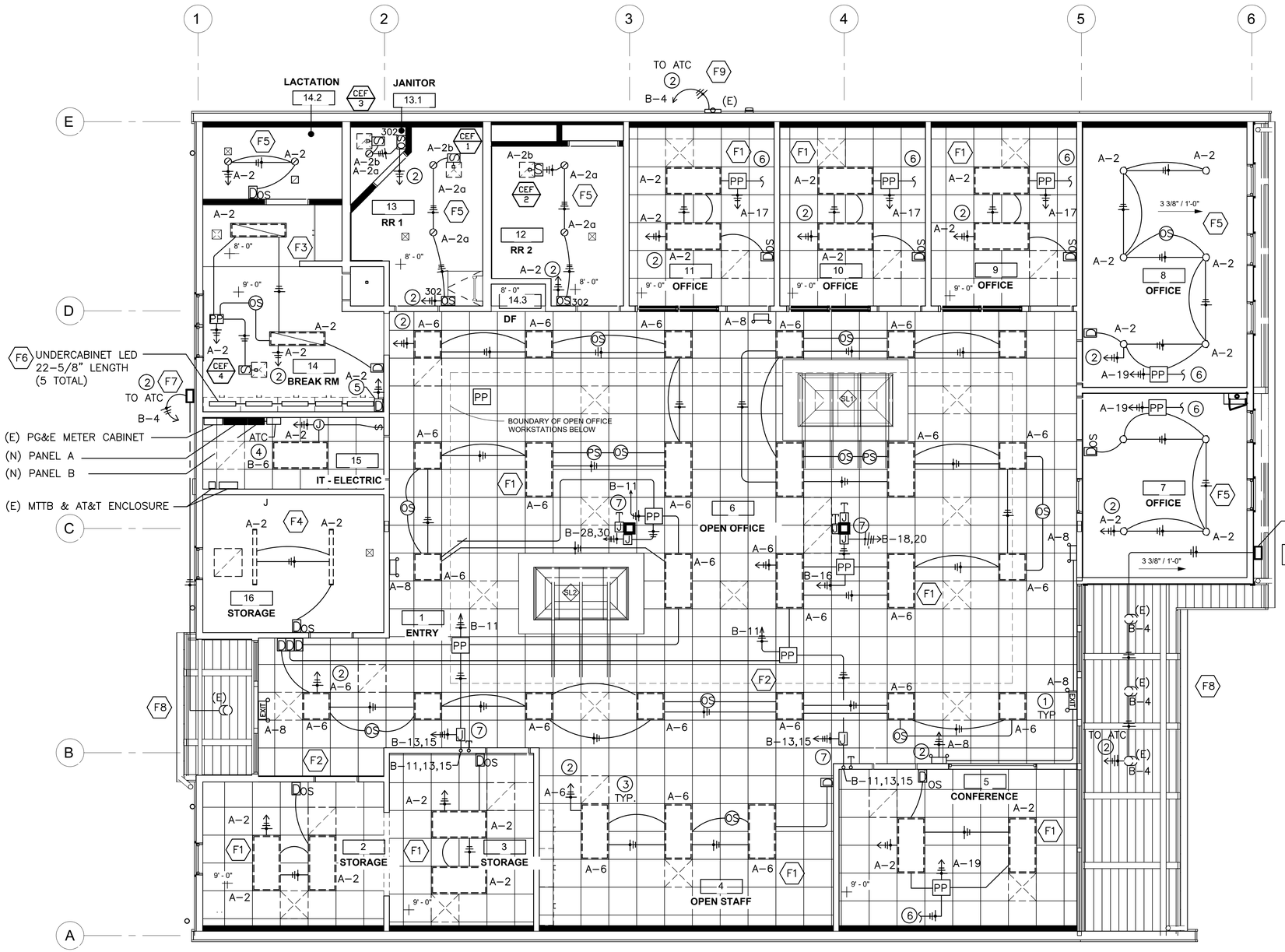
JOB NUMBER: 1207

SHEET:

E1.2

ELECTRICAL DEMOLITION - ROOF PLAN

ORIGINAL DATE: 6.05.2025



LIGHTING PLAN
1/4" = 1'-0"

LEGEND- LIGHTING CONTROL DEVICES

NLIGHT

- DOS — LOW VOLTAGE DIMMING SWITCH WITH SENSOR +48" A.F.F. TO TOP OF BOX
- D — LOW VOLTAGE DIMMING SWITCH +48" A.F.F. TO TOP OF BOX
- OS — LOW VOLTAGE CEILING MOUNT OCCUPANCY SENSOR
- PS — LOW VOLTAGE CEILING MOUNT PHOTOSENSOR
- PP — 120V POWER PACK

WATTSTOPPER

- OS 302 — WALL MOUNT OCCUPANCY SENSOR- 120V +48" A.F.F. TO TOP OF BOX DUAL TECHNOLOGY DUAL RELAY PW-302

NUMBERED NOTES:

1. CONNECT EXIT/EMERGENCY LIGHT TO UNSWITCHED CIRCUIT.
2. 3/4"C, 2#12, 1#12G.
3. CAT 5e CABLE
4. (N) ASTRONOMICAL TIME CLOCK FOR OUTDOOR LIGHTING. WATTSTOPPER RT-200-W.
5. DIMMER UP/DOWN/OFF 120V AC WILLIAMS LIGHTING AV1-B-2401AC-2
6. 3/4"C, 2#12, 1#12G TO CONTROLLED RECEPTACLE(S) IN ROOM OR AREA. SEE SHEET E3.0.
7. POWER AND DATA CONDUITS DOWN TO WORKSTATIONS. SEE SHEET E3.0.

GENERAL NOTES:

1. ALL LIGHTING CIRCUITS SHOWN ARE NEW.
2. CONDUIT ROUTING SHOWN IS APPROXIMATE. EXACT CONDUIT ROUTING TO BE DETERMINED IN FIELD BY CONTRACTOR.

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SONOMA CLEAN POWER

421 E STREET TENANT IMPROVEMENT

421 E ST. SANTA ROSA, CALIFORNIA 95401

SEAL:
REGISTERED PROFESSIONAL ENGINEER MICHAEL JOHNSTON ELECTRICAL 05.31.25 EXP. 12.31.25 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

SHEET LOG

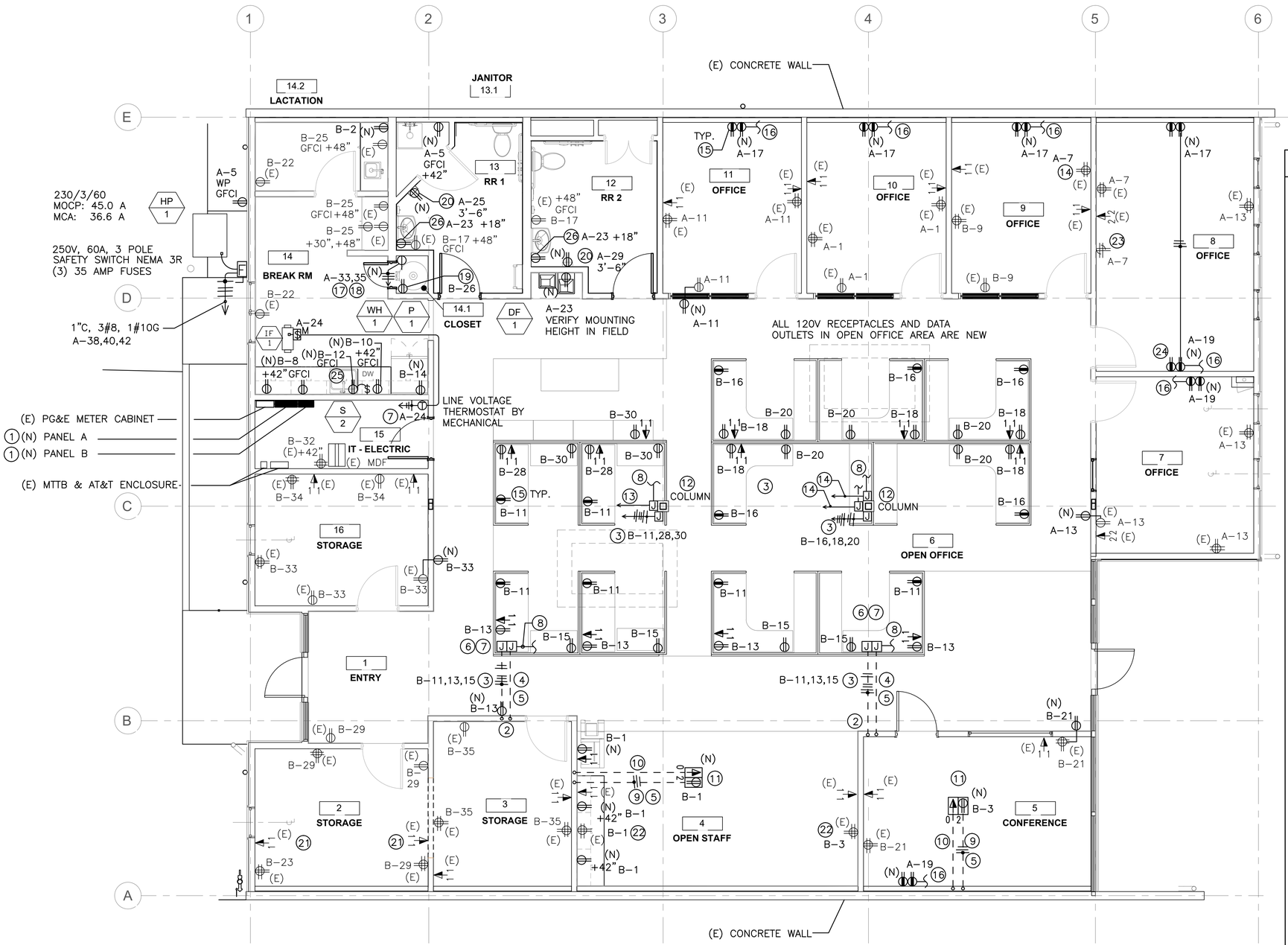
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **E2.0**

LIGHTING PLAN

ORIGINAL DATE: 6.05.2025



POWER PLAN

1/4" = 1'-0"

NUMBERED NOTES:

1. REMOVE (E) PANELS AND REPLACE WITH NEW. SEE ONE LINE DIAGRAM.
2. POWER AND DATA FEEDS TO WORKSTATIONS. ROUTE CONDUITS IN INTERIOR WALL FROM ABOVE CEILING. CONNECT TO POWER PACK FOR 120V POWER TO CONTROLLED RECEPTACLES. SEE SHEET E2.0. PROVIDE INSULATED BUSHING ON END OF DATA CONDUIT.
3. 3/4"C, 5#12, 1#12G
4. 1"C, (4) CAT 6 CABLES
5. SAWCUT FLOOR AND EMBED CONDUITS IN CONCRETE SLAB. PATCH AND REPAIR FLOOR WHEN COMPLETE.
6. PROVIDE 1-GANG POWER AND 1-GANG DATA EXTRA DEEP JUNCTION BOXES. SURFACE MOUNT ON FLOOR.
7. POWER CONNECTION TO J-BOX BY FURNITURE SUPPLIER.
8. INSTALL CAT. 6 CABLES TO (N) DATA OUTLETS IN WORKSTATION. COORDINATE WITH FURNITURE SUPPLIER.
9. 3/4"C, 2#12, 1#12G
10. 3/4"C, (2) CAT. 6 CABLES TO MDF
11. LEVITON STEEL POWER AND DATA FLOOR BOX OR EQUAL FOR CONCRETE FLOOR.
12. INSTALL POWER AND DATA CONDUITS IN FURRED COLUMN FROM CEILING TO 1-GANG JUNCTION BOXES AT 18" A.F.F.
13. 1"C, (6) CAT 6 CABLES TO MDF.
14. 1"C, (5) CAT 6 CABLES TO MDF.
15. LEVITON T5633-2W DUAL MARKED 'CONTROLLED' RECEPTACLES 15A, 125 VOLT WHITE T5633-2W.
16. 3/4"C, 2#12, 1#12G TO POWER PACK. SEE SHEET E2.0.
17. 3/4"C, 2#10, 1#10G.
18. 30A, 250V, NEMA 6-30R RECEPTACLE FOR WATER HEATER.
19. 15A, 120V, NEMA 5-15R RECEPTACLE FOR PUMP. MOUNT OUTLET HIGH ON WALL. CONNECT TO OLD WATER WATER CIRCUIT.
20. 15A, 120V, NEMA 5-15R RECEPTACLE. VERIFY MOUNTING HEIGHT AND LOCATION IN FIELD. SEE ARCH DRAWINGS.
21. REMOVE (E) DATA OUTLET AND CAT 6 CABLES NEAR (N) OPENING IN WALL IF REQUIRED. PROVIDE BLANK COVERPLATE.
22. PROVIDE (N) CIRCUIT TO (E) 120V QUADPLEX RECEPTACLE.
23. REMOVE (E) OUTLET AND REPLACE WITH BLANK COVERPLATE. MAINTAIN CIRCUIT CONTINUITY TO OTHER OUTLETS IN ROOM.
24. REMOVE (E) RECEPTACLE(S) AT THIS LOCATION AND REPLACE WITH (N) CONTROLLED RECEPTACLES. MAINTAIN CIRCUIT CONTINUITY.
25. 120V, 20A, NEMA 5-20R DUPLEX GFCI OUTLET FOR GARBAGE DISPOSAL AND DISHWASHER. CONNECT TOP OF DUPLEX TO SWITCH FOR GARBAGE DISPOSAL.
26. 120V, 15A, NEMA 5-15R DUPLEX RECEPATCLE FOR SENSOR ACTIVATED WATER FAUCET. CIRCUIT PROTECTED BY GFCI CIRCUIT BREAKER AT PANEL.

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421 E STREET TENANT IMPROVEMENT

421 E ST, SANTA ROSA, CALIFORNIA 95401

SEAL:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL J. JOHNSON — EXP. 6-30-25 — ELECTRICAL — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

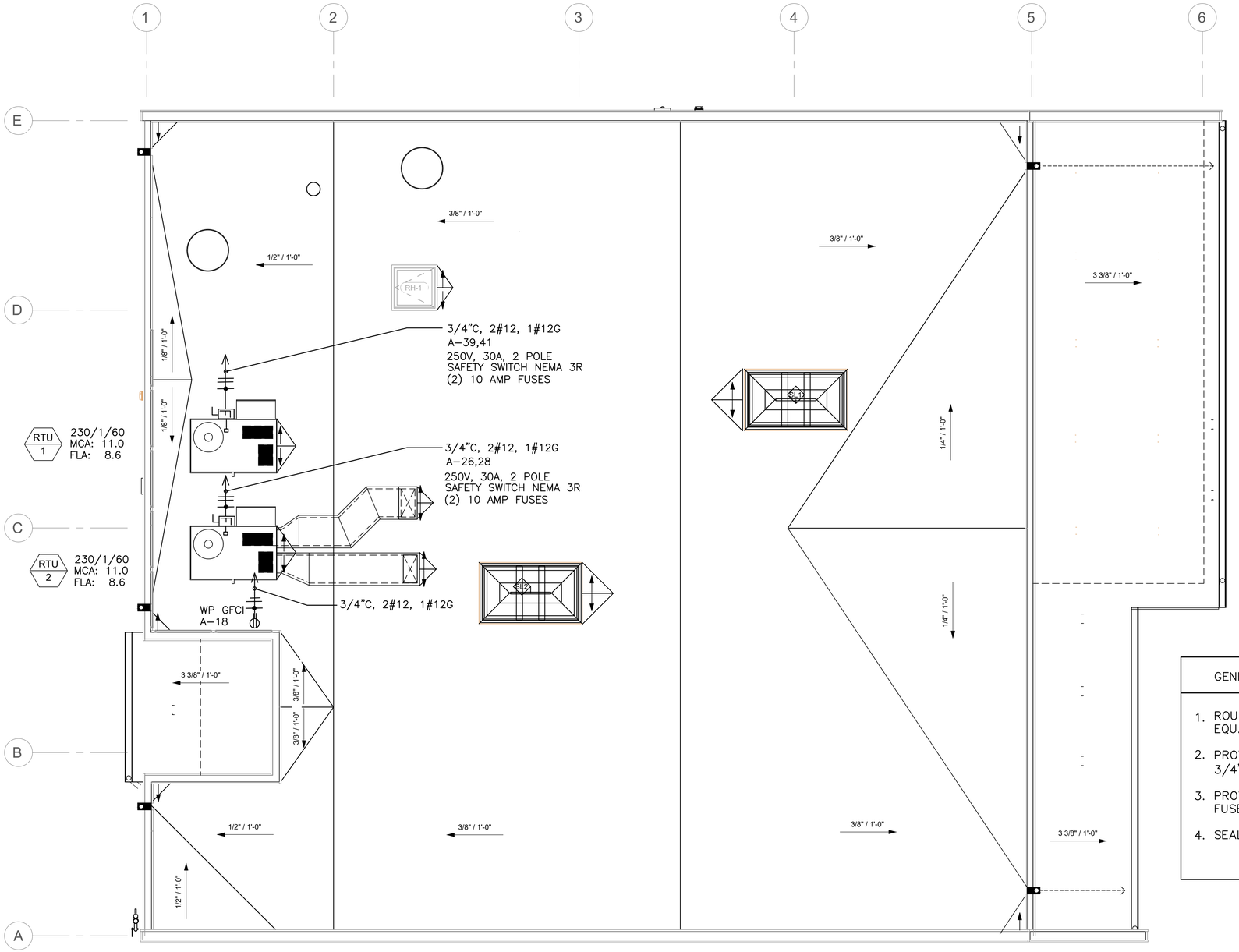
REV #	DATE:	ISSUED FOR:

JOB NUMBER: 1207

SHEET: **E3.0**

POWER PLAN

ORIGINAL DATE: 6.05.2025



ELECTRICAL ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES:

1. ROUTE CONDUITS ON DURABLOC CONDUIT SUPPORTS OR EQUAL.
2. PROVIDE BLACK LAMINATED NAMEPLATES WITH ENGRAVED 3/4"H WHITE LETTERS WITH EQUIPMENT TAG ID ON SWITCHES.
3. PROVIDE BUSSMAN DUAL ELEMENT TIME DELAY FUSES IN FUSED SAFETY SWITCH.
4. SEAL ALL CONDUIT PENETRATIONS THROUGH ROOF.

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421 E STREET TENANT IMPROVEMENT

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MICHAEL JOHN LEWIS
No. E 21971
ELECTRICAL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

SHEET LOG

REV #	DATE:	ISSUED FOR:

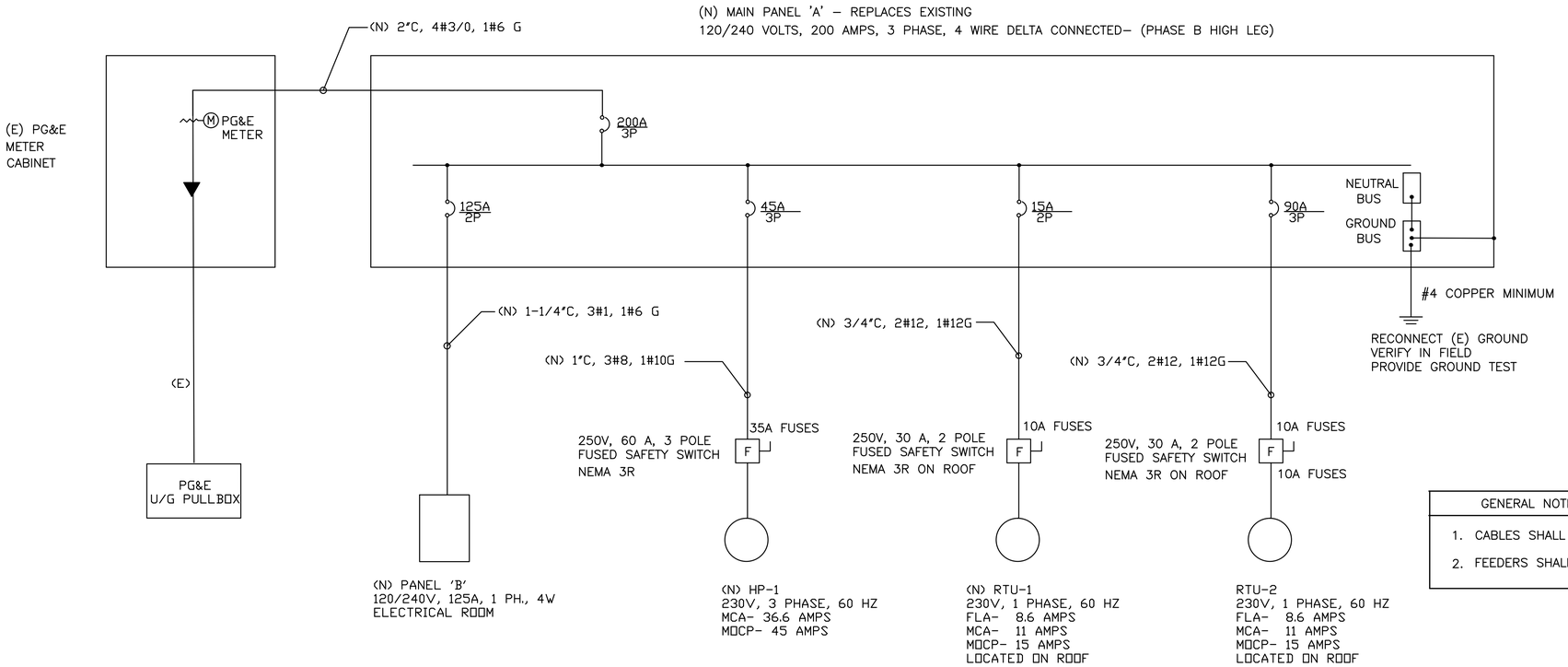
JOB NUMBER: 1207

SHEET:

E4.0

ELECTRICAL
ROOF PLAN

ORIGINAL DATE: 6.05.2025



GENERAL NOTES
1. CABLES SHALL BE THHN/THWN COPPER U.O.N.
2. FEEDERS SHALL BE CONTINUOUS AND UNSPLICED.

ONE LINE DIAGRAM

(N) PANEL REPLACES EXISTING.
DELTA CONNECTED –PHASE B HIGH LEG

BUS: COPPER
CIRCUIT BREAKER: THERMAL MAGNETIC BOLT–ON
NEUTRAL BUS: COPPER
GROUND BUS: COPPER

(N) PANEL 'A'
120/240V, 200A BUS, 3Ø, 4 WIRE
ELECTRICAL ROOM

MAIN : 200A
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
FEED: BOTTOM
AIC RATING: 10KAIC

	SERVICE	LOAD VA AØ	LOAD VA BØ	LOAD VA CØ	BKR. SIZE	CKT. NO.	CKT. NO.	BKR. SIZE	LOAD VA AØ	LOAD VA BØ	LOAD VA CØ	SERVICE
OLD CIRCUIT A–3	(E) RECEPT– OFFICE 10	900	—	—	20A	1	2	15A	950	—	—	LIGHTS–OFFICES/BREAK/RR
	SPACE– DO NOT USE	—	—	—		3	4		—	—	—	SPACE– DO NOT USE
	(N) RECEPT– JAN/OUTDOOR	—	—	360	20A	5	6	15A	—	—	830	LIGHTS–OPEN AREA
OLD CIRCUIT A–9	(E) RECEPT– OFFICE 8	1080	—	—	20A	7	8	15A	100	—	—	EXIT/EMERGENCY LIGHTS
	DO NOT USE	—	—	—		9	10		—	—	—	SPACE– DO NOT USE
OLD CIRCUIT A–13	(E) RECEPT– OFFICE 11	—	—	900	20A	11	12	20A	—	—	—	SPARE
OLD CIRCUIT A–15	(E) RECEPT– OFFICE 7/8	1260	—	—	20A	13	14	20A	360	—	—	GFI OUTLETS– 305
	SPACE– DO NOT USE	—	—	—		15	16		—	—	—	SPACE– DO NOT USE
	RECEPT–CONTROL OFFICES	—	—	1080	20A	17	18	20A	—	—	180	ROOF OUTLET
	RECEPT–CONTROL OFFICES	1440	—	—	20A	19	20	20A	–	—	—	–
	SPACE– DO NOT USE	—	—	—		21	22		—	—	—	SPACE– DO NOT USE
*GFCI BREAKER NOTE 3	DRINKING FOUNTAIN/FAUCETS	—	—	30	15A	23	24	20A	—	—	360	IF–1
	HAND DRYER– RR 2	1000	—	—	15A	25	26	15A 2P	895	—	—	RTU–2
	SPACE– DO NOT USE	—		—		27	28		—	895		
	HAND DRYER– RR 1	—	—	1000	15A	29	30	125A 2P	—	—	10720	PANEL B
	SPARE	–	—	—	20A	31	32		11720	—	—	
	WH–1 WATER HEATER	—	2500	—	30A 2P	33	34		—		—	SPACE– NOT FOR 120V LOAD
		—	—	2500		35	36		—	—		
	SPARE		—	—	15A	37	38	45A 3P	3500	—	—	HP–1
	RTU–1	—	895	—	15A 2P	39	40		—	3500	—	
		—	—	895		41	42		—	—	3500	
	SUB–TOTAL	5680	3395	6765					17575	4395	15590	

200A 3P

NOTE
1. ALL LOADS ARE NEW UNLESS OTHERWISE NOTED
2. CONNECT (E) LOADS TO (N) PANEL AT CIRCUIT LOCATION SHOWN.
3. PROVIDE GFCI CIRCUIT BREAKER.

PHASE A = 23235 VA
PHASE B = 7790 VA
PHASE C = 22355 VA
TOTAL CONNECTED LOAD = 53380 TOTAL VA
TOTAL AMPS @ 240V, 3 PHASE = 129 MAX AMPS

(N) PANEL REPLACES EXISTING.

BUS: COPPER
CIRCUIT BREAKER: THERMAL MAGNETIC
NEUTRAL BUS: COPPER
GROUND BUS: COPPER

(N) PANEL B
120/240 VOLT, 125 AMP, 1Ø, 3 WIRE
ELECTRICAL ROOM

MAIN : MAIN LUGS ONLY
MOUNTING: SURFACE
ENCLOSURE: NEMA 1
AIC RATING: 10 KAIC
FEED: TOP

SERVICE	LOAD VA AØ	LOAD VA CØ	BKR. SIZE	CKT. NO.	CKT. NO.	BKR. SIZE	LOAD VA AØ	LOAD VA CØ	SERVICE
RECEPT– OPEN STAFF 4	1080	—	20A	1	2	15A	600	—	RECEPT– LACTATION RM UNDERCOUNTER FRIDGE
RECEPT– STAFF/CONF	—	540	20A	3	4	15A	—	400	LIGHTS– OUTDOOR
SPARE		1440	20A	5	6	15A		200	TIME CLOCK– OUTDOOR
(E) RECEPT– OFFICE 8	720	—	20A	7	8	20A	1000	—	RECEPT–COUNTERTOP BREAK
(E) RECEPT– OFFICE 9	540		20A	9	10	20A	1000		RECEPT–BREAK COUNTER
CTRL RECEPT– OPEN OFFICE 6	—	1080	20A	11	12	20A		1000	RECEPT–DISH/GAR.DISP. BREAK
RECEPT– OPEN OFFICE 6		900	20A	13	14	20A	—	1000	RECEPT–FRIDGE BREAK
RECEPT– OPEN OFFICE 6	720	—	20A	15	16	20A	900	—	CTRL RECEPT– OPEN OFFICE 6
(E) RECEPT– RESTROOMS	360		20A	17	18	20A	900		RECEPT– OPEN OFFICE 6
(E) RECEPT– OPEN STAFF 4	—	—	20A	19	20	20A	—	900	RECEPT– OPEN OFFICE 6
(E) RECEPT– CONF 5		720	20A	21	22	20A		360	(E) RECEPT BREAK/LACTATION
(E) RECEPT– STORAGE 2	—	—	20A	23	24	15A	200	—	SECURITY PANEL– FUTURE
(E) RECEPT COUNTER– LACTATION	720		20A	25					
SPARE	—	1080	20A	27	26	15A	—	200	P–1 CIRCULATION PUMP
(E) RECEPT– STORAGE 2			20A	29					
SPARE	—	—	20A	31	28	20A	360	—	(N) RECEPT– OPEN OFFICE 6
(E) RECEPT– STORAGE 16	720		20A	33	30	20A	540		(N) RECEPT– OPEN OFFICE 6
(E) RECEPT– STORAGE 3	—	900	20A	35	32	20A	1000		(E) RECEPT IT ROOM
SPARE			20A	37	34	20A	360		(E) RECEPT STORAGE
SUB–TOTAL	4860	6660					6860	4060	

OLD CIRCUIT WATER HEATER NOTE 3

NOTE
1. ALL LOADS ARE NEW UNLESS OTHERWISE NOTED
2. CONNECT (E) LOADS TO (N) PANEL AT CIRCUIT LOCATION SHOWN.
3. CONNECT OLD WATER HEATER CIRCUIT TO P–26. CIRCUIT SHALL BE USED FOR NEW CIRC. PUMP. SEE SHEET E3.0.

PHASE A 11720
PHASE C 10720
TOTAL VA 22440

TOTAL CONNECTED LOAD AT 240V, 1 PHASE = 94 AMPS

NOTE: PANEL CIRCUIT ARRANGEMENT DESIGNED TO MATCH THE (E) PANEL.
(E) PANEL SHALL BE REMOVED AND REPLACED WITH NEW.

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SEAL:

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SHEET LOG

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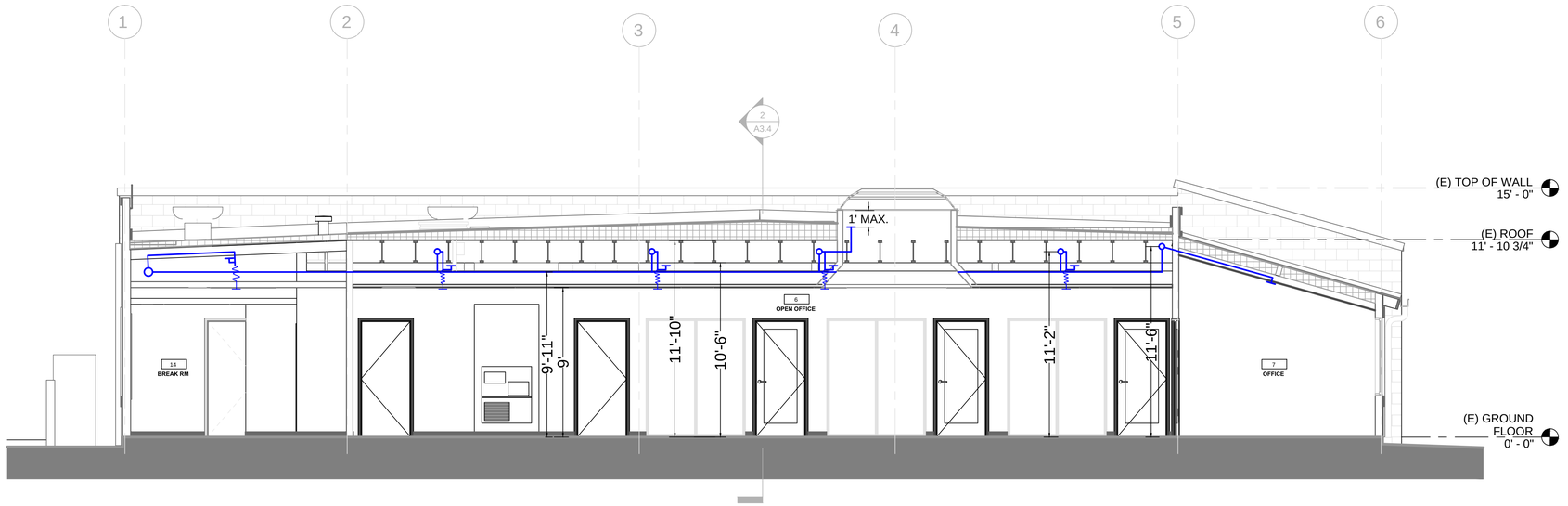
SHEET:

E5.0

ONE LINE DIAGRAM AND PANEL SCHEDULES

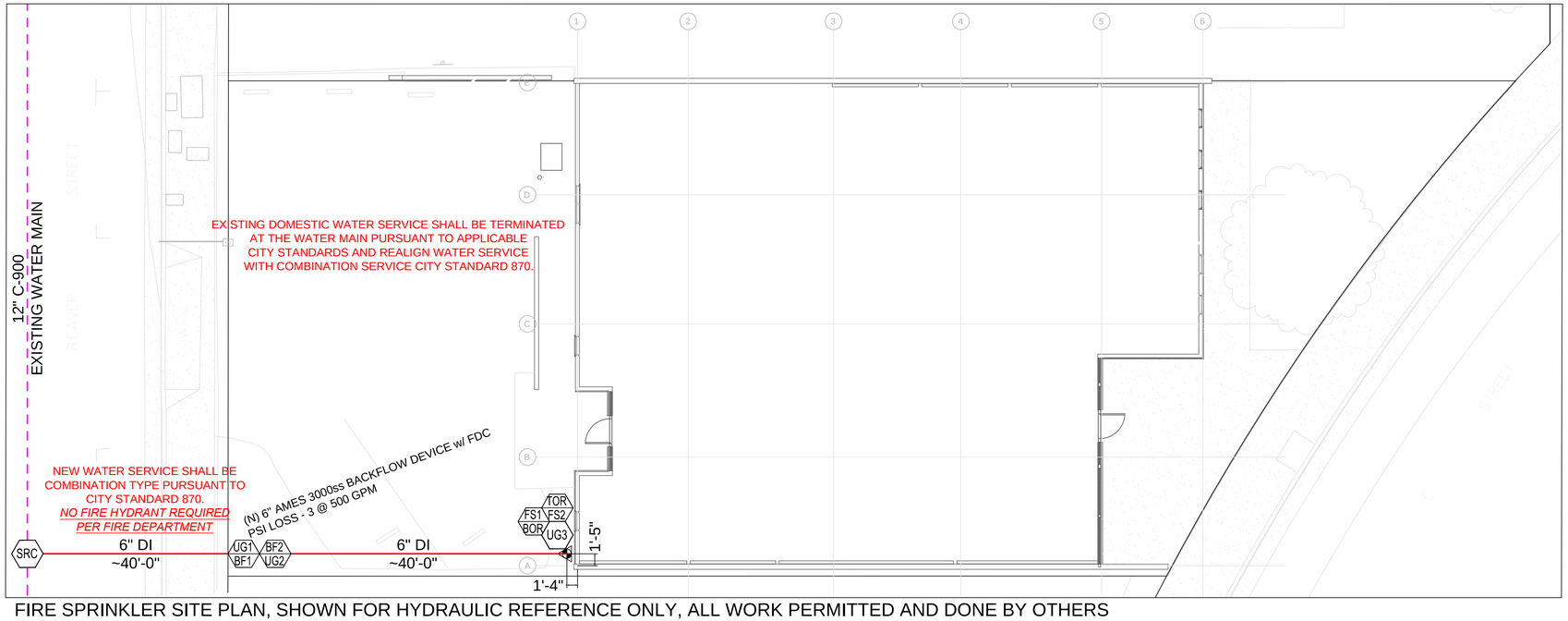
ORIGINAL DATE: 6.05.2025

FOR REFERENCE ONLY - NOT FOR PERMIT



2 FIRE SPRINKLER SECTION PLAN

SCALE: 1/4 INCH = 1 FOOT 0 INCH



1 FIRE SPRINKLER SITE PLAN, SHOWN FOR HYDRAULIC REFERENCE ONLY, ALL WORK PERMITTED AND DONE BY OTHERS

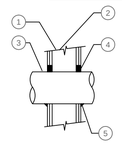
SCALE: 1/8 INCH = 1 FOOT 0 INCH

OVERHEAD SYSTEM GENERAL NOTES

1. SCOPE OF WORK CONSISTS OF DESIGNING, INSTALLING, AND PROVIDING A NEW WET-PIPE AUTOMATIC FIRE SUPPRESSION SYSTEM DURING REMODEL OF AN EXISTING WOOD STRUCTURE OFFICE BUILDING.
2. THE DESIGN, EQUIPMENT, MATERIALS, INSTALLATION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ) AND THE NFPA 13 2022 EDITION.
   2.1. FOR AREAS WITH BLACK STEEL NOTED, ALL MATERIALS SHALL BE NEW AND UL LISTED AND/OR FACTORY MUTUAL APPROVED PER THE STANDARD OF OCCUPANCY AND CONSTRUCTION TYPE. ALL PIPING 1½" AND LARGER SHALL BE SCHEDULE 10 WITH A C-FACTOR OF 120 AND FITTINGS SHALL BE CAST IRON, CLASS 125, ASTM A795, WELDED AND/OR GROOVED. ALL PIPING 1" AND SMALLER SHALL BE SCHEDULE 30 WITH A C-FACTOR OF 120 AND FITTINGS SHALL BE CAST IRON, CLASS 125, ANSI/ASTM A53, AND THREADED.
3. DIMENSIONS FOR THE AUTOMATIC FIRE SPRINKLERS AND RELATED PIPING LOCATIONS APPLIES TO THE GENERAL ARRANGEMENT OF THE SYSTEM ONLY. THE APPROVED LOCATIONS SHALL BE COORDINATED AND VERIFIED WITH OTHER TRADES. ANY DEVIATIONS FROM APPROVED PLANS SHALL BE REVIEWED BY ARCHITECT AND OR OWNER FOR APPROVAL, PRIOR TO COMMENCEMENT OF WORK.
4. NFPA 13 (2022) SEC. 29.2.1.1 UNLESS PERMITTED BY 29.2.1.3 THROUGH 29.2.1.6, ALL PIPING AND ATTACHED APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI (14 BAR) AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS.THIS IS TO BE WITNESSED BY THE AUTHORITY HAVING JURISDICTION.
5. NFPA 13 (2022) SEC. 16.2.7.5 THE STOCK OF SPARE SPRINKLERS SHALL INCLUDE ALL TYPES AND RATINGS INSTALLED AND SHALL BE AS FOLLOWS:
   1. for protected facilities having under 300 sprinklers- no fewer than six sprinklers
   2. for protected facilities having under 300 to 1000 sprinklers- no fewer than 12 sprinklers
   3. for protected facilities having over 1000 sprinklers- no fewer than 24 sprinklers

   THERE SHALL BE A MINIMUM OF TWO SPRINKLERS OF EACH TYPE TO BE LOCATED IN A SPARE SPRINKLER HEAD BOX, TO BE WITNESSED BY AUTHORITY HAVING JURISDICTION.
6. NFPA 13 (2022) SEC. 16.17 AS REQUIRED BY A.16.11.2 APPROVED IDENTIFICATION SIGNS SHALL BE PROVIDED FOR ALL ALARM DEVICES AND SERVICING EQUIPMENT THAT THEY ARE SUBJECT TOO. THE SIGN FOR THE FIRE ALARM BELL SHOULD BE WORDED AS FOLLOWS: SPRINKLER FIRE ALARM - WHEN BELL RINGS CALL FIRE DEPARTMENT
7. WHERE ADDITIONAL FREEZE PROTECTION HAS BEEN ADDRESSED, IT SHALL BE INSTALLED AND MAINTAINED BY OTHERS AND OWNER AT A MINIMUM TEMPERATURE OF 40 DEGREES.
8. SUPERVISORY AND MONITORING OF THE FIRE SUPPRESSION SYSTEM IS DONE BY OTHERS.
9. ALL ELECTRIC DEVICES SHOWN SHALL BE WIRED BY OTHERS PER MANUFACTURE/AUTHORITY REQUIREMENTS.
10. AS PER HEALTH AND SAFETY CODE SECTION 13110, A CERTIFICATION CARD IS REQUIRED FOR FIRE SPRINKLER PIPE FITTERS. AT LEAST ONE CERTIFIED FITTER SHALL BE PRESENT ON SITE. IF NO CERTIFIED PIPE FITTER IS PRESENT ON SITE, A NOTICE OF VIOLATION OR CORRECTION ORDER MAY BE ISSUED. IF THE NOTICE OF CORRECTION IS NOT CORRECTED WITHIN 72 HOURS OF ISSUANCE, THE CAL FIRE - OSFM OR AHJ IS AUTHORIZED TO ISSUE A STOP WORK ORDER.

HIGH PERFORMANCE INTUMESCENT FIRESTOP (H. P. I. F.)



1. RATED WALL ASSEMBLY (UL/ULC CLASSIFIED L500 SERIES) (1-HR. / 2-HR. FIRE RATING)
2. (NOT SHOWN) WOOD STUDS TO CONSIST OF NOMINAL 2"x4" LUMBER, STEEL STUDS TO BE MINIMUM 2-1/2" WIDE.
3. PENETRATING TO BE ONE OF FOLLOWING:
   A. MAX. 30" NOM. DIAM. STEEL PIPE (SCH.10)
   B. MAX. 30" NOM. DIAM. CAST IRON PIPE
4. HILTI FS-ONE H. P. I. F.
   A. MIN. 5/8" FOR 1-HR FIRE RATING
   B. MIN. 1 1/4" DEPTH FOR 2-HR FIRE RATING
5. MIN. 1/2" BEAD HILTI FS-ONE H. P. I. F. SEALANT AT POINT OF CONTACT

WALL LEGEND

NOTES:
1. MAXIMUM DIAMETER OF OPENING
   A. 32-1/4" FOR STEEL STUD WALL
   B. 14-1/2" FOR WOOD STUD WALL
2. ANNULAR SPACE = MIN 0", MAX 2 1/2"

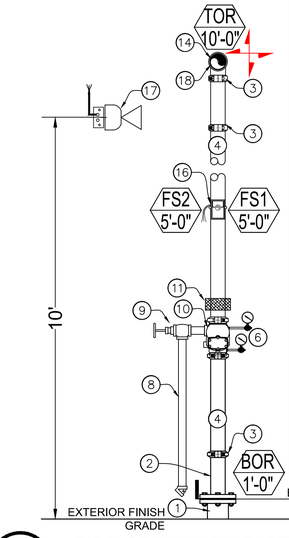
METAL PIPE THRU GYP WALL NTS

PROJECT DATA

OCCUPANCY GROUP: "B" - OFFICE
TOTAL BUILDING AREA: 4,179 SQ. FT.
BUILDING HEIGHT: 15'-0"
BUILDING STORIES: 1
TYPE OF CONSTRUCTION: TYPE V-B NON-RATED
SPRINKLERED: NO

WUI FIRE AREA: NO
FLOOD ZONE: ZONE "X"

RISK CATEGORY: II
SITE CLASS (SEISMIC): D
SEISMIC DESIGN CATEGORY: E
SPECIAL WIND REGION: C
SNOW LOADS: N

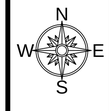


18. TO WET-PIPE SYSTEM
17. ELECTRIC HORN STROBE BY OTHERS
16. 3" FLOW SWITCH
15. N/A
14. 3" GRV 90° ELBOW
13. N/A
12. N/A
11. CALCULATION PLATE
10. 3" RISER CHECK VALVE
9. 1¼" ANGLE DRAIN VALVE
8. 1¼" SCH. 30 DOWN TO CONCRETE SPLASH BLOCK PROVIDED BY OTHERS
7. N/A
6. WATER GAUGES
5. N/A
4. 3" SCH. 10
3. 3" GROOVE FLEX COUPLING
2. 3"x1-0 FLGxGRV
1. 6" SUPPLY BY OTHERS

3 FIRE SPRINKLER RISER DETAIL

SCALE: NOT TO SCALE

PLAN NORTH



SYMBOLS & ABBREVIATIONS LEGEND

(N) UNDERGROUND PIPE	(N) ABOVE GROUND CPVC	AUTOMATIC SPRINKLER RISER	AHJ	AUTHORITY HAVING JURISDICTION
(E) UNDERGROUND PIPE	(N) ABOVE GROUND STEEL	STAND-PIPE RISER	POC	POINT OF CONNECTION
FIRE HYDRANT	(N) ABOVE GROUND COPPER	UPRIGHT ON LINE	KGV	KEY GATE VALVE
FIRE DEPT. CONNECTION	(E) ABOVE GROUND PIPE	UPRIGHT ON SPRIG UP	PIV	POST INDICATOR VALVE
POST INDICATOR VALVE	HYDRAULIC REFERENCE PT.	PENDENT ON LINE	DDC	DOUBLE DETECTOR CHECK
KEY GATE VALVE	REVISION NOTATION	PENDENT ON 1" DROP	FDC	FIRE DEPARTMENT CONNECTION
CHECK VALVE	INSPECTORS TEST/AUX DRAIN	UPRIGHT & PENDENT	HYD	FIRE HYDRANT
THRUST BLOCK	EARTHQUAKE BRACING 2-WAY	SIDEWALL SPRINKLER	SP	STANDPIPE
			N.I.C.	NOT IN CONTRACT
			R	REPLACE
			MJ	MECHANICAL JOINT
			A	ADD
			N	NEW
			E	EXISTING

½" GRAPHIC SCALE
1' 2' 3' 4' 5' 6' 7' 8' 9'

¾" GRAPHIC SCALE
1' 2' 3' 4' 5' 6' 7' 8' 9'

1½" GRAPHIC SCALE
1' 2' 3' 4' 5' 6' 7' 8' 9'

FIELD INSPECTION BY:	SANTA ROSA FIRE DEPARTMENT
ADDRESS:	2373 CIRCADIAN WAY
CITY:	SANTA ROSA, CA. 95407
PHONE:	707-543-3500
CONTACT:	PLAN CHECKER
WATER DEPT.	SANTA ROSA WATER DEPARTMENT
ADDRESS:	N/A
CITY:	N/A
PHONE:	N/A
CONTACT:	DOMENIC JORGENSON

GENERAL CONTRACTOR:	N/A
ADDRESS:	N/A
CITY:	N/A
PHONE:	N/A
CONTACT:	N/A
ARCHITECT:	AXIA ARCHITECTS
ADDRESS:	540 MENDOCINO AVENUE
CITY:	SANTA ROSA, CA. 95401
PHONE:	707-542-4652
CONTACT:	GREGG RAKE

DRAWING REVISIONS

#	DATE	BY	DESCRIPTION

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CONTRACTOR: INFO@ALPHAFIRESYSTEMS.COM
TEL# (707) 527-6407
FAX# (707) 527-6197

ALPHA FIRE SUPPRESSION SYSTEMS, INC.

2391 CIRCADIAN WAY
SANTA ROSA, CA. 95407

STAMP:

PROJECT: SONOMA CLEAN POWER
421 "E" STREET TENANT IMPROVEMENT
421 "E" STREET
SANTA ROSA, CA.

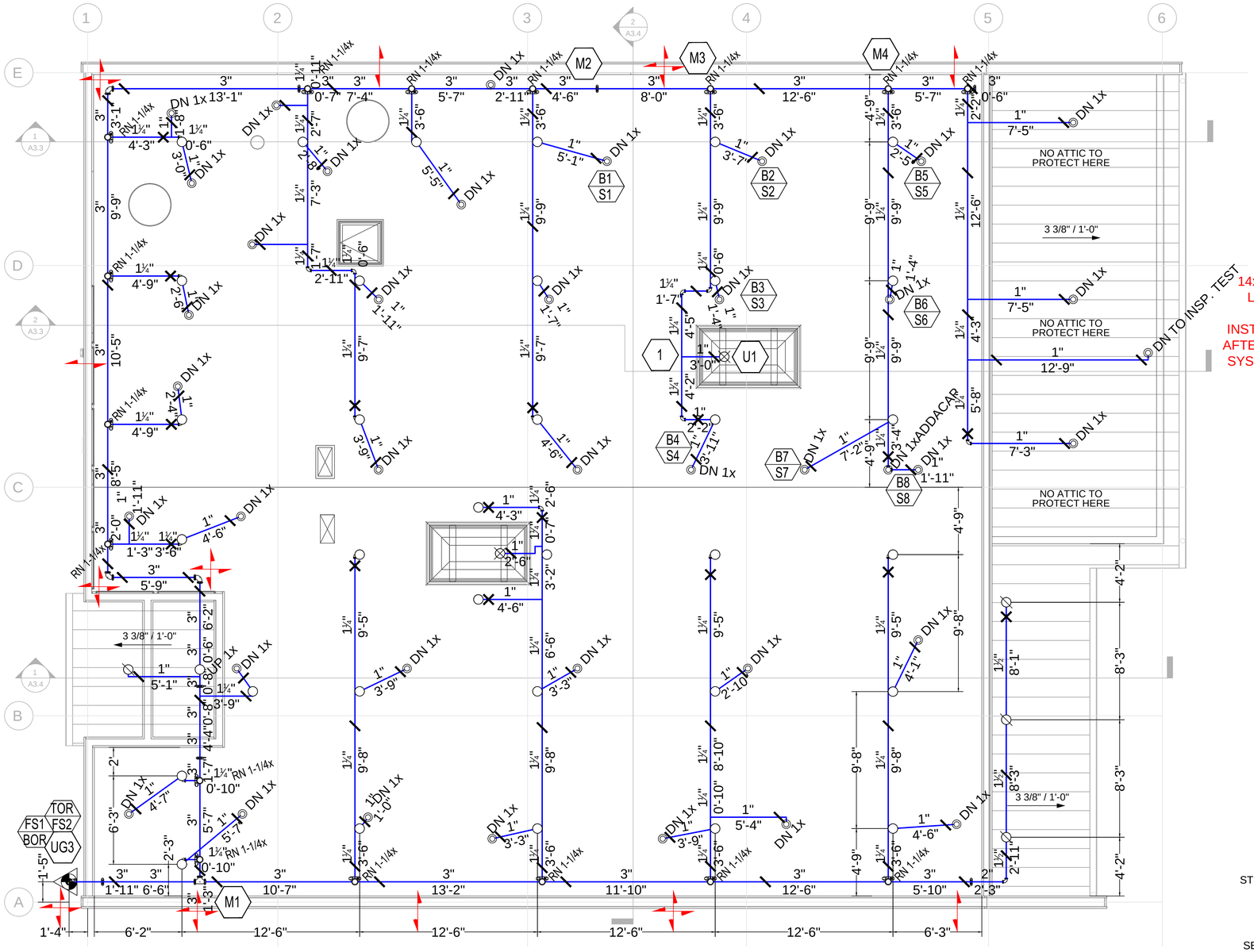
JOB #: 25-4130	A.P.N.: 009-055-005	DRAWN BY: BG
DATE: 6/5/25	B.L.D. #: N/A	SCALE: AS NOTED

TITLE: NFPA-13 WET AUTOMATIC FIRE SPRINKLER SYSTEM

DRAWING # FP1-3

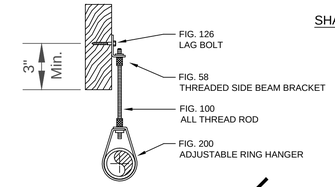
6/16/2025 17:15:50

FOR REFERENCE ONLY - NOT FOR PERMIT



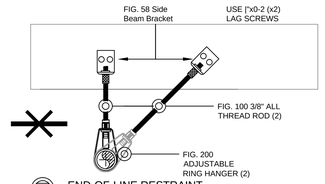
1 FIRE SPRINKLER PIPING PLAN

SCALE: 1/4 INCH = 1 FOOT 0 INCH

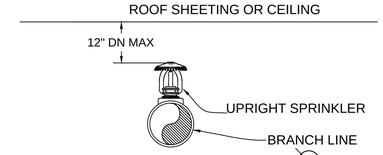


THREADED SIDE BEAM BRACKET, ROD & RING
WOOD CONSTRUCTION

SHALL BE WITH-IN 6 INCHES OF LAST SPRINKLER AND EVERY 30'-0"



END-OF-LINE RESTRAINT



UPRIGHT FIRE SPRINKLER DETAIL

NTS

SEISMIC BRACING LOAD CALCULATIONS '#B' TO WOOD BEAM

BRACE PIPE INFO. (TABLE 9.3.5.8.7(b))

LENGTH OF BRACE:	7'-0" MAXIMUM
DIAMETER OF BRACE:	1"
TYPE OF BRACE:	SCH 40
ANGLE OF BRACE:	60°-90°
LEAST RADIUS OF GYRATION:	0.421
L/R VALUE:	200
MAXIMUM HORIZONTAL LOAD:	2124 LBS.

FASTENER INFO. (FIGURE 9.3.5.9.1)

	ASSEM. A.2 ANGLE I.	ASSEM. A.1 ANGLE F.
ORIENTATION TO FIGURE:		
TYPE:	BOLT	BOLT
DIAMETER (in.):	5/8"	5/8"
LENGTH:	3 1/2"	3 1/2"
MAX LOAD:	495	550
SPACING USED:	40x20	20x40

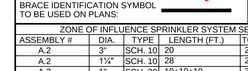
LISTED LOAD FOR BRACE ASSEMBLIES

MAKE:	TOLCO	MODEL:	909 SWIVEL
LOAD RATING	2015	60° TO 90°	1744.59
MAKE:	TOLCO	MODEL:	4a CLAMP
LOAD RATING	2015	60° TO 90°	1744.59

LISTED LOAD FOR BRACE ASSEMBLIES

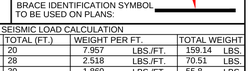
MAKE:	TOLCO	MODEL:	909 SWIVEL
LOAD RATING	2015	60° TO 90°	1744.59
MAKE:	TOLCO	MODEL:	1001 CLAMP
LOAD RATING	2015	60° TO 90°	1744.59

ASSEMBLY (A.1) LONGITUDINAL BRACE



BRACE IDENTIFICATION SYMBOL TO BE USED ON PLANS:

ASSEMBLY (A.2) LATERAL BRACE



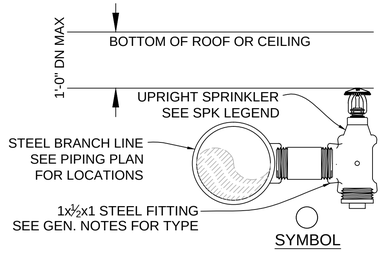
BRACE IDENTIFICATION SYMBOL TO BE USED ON PLANS:

ZONE OF INFLUENCE SPRINKLER SYSTEM SEISMIC LOAD CALCULATION

ASSEMBLY #	DIA.	TYPE	LENGTH (FT.)	TOTAL (FT.)	WEIGHT PER FT.	TOTAL WEIGHT
A.2	3"	SCH. 10	20	20	7.957 LBS./FT.	159.14 LBS.
A.2	1¼"	SCH. 10	28	28	2.518 LBS./FT.	70.51 LBS.
A.2	1"	SCH. 30	10+10+10	30	1.860 LBS./FT.	55.8 LBS.
					LBS./FT.	LBS.
A.1	3"	SCH. 10	40	40	7.957 LBS./FT.	318.28 LBS.
					LBS./FT.	LBS.

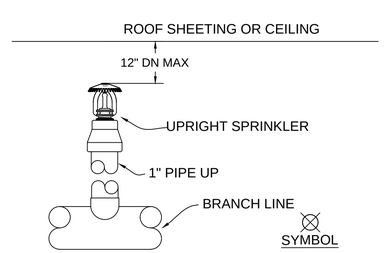
ASSEMBLY A.2 TOTAL WEIGHT OF WATER FILLED PIPE:	285.45	LBS.
ASSEMBLY A.2 TOTAL WEIGHT OF WATER FILLED PIPE X 1.15	328.27	LBS.
ASSEMBLY A.1 TOTAL WEIGHT OF WATER FILLED PIPE:	318.28	LBS.
ASSEMBLY A.1 TOTAL WEIGHT OF WATER FILLED PIPE X 1.15	366.03	LBS.
ASSEMBLY A.2 WEIGHT OF WATER FILLED PIPE BASED ON Cp VALUE Fp=1.08Wp	354.54	LBS.
ASSEMBLY A.1 WEIGHT OF WATER FILLED PIPE BASED ON Cp VALUE Fp=1.08Wp	395.32	LBS.

NOTE: NONE



UPRIGHT SPRINKLER DETAIL

NTS



UPRIGHT FIRE SPRINKLER DETAIL

NTS

PLAN NORTH

N W E S

SYMBOLS & ABBREVIATIONS LEGEND

- (N) UNDERGROUND PIPE
- (E) UNDERGROUND PIPE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- POST INDICATOR VALVE
- KEY GATE VALVE
- CHECK VALVE
- THRUST BLOCK
- (N) ABOVE GROUND CPVC
- (N) ABOVE GROUND STEEL
- (N) ABOVE GROUND COPPER
- (E) ABOVE GROUND PIPE
- HYDRAULIC REFERENCE PT.
- REVISION NOTATION
- INSPECTORS TEST/AUX DRAIN
- EARTHQUAKE BRACING 2-WAY
- AUTOMATIC SPRINKLER RISER
- STAND PIPE RISER
- UPRIGHT ON LINE
- UPRIGHT ON SPRIG UP
- PENDENT ON LINE
- PENDENT ON 1" DROP
- UPRIGHT & PENDENT
- SIDEWALL SPRINKLER

AHJ	AUTHORITY HAVING JURISDICTION
POC	POINT OF CONNECTION
KGV	KEY GATE VALVE
PIV	POST INDICATOR VALVE
DDC	DOUBLE DETECTOR CHECK
FDC	FIRE DEPARTMENT CONNECTION
HYD	FIRE HYDRANT
SP	STANDPIPE
N.I.C.	NOT IN CONTRACT
R	REPLACE
MJ	MECHANICAL JOINT
A	ADD
N	NEW
E	EXISTING

SPRINKLER LEGEND

SYM	NAME	MFG.	MODEL #	SIN #	TEMP	K-FACTOR	NPT	ORIF	FINISH	ESCUTCHEON	QTY
○	SSU - QR	VIKING	23869	VK3001	200°	5.6	1/2"	1/2"	BRASS	NONE	35
⊘	SSU - QR	VIKING	23869	VK3001	200°	5.6	1/2"	1/2"	BLACK	NONE	4
⊗	SSU - QR	VIKING	23869	VK3001	200°	5.6	1/2"	1/2"	WHITE	NONE	2

¼" GRAPHIC SCALE 1 2 3 4 5 6 7 8 9 | ⅛" GRAPHIC SCALE 1 2 3 4 5 6 7 8 9 | ½" GRAPHIC SCALE 1 2 3 4 5 6 7 8 9

TOTAL SPRINKLERS THIS PAGE: 41
TOTAL SPRINKLERS THIS PERMIT: 79

DRAWING REVISIONS

#	DATE	BY	DESCRIPTION

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CONTRACTOR: INFO@ALPHAFIRESYSTEMS.COM
TEL# (707) 527-6407
FAX# (707) 527-6197

ALPHA FIRE SUPPRESSION SYSTEMS, INC.

2391 CIRCADIAN WAY
SANTA ROSA, CA. 95407

STAMP: LICENSED FIRE PROTECTION CONTRACTOR — FIRE SUPPRESSION SYSTEMS — LICENSE No. 970313 — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

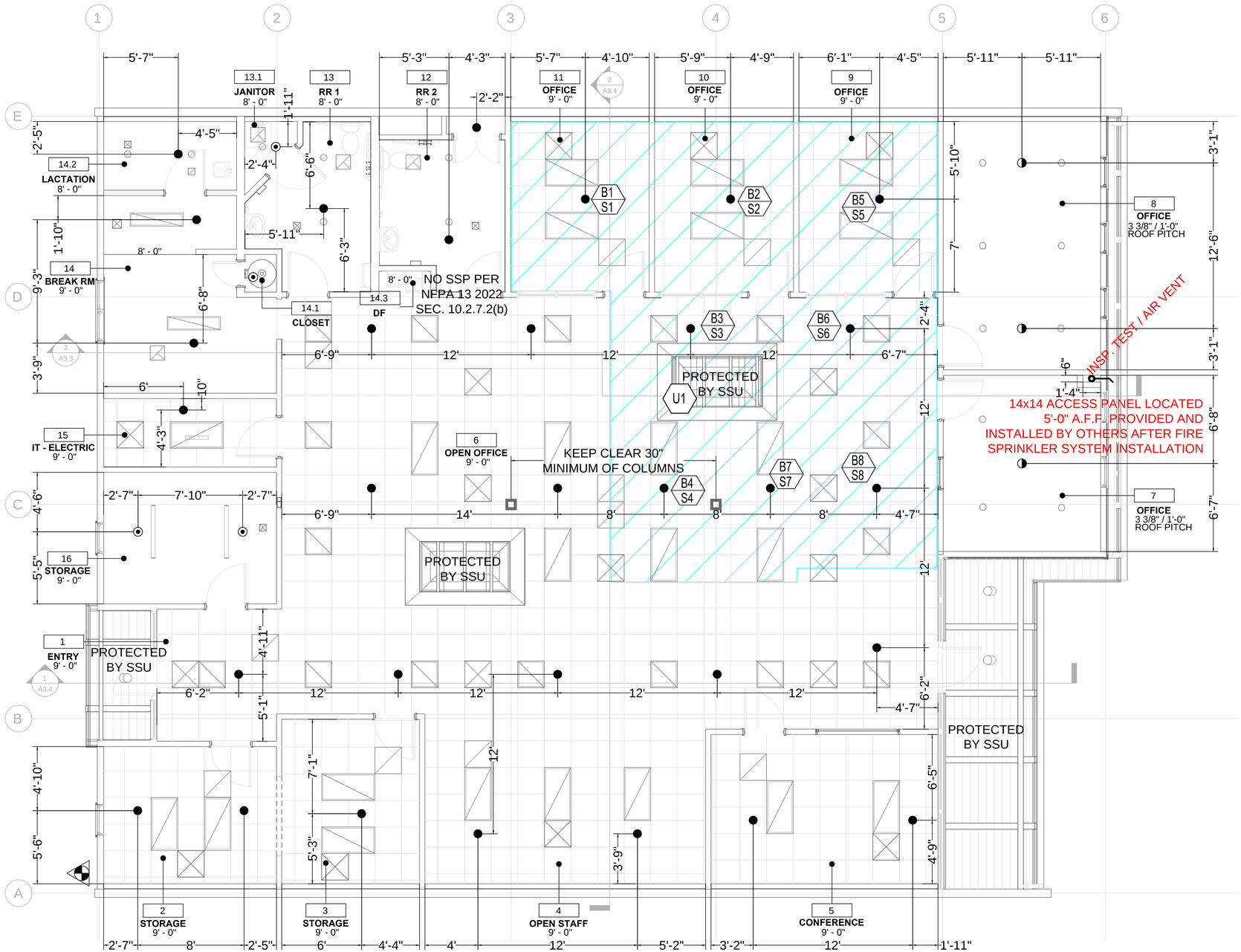
PROJECT:
SONOMA CLEAN POWER
421 "E" STREET TENANT IMPROVEMENT
421 "E" STREET
SANTA ROSA, CA.

JOB #: 25-4130	A.P.N.: 009-055-005	DRAWN BY:	BG
DATE: 6/5/25	B.L.D. #: N/A	SCALE:	AS NOTED

TITLE: NFPA-13 WET AUTOMATIC FIRE SPRINKLER SYSTEM

DRAWING # FP2-3

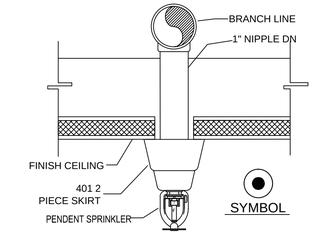
6/16/2025 17:16:32



1 FIRE SPRINKLER LOCATION PLAN

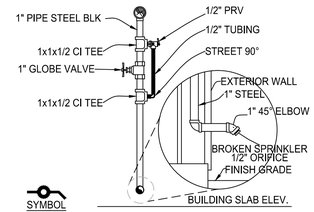
SCALE: 1/4 INCH = 1 FOOT 0 INCH

HYDRAULIC CALCULATION PLATE AREA					
HAZARD CLASSIFICATION:	NFPA 13 2022 LIGHT HAZARD				
LOCATION & TYPE:	OPEN OFFICE AND OFFICES 9, 10 ,11				
THIS SYSTEM WAS CALCED @	0.10	G.P.M. @ MOST			
REMOTE:	900	sq.ft., NUM. of SPRINKLERS	9		
ORIFICE:	½"	"K" FACTOR:	5.6	TEMP.:	200°
DEMAND @ BOR:	164.8	G.P.M. @	32.1	P.S.I.	
HOSE ALLOWANCE USED :	100	G.P.M.			
WATER INFO:	STAT: 47	RESID: 42	GPM: 1,642		
SUPPLY DESCRIPTION:	NEW 6" UNDERGROUND BY OTHERS				
CALC/FILE NAME:	SONOMA CLEAN POWER CALC				



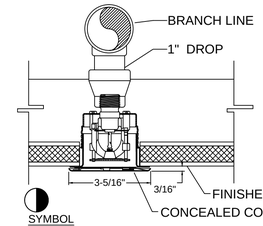
PENDENT SPRINKLER DETAIL W/SURFACE MOUNTED LIGHTS

NTS



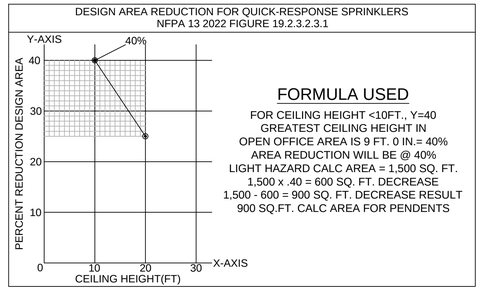
INSPECTORS TEST W/PRV SETUP

NTS



CONCEALED SPRINKLER DETAIL w/RECESSED LIGHTS ONLY

NTS

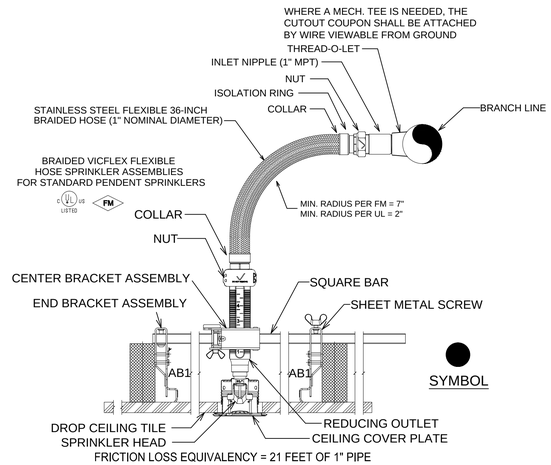


FORMULA USED

FOR CEILING HEIGHT <10FT., Y=40
GREATEST CEILING HEIGHT IN
OPEN OFFICE AREA IS 9 FT. 0 IN.= 40%
AREA REDUCTION WILL BE @ 40%
LIGHT HAZARD CALC AREA = 1,500 SQ. FT.
1,500 x .40 = 600 SQ. FT. DECREASE
1,500 - 600 = 900 SQ. FT. DECREASE RESULT
900 SQ.FT. CALC AREA FOR PENDENTS

2 FIRE SPRINKLER REDUCTION

SCALE: NOT TO SCALE



CONCEALED SPRINKLER DETAIL w/RECESSED LIGHTS ONLY

NTS

PLAN NORTH

N W E S

SYMBOLS & ABBREVIATIONS LEGEND

(N) UNDERGROUND PIPE	(N) ABOVE GROUND CPVC	AUTOMATIC SPRINKLER RISER	AHJ	AUTHORITY HAVING JURISDICTION
(E) UNDERGROUND PIPE	(N) ABOVE GROUND STEEL	STAND PIPE RISER	POC	POINT OF CONNECTION
FIRE HYDRANT	(N) ABOVE GROUND COPPER	UPRIGHT ON LINE	KGV	KEY GATE VALVE
FIRE DEPT. CONNECTION	(E) ABOVE GROUND PIPE	UPRIGHT ON SPRIG UP	PIV	POST INDICATOR VALVE
POST INDICATOR VALVE	HYDRAULIC REFERENCE PT.	PENDENT ON LINE	DDC	DOUBLE DETECTOR CHECK
KEY GATE VALVE	REVISION NOTATION	PENDENT ON 1" DROP	FDC	FIRE DEPARTMENT CONNECTION
CHECK VALVE	INSPECTORS TEST/AUX DRAIN	UPRIGHT & PENDENT	HYD	FIRE HYDRANT
THRUST BLOCK	EARTHQUAKE BRACING 2-WAY	SIDEWALL SPRINKLER	SP	STANDPIPE
			N.I.C.	NOT IN CONTRACT
			R	REPLACE
			MJ	MECHANICAL JOINT
			A	ADD
			N	NEW
			E	EXISTING

SPRINKLER LEGEND

SYM	NAME	MFG.	MODEL #	SIN #	TEMP	K-FACTOR	NPT	ORIF	FINISH	ESCUTCHEON	QTY
	SSP - QR	VIKING	23870	VK3021	200°	5.6	1/2"	1/2"	WHITE	2-PIECE 401	4
	SSP - QR	VIKING	24682	VK4621	200°	5.6	1/2"	1/2"	WHITE	CONCEALOR w/WHIP	31
	SSP - QR	VIKING	24682	VK4621	200°	5.6	1/2"	1/2"	WHITE	CONCEALOR	3

¼" GRAPHIC SCALE 1' 2' 3' 4' 5' 6' 7' 8' 9'

⅛" GRAPHIC SCALE 1' 2' 3' 4' 5' 6' 7' 8' 9'

½" GRAPHIC SCALE 1' 2' 3' 4' 5' 6' 7' 8' 9'

TOTAL SPRINKLERS THIS PAGE: 38

TOTAL SPRINKLERS THIS PERMIT: 79

DRAWING REVISIONS

#	DATE	BY	DESCRIPTION

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CONTRACTOR: INFO@ALPHAFIRESYSTEMS.COM
TEL# (707) 527-6407
FAX# (707) 527-6197
ALPHA
FIRE SUPPRESSION SYSTEMS, INC.
2391 CIRCADIAN WAY
SANTA ROSA, CA. 95407

STAMP: LICENSED FIRE PROTECTION CONTRACTOR · FIRE SUPPRESSION SYSTEMS · LICENSE No. 1070313 · STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

PROJECT: SONOMA CLEAN POWER
421 "E" STREET TENANT IMPROVEMENT
421 "E" STREET
SANTA ROSA, CA.

JOB #: 25-4130	A.P.N.: 009-055-005	DRAWN BY:	BG
DATE: 6/5/25	B.L.D. #: N/A	SCALE:	AS NOTED
TITLE: NFPA-13 WET AUTOMATIC FIRE SPRINKLER SYSTEM		DRAWING #:	FP3-3

6/16/2025 17:17:24

FOR REFERENCE ONLY - NOT FOR PERMIT

Encroachment Plans

Sonoma Clean Power Authority

421 E Street Santa Rosa, California

APN: 009-055-005

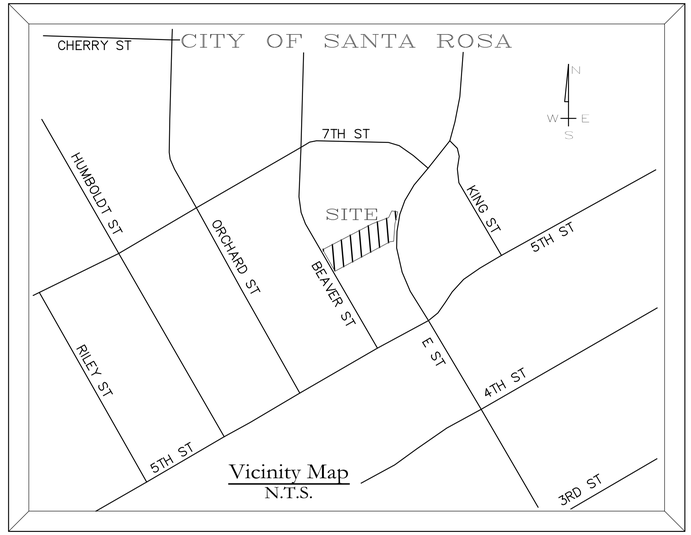
Abbreviations List

A	ACRES
A/E	ALARM/ELECTRIC
BLDG	BUILDING
BM	BENCHMARK
BO	BLOWOFF
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CI	CURB INLET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COSR	CITY OF SANTA ROSA
CONC	CONCRETE
CP	CONTROL POINT
DI	DROP INLET
DIA	DIAMETER
DL	DAYLIGHT
DWG	DRAWING
D/W	DRIVEWAY
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
ELEV	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
ESMT	EASEMENT
EXP	EXPANSION
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FND	FOUND
GB	GRADE BREAK
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
H/C	HANDICAP
HV	HIGH VOLTAGE
IG	INVERT GRADE
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
L	LINE
LDS	LANDSCAPE TREE
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
N	NEW
NIC	NOT IN CONTRACT
N.T.S	NOT TO SCALE
O.C.	ON CENTER
O/H	OVERHEAD
P	PACIFIC GAS AND ELECTRIC COMPANY
PERC	PERCOLATION
PG&E	PACIFIC GAS AND ELECTRIC COMPANY
PL	PROPERTY LINE
PRIM	PRIMARY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RC	RELATIVE COMPACTION
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REGISTERED ENGINEER
R/W	RIGHT OF WAY
S.A.D.	SEE ARCHITECTS DRAWINGS
S.A.R.	SONOMA COUNTY RECORDS
SD	STORM DRAIN
S	SLOPE
STA.	STATION
STD	STANDARD
T/B	TOP OF BANK
TOE	TOE OF BANK
TR	TRAFFIC SIGNAL
TS	TOP OF SLAB (OR SIDEWALK)
TV	TELEVISION/CABLE
TW	TOP OF WALL
TYP.	TYPICAL
SBC	SOUTHWESTERN BELL CORPORATION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SSMH	SANITARY SEWER MANHOLE
UK	UNKNOWN
USP	UNDER SEPARATE PERMIT
WM	WATER METER
WV	WATER VALVE

Project Description

The purpose of this encroachment plan is for the construction of new storm water lines from downspouts and daylighting through street curbs on Beaver Street and E Street. We will also connect a new fire service from the existing water main in Beaver Street. This plan will outline the necessary earthworks and drainage systems to direct water away from structures, prevent erosion, and comply with local regulations.

DISTURBED AREA
0.02 ACRES



Vicinity Map
N.T.S.

OWNER:

421 E Street LLC
421 E St
Santa Rosa, California 95404
T: 707-486-4592

CIVIL ENGINEER:

Huffman Engineering & Surveying
Rob Huffman, P.E.
537 College Ave. Suite A
Santa Rosa, CA 95404
T: 707.542.6559
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LEGEND

- (N) CONTOUR MAJOR
- (N) CONTOUR MINOR
- (N) TOP OF BANK
- (N) TOE OF BANK
- (N) STORM DRAIN
- (N) ASPHALT SURFACE
- (N) CONCRETE SURFACE
- (N) BUILDING
- (N) ROCK RIP-RAP
- (N) GRAVEL SURFACE

Sheet Index

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REVISIONS

#	Description	Date

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Title Sheet
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: N.T.S.
Proj: 25-001-ENC.01	Sheet
Dwn: NPM	ENC-1
Job: 25-001	Of 10 Sheets

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

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GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF SANTA ROSA DESIGN AND CONSTRUCTION STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.

2. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF SANTA ROSA (SUCH AS ENCROACHMENT, GRADING, BUILDING, DEMOLITION ETC.) PRIOR TO COMMENCEMENT OF WORK.

3. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT–OF– WAY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY.

4. THE CONTRACTOR SHALL OBTAIN A DE–WATERING PERMIT FROM THE NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD FOR DE–WATERING OPERATIONS THAT ARE USED TO MANAGE THE REMOVAL OF GROUND WATER FROM EXCAVATIONS AND THEIR DISCHARGE TO THE WATERS OF THE STATE OR THE STORM DRAIN SYSTEM. APPROVAL MUST BE OBTAINED FROM THE CITY OF SANTA ROSA ENVIRONMENTAL COMPLIANCE DIVISION PRIOR TO DISCHARGING GROUNDWATER TO THE SEWER.

5. TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN CREEK SETBACK AREAS, PROTECTED VEGETATION/TREE AREAS OR WITHIN 10 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE. STOCKPILES TALLER THAN 2.5 FEET SHALL NOT BE WITHIN 50 FEET OF AN ADJACENT RESIDENTIAL PROPERTY LINE.

6. TEMPORARY STOCKPILES MUST BE REMOVED BY COMPLETION OF GRADING ACTIVITIES UNLESS A SEPARATE TEMPORARY USE PERMIT AND GRADING PERMIT IS OBTAINED FOR THE STOCKPILE.

7. RAIN WATER LEADERS AND ROOF DRAINS ARE TO BE CONNECTED BY DEVELOPER TO STORM DRAIN SYSTEM OR SPLASH BLOCK. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND SIZES. NO CONCENTRATED LOT DRAINAGE SHALL FLOW ACROSS SIDEWALKS.

8. CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.

9. IF CONTAMINATED MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, WORK MUST STOP UNTIL A WORK PLAN HAS BEEN APPROVED IN WRITING BY THE CITY FIRE DEPARTMENT AND THE STATE REGIONAL WATER QUALITY CONTROL BOARD (NCRWQCB). HAZARDOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE REQUIREMENTS OF THE CITY'S FIRE DEPARTMENT. THE APPLICANT IS REQUIRED TO DEMONSTRATE COMPLIANCE WITH STATE AND LOCAL CODES FOR REMOVAL OF ASBESTOS CONTAINING MATERIALS DURING DEMOLITION OF THE STRUCTURES ON THE PROJECT SITE.

10. ALL TRENCH SPOILS SHALL BE REMOVED AS THEY ARE GENERATED OR DISPOSED OF ON SITE AS REQUIRED BY THE GRADING PERMIT. EXCESS/UNSUITABLE MATERIAL DISPOSED OF OFFSITE AT AN APPROVED LOCATION BY ENGINEERING DEVELOPMENT SERVICES. CONTAIN AND SECURELY PROTECT STOCKPILED TRENCH BACKFILL AND WASTE MATERIAL FROM WIND AND RAN AT ALL TIMES UNLESS ACTIVELY BEING USED. DO NOT BLOCK STORM WATER FLOWS.

11. ALL UNDERGROUND IMPROVEMENTS INCLUDING SEWER LINES, WATER LINES, STORM DRAINS, PUBLIC UTILITY FACILITIES, AND SERVICES SHALL BE INSTALLED, TESTED, AND ACCEPTED BY THE UTILITIES AND PUBLIC WORKS DEPARTMENTS PRIOR TO PAVING. TRENCH PAVING FOR ALL UTILITIES SHALL BE COORDINATED AND INSTALLED AT THE SAME TIME.

12. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGN PROFESSIONAL, THE OWNER AND THEIR CONSULTANTS, AND THE CITY OF SANTA ROSA, AND EACH OF THEIR OFFICERS, EMPLOYEES, AND AGENTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

13. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. THE CONTRACTOR IS CAUTIONED THAT THE DRAWINGS MAY NOT INCLUDE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS
PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND /OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

14. THE CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES INCLUDING SEWERS AND STORM DRAINS PRIOR TO ANY TRENCHING TO ALLOW THE ENGINEER TO VERIFY THE GRADE AND ALIGNMENT OF THE UTILITIES, AND TO VERIFY DESIGN ASSUMPTIONS AND EXACT FIELD LOCATION. EXISTING UTILITIES MAY REQUIRE RELOCATION AND/OR PROPOSED IMPROVEMENTS MAY REQUIRE GRADE OR ALIGNMENT REVISION DUE TO FIELD CONDITIONS.

15. UNDERGROUND FACILITIES NOT SHOWN ON THESE DRAWINGS SUCH AS PG&E, TELEPHONE, TV, IRRIGATION, ETC. SHALL BE COORDINATED AND CONSTRUCTED PRIOR TO PLACEMENT OF BASE ROCK AND PAVING.

16. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY MONUMENTS (CURB TAGS, IRON PIPES, CENTERLINE WELL DISKS, ETC). IF THE CONTRACTOR SUSPECTS THAT WORK WILL BE CONDUCTED
IN AN AREA WHICH MAY RESULT IN THE DISTURBANCE OF SURVEY MONUMENTS, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A LICENSED PROFESSIONAL AUTHORIZED TO PRACTICE LAND SURVEYING TO LOCATE SAID MONUMENTS PRIOR TO DISTURBANCE, RE–ESTABLISH MONUMENTS WHICH HAVE BEEN DISTURBED AS A RESULT OF CONSTRUCTION AND FILE THE APPROPRIATE DOCUMENTATION WITH THE COUNTY ONCE THE MONUMENTS ARE RESET. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 (TEN) WORKING DAYS NOTICE TO THE ENGINEER/SURVEYOR PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CONTRACTOR SHALL PROVIDE THE CITY WITH A MONUMENT CERTIFICATION LETTER FROM THE ENGINEER/SURVEYOR STATING THAT THE EXISTING MONUMENTS HAVE BEEN IDENTIFIED AND LOCATED PRIOR TO REMOVAL.

GENERAL NOTES CONTINUE:

17. CONSTRUCTION HOURS SHALL BE LIMITED FROM 7 AM TO 7 PM MONDAY THROUGH SATURDAY, EXCLUDING HOLIDAYS. THIS RESTRICTION INCLUDES THE START UP OF ANY MOTORIZED EQUIPMENT. ALL CONTRACTORS' EQUIPMENT SHALL BE PROPERLY MUFFLED AND SHALL BE SHUT DOWN WHEN NOT IN USE. (HOURS ARE SUBJECT TO THE CONDITIONS OF APPROVAL)

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE OR DETERIORATION OCCURRING TO EXISTING PUBLIC IMPROVEMENTS AS A DIRECT RESULT OF CONSTRUCTION ACTIVITY (GRADING, ROAD CONSTRUCTION, UTILITY INSTALLATION, ETC.). REPAIR MAY REQUIRE PATCHING, SEALING OR OVERLAYING AFFECTED AREAS AS APPROPRIATE TO RETURN THE ROADS TO AT LEAST AS GOOD A CONDITION AS THEY WERE PRIOR TO CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACT IN A TIMELY MANNER, THE CITY MAY, AT ITS DISCRETION PERFORM THE CORRECTION AND CHARGE THE CONTRACTOR FOR ALL COSTS AND OVERHEAD INCURRED.

19. RECORD DRAWINGS SHALL BE PROVIDED TO THE CITY UPON COMPLETION OF PROJECT AND PRIOR TO FINAL ACCEPTANCE.

20. THE CONTRACTOR SHALL KEEP THE WORK SITE, STAGING AREAS AND OTHER AREAS USED BY IT IN A NEAT AND CLEAN CONDITION, AND FREE FROM ANY ACCUMULATION OF TRASH. THE CONTRACTOR SHALL DISPOSE OF ALL TRASH, RUBBISH AND WASTE MATERIALS OF ANY KIND GENERATED BY THE CONTRACTOR, SUBCONTRACTOR OR ANY COMPANY HIRED BY THE CONTRACTOR ON A DAILY BASIS. THE CONTRACTOR SHALL ALSO KEEP HAUL ROADS FREE FROM DIRT, RUBBISH, AND UNNECESSARY OBSTRUCTIONS RESULTING FROM SITE OPERATION. DISPOSAL OF ALL TRASH, RUBBISH AND DEBRIS MATERIALS SHALL BE IN A COVERED WASTE RECEPTACLE OR HAULED OFF SITE, IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES GOVERNING LOCATIONS AND METHODS OF DISPOSAL, AND IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WASTE RECEPTACLES SHALL BE COVERED AT THE END OF EVERY DAY AND DURING RAIN EVENTS.

21. ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM, ROADS OR RECEIVING WATERS. SANITATION FACILITIES MUST BE MAINTAINED PERIODICALLY BY A LICENSED SERVICE COMPANY TO KEEP THEM IN GOOD WORKING ORDER AND PREVENT OVERFLOWS. PORTABLE TOILETS ARE REQUIRED TO HAVE SECONDARY CONTAINMENT.

22. EQUIPMENT AND MATERIALS NECESSARY FOR CONTROL OF SPILLS SHALL BE AVAILABLE ON SITE AT ALL TIMES. SPILLS AND LEAKS SHALL BE STOPPED AND THE MATERIAL CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY. USE PROPER BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT OIL, GREASE, OR FUEL FROM LEAKING ON THE GROUND, INTO THE STORM DRAINS OR SURFACE WATERS.

23. CONTAIN CONCRETE WASHOUT AREAS AND SIMILAR AREAS THAT MAY CONTAIN POLLUTANTS TO PREVENT DISCHARGE INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

24. ESTABLISH AND MAINTAIN EFFECTIVE SITE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES AND TRACKED MATERIALS FROM LEAVING THE SITE. AT A MINIMUM DAILY AND PRIOR TO ANY RAIN EVENT, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).

25. PLACE EQUIPMENT OR VEHICLES, WHICH ARE BEING FUELED, MAINTAINED AND STORED, IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.

26. AT A MINIMUM, ALL BMPS WILL BE INSPECTED EACH WORKING DAY AND BEFORE ALL RAIN EVENTS. BMPS THAT REQUIRE MAINTENANCE OR REPLACEMENT TO FUNCTION PROPERLY SHALL BE COMPLETED BEFORE THE NEXT FORECASTED RAIN, OR WITHIN THE NEXT 3 WORKING DAYS IF NO RAIN IS PREDICTED. MAINTENANCE INCLUDES REMOVAL OF ACCUMULATED SEDIMENT AND TRASH.

27. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL APPLICABLE BMPS LISTED IN THE EROSION CONTROL AND /OR STORM WATER POLLUTION PREVENTION PLAN.

28. ADA COMPLIANCE: CONSTRUCTION CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) WHILE WORKING IN THE PUBLIC RIGHT–OF–WAY. IF CONSTRUCTION CONTRACTOR'S WORK IN THE PUBLIC RIGHT–OF–WAY WILL AFFECT PEDESTRIAN ACCESS, THE CONSTRUCTION CONTRACTOR IS REQUIRED TO PROVIDE A PROPERLY SIGNED ACCESSIBLE ROUTE OF TRAVEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

29. ALL GANG MAIL BOXES SHALL BE INSTALLED BEHIND THE SIDEWALK AND OUT OF THE RIGHT–OF–WAY.

A) THE LOCATION AND INSTALLATION OF ALL MAIL BOXES SHALL BE COORDINATED BETWEEN THE DEVELOPER AND THE US POSTAL SERVICE.
B) MAIL BOXES CONFORMING TO CITY STANDARD 271 MAY BE INSTALLED IN THE RIGHT–OF–WAY.
C) THE CHOICE TO USE A CITY STANDARD 271 OR A GANG MAIL BOX WILL BE AT THE DISCRETION OF THE DEVELOPER.

30. SECTION 39 ASPHALT CONCRETE OF THE CITY CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS SHALL INCLUDE THE FOLLOWING:

A) LIQUID ANTI–STRIPPING AGENT (LAS) SHALL BE ADDED TO THE ASPHALT BINDER AT A RATE OF 0.5% BY WEIGHT OF ASPHALT BINDER. THE LAS SHALL BE AD–HERE LOF 65–00 OR EQUIVALENT, AND SHALL BE STORED, MEASURED AND BLENDED IN ACCORDANCE WITH THE LAS MANUFACTURER'S RECOMMENDED PRACTICE. THE LAS CAN BE ADDED TO THE ASPHALT BINDER AT THE ASPHALT PLANT OR AT THE REFINERY. WHEN ADDED AT THE ASPHALT PLANT, THE EQUIPMENT SHALL INDICATE AND RECORD THE AMOUNT OF LAS ADDED. IF ADDED AT THE REFINERY, THE SHIPPING TICKET FROM THE REFINERY SHALL CERTIFY THE TYPE AND AMOUNT OF LAS ADDED

31. THE ASPHALT CONCRETE MIXTURE FOR ASPHALT CONCRETE SURFACE AND ASPHALT CONCRETE BASE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A) MINIMUM TENSILE STRENGTH RATIO (TSR) OF 70, AND A MINIMUM DRY TENSILE STRENGTH OF 65 POUNDS PER SQUARE INCH, BASED ON AASHTO T 283–07.

B) AT ANY TIME DURING THE FIRST 12 MONTHS FROM THE TIME OF PLACEMENT OF THE ASPHALT CONCRETE, THE SURFACE SHALL BE VISUALLY INSPECTED BY THE CITY. IF SIGNS OF STRIPPING OF BINDER FROM AGGREGATE OR LOSS OF AGGREGATE IS APPARENT, THE CITY SHALL CORE THE ASPHALT CONCRETE SURFACE. THE CORE SAMPLES SHALL BE PREPARED PER THE METHOD FOR FIELD– MIXED, LABORATORY–COMPACTED SPECIMENS AND TESTED FOR TSR. ASPHALT CONCRETE WITH A TSR LESS THAN 70 SHALL BE REMEDIATED AS REQUIRED BY THE CITY ENGINEER.

32. PERMANENT MONUMENTS AS SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD PLANS AFTER COMPLETION OF THE STREET IMPROVEMENTS AND STAKED IN THE FIELD BY THE ENGINEER OR SURVEYOR.

GENERAL NOTES CONTINUE:

33. ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

34. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE APPROVAL OF MAILBOX LOCATIONS BY THE LOCAL BRANCH OF THE UNITED STATES POSTAL SERVICE

35. IN THE EVENT THAT ANY REMAINS OF PREHISTORIC OR HISTORIC HUMAN ACTIVITIES ARE ENCOUNTERED DURING PROJECT–RELATED ACTIVITIES, WORK IN THE IMMEDIATE VICINITY OF THE FINDS SHALL HALT AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT SUPERINTENDENT AND THE CITY OF SANTA ROSA INSPECTOR. WORK SHALL NOT RESUME UNTIL A QUALIFIED ARCHAEOLOGIST OR HISTORIC ARCHAEOLOGIST, AS APPROPRIATE, APPROVED BY THE CITY OF SANTA ROSA, HAS EVALUATED THE SITUATION AND MADE RECOMMENDATIONS FOR TREATMENT OF THE RESOURCE, AND WHOSE RECOMMENDATIONS ARE CARRIED OUT. IF HUMAN BURIAL REMAINS ARE ENCOUNTERED, THE CONTRACTOR MUST ALSO CONTACT THE COUNTY CORONER.

36. SEWER AND/OR WATER CONNECTIONS TO EXISTING RESIDENCES REQUIRE A PLUMBING PERMIT FROM THE CITY BUILDING DIVISION.

37. ANY ONSITE DRAINAGE SYSTEMS PROPOSED FOR CUSTOM LOTS SHALL BE SHOWN ON THE SITE PLAN SUBMITTED FOR REVIEW WITH THE LOTS BUILDING PERMIT APPLICATION.

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL SHOWN ON THIS SHEET ASSUMES STREET, CURB, GUTTER AND STORM DRAINS ARE COMPLETED PRIOR TO RAINS. PROJECT ENGINEER SHALL PREPARE INTERIM DRAINAGE AND EROSION AND SEDIMENT CONTROL PLAN BASED ON WINTER CONDITIONS FOR CITY APPROVAL PRIOR TO CONTRACTOR INSTALLATION. A CURRENT EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AND KEPT ON THE JOB SITE.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM FROM THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS ANDSEDIMENT–LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER AND CITY OF SANTA ROSA AND IN ACCORDANCE WITH THE PROJECT SWPPP (IF APPLICABLE). EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

5. IF THE STORM DRAIN SYSTEM IS NOT IN PLACE BY OCTOBER 15, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE ENGINEER AND THE CITY OF SANTA ROSA. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

6. STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

7. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE CITY OF SANTA ROSA.

9. ANY DENUDED OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.

10. PRIOR TO AND DURING A PRECIPITATION EVENT, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED BY THE DEVELOPER, CONTRACTOR OR OWNER SO THAT A MINIMUM OF SEDIMENT–LADEN RUNOFF LEAVES THE SITE.

11. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

12. BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A WEEKLY BASIS DURING THE DRY SEASON AND RECORDED IN AN INSPECTION CHECKLIST. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITH 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

13. UNSTABLE AREAS WILL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

14. ALL GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT– OF–WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE OF PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

15. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO PUBLIC RIGHTS–OF– WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

16. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

17. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING PER BEST MANAGEMENT PRACTICES.

18. THE CONTRACTOR SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES ON SITE ADEQUATE TO PROTECT THE ENTIRE SITE PRIOR TO THE OCTOBER 15 DATE SUCH THAT IT IS IMMEDIATELY AVAILABLE IN PREPARATION OF THE UPCOMING WINTER SEASON OR IN THE EVENT OF AN EARLY RAIN.

19. AFTER CONSTRUCTION IS COMPLETE ALL STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

EROSION AND SEDIMENT CONTROL NOTES

20. ALL PROJECTS DISTURBING OR EXPOSING ONE ACRE OR MORE OF SOIL SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE ACTIVITIES (CGP), ORDER NO. 2009–0009–DWQ. DOCUMENTS AND INSTRUCTIONS CAN BE DOWNLOADED FROM:
WWW.SRCITY.ORG/STORMWATERPERMIT. THE DEVELOPER SHALL PROVIDE THE CITY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) FOR PROJECTS DISTURBING OVER ONE ACRE.

21. ALL PROJECTS SHALL HAVE A CITY APPROVED EROSION AND SEDIMENT CONTROL PLAN OR A SWRCB STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC FOR THE PROJECT. A COPY SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP SHALL BE UPDATED AND KEPT CURRENT AS WORK PROGRESSES AND CONDITIONS CHANGE AND SHALL BE MADE AVAILABLE TO CITY AND SWRCB INSPECTORS WHEN REQUESTED. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PLACEMENT, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SPECIFIED N THE EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE OR UNTIL THE NOTICE OF TERMINATION IS FILED FOR THE CONSTRUCTION GENERAL PERMIT.

22. THE EROSION AND SEDIMENT CONTROL PLAN SHALL EMPHASIZE SOURCE CONTROL AND ADDRESS CONTROLLING WATER AND WIND EROSION, SEDIMENTATION, TRASH AND OTHER POSSIBLE POLLUTANTS USING BEST MANAGEMENT PRACTICES (BMPS). THE PLAN SHALL REFERENCE CASQA "STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION" FOR PROPER BMP SELECTION, INSTALLATION AND MAINTENANCE.THE EROSION AND SEDIMENT CONTROL PLAN SHALL CONTAIN ALL APPLICABLE BMPS AND CONFORM TO ALL REQUIREMENTS LISTED UNDER SECTION E, PART 8 NCRWQCB ORDER NO. 2009–0050–STORM WATER NON–STORM WATER DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS, REGULATION STORM WATER RUNOFF FROM THE CITY OF SANTA ROSA AT A MINIMUM. WWW.SRCITY.ORG/STORMWATERPERMIT. THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN OR SWPPP.

23. TRASH OR MATERIALS DEPOSITED OR TRACKED ONTO THE PUBLIC RIGHT– OF–WAY SHALL BE REMOVED DAILY.

24. THE EROSION AND SEDIMENT CONTROL PLAN SHALL INCLUDE A STATEMENT DESCRIBING THE LOCATION OF BMPS AND RATIONALE FOR BMP SELECTION, AS WELL AS A STATEMENT CONFIRMING THAT THE OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS AND MEET COMPLIANCE WITH LOCAL CODES AND ORDINANCES.

25. THE CITY CONSIDERS DISCHARGES FROM CONSTRUCTION SITES WITH TURBIDITY EXCEEDING 500 NTUS HAVE INADEQUATE LEVEL OF EROSION CONTROL MEASURES/BMPS. IMMEDIATE ASSESSMENT AND CORRECTIVE ACTION IS REQUIRED TO REDUCE TURBIDITY. CONTINUED EXCEEDING TURBIDITY LEVELS WILL BE CONSIDERED A VIOLATION OF CITY ORDINANCE 17–12, PROHIBITING NON–STORM WATER DISCHARGES. ADDITIONALLY, PROJECT SUBJECT TO REGULATION BY THE CGP MAY BE OUT OF COMPLIANCE AND SUBJECT TO ENFORCEMENT ACTION BY THE SWRCB.

26. FAILURE TO IMPLEMENT OR MAINTAIN BMPS AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIDERED A POTENTIAL NON– STORM WATER DISCHARGE AND A VIOLATION OF CITY ORDINANCE 17–12.

27. AFTER CONSTRUCTION IS COMPLETED ALL STORM DRAIN SYSTEMS IMPACTED BY THIS PROJECT SHALL BE CLEANED OF ACCUMULATED SEDIMENT AND DEBRIS AND INSPECTED. STORM DRAIN CLEANING/FLUSHING WATER SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM.PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):
NAME:_____
LOCAL PHONE NO. _____

28. HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5 INCHES INTO THE TOPSOIL.

29. STABILIZATION OF EXPOSED GRADED AREAS WITH STRAW MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.

FOR REDUCED PLANS, THE 0 1 2 3 ORIGINAL SCALE IS IN INCHES

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REVISIONS

#	Description	Date

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NOT FOR CONSTRUCTION

Sonoma Clean Power
Notes
421 E Street
Santa Rosa
A.P.N.:009-055-005

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Job: 25-001 | Of 10 Sheets

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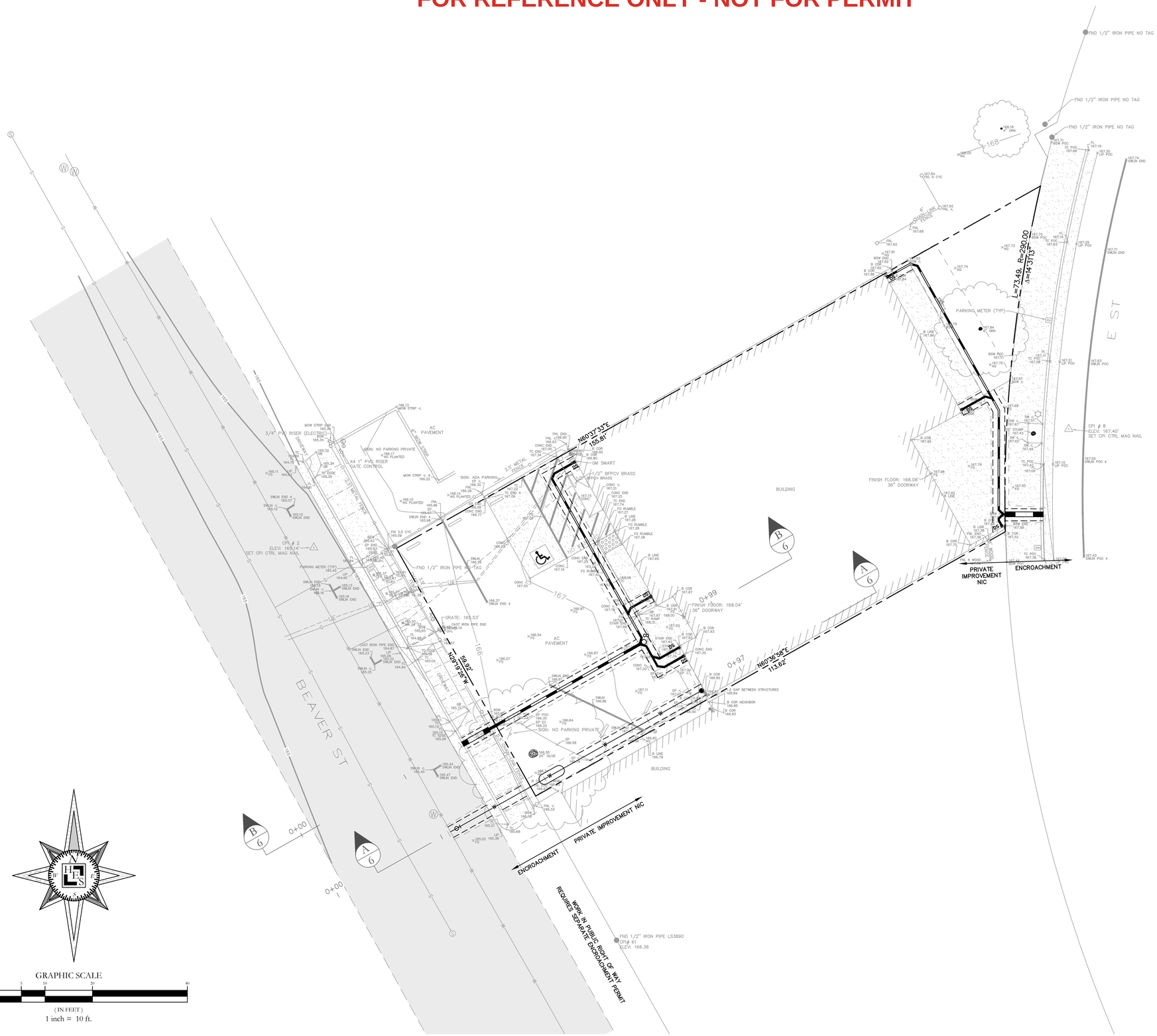

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

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Huffman Engineering & Surveying

537 College Avenue., Suite A
Santa Rosa, Ca. 95404

P:(707) 542-6559
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REVISIONS		
#	Description	Date

Engineer

NOT FOR CONSTRUCTION

Rob Huffmyn P.E. 42253

Sonoma Clean Power

Site Plan
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
Proj 25-001-ENC.01	Sheet
Dwn: NPM	ENC-3
Job: 25-001	Of 10 Sheets

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Path: W:\Pro\25\25-001\dwg\25-001-ENC-01.dwg Layout Name: ENC Plot Date: June 11, 2025 at 10:06:37 AM by NATHAN MONTOSH

DRIVEWAY
3/4" PVC RISER (ELECTRIC)
X4 1" PVC RISER GATE CONTROL
2.5' METAL FENCE
SIGN: NO PARKING PRIVATE
SIGN: ADA PARKING
6'± MOW STRIP
AC PAVEMENT
CPI # 2 ELEV. 165.14' SET CPI CTRL MAG NAIL
PARKING METER (TYP)
FND 1/2" IRON PIPE NO TAG
CHAIN LINK FENCE
GRATE: 165.53'
CAST IRON PIPE END
BEAVER ST
59.92' N23°19'25"W
N60°37'33"E 155.81'
INV 165.99
4"SD S=0.01(MIN.)
DS
1/2" BFPCV BRASS
BUILDING
STRIPING TO BE REPLACED WHERE DAMAGED
DISTURBED AREA
4"SD S=0.01(MIN.)
INV 165.67
FINISH FLOOR: 168.04' 36" DOORWAY
0+99
INV 165.67
INV 165.66
INV 165.54
REMOVE AND REPLACE AC. SEE TRENCH DETAIL PER COSR STD-215. SEE DETAIL SHEET 7
SAW CUT(TYP.)
6"SD S=0.01(MIN.)
(N)FIRE RISER
0+97
N60°36'58"E 113.82'
(N)6" FIRE WATER C-900 PVC
6'-3"x12½"SD S=0.01(MIN.)
INV 165.11
REMOVE AND REPLACE SIDEWALK TO SCORE LINES. PER COSR STD-406 B. INSTALL LB-480C SEE DETAIL SHEET 7
DOUBLE CHECK VALVE PER CITY OF SANTA ROSA STD-874
WV
PRIVATE IMPROVEMENT N/C
ENCROACHMENT
WORK IN PUBLIC RIGHT OF WAY REQUIRES SEPARATE ENCROACHMENT PERMIT
B 6 0+00
A 6
B 6
A 6

GRAPHIC SCALE
-5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

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Engineer: Rob Huffman P.E. 42263
REGISTERED PROFESSIONAL ENGINEER CHARLES ROBERT HUFFMAN No. 42263 STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

Sonoma Clean Power
Encroachment Plan
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 5'
Job: 25-001-ENC.01	Sheet
Dwn: NPM	ENC-4
Job: 25-001	Of 10 Sheets

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FND 1/2" IRON PIPE NO TAG
FND 1/2" IRON PIPE NO TAG
168
6' CHAIN-LINK FENCE
REMOVE AND REPLACE CONCRETE
INV 167.31
L=73.49, R=290.00, Δ=14°31'33"
4"SD S=0.05(MIN.)
PARKING METER (TYP)
DISTURBED AREA
E ST
4"SD S=0.005(MIN.)
INV 167.15
SAW CUT(TYP.)
REMOVE AND REPLACE CONCRETE
4"SD S=0.02(MIN.)
FINISH FLOOR: 168.08' 36" DOORWAY
INV 167.01
REMOVE AND REPLACE SIDEWALK TO SCORE LINES PER CDSR STD-406 B. INSTALL LB-480C SEE DETAIL SHEET 7
PRIVATE IMPROVEMENT N/C
ENCROACHMENT
CPI # B ELEV: 167.40' SET CPI CTRL MAG NAIL
N60°37'31"E 155.81'
INV 165.99
4"SD S=0.01(MIN.)
1/2" BFPCV BRASS
NO PARKING
STRIPING TO BE REPLACED WHERE DAMAGED
4"SD S=0.01(MIN.)
INV 165.67
DISTURBED AREA
FINISH FLOOR: 168.04' 36" DOORWAY
BUILDING
B 6
A 6

GRAPHIC SCALE
-5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

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#	Description	Date

REVISIONS

Engineer: Rob Huffman P.E. 42253
REGISTERED PROFESSIONAL ENGINEER CHARLES ROBERT HUFFMAN STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

Sonoma Clean Power
Encroachment Plan 2
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 5'
Proj: 25-001-ENC.01	Sheet
Dwn: NPM	ENC-5
Job: 25-001	Of 10 Sheets

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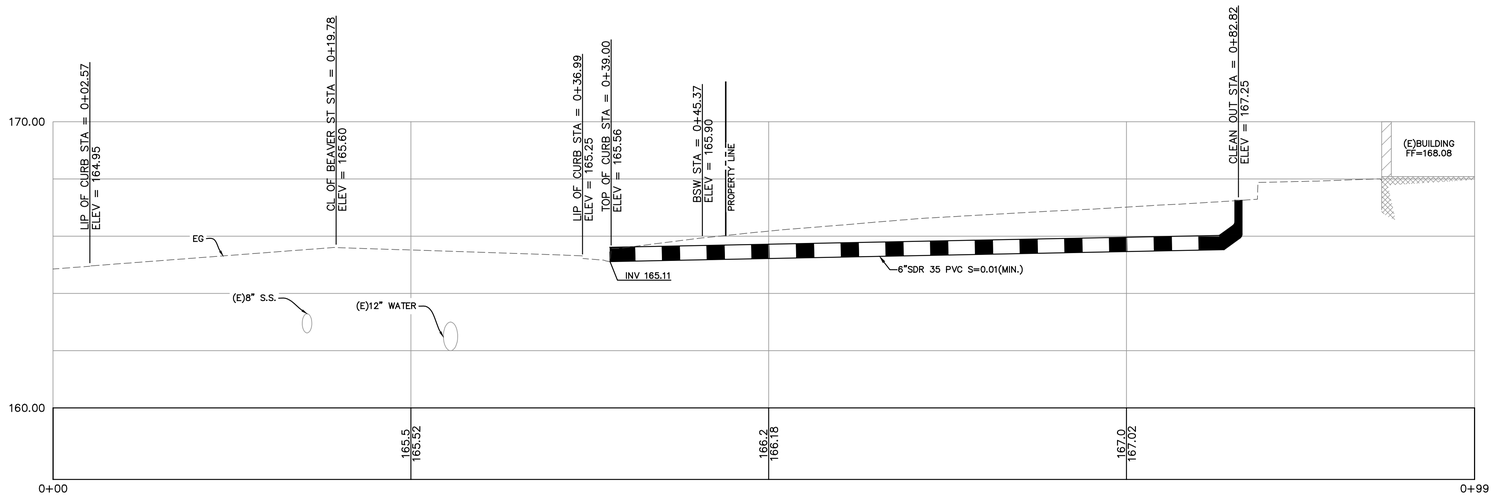
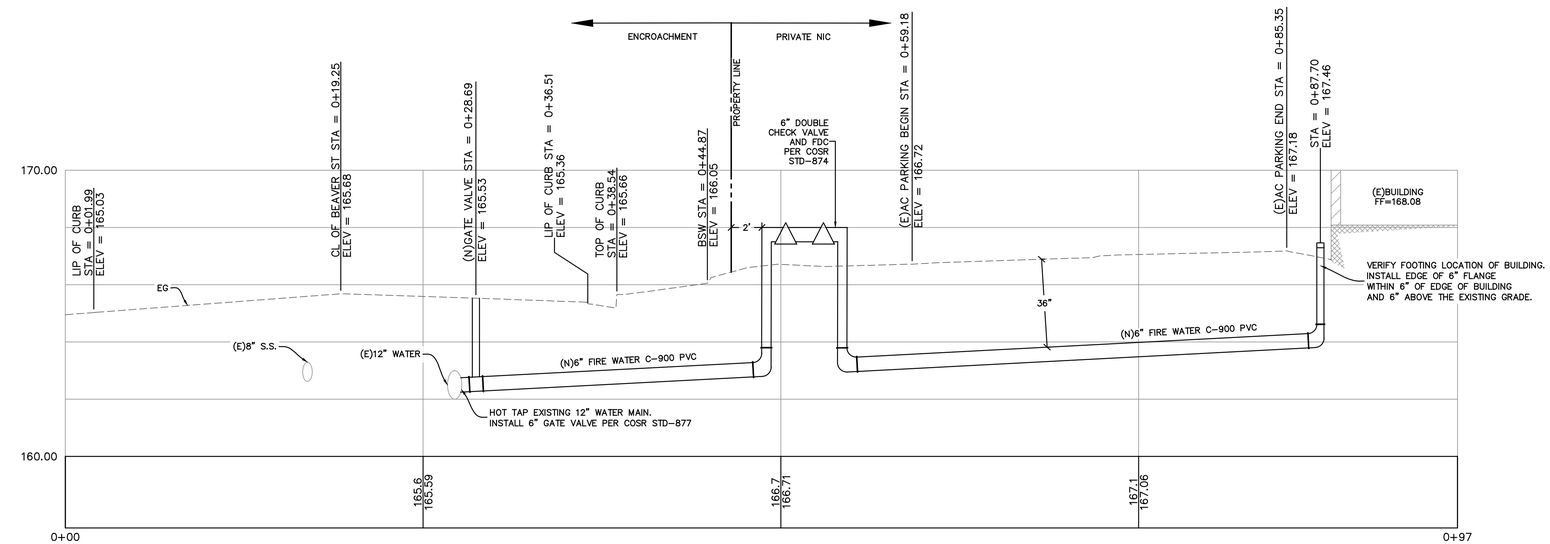


B – B (PRIVATE) NIC
SCALE: H:1"=5' V:1"=2'



A – A
SCALE: H:1"=5' V:1"=2'

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

Path: V:\Proj25\25-001\dwg\25-001-ENC.01.dwg Layout Name: PROFILE Plot Date: June 11, 2025 at 10:06:47 AM by NATHAN MCINTOSH

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#	Description	Date

Engineer: Rob Huffman P.E. 42253

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REGISTERED PROFESSIONAL ENGINEER ROBERT C. HUFFMAN No. 42253 STATE OF CALIFORNIA CIVIL

Sonoma Clean Power

Profiles
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
Proj: 25-001-ENC.01	Sheet
Dwn: NPM	ENC-6
Job: 25-001	Of 10 Sheets

73-1.05 Curb Construction

Attention is directed to std. 241, "Curb and Gutter", and Std. 235, "Typical Spacing - Weakened Planes, Expansion Joints and Score Marks", of the Standard Plans.

Weakened plane joints shall be constructed at 15-foot intervals, except that when Portland Cement concrete pavement is adjacent thereto, the joints shall coincide with the weakened plane joints in the adjacent pavement. The joints shall be constructed to a minimum depth of 1-1/2 inches by scoring with a tool which will leave the corners rounded with a 1/4 inch radius and insure a free movement of the concrete at the joint.

Expansion joint filler strips shall have the top edge placed and securely held 1/4 inch below the surface. Expansion joints shall be edged with an edging tool having a radius of 1/4 inch.

The finished surface of the top of curb shall not vary more than 0.01 foot above or below the staked grade.

73-1.07 Sidewalk, Gutter Depression, Island Paving, and Driveway Construction

The surface of sidewalks shall be marked into rectangles as shown on Std. 235, "Typical Spacing - Weakened Planes, Expansion Joints and Score Marks".

Weakened plane joints shall be constructed to a minimum depth of one inch with a tool which will leave the corners rounded with a 1/4 inch radius and insure a free movement of concrete at the joint.

Expansion joint filler strips shall have the top edge placed and securely held 1/4 inch below the surface. Expansion joints shall be edged with an edging tool having a radius of 1/4 inch. Scoring lines shall be made with jointer tools having a radius of 1/4 inch.

73-1.08 Measurement

Curb and gutter will be measured by the linear foot, measured in place along the face of the curb.

Quantities of concrete in sidewalks, island paving, gutter depressions, or driveway areas will be measured by the cubic yard, computed on the basis of measurement of areas of completed work in place and the thickness shown on the plans.

SPECSSEC.73 Revised

CITY OF SANTA ROSA CONTROL DENSITY FILL

Control Density Fill
Control density fill shall be a mixture of Portland cement, sand and 1" maximum coarse aggregate, air entraining agent and water, batched by a ready-mixed concrete plant and delivered to the jobsite by means of transit mixing trucks. Control density fill may also contain Class F pozzolan (fly ash). Control Density Fill shall be free of asphaltic material.

Materials
Cement shall meet the standards as set forth in ASTM C-150, Type II cement.

Fly ash shall meet the standards as set forth in ASTM C-618, for Class F pozzolans. The fly ash shall not inhibit the entrainment of air.

Aggregate Size 1" max.

Sand Equivalent 31 min.

Mix Proportions
The mix proportions shall be determined by the producer of the control density fill to produce a flowable fill mixture which will not segregate. Each yard shall contain not less that 50 pounds of Portland cement and not less than a total of 100 pounds of cementitious material. The Contractor shall supply a mix design two weeks prior to any use of control density fill.

Mixture Properties
Compressive Strength 75- 200 psi @ 28 days
Slump 3 - 9 inches

The consistency of CDF shall be such that all trench voids are filled with minimum rodding or vibrating but not so wet as to cause excessive shrinkage.

Paving
Permanent pavement may be placed directly upon the control density fill as soon as it has consolidated for the surface to withstand the process of paving without displacement. The surface of the control density fill shall be firm and unyielding. Any visible movement vertically or horizontally of the control density fill under the action of construction equipment or other maximum legal axle loads shall be considered as evidence that the control density fill does not meet this requirement. The Contractor shall provide trench plates to allow traffic flow for all locations until control density fill is ready to be paved.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL CONTROL DENSITY FILL		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 6 of 6

MATERIAL SPECIFICATIONS

DRAIN ROCK may be used as bedding under pipe for slopes less than 8%. DRAIN ROCK shall be 100% crushed and shall conform to the following grading:

1-1/2"	1"	1/2"	#4
100	95-100	0-30	0-4

PIPE BEDDING and TRENCH BACKFILL shall be free of asphaltic material.

PIPE BEDDING for slopes less than or equal to 8% shall have a minimum sand equivalent value of 30 and shall conform to the following grading:

1"	3/4"	3/8"	#4	#200
100	90-100	65-100	30-100	0-15

PIPE BEDDING for slopes greater than 8% shall have a minimum sand equivalent of 30 and shall conform to the following grading:

1"	3/4"	3/8"	#4	#30	#200
100	90-100	65-100	30-100	10-100	0-15

TRENCH BACKFILL shall conform to the following grading and have a minimum sand equivalent value of 25 when mechanically compacted, or a minimum sand equivalent value of 40 when jetted:

3"	#4	#30
100	40-100	10-100

AGGREGATE BASE shall conform to the requirements of Section 26 of the Standard Specifications of the City of Santa Rosa, aggregate base. Asphalt concrete shall conform to the requirements of Section 39 of the Standard Specifications of the City of Santa Rosa.

COMPACTION REQUIREMENTS (as shown on pages 1 – 3 and in the following modifications)

DRAIN ROCK shall be consolidated with a surface vibrator.

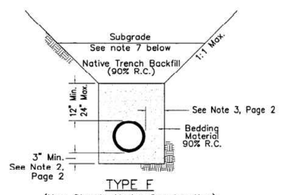
PIPE BEDDING material used to grade the trench shall be consolidated with a surface vibrator when it is placed over drain rock or when depth is greater than 6".

TRENCH BACKFILL may be compacted by jetting in lifts not greater than 10 feet when soil conditions permit water to drain quickly, as determined by the City Engineer. Jetting will not be permitted within 2 feet of finished grade. When compaction is obtained by jetting, the upper surface of the trench backfill shall be thoroughly wheel-rolled with suitable construction equipment. Trench backfill shall be compacted to 90% relative compaction prior to placing base rock or subgrade material over the trench.

CITY OF SANTA ROSA		
TRENCH DETAIL		
SCALE: NONE	DATE: MAY 09	
DWN: CDA CHK: DM	APPROVED	FILE NO. STD.-215

Sheet 5 of 6

STREET STRUCTURAL SECTION SHALL BE AS SHOWN ON PLANS



TYPE F
(New Streets Under Construction)

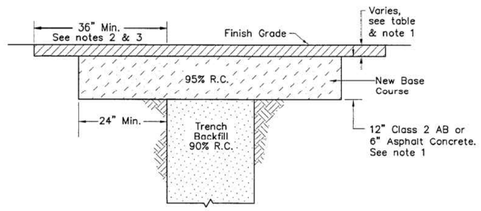
Notes:

1. Rocks exceeding 6" shall not be permitted within the trench section.
2. The maximum depth of native backfill material shall not exceed 10 feet, unless the street is excavated a uniform depth from face of curb to face of curb.
3. Embankment construction methods shall be used. All slopes must be keyed-in a minimum of one foot as the trench is backfilled.
4. The minimum equipment required for compaction of native backfill material shall consist of a sheepsfoot vibratory roller with a minimum drum width of 48", a minimum gross weight of 4600 lbs, or must meet approval of the City Engineer.
5. The contractor shall be responsible for coordinating with the private soils engineer and the City inspector 48 hours prior to excavation.
6. The private soils engineer shall provide testing and observations on a FULL TIME basis during ALL native backfilling operations. The private soils engineer is responsible for the verification of all native backfill work including compaction and uniform moisture conditioning, and that moisture content is above optimum moisture to the extent appropriate for the native material being used.
7. Streets where native trench backfill is used, treated (lime, cement, flyash, etc.) subgrade shall not be used as part of the structural section.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 4 of 6

TRENCH BACKFILL AND SURFACING



Trench A.C. Paving Table

Street Type	Min. A.C. Thickness
Residential/Local	0.25'
Collector/Transitional	0.35'
Arterial/Regional/Industrial	0.45'

NOTES:

1. The street structural section shall be asphalt concrete (see table for minimum A.C. thickness) on 12" Class 2 AB, 6" asphalt concrete, or as shown on the plans.
2. Neatly cut pavement after trench is backfilled to subgrade.

   ADDITIONAL PAVEMENT REMOVAL:
   Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 3 feet of the final saw cut.
3. Full tack coat coverage on all vertical surfaces.
4. Relative compaction is designated RC.

CITY OF SANTA ROSA		
STANDARD TRENCH DETAIL TRENCH BACKFILL AND SURFACING		
SCALE: NONE	DATE: April 2005	
DWN: DIT CHK: MSS	APPROVED	FILE NO. STD.- 215

Sheet 1 of 6

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REVISIONS

#	Description	Date

NOT FOR CONSTRUCTION

Engineer: Rob Huffman P.E. 42253

Sonoma Clean Power
Details 2
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25		Scale: 1" = 10'	
Job: 25-001-ENC.01		Sheet	
Dwn: NPM		ENC-7	
Job: 25-001		Of 10 Sheets	

FOR REDUCED PLANS, THE 0 1 2 3 ORIGINAL SCALE IS IN INCHES

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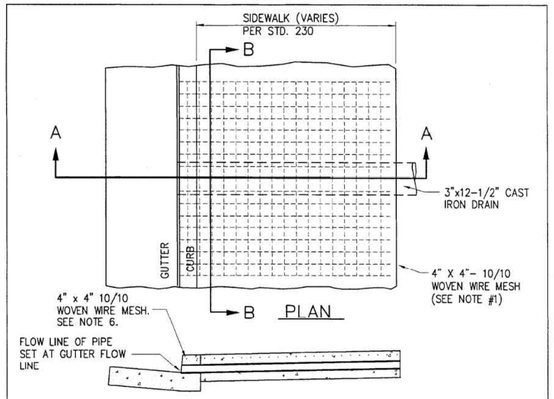
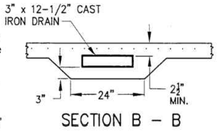


NOTES

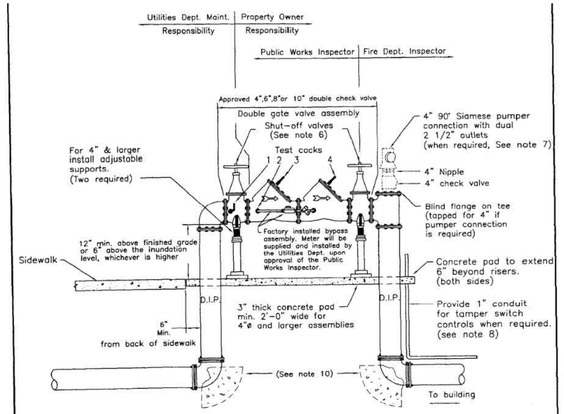
1. Wire mesh shall be full width of sidewalk minus 2". Length of wire mesh shall, at a minimum, equal the width and be centered over the pipe.
2. On-site drainage and location of curb outlets shall be by owner to the satisfaction of the City Engineer.
3. Drain pipe shall be installed so that the top of pipe is 2½" (min.) below finished grade at back of sidewalk.
4. Sidewalk shall be removed to the nearest scoremark.
5. If sidewalk and gutter are not contiguous, remove curb and gutter a minimum of one foot on each side of the drain pipe. Dowel new gutter to existing curb and gutter with (2) 12" #4 rebars, place one dowel in curb and one in gutter pan using epoxy.
6. If sidewalk and gutter are contiguous, pour monolithic with wire fabric extending into curb.



SECTION B – B

CAST IRON SIDEWALK DRAIN
See Engineer's approved list

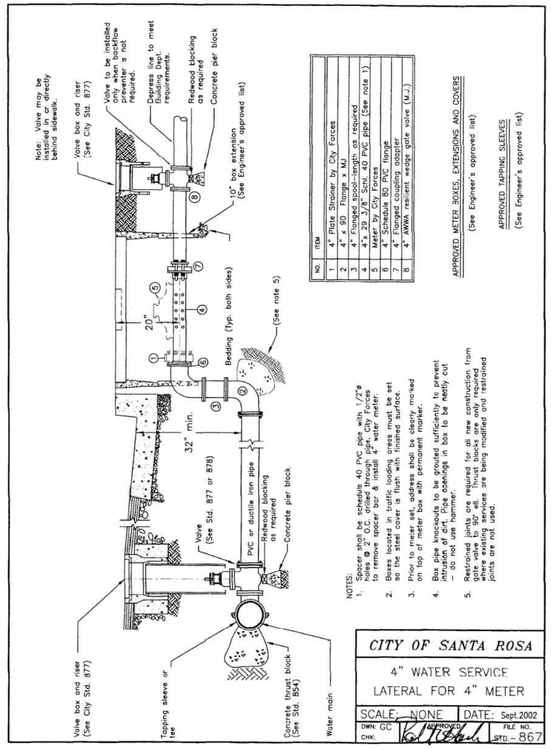
CITY OF SANTA ROSA		
3" X 12-1/2" CAST IRON SIDEWALK DRAIN		
SCALE: None	DATE: 04/2005	
DWN: DIT CHK: JCF	APPROVED	FILE NO. STD. – 406 B



NOTES:

1. This Standard is required for;
   a.) all connections serving commercial fire sprinkler systems.
   b.) any fire line connections to properties with auxiliary water supplies.
   c.) sites with multiple fire line connections to the City water system.
2. Approved double check detector backflow assemblies shall be shown on "List of approved backflow devices" of latest revision, by the University of Southern California Foundation for Cross Connection Control & Hydraulic Research.
3. All test valves shall be fitted with 1/4" female test cocks.
4. Double check detector assembly shall be located as close as possible to the sidewalk or public right-of-way.
5. Any cover or screening for this assembly must have both Fire Department & Utility Department approval prior to installation.
6. Shut-off valves to be resilient wedge type O.S. & Y and will be chained and padlocked in the open position.
7. Must have specific approval of the Fire Dept. prior to installation.
8. The installation shall be provided with electronic supervision monitoring when required required by the Fire Department.
9. Double check detector shall be the same size as the fire line except when a 12" fire line is required, then a 10" double detector check backflow assembly is required.
10. Restrained joints are required for all new construction from gate valve to 90° ell. Thrust blocks are only required where existing services are being modified and restrained joints are not used.

CITY OF SANTA ROSA		
DOUBLE CHECK DETECTOR FIRE LINE BACKFLOW ASSEMBLY		
SCALE: NONE	DATE: Sept.2002	
DWN: GC CHK:	APPROVED	FILE NO. STD. – 880



NO.	ITEM
1	4" Plate Strainer by City Forces
2	4" x 90° Flange x MJ
3	4" Flanged Piece – length as required
4	4" Gate Valve by City Forces (See note 1)
5	Meter by City Forces
6	4" Schedule 80 PVC flange
7	4" Flanged coupling adapter
8	4" ductile iron mechanical wedge gate valve (M.J.)

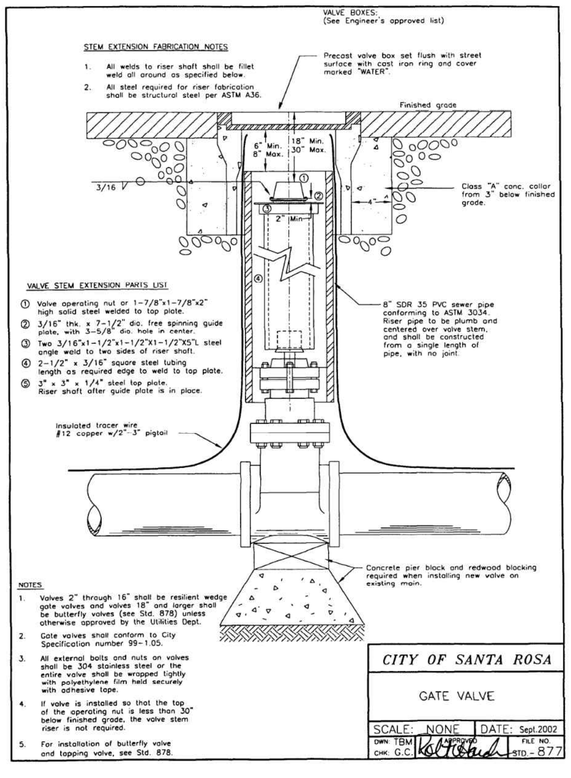
APPROVED METER BOXES, EXTENSIONS AND COVERS
(See Engineer's approved list)

APPROVED TAPPING SLEEVES
(See Engineer's approved list)

NOTES:

1. Spacer shall be schedule 40 PVC pipe with 1/2"ø holes drilled 4" o.c. each way. Allow room to remove spacer bar & install 4" water meter.
2. Boxes located in traffic loading areas must be set so the steel cover is flush with finished surface.
3. Prior to meter set, address shall be clearly marked on curb face in accordance with Std. 1005.
4. Box pipe backcloth to be grouted sufficiently to prevent intrusion of dirt. Pipe openings in box to be neatly cut – do not use hammer.
5. Restrained joints are required for all new construction from gate valve to 90° ell. Thrust blocks are only required where existing services are being modified and restrained joints are not used.

CITY OF SANTA ROSA		
4" WATER SERVICE LATERAL FOR 4" METER		
SCALE: NONE	DATE: Sept 2002	
DWN: GC CHK:	APPROVED	FILE NO. STD. – 867



CITY OF SANTA ROSA		
GATE VALVE		
SCALE: NONE	DATE: Sept.2002	
DWN: TBM CHK: G.C.	APPROVED	FILE NO. STD. – 877

3/26/25, 1:37 PM LB 480/X-480 A-480 CAST IRON ROUND TO RECTANGULAR PIPE ADAPTOR | Long Beach Iron Works

Long Beach Iron Works

CRITICAL INFRASTRUCTURE MANUFACTURING

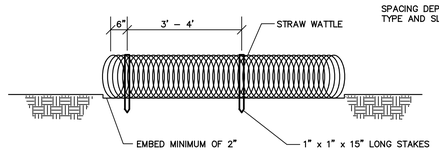
LB 480/X-480 A-480 CAST IRON ROUND TO RECTANGULAR PIPE ADAPTOR

ADAPTORS – ROUND TO RECTANGULAR PIPE FITTINGS (HORIZONTAL ONLY)

Cast gray iron fittings to transition from A-470 rectangular pipes to round pipe. All adaptors are flat (horizontal) and supplied with bell and spigot connections. Painted black with a water based coating.

Catalog Number	Round Pipe Size	Rectangular Pipe Size	Laying Length	Approximate Weight
LB 480A	4"	3" x 5"	1'-0"	20 lbs
LB 480B	5"	3" x 9"	1'-0"	45 lbs
LB 480C	6"	3" x 12-1/2"	1'-0"	35 lbs
LB 480D	8"	4" x 14"	1'-0"	65 lbs

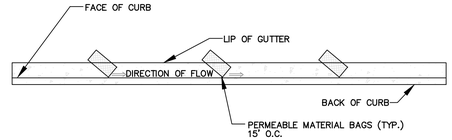
https://www.lbiw.com/products/area-drainage-castings/lb-480x-480-a-480-cast-iron-round-to-rectangular-pipe-adaptor 1/1



PLAN VIEW

STRAW WATTLE INSTALLATION CROSS SECTION TYPICAL (PRIVATE NIC)

N.T.S.



PERMEABLE MATERIAL BAG IN GUTTER DETAIL

N.T.S.

Huffman Engineering & Surveying
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REVISIONS			
#	Description	Date	

Engineer: Rob Huffman P.E. 42253

NOT FOR CONSTRUCTION

Sonoma Clean Power
Details
421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25		Scale: 1" = 10'	
Job: 25-001-ENC01		Sheet	ENC-8
Dwn: NPM		Of 10 Sheets	
Job: 25-001			

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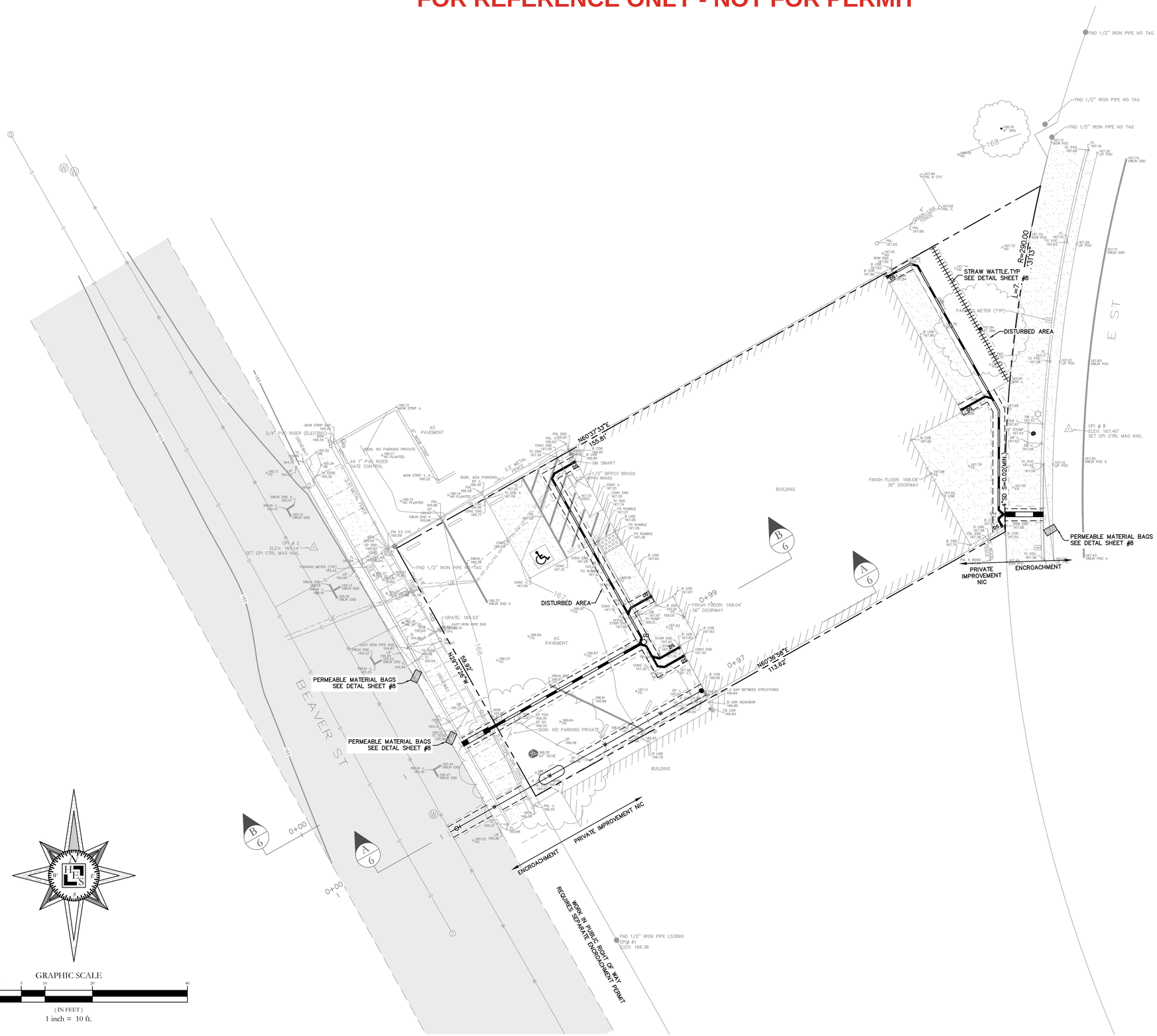

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

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Sonoma Clean Power

Erosion Control Plan

421 E Street
Santa Rosa
A.P.N.:009-055-005

Date: 6/11/25	Scale: 1" = 10'
Proj 25-001-ENC.01	Sheet
Dwn: NPM	ENC-9
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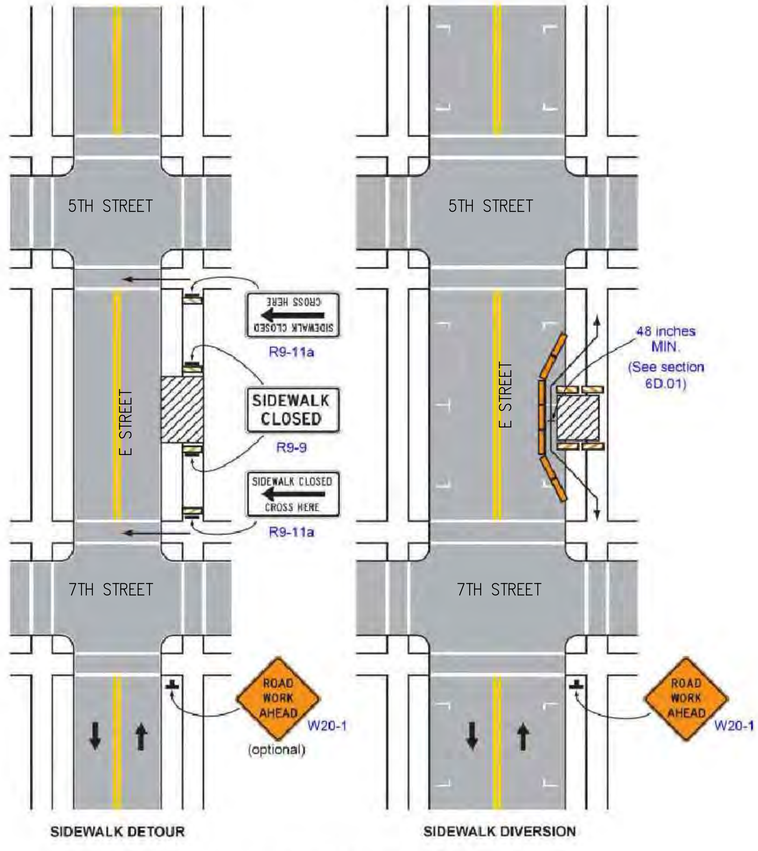
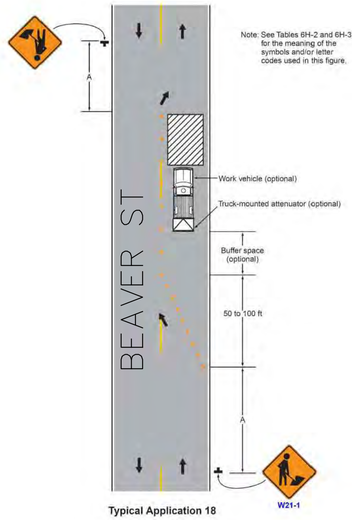
Figure 6H-28. Sidewalk Detour or Diversion (TA-28)



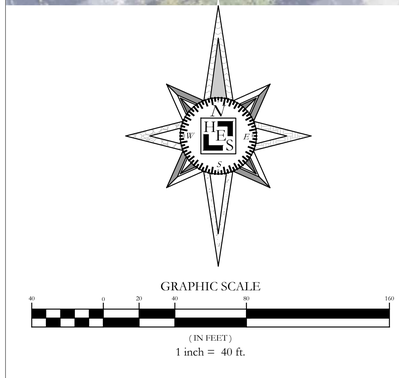
Typical Application 28

Note: See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.

Figure 6H-18. Lane Closure on a Minor Street (TA-18)



Typical Application 18



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Traffic Control Plan
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