TENANT IMPROVEMENTS for COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

260 HARBOR BLVD, BLDG A, BELMONT, CA 94002

☐ PRELIMINARY (NOT FOR CONSTRUCTION) ☐ PRICING PLANS (NOT FOR CONSTRUCTION) ☐ HEALTH DEPARTMENT ☐ PLANNING DEPARTMENT (NOT FOR CONSTRUCTION) ☑ BUILDING DEPARTMENT

CONTACT INFORMATION | VICINITY MAP | PROJECT DATA | SHEET INDEX

CONTACT INFORMATION

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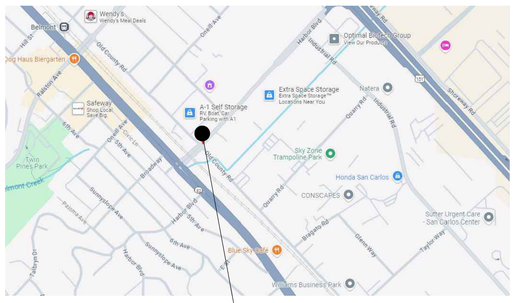
VICINITY MAP



PROJECT DATA

A.P.N.:	046.010.270
ZONING:	LIGHT INDUSTRIAL DISTRICT
CONSTRUCTION TYPE:	TYPE III-B
OCCUPANCY:	B - OFFICE
NUMBER OF STORIES:	1-STORY
EXISTING BUILDING SIZE:	±7,949 SF
AREA OF WORK:	±7,949 SF
FIRE SPRINKLERS:	FULLY SPRINKLERED
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALGREEN CODE * INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS

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T-24
T24-1 TITLE 24

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS (DRAWINGS AND/OR CALCULATIONS) ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE CITY FOR REVIEW AND APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FABRICATIONS AND INSTALLATIONS OF THESE ITEMS.

THE GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT THE DEFERRED SUBMITTALS FOR REVIEW BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS REQUIRE DEFERRED REVIEW AND PERMIT BY THE LOCAL AUTHORIZING JURISDICTION:

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM

SUBMITTALS WILL INCLUDE STRUCTURAL CALCULATIONS WHERE REQUIRED BY THE LOCAL AUTHORIZING JURISDICTION.

PROJECT SCOPE

THIS IS A TENANT IMPROVEMENT PROJECT TO INCLUDE:

DEMOLITION

SITE/EXTERIOR
- DEMOLITION OF EXISTING PARKING STRIPING AND PORTION OF (E) CURB

INTERIOR
- DEMOLITION OF EXISTING NON-LOAD BEARING WALLS
- DEMOLITION OF EXISTING DOORS, FRAMES, HARDWARE
- DEMOLITION OF EXISTING SUSPENDED GYPSUM BD CEILINGS AND REMOVAL OF EXISTING TILES
- DEMOLITION OF EXISTING RESTROOM FIXTURES AND FINISHES
- DEMOLITION OF EXISTING MILLWORK
- PARTIAL REMOVAL OF HVAC AND ELECTRICAL FOR RE-DISTRIBUTION

NEW CONSTRUCTION

SITE/EXTERIOR
- NEW PARKING STALL RE-STRIPE AND ACCESS AISLE, TRUNCATED DOMES.

INTERIOR
- NEW NON-LOAD BEARING WALLS, EXTERIOR WALL INFILL
- NEW EXTERIOR WINDOWS, INTERIOR DOORS AND SIDELITES
- NEW CEILING TILES
- RE-DISTRIBUTION OF EXISTING LIGHT FIXTURES, HVAC SYSTEM
- NEW POWER/DATA OUTLETS
- NEW RESTROOM FIXTURES AND FINISHES
- NEW MILLWORK

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TENANT IMPROVEMENT for
COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01/25 STATE OF CALIFORNIA

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE	
SCALE	AS SHOWN
PROJECT ID	2024.203
DRAWN BY	WC

JURISDICTION APPROVAL STAMP

COVER SHEET

SHEET TITLE

SHEET NO. G0.00

SPECIFICATIONS

SECTION 01 11 00 - SUMMARY OF WORK

A. SEE COVER SHEET G0.00 FOR PROJECT LOCATION AND DESCRIPTION OF SCOPE OF WORK.

B. WORK INCLUDES MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, AND AS NECESSARY TO COMPLETE THE CONTRACT.

C. ITEMS NOTED 'NIC' (NOT IN CONTRACT) WILL BE FURNISHED AND / OR INSTALLED BY OWNER OR UNDER SEPARATE CONTRACT.

D. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF HIS CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

E. THE GENERAL CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. GENERAL CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

SECTION 01 23 00 - ALTERNATES

A. ALTERNATES ARE PART OF WORK ONLY IF INCLUDED IN THE AGREEMENT.

B. IMMEDIATELY FOLLOWING AWARD OF THE CONTRACT, NOTIFY EACH PARTY INVOLVED, IN WRITING, OF THE STATUS OF EACH ALTERNATE. INDICATE IF ALTERNATES HAVE BEEN ACCEPTED, REJECTED, OR DEFERRED FOR LATER CONSIDERATION. INCLUDE A COMPLETE DESCRIPTION OF NEGOTIATED REVISIONS TO ALTERNATES.

C. EXECUTE ACCEPTED ALTERNATES UNDER THE SAME CONDITIONS AS OTHER WORK OF THE CONTRACT.

D. COORDINATION: REVISE OR ADJUST AFFECTED ADJACENT WORK TO COMPLETELY INTEGRATE WORK OF ALTERNATE INTO PROJECT.

1. INCLUDE AS PART OF EACH ALTERNATE, MISCELLANEOUS DEVICES, ACCESSORY OBJECTS, AND SIMILAR ITEMS INCIDENTAL TO OR REQUIRED FOR A COMPLETE INSTALLATION WHETHER OR NOT INDICATED AS PART OF ALTERNATE.

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

A. SUBMIT THREE COPIES OF EACH REQUEST FOR CONSIDERATION. IDENTIFY PRODUCT/FABRICATION/INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER, TITLE AND DRAWING NUMBERS AND TITLES.

B. SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS.

C. PROVIDE STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.

D. INCLUDE A LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF THE WORK THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.

E. SUBMIT REQUESTS FOR SUBSTITUTION IMMEDIATELY ON DISCOVERY OF NEED FOR CHANGE, BUT NOT LATER THAN TIME REQUIRED FOR PREPARATION AND REVIEW OF RELATED SUBMITTALS.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

A. MINOR CHANGES IN WORK: ARCHITECT WILL ISSUE SUPPLEMENTAL INSTRUCTIONS AUTHORIZING MINOR CHANGES IN THE WORK, NOT INVOLVING ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME.

B. OWNER INITIATED WORK CHANGE PROPOSAL REQUEST: ARCHITECT WILL ISSUE PROPOSED CHANGES IN WORK THAT INVOLVE ADJUSTMENTS TO CONTRACT SUM OR CONTRACT TIME. CHANGE ORDER PROPOSAL REQUEST ISSUED BY ARCHITECT ARE FOR INFORMATION ONLY, AND ARE NOT INSTRUCTIONS TO STOP WORK OR TO EXECUTE PROPOSED CHANGE.

C. CONTRACTOR INITIATED WORK CHANGES PROPOSAL: WHEN UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO ARCHITECT AND OWNER.

D. CHANGES ORDERS: CONTRACTOR SHALL BE DIRECTED TO PROCEED WITH WORK UPON OWNER'S APPROVAL OF CHANGE ORDER PROPOSAL.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

A. CONSTRUCTION SCHEDULES: PROVIDE CONSTRUCTION SCHEDULE FOR DESIGN TEAM AND OWNER REVIEW AND TO MAINTAIN ENTIRE TEAM UP TO DATE ON CONSTRUCTION ACTIVITIES.

1. SHOW COMPLETE SEQUENCE OF CONSTRUCTION BY ACTIVITY, IDENTIFYING WORK OF SEPARATE STAGES AND LOGICALLY GROUPED ACTIVITIES.
2. SHOW MILESTONES: NOTICE TO PROCEED, SUBSTANTIAL COMPLETION, FINAL COMPLETION, ETC.
3. UPDATES: AT WEEKLY INTERVALS, ISSUED TWO DAYS BEFORE EACH PROGRESS MEETING.

B. PRODUCT DATA: COLLECT INFORMATION INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION AND TYPE OF PRODUCT OR EQUIPMENT. INCLUDE MANUFACTURE'S CATALOG CUTS AND PRODUCT SPECIFICATIONS, STANDARD COLOR CHARTS, STATEMENT OF COMPLIANCE WITH SPECIFIED REFERENCED STANDARDS, TESTING DATA BY RECOGNIZED TESTING AGENCY, AND SAFETY DATA SHEETS. MARK EACH SUBMITTAL TO SHOW WHICH PRODUCTS ARE APPLICABLE. LABEL EACH SUBMITTAL WITH PROJECT NAME, SPECIFICATION NUMBER, DATE, AND CONTRACTOR'S APPROVAL STAMP.

C. SHOP DRAWINGS: PROVIDE SHOP DRAWINGS, MEETING INDUSTRY STANDARDS, AT APPROPRIATE SCALE FOR THE WORK AND FOR THE REVIEW. SHOP DRAWINGS MUST BE SPECIFIC TO PROJECT AND NOT EDITED COPIES OF ARCHITECT'S DRAWINGS. REVIEW BY ARCHITECT IS FOR DESIGN INTENT ONLY. PROPER FIT UP, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, AND WORK REQUIRED BY CONTRACT DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

D. SAMPLES: SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, TEXTURE OR REQUIRED CHARACTERISTIC. PERMANENTLY ATTACHED LABEL ON ONE SIDE OF SAMPLES LISTING: PROJECT NAME, SUBMITTAL NUMBER, PRODUCT NAME, MANUFACTURER, SAMPLE SOURCE, NUMBER, AND TITLE OF APPLICABLE SPECIFICATION SECTION.

1. SUBMIT FOR INITIAL SELECTION MANUFACTURER'S COLOR CHARTS/COLLECTIONS SHOWING THE FULL RANGE OF COLORS, TEXTURES, AND PATTERNS AVAILABLE.
2. SUBMIT FOR VERIFICATION FULL SIZE UNITS OR OF SIZE INDICATED, PREPARED FROM SAME MATERIAL TO BE USED IN WORK, FINISHED IN THE MANNER SPECIFIED, IDENTICAL TO THAT PROPOSED FOR USE.

E. MOCKUPS: BEFORE INSTALLING PORTIONS OF THE WORK REQUIRING MOCKUPS, BUILD MOCKUPS FOR EACH FORM OF CONSTRUCTION & FINISH REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR THE COMPLETED WORK:

1. BUILD MOCKUPS IN LOCATION & OF SIZE INDICATED OR, IF NOT INDICATED, AS DIRECTED BY ARCHITECT OR CONSTRUCTION MANAGER.
2. NOTIFY ARCHITECT IN ADVANCE OF DATES & TIMES WHEN MOCKUPS WILL BE CONSTRUCTED.
3. DEMONSTRATE THE PROPOSED RANGE OF AESTHETIC EFFECTS & WORKMANSHIP.
4. OBTAIN ARCHITECT'S APPROVAL OF MOCKUPS BEFORE STARTING WORK, FABRICATION, OR CONSTRUCTION.
5. MAINTAIN MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. DEMOLISH & REMOVE MOCKUPS WHEN DIRECTED UNLESS OTHERWISE INDICATED. APPROVED MOCKUPS CAN BE INCORPORATED INTO FINISHED WORK.
6. WHERE INDICATED, ENGAGE A MANUFACTURER'S REPRESENTATIVE TO OBSERVE & INSPECT THE WORK.

F. ATTIC STOCK: FURNISH EXTRA MATERIALS THAT MATCH AND FROM THE SAME PRODUCTION RUN AS PRODUCTS INSTALLED. FURNISH QUANTITY OF FULL-SIZE UNITS EQUAL TO (5) PERCENT OF AMOUNT OF EACH INSTALLED TYPE, COMPOSITION, COLOR, PATTERN, AND SIZE INDICATED.

1. SEE FINISH PLAN GENERAL NOTES FOR WHICH PRODUCTS TO PROVIDE ATTIC STOCK OF AND IF MORE OR LESS PERCENTAGE IS REQUIRED.

G. SUBMITTALS: SUBMIT A SCHEDULE OF SUBMITTALS, ARRANGED IN CHRONOLOGICAL ORDER BY DATES REQUIRED BY CONSTRUCTION SCHEDULE. INCLUDE TIME REQUIRED FOR REVIEW, ORDERING, MANUFACTURING, FABRICATION, & DELIVERY WHEN ESTABLISHING DATES. INCLUDE ADDITIONAL TIME REQUIRED FOR MAKING CORRECTIONS OR REVISIONS TO SUBMITTALS NOTED BY ARCHITECT AND CONSTRUCTION MANAGER, AND ADDITIONAL TIME FOR HANDLING & REVIEWING SUBMITTALS REQUIRED BY THOSE CORRECTIONS.

H. DEFERRED SUBMITTALS: SUBMIT LIST OF DEFERRED SUBMITTALS. INCLUDE DATE OF SUBMITTAL, REASON FOR DEFERMENT, AND IMPACT ON OTHER WORK. DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW, APPROVAL, AND FORWARDING TO AHJ. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL REVIEWED AND APPROVED BY AHJ. ANY CHANGES TO THE APPROVED DOCUMENTS REQUIRED BY A DEFERRED SUBMITTAL WILL BE SUBMITTED TO THE AHJ AS A REVISION, WITH CHANGES CLOUDED.

SECTION 01 70 00 - EXECUTION

A. EXAMINATION: BEFORE PROCEEDING WITH EACH COMPONENT OF THE WORK, EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT WHERE INDICATED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. SUBMIT WRITTEN REPORT LISTING CONDITIONS DETRIMENTAL TO THE PERFORMANCE OF THE WORK.

1. EXAMINE ROUGH-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE EQUIPMENT AND FIXTURE INSTALLATION.
2. EXAMINE WALLS, FLOORS, AND CEILINGS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
3. VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH EXISTING FINISHES OR PRIMERS.

B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS.

C. THE CONTRACTOR WILL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH AUTHORITIES HAVING JURISDICTION. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

D. INSTALLATION:

1. LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
2. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
3. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.
4. CONTRACTOR TO PERFORM MOISTURE TESTING PRIOR TO THE ORDER OF MATERIALS FOR VERIFICATION OF COMPLIANCE WITH MANUFACTURER'S WARRANTIES.
5. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE SATISFACTORY. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.
6. SEQUENCE THE WORK AND ALLOW ADEQUATE CLEARANCES TO ACCOMMODATE MOVEMENT OF CONSTRUCTION ITEMS ON-SITE AND PLACEMENT IN PERMANENT LOCATIONS.
7. TOOLS AND EQUIPMENT: SELECT TOOLS OR EQUIPMENT THAT MINIMIZE PRODUCTION OF EXCESSIVE NOISE LEVELS.
8. ATTACHMENT: PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO SECURELY ANCHOR EACH COMPONENT IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK.
9. JOINTS: MAKE JOINTS OF UNIFORM WIDTH. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINT.

E. CLEAN PROJECT SITE AND WORK AREAS DAILY. MAINTAIN PROJECT SITE FREE OF WASTE MATERIALS AND DEBRIS.

SECTION 01 73 29 - CUTTING & PATCHING

A. CUTTING & PATCHING: COMPLY WITH REQUIREMENTS FOR AND LIMITATIONS ON CUTTING & PATCHING OF CONSTRUCTION ELEMENTS. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR INCREASE DEFLECTION. DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS

B. REMOVE, REPLACE, PATCH, & REPAIR MATERIALS & SURFACES CUT OR DAMAGED DURING INSTALLATION OR CUTTING & PATCHING OPERATIONS, BY METHODS & WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

C. USE MATERIALS FOR PATCHING IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS THAT, WHEN INSTALLED, WILL PROVIDE A MATCH ACCEPTABLE TO ARCHITECT FOR THE VISUAL & FUNCTIONAL PERFORMANCE OF IN-PLACE MATERIALS.

D. REMOVE, REPLACE, PATCH, & REPAIR MATERIALS & SURFACES CUT OR DAMAGED DURING INSTALLATION OR CUTTING & PATCHING OPERATIONS, BY METHODS & WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

E. REGARDING CUTTING AND PATCHING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING WITH REGARD FOR PROPER INSTALLATION OF MATERIALS AND EQUIPMENT, AND FOR PROTECTION OF ADJACENT CONSTRUCTION. CUTTING AND WEAKENING OF EXISTING STRUCTURAL WALL FLOOR AND ROOF MEMBERS IS PROHIBITED UNLESS FULLY DETAILED ON THE PLAN AND MAINTAINING ALL FIRE RATED CONSTRUCTION.

H. SAW-CUT FLOORING AS REQUIRED FOR ALL NEW FLOOR ELECTRICAL & PLUMBING. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER IF ANY STRUCTURAL CONDITION MAY OCCUR PRIOR TO CONSTRUCTION. PATCH, REPAIR AND PREP AREA OF WORK AND ANY AREA DAMAGED DUE TO CONSTRUCTION AS REQUIRED FOR SMOOTH, ALIGNED & LEVELED TRANSITION FROM NEW TO EXISTING, MATCHING EXISTING MATERIAL AND FINISH, UON. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.

SECTION 01 77 00 - CLOSEOUT PROCEDURES

A. PREPARE AND SUBMIT CONTRACTOR'S LIST OF INCOMPLETE ITEMS (PUNCH LIST). ORGANIZE LIST OF SPACES IN SEQUENTIAL ORDER, STARTING WITH EXTERIOR AREAS FIRST AND PROCEEDING FROM LOWEST FLOOR TO HIGHEST FLOOR, LISTED BY ROOM OR SPACE NUMBER. ORGANIZE ITEMS APPLYING TO EACH SPACE BY MAJOR ELEMENT

B. SUBMIT CLOSEOUT ITEMS REQUIRED IN OTHER SECTIONS.

C. SUBMIT PROJECT WARRANTIES. ASSEMBLE COMPLETE WARRANTY AND BOND SUBMITTAL PACKAGE INTO A SINGLE ELECTRONIC PDF FILE.

D. SUBMIT SUSTAINABLE DESIGN SUBMITTALS NOT PREVIOUSLY SUBMITTED.

E. COMPLETE FINAL CLEANING. USE CLEANING MATERIALS AND AGENTS RECOMMENDED BY MANUFACTURER OR FABRICATOR OF THE SURFACE TO BE CLEANED. DO NOT USE CLEANING AGENTS THAT ARE POTENTIALLY HAZARDOUS TO HEALTH OR PROPERTY OR THAT MIGHT DAMAGE FINISHED SURFACES. USE PRODUCTS THAT COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS MAXIMUM ALLOWABLE VOC LEVELS.

F. CLEAN LUMINARIES, LAMPS, GLOBES, AND REFLECTORS TO FUNCTION WITH FULL EFFICIENCY. REPLACE BULBS THAT ARE DIM OR BURNED OUT.

G. CLEAN STRAINERS, TOILETS, SINKS, AND DRINKING FOUNTAINS.

H. CLEAN DUCTS, BLOWERS, AND COILS. INSTALL NEW FILTERS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION OR THAT DISPLAY CONTAMINATION WITH PARTICULATE MATTER ON INSPECTION.

I. TOUCH UP OR REPAIR FINISHES.

SECTION 01 85 15 - CALGREEN NON-RESIDENTIAL MANDATORY

A. SUMMARY: COMPLY WITH SPECIFIC CALGREEN REQUIREMENTS FOR NONRESIDENTIAL PROJECTS AS APPLICABLE TO PROJECT.

B. REQUIREMENTS: CONSTRUCTION TEAM IS REQUIRED TO REVIEW NONRESIDENTIAL CALGREEN REQUIREMENTS RELATIVE TO THE FOLLOWING:

1. ENERGY EFFICIENCY
2. WATER EFFICIENCY AND CONSERVATION
3. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY: CONSTRUCTION WASTE.
4. MECHANICAL EQUIPMENT POLLUTION CONTROL.
5. FINISH MATERIAL POLLUTION CONTROL: COMPLY WITH CALGREEN REQUIREMENTS FOR VOLATILE ORGANIC COMPOUND (VOC) EMISSIONS INCLUDING
   a. ADHESIVES, SEALANTS, AND CAULKS.
   b. PAINTS AND COATINGS
   c. CARPET SYSTEMS, INCLUDING CARPET, CARPET CUSHION, AND ADHESIVES.
   d. RESILIENT FLOORING SYSTEMS
   e. COMPOSITE WOOD PRODUCTS

C. SUBMITTALS:

1. SUSTAINABLE DESIGN DOCUMENTATION SUBMITTALS: PRODUCT DATA, RECEIPTS, CERTIFICATION LETTERS, CHAIN- OF-CUSTODY CERTIFICATES, AND OTHER DOCUMENTATION NEEDED TO SHOW COMPLIANCE WITH REQUIREMENTS.
2. INFORMATIONAL SUBMITTALS: PROJECT COST DATA, SUSTAINABLE DESIGN ACTION PLAN, AND SUSTAINABLE DESIGN PROGRESS REPORTS.

D. CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT

1. EPA'S "TESTING FOR INDOOR AIR QUALITY.

F. "CALGREEN MANDATORY MEASURES CHECKLIST.

SECTION 02 41 19 - SELECTIVE DEMOLITION

A. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF OWNER OR MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, DUST AND GENERAL DISRUPTION TO CONTINUE OCCUPANCY AND OPERATION OF THE BUILDING. ARRANGE SELECTIVE DEMOLITIONS SCHEDULE SO AS NOT TO INTERFERE WITH OWNER'S OPERATIONS.

B. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.

C. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION WORK.

D. PROVIDE TEMPORARY MEASURES TO PROTECT INDIVIDUALS AND PROPERTY FOR INJURY, DUST, AND NOISE CONTROL. SUBMIT REPORT AND PLANS INDICATION PROPOSED MEASURES AND LOCATIONS.

E. EXISTING SERVICES/SYSTEMS TO REMAIN: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE.

F. EXISTING SERVICES/SYSTEMS TO BE REMOVED, RELOCATED, OR ABANDONED: LOCATE IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.

G. REMOVE EXISTING WORK AS INDICATED AND REQUIRED TO ACCOMPLISH NEW WORK. REMOVE EXISTING SYSTEMS AND EQUIPMENT AS INDICATED.

H. CLEAN ADJACENT SURFACES OF DUST AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS.

I. REMOVE DEMOLITION WASTE FROM PROPERTY. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

SECTION 05 40 40 - COLD FORMED METAL FRAMING

A. LOAD BEARING AND INTERIOR NON-LOAD BEARING WALL FRAMING.

B. ACTION SUBMITTALS: PRODUCT DATA FOR WALL FRAMING MATERIALS, TRACK, CLIPS, AND ANCHORS. SUSTAINABLE DESIGN SUBMITTALS.

C. INFORMATIONAL SUBMITTALS: PRODUCT AND WELDING CERTIFICATES, PRODUCT TEST REPORTS, RESEARCH REPORTS FOR ANCHORS.

D. SHOP DRAWINGS: SHOW FABRICATION & INSTALLATION DETAILS FOR METAL FRAMING. INCLUDE PLANS, ELEVATIONS, SECTIONS, & DETAILS OF METAL FABRICATIONS & THEIR CONNECTIONS. SHOW ANCHORAGE & ACCESSORY ITEMS.

E. QUALITY ASSURANCE: FOR INSTALLED PRODUCTS INDICATED COMPLY WITH PERFORMANCE REQUIREMENTS & DESIGN CRITERIA, INCLUDING ANALYSIS DATA, SIGNED & SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

F. MATERIALS: SELECT FRAMING MATERIALS APPROPRIATE TO THE INSTALLATION REQUIREMENTS AND ARE COMPLYING WITH INDUSTRY STANDARDS .

G. INSTALLATION: INSTALL COLD FORMED METAL FRAMING ACCORDING TO AISI S200, AISI S202, MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. INSTALL PLUMB., SQUARE, AND TRUE TO LINE WITH CONNECTIONS SECURELY FASTENED.

SECTION 05 50 00 - METAL FABRICATIONS

A. SCOPE OF WORK: MISCELLANEOUS FRAMING AND SUPPORTS, METAL LADDERS. METAL FLOOR PLATES, ELEVATOR SUMP PIT COVERS, ABRASIVE METAL NOSINGS, TREADS, AND THRESHOLDS.

B. ACTION SUBMITTALS: PRODUCT DATA FOR METAL COMPONENTS, SHOP PRIMERS, SHRINKAGE RESISTING GROUT.

C. SHOP DRAWINGS: SHOW FABRICATION & INSTALLATION DETAILS FOR METAL FABRICATIONS. INCLUDE PLANS, ELEVATIONS, SECTIONS, & DETAILS OF METAL FABRICATIONS & THEIR CONNECTIONS. SHOW ANCHORAGE & ACCESSORY ITEMS.

D. SAMPLES: SUBMIT FOR EACH TYPE AND FINISH OF EXTRUDED NOSING [AND] TREAD.

E. DELEGATED DESIGN SUBMITTALS: FOR LADDERS, INCLUDING ANALYSIS DATA AND SEALED BY QUALIFIED PROFESSIONAL ENGINEER.

F. QUALITY ASSURANCE: FOR INSTALLED PRODUCTS INDICATED, COMPLY WITH PERFORMANCE REQUIREMENTS & DESIGN CRITERIA, INCLUDING ANALYSIS DATA, SIGNED & SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

G. MATERIALS: MATERIALS APPROPRIATE TO THE INSTALLATION REQUIREMENTS AND COMPLYING WITH INDUSTRY STANDARDS. PROVIDE MATERIALS WITH SMOOTH SURFACES, WITHOUT SEAM MARKS, ROLLER MARKS, ROLLED TRADE NAMES, OR BLEMISHES. CUT, DRILL, & PUNCH METALS CLEANLY & ACCURATELY. REMOVE BURRS & EASE EDGES. REMOVE SHARP OR ROUGH AREAS ON EXPOSED SURFACES. FABRICATE UNITS FROM STEEL SHAPES, PLATES, & BARS OF WELDED CONSTRUCTION UNLESS OTHERWISE INDICATED. FABRICATE TO SIZES, SHAPES, & PROFILES INDICATED & AS NECESSARY TO RECEIVE ADJACENT CONSTRUCTION.

H. INSTALLATION: PERFORM CUTTING, DRILLING, AND FITTING REQUIRED FOR INSTALLING METAL FABRICATIONS. SET METAL FABRICATIONS ACCURATELY IN LOCATION INDICATED, PLUMB., TRUE, AND FREE OF RACK. FIT EXPOSED CONNECTIONS TO FORM HAIRLINE JOINTS. WELD CONNECTIONS THAT ARE NOT TO BE LEFT EXPOSED. FIELD WELD ACCORDING TO INDUSTRY STANDARDS AND FINISHED SO NO ROUGHNESS IS VISIBLE. CONTOUR WELD TO MATCH ADJACENT SURFACES. USE ANCHORAGE APPROPRIATE TO THE WORK AND IN COMPLIANCE WITH INDUSTRY STANDARDS.

I. FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE REQUIRED TO BE FASTENED TO IN-PLACE CONSTRUCTION. PROVIDE THREADED FASTENERS FOR USE WITH CONCRETE AND MASONRY INSERTS, TOGGLE BOLTS, THROUGH BOLTS, LAG SCREWS, WOOD SCREWS, AND OTHER CONNECTORS.

J. COMPLY WITH SSPC-PA 1 FOR TOUCHING UP SHOP PAINTED SURFACES.

SECTION 06 00 00 - INTERIOR ROUGH CARPENTRY

A. SCOPE OF WORK: PLYWOOD BACKING PANELS, WOOD BLOCKING, FURRING, AND NAILERS.

B. SUBMITTALS: PRODUCT DATA, INCLUDING GRADE, FSC CERTIFICATION, DATA FOR WOOD-PRESERVATIVE TREATMENT, AND FIRE-RETARDANT TREATMENT.

C. QUALITY ASSURANCE: FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY. IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY. CONFIRM PLYWOOD COMPLIES WITH THE TESTING & PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."

D. INSTALLATION: SET ROUGH CARPENTRY LEVEL & PLUMB, TRUE TO LINE, CUT, & FITTED. FIT TO OTHER CONSTRUCTION; SCRIBE & COPE AS NEEDED FOR ACCURATE FIT. LOCATE BLOCKING, FURRING, NAILERS, & SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

E. INSTALL FIRE-RETARDANT TREATED PLYWOOD BACKING PANELS WITH CLASSIFICATION MARKING OF TESTING AGENCY EXPOSED TO VIEW.

SECTION 06 20 00 - INTERIOR FINISH CARPENTRY

A. SCOPE OF WORK: INTERIOR WOOD TRIM, PANELING, SHELVING, AND CLOTHES RODS.

B. GRADE: PROVIDE VISIBLE GRADE STAMP OF AN AGENCY CERTIFIED BY FPS.

C. SUBMITTALS: PRODUCT DATA, SAMPLE FOR EACH EXPOSED PRODUCT AND FOR EACH COLOR, AND TEXTURE SPECIFIED.

D. QUALITY ASSURANCE:

1. COMPLY WITH ARCHITECTURAL WOODWORK INSTITUTE (AWI) " ARCHITECTURAL WOODWORK STANDARDS".
2. IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY.
3. CONFIRM PLYWOOD COMPLIES WITH THE TESTING & PRODUCT REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES' "STANDARD PRACTICE FOR THE TESTING OF VOLATILE ORGANIC EMISSIONS FROM VARIOUS SOURCES USING SMALL-SCALE ENVIRONMENTAL CHAMBERS."

E. INSTALLATION:

1. CONDITION MATERIALS TO INSTALLATION AREA AT AVERAGE HUMIDITY FOR MINIMUM OF 24 HOURS PRIOR TO INSTALLATION.
2. INSTALL LEVEL, PLUMB, TRUE, AND ALIGNED WITH ADJACENT MATERIALS. SCRIBE AND CUT TO ADJACENT CONSTRUCTION.
3. REFINISH AND SEAL CUT ENDS AS REQUIRED.
4. PROVIDE FASTENERS AND OTHER ANCHORING DEVICES OF TYPE, SIZE, MATERIAL, AND FINISH SUITABLE TO INTENDED USE AND AS REQUIRED TO PROVIDE SECURE ATTACHMENT. CONCEALED WHERE POSSIBLE. COUNTERSINK FASTENERS, FILL SURFACE FLUSH, AND SAND UNLESS OTHERWISE INDICATED.
5. INSTALL WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL LENGTH PIECES. MITER AT OUTSIDE CORNERS, COPE AT INSIDE CORNERS. PRODUCE TIGHT FITTING JOINTS.
6. TOLERANCE: LEVEL AND PLUMB 1/8 INCH IN 96 INCHES. MAXIMUM OFFSET FOR ADJOINING FINISH CARPENTRY 1/32 INCH FOR FLUSH INSTALLATION, 1/16 INCH FOR REVEAL INSTALLATION.
7. CUT SHELVES TO NEATLY FIT OPENINGS WITH ONLY ENOUGH GAP TO ALLOW SHELVES TO BE REMOVED AND REINSTALLED. INSTALL SHELVES FULLY SEATED ON CLEATS, BRACKETS, OR SUPPORTS.

F. MATERIALS:

1. COORDINATE REGIONAL MATERIALS HARVESTED WITHIN 500 MILES OF SITE. COORDINATE CERTIFIED WOODS.

SECTION 06 42 30 - INTERIOR ARCHITECTURAL WOODWORK

A. SCOPE OF WORK: INTERIOR STANDING & RUNNING TRIM, INTERIOR FRAMES & JAMBS, INTERIOR STAIRS AND RAILINGS, FINISHING OF INTERIOR ARCHITECTURAL WOODWORK.

B. SUBMITTALS: PRODUCT DATA, SAMPLE FOR EACH EXPOSED PRODUCT AND FOR EACH COLOR, TEXTURE SPECIFIED.

C. SHOP DRAWINGS: SHOW LOCATION OF EACH ITEM: DIMENSIONED PLANS & ELEVATIONS, LARGE SCALE DETAILS, ATTACHMENT DEVICES, & OTHER COMPONENTS.

D. QUALITY ASSURANCE:

1. MANUFACTURER'S QUALIFICATION: AWI'S QUALITY CERTIFICATION PROGRAM LICENSED PARTICIPANT. PROVIDE CERTIFICATION PROGRAM CERTIFICATES AND LABELS.
2. MOCKUPS FOR TYPICAL INTERIOR ARCHITECTURAL WOODWORK.

E. FINISH: FINISH ARCHITECTURAL WOODWORK AT FABRICATION SHOP. DEFER FINAL TOUCH-UP, CLEANING, & POLISHING UNTIL AFTER FINAL INSTALLATION.

F. INSTALLATION: DELIVER AND INSTALL ONLY AFTER INTERIOR HVAC IS OPERATING AND INTERIOR TEMPERATURE AND RELATIVE HUMIDITY ARE AT OCCUPANCY LEVELS. LUMBER AND TRIM FOR PAINTED APPLICATIONS; PRIMED, INCLUDING BOTH FACES AND EDGES. FOR INSTALLATION AT SITE, PROVIDE ALLOWANCE FOR SCRIBING, TRIMMING & FITTING. INSTALL WOODWORK LEVEL, PLUMB, TRUE, AND STRAIGHT TO A TOLERANCE OF 1/8 INCH IN 96 INCHES. SHIM AS REQUIRED WITH CONCEALED SHIMS. SCRIBE AND CUT TO ADJACENT CONSTRUCTION.

SECTION 06 11 60 - PLASTIC LAMINATE CASEWORK

A. SCOPE OF WORK: PLASTIC LAMINATE CLAD ARCHITECTURAL CABINETS. CABINET HARDWARE

B. SUBMITTALS: PRODUCT DATA, INCLUDE FIRE RETARDANT TREATMENT DATA AND CERTIFICATION. SAMPLES FOR EACH EXPOSED PRODUCT AND FOR EACH COLOR, TEXTURE SPECIFIED.

C. SHOP DRAWINGS: INCLUDE DIMENSIONED PLANS, ELEVATIONS, SECTIONS & ATTACHMENT DETAILS.

D. QUALITY ASSURANCE:

1. MANUFACTURER'S QUALIFICATION: AWI'S QUALITY CERTIFICATION PROGRAM LICENSED PARTICIPANT. PROVIDE CERTIFICATION PROGRAM CERTIFICATES AND LABELS.
2. MOCKUPS FOR PROJECT SPECIFIC PLASTIC LAMINATE CABINETS.
3. QUALIFICATION DATA FOR MANUFACTURER & INSTALLER.

E. CABINETS: ARCHITECTURAL WOODWORK STANDARDS GRADE: PREMIUM

1. LAMINATE CLADDING GRADE FOR EXPOSED SURFACES: HGS
2. MATERIALS FOR SEMI EXPOSED SURFACES: HIGH PRESSURE DECORATIVE LAMINATE
3. FABRICATION: COMPLETE TO MAXIMUM EXTENT POSSIBLE IN SHOP.

F. INSTALLATION: DELIVER AND INSTALL ONLY AFTER INTERIOR HVAC IS OPERATING AND INTERIOR TEMPERATURE AND RELATIVE HUMIDITY ARE AT OCCUPANCY LEVELS. ANCHOR CABINETS TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE WITH WAFER HEAD CABINET INSTALLATION SCREWS. INSTALL CABINETS LEVEL, PLUMB, AND TRUE IN LINE TO A TOLERANCE OF 1/8 INCH IN 96 INCHES USING CONCEALED SHIMS. SCRIBE AND CUT CABINETS TO ADJACENT WORK, REFINISH CUT SURFACES, AND REPAIR DAMAGED FINISH CUTS. INSTALL CABINETS WITHOUT DISTORTION. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION. COMPLETE INSTALLATION OF HARDWARE AND ACCESSORY ITEMS AS INDICATED.

SECTION 06 41 50 - COUNTERTOPS

A. SCOPE OF WORK: SEE FINISH LEGEND FOR COUNTERTOP TYPES.

B. SUBMITTALS: PRODUCT DATA. SAMPLES FOR EACH EXPOSED PRODUCT AND FOR EACH TYPE, COLOR, PATTERN, SURFACE SPECIFIED.

C. SHOP DRAWINGS: INCLUDE DIMENSIONED PLANS, EDGE, AND CUTOUT DETAILS.

D. QUALITY ASSURANCE:

1. MANUFACTURER'S QUALIFICATION: AWI'S QUALITY CERTIFICATION PROGRAM LICENSED PARTICIPANT. PROVIDE CERTIFICATION PROGRAM CERTIFICATES AND LABELS.
2. MOCKUPS WITH PROJECT SPECIFIC CABINETS.
3. QUALIFICATION DATA FOR MANUFACTURER & INSTALLER.

E. COUNTERTOPS: ARCHITECTURAL WOODWORK STANDARDS GRADE: PREMIUM

1. FABRICATION: COMPLETE TO MAXIMUM EXTENT POSSIBLE IN SHOP.

F. INSTALLATION: DELIVER AND INSTALL ONLY AFTER INTERIOR HVAC IS OPERATING AND INTERIOR TEMPERATURE AND RELATIVE HUMIDITY ARE AT OCCUPANCY LEVELS. SECURE COUNTERTOP TO CORNER BLOCKS OF BASE CABINETS. INSTALL COUNTERTOP LEVEL AND, TRUE IN LINE TO A TOLERANCE OF 1/8 INCH IN 96 INCHES. SCRIBE AND CUT COUNTERTOPS TO ADJACENT WORK, REFINISH CUT SURFACES, AND REPAIR DAMAGED FINISH CUTS. INSTALL CABINETS WITHOUT DISTORTION. SECURE BACKSPLASHES TO TOPS WITH CONCEALED BRACKETS AT 16-INCH O.C. AND TO WALLS WITH ADHESIVE. PROVIDE CUTOUTS AS INDICATED

SECTION 07 21 00 - THERMAL INSULATION

A. SCOPE OF WORK: GLASS FIBER BLANKET INSULATION, GLASS FIBER BOARD INSULATION, MINERAL WOOL BLANKET INSULATION.

B. SUBMITTALS: PRODUCT DATA, PRODUCT TEST RESULTS, R-VALUE, INSTALLERS CERTIFICATION.

C. SURFACE BURNING CHARACTERISTICS WHEN TESTED IN ACCORDANCE WITH ASTM E84. MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEXES.

D. FIRE RESISTANCE RATINGS: COMPLY WITH ASTM E119 OR UL 263. INDICATE DESIGNS DESIGNATIONS FROM UL FIRE RESISTANCE DIRECTORY.

E. FIRE PROPAGATION CHARACTERISTICS: PASSES NFPA 285 TESTING AS PART OF AN APPROVED ASSEMBLY.

F. THERMAL RESISTANCE VALUE (R-VALUE): R-VALUE AS INDICATED ON DRAWINGS.

G. INSULATION ANCHORS, SPINDLES, STANDOFFS: AS RECOMMENDED BY MANUFACTURER.

H. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS TO PRODUCTS AND APPLICATIONS. INSTALL PRODUCT THAT IS UNDAMAGED, DRY, UNSOILED, AND NOT LEFT EXPOSED TO RAIN, ICE, SNOW.

I. INSTALL WITH MANUFACTURER'S R-VALUE LABEL EXPOSED AFTER INSULATION IS INSTALLED.

J. BLANKET INSTALLATION: INSTALL IN CAVITIES FORMED BY FRAMING MEMBERS.

K. BASIS OF DESIGN:

1. THERMAL BATT INSULATION: JOHNS MAVILLE, FSK-25 FOILED FACED THERMAL SHIELD OR APPROVED EQUAL.
2. EXTRUDED POLYSTYRENE INSULATION (XPS): OWENS CORNING, FOAMULAR OR APPROVED EQUAL.

SECTION 07 84 00 - FIRESTOPPING

A. SCOPE OF WORK: PENETRATION FIRE STOPPING IN FIRE RESISTANCE RATED WALLS, HORIZONTAL ASSEMBLIES, SMOKE BARRIERS, AND JOINT FIRESTOPPING.

B. SUBMITTALS: PRODUCT DATA, PROJECT SCHEDULE FOR EACH PENETRATION OR JOINT FIRE STOPPING SYSTEM. INCLUDE LOCATION, ILLUSTRATION OF FIRESTOPPING SYSTEM, AND DESIGN DESIGNATION OF QUALIFIED TESTING/INSPECTION AGENCY. INSTALLER QUALIFICATIONS: FM APPROVALS OR UL QUALIFIED.

C. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: F-RATINGS PER ASTM E814 OR UL 1479.

D. PENETRATIONS IN HORIZONTAL ASSEMBLIES: F-, T-, AND W-RATINGS PER ASTM E814 OR UL 1479.

E. PENETRATIONS IN SMOKE BARRIERS L-RATINGS PER UL 1479.

F. FIRE RESISTIVE JOINT SYSTEMS IN OR BETWEEN FIRE-RESISTANCE-RATED CONSTRUCTION: ASTM E1966 OR UL 2079.

G. FIRE RESISTIVE JOINT SYSTEMS AT EXTERIOR CURTAINWALL/FLOOR INTERSECTIONS: ASTM E119 OR ASTM E2307.

H. FIRE RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS WITH RATINGS DETERMINED BY UL 2079.

I. EXPOSED FIRE STOPPING SYSTEMS WITH FLAME SPREAD AND SMOKE DEVELOPED INDEXES OF LESS THAN 25 AND 450 RESPECTIVELY, AS DETERMINED BY ASTM E84.

J. INSPECTION OF INSTALLED PENETRATION FIRESTOPPING: BY OWNER ENGAGED AGENCY ACCORDING TO ASTM E2174.

K. INSPECTION OF INSTALLED JOINT FIRESTOPPING: BY OWNER ENGAGED AGENCY ACCORDING TO ASTM E2393.

SECTION 08 11 13 - HOLLOW METAL DOORS & FRAMES

A. SCOPE OF WORK: INTERIOR STANDARD STEEL DOORS AND FRAMES, FIRE RATED ASSEMBLIES.

B. ACTION SUBMITTALS: PRODUCT DATA, PRODUCT TEST REPORTS, FIELD QUALITY CONTROL REPORTS. CLOSEOUT RECORDS DOCUMENTS.

C. SHOP DRAWINGS: ELEVATIONS FOR EACH DOOR TYPE, DETAILS OF DOORS, HORIZONTAL AND VERTICAL DOOR EDGE DETAILS, AND METAL THICKNESS. FRAME DETAILS, DIMENSIONED PROFILE, AND METAL THICKNESS.

D. PRODUCT SCHEDULE: FOR DOORS AND FRAMES, USING SAME REFERENCE NUMBERS FOR DETAILS AND OPENINGS AS THOSE ON DRAWINGS. COORDINATE WITH FINAL DOOR HARDWARE SCHEDULE.

E. QUALITY ASSURANCE: QUALIFICATIONS FOR FIRE RATED DOOR INSPECTOR AND EGRESS DOOR INSPECTOR.

F. PRODUCT REQUIREMENTS: FIRE RATED DOOR ASSEMBLIES: COMPLY WITH NFPA 80. TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES, BASED ON TESTING IN ACCORDANCE WITH UL 1784, AND INSTALLED IN COMPLIANCE WITH NFPA 105.

G. INSTALLATION: HOLLOW METAL FRAMES COMPLY WITH NAAMM-HMMA 840. METAL STUD PARTITIONS AND CONCRETE WALLS: FRAMES FILLED WITH INSULATION.

SECTION 08 12 16 - INTERIOR ALUMINUM FRAMES

A. SCOPE OF WORK: INTERIOR ALUMINUM FRAMES FOR [DOORS][&] [GLAZING]. REFER TO DRAWINGS.

B. ACTION SUBMITTALS: PRODUCT DATA, PRODUCT TEST REPORTS, FIELD QUALITY CONTROL REPORTS. CLOSEOUT RECORD DOCUMENTS.

C. SHOP DRAWINGS: ELEVATIONS, SECTIONS, AND INSTALLATION DETAILS FOR EACH WALL OPENING CONDITION.

D. SAMPLES: FOR EACH EXPOSED PRODUCT FOR EACH COLOR & FINISH SPECIFIED, 12 INCHES LONG.

E. PRODUCT REQUIREMENTS: ALUMINUM FRAMING, ASTM B221, WITH ALLOY & TEMPER REQUIRED TO SUIT STRUCTURAL AND FINISH REQUIREMENTS AND NOT LESS THAN 0.062 INCH THICK.

1. DOOR FRAMES: EXTRUDED ALUMINUM, REINFORCED FOR HINGES, STRIKES, AND CLOSERS.
2. GLAZING FRAMES: EXTRUDED ALUMINUM, FOR INDICATED GLASS THICKNESS.
3. TRIM: EXTRUDED ALUMINUM, NOT LESS THAN 0.062 INCHES THICK, REMOVABLE, SNAP-IN, WITHOUT EXPOSED FASTENERS.

F. FIRE RATED FRAMES: COMPLY WITH NFPA 80. TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. SMOKE AND DRAFT CONTROL ASSEMBLIES, BASED ON TESTING IN ACCORDANCE WITH UL 1784, & INSTALLED IN COMPLIANCE WITH NFPA 105.

G. INSTALLATION: SET FRAMES ACCURATELY IN POSITION & PLUMB, ALIGNED, & SECURELY ANCHORED TO SUBSTRATES. INSTALL FRAME COMPONENTS IN THE LONGEST POSSIBLE LENGTHS. AT RATED OPENINGS COMPLY WITH NFPA 80 [& NFPA 105]. REPAIR MARRED FRAME SURFACES TO BLEND WITH ADJACENT UNREPAIRED SURFACES. REMOVE & REPLACE FRAMES WITH DAMAGED SURFACES THAT CANNOT BE REPAIRED TO ARCHITECT'S SATISFACTION.

H. ACCESSORIES: FASTENERS, DOOR SILENCERS, SMOKE SEALS, GLAZING GASKETS, GLASS, DOOR HARDWARE.

STUDIO g ARCHITECTS

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TENANT IMPROVEMENT for
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kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE	
SCALE	AS SHOWN
PROJECT ID	2024.203
DRAWN BY	WC

JURISDICTION APPROVAL STAMP

SPECIFICATIONS

SHEET TITLE

SHEET NO. G0.10

SPECIFICATIONS

SECTION 08 14 00 - INTERIOR WOOD DOORS

A. SCOPE OF WORK: SEE DOOR SCHEDULE FOR DOOR TYPES.

B. SUBMITTALS: PRODUCT DATA, FIELD QUALITY CONTROL REPORTS. QUALIFICATION DATA FOR DOOR INSPECTOR. CLOSEOUT RECORDS DOCUMENTS, AWI QUALITY STANDARD COMPLIANCE CERTIFICATES.

C. SHOP DRAWINGS: DOOR SCHEDULE INDICATING LOCATION, TYPE, SIZE, FIRE PROTECTION RATINGS, AND SWING, ELEVATIONS & DIMENSIONED LOCATION OF HARDWARE, LITE, LOUVER, CUTOUTS & GLAZING THICKNESS. DETAILS OF FRAME, INCLUDING DIMENSIONS & PROFILE. DETAILS OF ELECTRICAL RACEWAY & PREPARATION OF ELECTRIFIED HARDWARE, ACCESS CONTROL SYSTEMS, & SECURITY SYSTEM. CLEARANCES AND UNDERCUTS. REQUIREMENTS FOR VENEER MATCHING.

D. SAMPLES: FOR FACTORY FINISHED DOOR FACE, VENEERS.

E. QUALITY ASSURANCE: MANUFACTURER'S AWI CERTIFICATION. QUALIFICATIONS FOR FIRE RATED DOOR INSPECTOR AND EGRESS DOOR INSPECTOR.

F. PRODUCT REQUIREMENTS: FIRE RATED DOOR ASSEMBLIES: COMPLY WITH NFPA 80. TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C. SMOKE AND DRAFT CONTROL DOOR ASSEMBLIES, BASED ON TESTING IN ACCORDANCE WITH UL 1784, AND INSTALLED IN COMPLIANCE WITH NFPA 105.

G. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND REFERENCED QUALITY STANDARD. INSTALL FRAMES ACCURATELY IN POSITION & PLUMB, ALIGNED, & SECURELY ANCHORED TO SUBSTRATES. AT RATED OPENINGS COMPLY WITH NFPA 80 [& NFPA 105].

SECTION 08 31 13 - ACCESS DOORS AND FRAMES

A. SCOPE OF WORK: ACCESS DOORS & FRAMES. FIRE RATED DOORS & FRAMES.

B. SUBMITTALS: PRODUCT DATA, PRODUCT SCHEDULE. INSPECTION REPORT. RECORD DOCUMENTS FOR FIRE RATED DOORS.

C. SAMPLES: EACH FINISH SPECIFIED.

D. FIRE RATED UNITS: FOR ACCESS DOORS AND PANELS INSTALLED IN WALLS OR CEILINGS OF FIRE RATED CONSTRUCTION, PROVIDE ASSEMBLIES WITH SELF-CLOSING MECHANISM AND UL LISTING FOR THE FIRE RATINGS INDICATED

E. NON-FIRE RATED UNITS: FLUSH PANEL ACCESS DOORS WITH DRYWALL BEAD FLANGE.

F. ACCEPTABLE MANUFACTURER: THE BILCO COMPANY, NYSTROM PRODUCTS COMPANY, OR APPROVED EQUAL.

G. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. ADJUST DOOR AND HARDWARE, AFTER INSTALLATION, FOR PROPER OPERATION.

SECTION 08 71 00 - DOOR HARDWARE

A. SCOPE OF WORK: LOCKS, HINGES, PIVOTS, ELECTRIC STRIKES, ELECTROMAGNETIC LOCKS, EXIST LOCKS AND ALARMS, CLOSERS, MISCELLANEOUS MANUAL COMPONENTS, GASKETS, THRESHOLDS.

B. SUBMITTALS: PRODUCT DATA, FIELD QUALITY CONTROL REPORTS. MAINTENANCE DATA.

C. SHOP DRAWINGS: FOR DETAILS OF ELECTRIFIED DOOR HARDWARE.

D. SAMPLES: FOR EACH TYPE OF EXPOSED PRODUCT FOR EACH COLOR & TEXTURED SPECIFIED.

E. SCHEDULES: PROVIDE DOOR HARDWARE SCHEDULE, KEYING SCHEDULE. REFER TO DRAWINGS FOR LOCATIONS & TYPE OF HARDWARE, INSTALLATION PROCEDURES AND DIAGRAMS. COORDINATE FINAL DOOR SCHEDULE WITH DOORS, FRAMES, & RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, SWING, FUNCTION, & FINISH.

F. QUALITY ASSURANCE:

1. INSTALLER QUALIFICATIONS.
2. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.

G. PRODUCTS: SEE DOOR HARDWARE SCHEDULE. PROVIDE DOOR SILENCERS IN DOOR FRAME, THREE/SINGLE DOOR FRAME FOUR/DOUBLE DOOR FRAME. PROVIDE ELECTRIFIED DOOR HARDWARE FROM SAME MANUFACTURER AS MECHANICAL DOOR HARDWARE, UNLESS OTHERWISE INDICATED

H. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. ADJUST ALL INSTALLED HARDWARE FOR PROPER OPERATION. KEYING WILL BE AS DIRECTED IN FINISH/HARDWARE SCHEDULE. PROVIDE AS- BUILT KEYING INFORMATION TO OWNER.

SECTION 08 81 00 - INTERIOR GLAZING

A. SCOPE OF WORK: GLASS PRODUCTS, LAMINATED GLASS, GLAZING SEALANTS, GLAZING TAPE.

B. SUBMITTALS: PRODUCT DATA, PRODUCT CERTIFICATE FOR GLASS. PRODUCT TEST RESULTS, PRE-CONSTRUCTION ADHESION AND COMPATIBILITY REPORT. SAMPLE WARRANTIES.

C. SAMPLES: FOR EACH TYPE OF GLASS OTHER THAN CLEAR MONOLITHIC VISION GLASS, 12 INCHES SQUARE.

D. QUALITY ASSURANCE:

1. SEALANT TESTING AGENCY QUALIFICATIONS.
2. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY FOR SPECIFIED GLASS.
3. MOCKUPS: INSTALL GLAZING IN MOCKUPS SPECIFIED IN OTHER DIV. 08 SECTIONS.

E. REGULATORY REQUIREMENTS:

1. COMPLY WITH APPLICABLE REQUIREMENTS OF CBC CHAPTER 24.
2. SAFETY GLASS STANDARD: COMPLY WITH APPLICABLE CODES, CPSC 16 CFR 1201, AND PASS ANSI Z97.1.
3. TEMPERED GLASS: FLAT GLASS CONFORMING TO ASTM C 1048.

F. PERFORMANCE CRITERIA:

1. PROVIDE GLASS MATERIAL THICKNESS COMPLYING WITH THE HEIGHT AND EXPOSURE FACTORS REQUIRED BY THE GOVERNING BUILDING CODE AND RESULTING IN DEFLECTION OF L/240 OR 1 INCH MAXIMUM. INCLUDE COST FOR INCREASED THICKNESS, IF REQUIRED.

F. MANUFACTURERS: VITRO ARCHITECTURAL GLASS, GUARDIAN INDUSTRIES OR APPROVED EQUAL.

G. MATERIALS:

1. GLAZING SEALANTS: ASTM C920, TYPE S, GRADE NS, ELASTOMERIC SILICONE GLAZING SEALANTS AS RECOMMENDED BY MANUFACTURER FOR APPLICATION INVOLVED.
2. GLAZING TAPES: TREMCO BUTYL TAPE AS RECOMMENDED BY MANUFACTURER FOR APPLICATION INVOLVED.

H. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

SECTION 08 87 33 - DECORATIVE FILMS

A. SCOPE OF WORK: DECORATIVE WINDOW FILMS.

B. SUBMITTALS: PRODUCT DATA, MANUFACTURER'S STORAGE, PREPARATION & INSTALLATION REQUIREMENTS & RECOMMENDATIONS.

C. SAMPLES: FOR EACH FILM SPECIFIED, SUBMIT TWO SAMPLES REPRESENTING ACTUAL FILM PATTERN & COLOR.

D. SCHEDULES: REFER TO DRAWINGS FOR LOCATIONS & TYPE, INSTALLATION PROCEDURES AND DIAGRAMS.

E. QUALITY ASSURANCE:

1. QUALIFICATIONS: MANUFACTURER, INSTALLER.
2. MOCKUP: FOR EVALUATION OF SURFACE PREPARATION TECHNIQUES AND APPLICATION WORKMANSHIP. FINISH AREAS DESIGNATED BY ARCHITECT.
3. WARRANTY: MANUFACTURER'S WARRANTY.

F. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

G. MANUFACTURER: 3M COMPANY OR APPROVED EQUAL.

H. INSTALLATION: CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

SECTION 09 29 00 - GYPSUM BOARD

A. SCOPE OF WORK: INTERIOR GYPSUM BOARD, TILE BACKING PANELS, FINISH LEVELS. TRIM ACCESSORIES, JOINT MATERIALS. LAMINATING ADHESIVE, SOUND ATTENUATION BLANKETS, ACOUSTICAL SEALANTS.

B. SUBMITTALS: PRODUCT DATA. SHOP DRAWINGS SHOWING CONTROL AND EXPANSION JOINTS. SAMPLES FOR TEXTURED FINISHES.

C. QUALITY ASSURANCE: QUALIFICATIONS: MANUFACTURER, INSTALLER. MOCKUP: FOR EVALUATION GYPSUM BOARD FINISH LEVELS.

D. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

E. FIRE RESISTANT RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE IN TESTED ASSEMBLY INDICATED, PER ASTM E119.

K. INTERIOR WALLS AND CEILINGS IN LOCATIONS WITH HIGHER THAN NORMAL MOISTURE CONDITION: PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD PANELS.

L. STC RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE IN TESTED ASSEMBLY INDICATED, PER ASTM E90 AND CLASSIFIED PER ASTM E413.

M. MANUFACTURERS: NATIONAL GYPSUM CO, GEORGIA-PACIFIC CORP, UNITED STATES GYPSUM CO, OR APPROVED EQUAL.

N. EXAMINATION: FIELD VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS. INSPECT AND REJECT PANELS WET, DAMAGED, OR MOLD DAMAGED PRIOR TO INSTALLATION. REPLACE PANELS DAMAGED AFTER INSTALLATION.

O. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

P. FINISHING: AS INDICATED ON DRAWINGS.

SECTION 09 30 00 - INTERIOR TILING

A. SCOPE OF WORK: INSTALLATION OF FLOOR OR WALL CERAMIC, PORCELAIN, GLASS TILE. INCLUDING GROUT & SETTING MATERIALS, & ACCESSORY PRODUCTS.

B. SUBMITTALS: PRODUCT DATA. SHOP DRAWINGS SHOWING CONTROL & EXPANSION JOINTS.

C. SAMPLES: PROVIDE FOR EACH TYPE & COMPOSITION OF TILE & FOR EACH COLOR & FINISH REQUIRED.

D. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.

E. MOCKUP: BUILD MOCKUPS TO VERIFY SUBMITTAL SELECTIONS & TO DEMONSTRATE AESTHETIC EFFECTS, SET QUALITY STANDARDS FOR MATERIALS & EXECUTION. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.

F. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

G. PRODUCTS: SEE FINISH SCHEDULE

H. CEMENTITIOUS BACKER UNITS: ANSI A118.9 AGGREGATED PORTLAND CEMENT WITH WOVEN GLASS-FIBER MESH ON BOTH FACES; UL FIRE RATED AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE RATED ASSEMBLIES.

1. PRODUCTS: USG INDUSTRIES, DURABOND DIVISION/DUROCK; NATIONAL GYPSUM CO/ PERMABASE CEMENT BOARD
2. OPTIONAL PRODUCT: COATED GLASS MAT BACKER UNIT: GEORGIA PACIFIC/DENSSHIELD.

I. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION AND TCNA'S "HANDBOOK FOR CERAMIC, GLASS AND STONE TILE INSTALLATION." COORDINATE SETTING & GROUT MATERIALS WITH TILE MANUFACTURER RECOMMENDATIONS. EXTEND TILE WORK INTO RECESSES, UNDER & BEHIND EQUIPMENT, & FIXTURES TO FORM A COMPLETE COVERING WITHOUT INTERRUPTIONS UNLESS OTHERWISE INDICATED. INSTALL STONE THRESHOLDS IN SAME TYPE OF SETTING BED AS ADJACENT FLOOR UNLESS OTHERWISE INDICATED.

J. FURNISH EXTRA MATERIALS THAT MATCH AND ARE FROM THE SAME PRODUCTION RUN AS INSTALL MATERIALS & ARE PACKAGED, LABELED.

SECTION 09 51 00 - SUSPENDED ACOUSTICAL CEILINGS

A. SCOPE OF WORK: ACOUSTICAL PANELS, ACOUSTICAL TILES, ALUMINUM PANS, STEEL PANS, METAL SUSPENSION SYSTEM, METAL EDGE MOLDINGS AND TRIM, ACCESSORIES.

B. SUBMITTALS: PRODUCT DATA. COORDINATION DRAWINGS, PRODUCT TEST REPORTS, RESEARCH REPORTS, FIELD QUALITY CONTROL REPORTS, MAINTENANCE DATA.

C. COORDINATION DRAWINGS: REFLECTED CEILING PLANS, DRAWN TO SCALE, AND COORDINATED WITH EACH OTHER.

D. MOCKUPS: BUILD MOCKUPS TO VERIFY SAMPLE SELECTIONS TO DEMONSTRATE AESTHETIC EFFECTS & SET QUALITY STANDARDS FOR MATERIALS & EXECUTION. BUILD MOCKUP OF CEILING AREA WHERE REQUIRED ON DRAWINGS. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.

E. SAMPLES: FOR EACH EXPOSED PRODUCTS AND FOR EACH COLOR AND TEXTURE SPECIFIED.

F. PRODUCTS: REFER TO FINISH SCHEDULE.

G. INSTALLATION: INSTALL ACOUSTICAL CEILING ASSEMBLIES TO COMPLY WITH ASTM C636.

1. MEASURE EACH CEILING AREA & ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH CEILING. AVOID USING LESS-THAN-HALF-WIDTH TILES AT BORDERS & COMPLY WITH LAYOUT SHOWN ON REFLECTED CEILING PLANS.
2. ARRANGE DIRECTIONALLY PATTERNED ACOUSTICAL TILES AS INDICATED ON REFLECTED CEILING PLANS.

SECTION 09 65 13 - RESILIENT BASE AND ACCESSORIES

A. SCOPE OF WORK: INSTALLATION OF THERMOSET RUBBER BASE.

B. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF PRODUCT.

C. SAMPLES: PROVIDE SAMPLES OF EXPOSED PRODUCT OF EACH COLOR & FINISH REQUIRED.

D. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.

E. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

F. PRODUCTS: SEE FINISH SCHEDULE

G. PERFORMANCE REQUIREMENTS: FIRE TEST RESPONSE CHARACTERISTICS AS DETERMINED BY TESTING IDENTICAL PRODUCTS ACCORDING TO ASTM E648 OR NFPA 253 BY A QUALIFIED TESTING AGENCY. CRITICAL RADIANT FLUX CLASSIFICATION: CLASS 1, NOT LESS THAN 0.45 W/SQ. CM.

H. PREPARATION: PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF RESILIENT PRODUCTS. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F710. PERFORM ANHYDROUS CALCIUM CHLORIDE TEST ASTM F1869 AND RELATIVE HUMIDITY TEST ASTM F21700. FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING & PATCHING COMPOUND.

I. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

J. FURNISH EXTRA MATERIALS THAT MATCH AND ARE FROM THE SAME PRODUCTION RUN AS INSTALL MATERIALS & ARE PACKAGED, LABELED.

SECTION 09 65 19 - RESILIENT TILE FLOORING

A. SCOPE OF WORK: INSTALLATION OF FLOORING PER FINISH PLANS.

B. SUBMITTALS: PRODUCT DATA. SHOP DRAWINGS SHOWING CONTROL & EXPANSION JOINTS. MAINTENANCE DATA.

C. SAMPLES: PROVIDE SAMPLES OF EXPOSED PRODUCT OF EACH COLOR & FINISH REQUIRED.

D. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.

E. MOCKUP: PROVIDE & BUILD MOCKUPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS & TO DEMONSTRATE AESTHETIC EFFECTS & SET QUALITY STANDARDS FOR MATERIALS & EXECUTION. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION.

F. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

G. PRODUCTS: SEE FINISH SCHEDULE

H. PERFORMANCE REQUIREMENTS: FIRE TEST RESPONSE CHARACTERISTICS AS DETERMINED BY TESTING IDENTICAL PRODUCTS ACCORDING TO ASTM E648 OR NFPA 253 BY A QUALIFIED TESTING AGENCY. CRITICAL RADIANT FLUX CLASSIFICATION: CLASS 1, NOT LESS THAN 0.45 W/SQ. CM.

I. PREPARATION: PREPARE SUBSTRATES ACCORDING TO FLOOR TILE MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF RESILIENT PRODUCTS. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F710. PERFORM ANHYDROUS CALCIUM CHLORIDE TEST ASTM F1869 AND RELATIVE HUMIDITY TEST ASTM F21700. FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING & PATCHING COMPOUND.

J. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.

K. FURNISH EXTRA MATERIALS THAT MATCH AND ARE FROM THE SAME PRODUCTION RUN AS INSTALL MATERIALS & ARE PACKAGED, LABELED

SECTION 09 68 00 - CARPETING

A. SCOPE OF WORK: INSTALLATION OF CARPET PER FINISH PLANS.

B. SUBMITTALS: PRODUCT DATA. PRODUCT TEST REPORTS. MAINTENANCE DATA. SUBMIT CARPET SEAMING DIAGRAM FOR APPROVAL.

C. SHOP DRAWINGS SHOWING COLUMNS, DOORWAYS, ENCLOSING WALLS, OR PARTITIONS, BUILT IN CABINETS, AND CUT OUT LOCATIONS. INDICATE SUBFLOOR, SEAM LOCATIONS, PILE DIRECTION. BORDER TYPES & LOCATIONS, TILE PATTERN LAYOUT, TRANSITION DETAILS.

D. SAMPLES: PROVIDE SAMPLES OF EXPOSED PRODUCT OF EACH COLOR & TEXTURE REQUIRED.

E. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.

F. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.

G. PERFORMANCE CHARACTERISTICS:

1. CRITICAL RADIANT FLUX CLASSIFICATION: NOT LESS THAN [0.45 W/SQ. CM] [0.22 W/SQ. CM] ACCORDING TO NFPA 253.

H. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS. KEEP CARPET MATERIALS IN CONTROLLED ENVIRONMENT UNTIL INSTALLATION.

I. PRODUCTS: SEE FINISH SCHEDULE

J. PREPARATION: COMPLY WITH CARPET AND RUG INSTITUTE CRI 104 & WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR EXAMINING AND PREPARING SUBSTRATES.

K. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. USE INSTALLATION METHOD & MATERIALS APPROPRIATE TO THE SUBSTRATE. MAINTAIN DYE LOT INTEGRITY. MAINTAIN PILE DIRECTION PATTERNS. PROVIDE ATTIC STOCK FROM SAME PRODUCTION RUN AND DYE LOT.

SECTION 09 72 00 - WALL COVERINGS

A. SCOPE OF WORK: INSTALLATION OF WALL COVERING PER FINISH PLANS AND ELEVATIONS.

B. SUBMITTALS: PRODUCT DATA. PRODUCT TEST REPORTS. MAINTENANCE DATA. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.

C. SHOP DRAWINGS SHOWING LOCATION & EXTENT OF WALL COVERING TYPE. INCLUDE PATTERN PLACEMENT, SEAMS, & TERMINATION POINTS.

D. SAMPLES: FOR EACH TYPE OF WALL COVERING & FOR EACH COLOR, PATTERN, TEXTURE, & FINISH SPECIFIED.

E. QUALITY ASSURANCE: QUALIFICATIONS FOR MANUFACTURER, INSTALLER.

F. PERFORMANCE CHARACTERISTICS: SURFACE -BURNING CHARACTERISTICS: COMPLY WITH ASTM E84; TESTING BY A QUALIFIED TESTING AGENCY. IDENTIFY PRODUCTS WITH APPROPRIATE MARKINGS OF APPLICABLE TESTING AGENCY.

1. CLASS A = FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
2. CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
2. CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

G. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER WRITTEN INSTRUCTIONS.

H. PRODUCTS: SEE FINISH LEGEND.

I. PREPARATION: PREPARE SUBSTRATES TO ACHIEVE A SMOOTH DRY CLEAN STRUCTURALLY SOUND SURFACE FREE OF CRACKS, DEFECTS, FLAKING OR UNSOUND COATINGS. ACCLIMATIZE WALL COVERING MATERIALS BY REMOVING THEM FROM PACKAGING NOT LESS THAN 24 HOURS PRIOR TO INSTALLATION.

J. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. CUT WALL COVERINGS TRIPS IN ROLL NUMBER SEQUENCE AND INSTALL STRIPS IN SAME ORDER. REMOVE ACCESS ADHESIVE AT SEAMS. REINSTALL HARDWARE, ACCESSORIES, ELECTRICAL PLATES AND COVERS, LIGHT FIXTURE TRIMS.

SECTION 09 91 23 - INTERIOR PAINTING

A. SCOPE OF WORK: PAINTING OF PARTITIONS, CEILINGS/SOFFITS, DOORS & FRAMES. REFER TO FINISH SCHEDULE AND FINISH PLAN FOR PRODUCTS AND LOCATIONS.

B. MATERIALS: PRIMERS, WATER BASED FINISH COATINGS, SOLVENT BASED COATINGS, FLOOR SEALERS AND PAINTS.

C. SUBMITTALS: PRODUCT DATA FOR EACH TYPE OF PRODUCT, INCLUDING PREPARATION REQUIREMENT AND APPLICATION INSTRUCTIONS.

D. SAMPLES FOR EACH TYPE OF TOPCOAT PAINT SYSTEM AND IN EACH COLOR AND GLOSS SPECIFIED. PRODUCT SCHEDULE TO USE SAME DESIGNATION INDICATED ON DRAWINGS.

E. ATTIC STOCK: FURNISH EXTRA MATERIALS FROM THE SAME PRODUCT RUN THAT MATCH PRODUCTS INSTALLED.

F. QUALITY ASSURANCE: MOCKUPS OF EACH PAINT SYSTEM INDICATED; EACH COLOR & FINISH SELECTED.

G. PROJECT CONDITIONS: MAINTAIN ENVIRONMENTAL CONDITIONS WITHIN LIMITS RECOMMENDED BY MANUFACTURER'S WRITTEN INSTRUCTIONS.

H. PRODUCTS: MATERIALS USED WITHIN EACH PAINT SYSTEM SHALL BE COMPATIBLE WITH ONE ANOTHER AND SUBSTRATES INDICATED, UNDER CONDITIONS OF SERVICE AND APPLICATION, BASED ON TESTING AND FIELD EXPERIENCE.

I. COLORS: REFER TO FINISH SCHEDULE.

J. EXAMINATION: VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY, WITH EXISTING FINISHES AND PRIMERS. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINT INCLUDING DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS & ENCAPSULANTS. PROCEED ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. APPLICATION OF COATING INDICATES ACCEPTANCE OF SURFACES & CONDITIONS.

K. PREPARATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS. REMOVE HARDWARE, ACCESSORIES, COVER PLATES, & SIMILAR ITEMS REMOVABLE THAT ARE NOT TO BE PAINTED. AFTER PAINT APPLICATION, REINSTALL ITEMS THAT WERE REMOVED, USING WORKERS SKILLED IN THE TRADE INVOLVED.

L. INSTALLATION: APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTION. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, ROLLER TRACKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES & COLOR BREAKS.

M. PROTECTION: PROTECT WORK OF OTHER TRADES AGAINST DAMAGE FROM PAINT APPLICATION, CORRECT DAMAGE TO WORK OR OTHER TRADES BY CLEANING, REPAIRING, REPLACING, & REFINISHING, AS APPROVED BY ARCHITECT, AND LEAVE IN AN UNDAMAGED CONDITION.

SECTION 10 14 23 - ROOM IDENTIFICATION PANEL SIGNAGE

A. SCOPE OF WORK: ROOM IDENTIFICATION PANEL SIGNAGE DIRECTLY ATTACHED TO THE BUILDING.

B. SUBMITTALS: PRODUCT DATA. SAMPLE WARRANTY, MAINTENANCE DATA.

C. SHOP DRAWINGS: FABRICATION & INSTALLATION DETAILS, & ATTACHMENTS. SHOW MOUNTING HEIGHTS, MESSAGE LISTS, TYPE STYLES, GRAPHIC ELEMENTS, INCLUDING RAISED LETTERS & BRAILLE, AND LAYOUT FOR EACH SIGN AT LEAST HALF SCALE.

D. SAMPLES: MANUFACTURER'S STANDARD COLOR SHEET,

E. PRODUCTS: CONTRACTOR TO PROVIDE SUBMITTAL FOR ARCHITECT REVIEW

F. MANUFACTURER'S SPECIAL WARRANTY.

G. PERFORMANCE REQUIREMENT: COMPLY WITH APPLICABLE PROVISIONS OF USDOJ'S 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC A117.1.

H. MATERIALS: ACRYLIC SHEET (ASTM D480. UV RESISTANT VINYL FILM WITH PRESSURE SENSITIVE ADHESIVE, DIE CUT TO FORM CHARACTERS OR IMAGES INDICATED ON DRAWINGS.

I. FABRICATION: PROVIDE MANUFACTURER'S STANDARD SIGN ASSEMBLIES ACCORDING TO THE REQUIREMENTS INDICATED. INCLUDING SUBSURFACE APPLIED GRAPHICS, SUBSURFACE ETCHED GRAPHICS.

J. INSTALLATION: INSTALL SIGNS USING MOUNTING METHODS INDICATED & ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL SIGNS LEVEL, & PLUMB TRUE TO LINE & AT LOCATIONS HEIGHTS INDICATED, WITH SIGN SURFACES FREE OF DISTORTION. MOUNTED SIGNS MUST COMPLY WITH ACCESSIBILITY CLEARANCE REQUIREMENTS. BEFORE INSTALLATION VERIFY THAT SIGNS ARE CLEAN & FREE OF MATERIAL OR DEBRIS THAT WOULD IMPAIR INSTALLATION.

SECTION 10 21 00 - TOILET COMPARTMENTS

A. SCOPE OF WORK: TOILET COMPARTMENTS CONFIGURED AS TOILET ENCLOSURES & URINAL SCREEN.

B. TOILET ENCLOSURE STYLE:

- TOILET ENCLOSURE: OVERHEAD BRACED, FLOOR ANCHOR OR PRIVACY TYPE. SEE PLANS.
- URINAL SCREEN STYLE: WALL HUNG, FLAT PANEL

C. MATERIALS: SEE PLANS.

D. SUBMITTALS: PRODUCT DATA. OPERATION & MAINTENANCE DATA.

E. SHOP DRAWINGS: PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS DETAILS.

F. SAMPLES: MANUFACTURER'S STANDARD COLOR SHEET,

G. MANUFACTURERS: BOBRICK, BRADLEY CORPORATION MILLS PARTITIONS, ASI ACCURATE PARTITION CORP OR APPROVED EQUAL.

H. EXAMINATION: FIELD VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS. INSPECT AND REJECT PANELS WET, DAMAGED, OR MOLD DAMAGED PRIOR TO INSTALLATION. REPLACE PANELS DAMAGED AFTER INSTALLATION.

I. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. INSTALL UNITS RIGID AND STRAIGHT, LEVEL, AND PLUMB. SECURE UNITS IN POSITION WITH MANUFACTURER'S RECOMMENDED ANCHORING DEVICES.

SECTION 10 22 30 - OPERABLE PARTITIONS

A. SCOPE OF WORK: SEE PLANS AND DOOR SCHEDULE.

B. SUBMITTALS: PRODUCT DATA. SEISMIC QUALIFICATION CERTIFICATES. PRODUCT CERTIFICATES. PRODUCT TEST REPORTS. SAMPLE WARRANTY. OPERATION & MAINTENANCE DATA.

C. SHOP DRAWINGS: PLANS, ELEVATIONS, SECTIONS, DETAILS, & ATTACHMENT DETAILS & NUMBERED PANEL INSTALLATION SEQUENCE. INDICATE STACKING & OPERATING CLEARANCES. INDICATE LOCATION & INSTALLATION REQUIREMENTS FOR HARDWARE & TRACK, BLOCKING, & DIRECTION OF TRAVEL. INCLUDE DIAGRAMS FOR POWER, SIGNAL, & CONTROL WIRING.

D. QUALITY ASSURANCE: INSTALLER QUALIFICATIONS.

E. WARRANTY: MANUFACTURER'S SPECIAL WARRANTY.

F. SAMPLES: FOR EACH EXPOSED PRODUCT & FOR EACH COLOR & TEXTURE SPECIFIED.

G. PERFORMANCE REQUIREMENTS: ACOUSTICAL PERFORMANCE WITH STC VALUE AS INDICATED IN PLANS . FIRE RESISTANCE CHARACTERISTICS COMPLYING WITH ASTM E84 & NFPA 265. SEISMIC PERFORMANCE IN ACCORDANCE WITH ASCE/SEI 7.

H. PRODUCTS: MODERNFOLD, NANAWALL OR APPROVED EQUAL.

I. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTION. INSTALL PANELS LEVEL & PLUMB, WITH TIGHT JOINTS & UNIFORM APPEARANCE. INSTALL OPERABLE PANELS AFTER OTHER FINISHING OPERATIONS. REJECT & REPLACE DAMAGED OR UNMATCHED PANELS OR GASKETING. CONDUCT LIGHT LEAKAGE TEST. ADJUST PASS DOORS & STORAGE POCKET DOORS TO OPERATE SMOOTHLY & EASILY. VERIFY SAFETY DEVICES ARE PROPERLY FUNCTIONING.

SECTION 10 28 00 - TOILET ACCESSORIES

A. SCOPE OF WORK: TOILET ACCESSORIES AND SHOWER ROOM ACCESSORIES

B. SUBMITTALS: PRODUCT DATA. SAMPLE WARRANTIES, MAINTENANCE DATA. PROVIDE ACCESS KEYS TO RESUPPLY TOILET ACCESSORIES.

C. MANUFACTURERS: BROBRICK, BRADLEY CORP, AMERICAN SPECIALTIES OR MANUFACTURERS LISTED ON TOILET ACCESSORIES SCHEDULE.

D. PRODUCTS: REFER TO TOILET ACCESSORIES SCHEDULE.

E. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION. USE FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY AN UNIT MANUFACTURER. INSTALL UNIT'S LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.

1. GRAB BARS: INSTALL TO BE ABLE TO RESISTS 250 LBF CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT.
2. SHOWER SEATS: INSTALL TO BE ABLE TO RESISTS 250 LBF CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT.

SECTION 10 44 13 - FIRE PROTECTION CABINETS

A. SCOPE OF WORK: FIRE PROTECTION CABINETS FOR PORTABLE FIRE EXTINGUISHERS.

B. SUBMITTALS: PRODUCT DATA. MAINTENANCE DATA.

C. SHOP DRAWINGS: FOR FIRE PROTECTION CABINETS.

D. MANUFACTURERS: J.L. INDUSTRIES, LARSEN'S MANUFACTURING CO, OR APPROVED EQUAL.

E. CABINET DEPTH: PROVIDE CABINETS DESIGNED FOR SPACE AVAILABLE IN WALLS WITH FIRE EXTINGUISHER CABINETS, AND OF DEPTH TO HOUSE 2A-10BC MULTI-PURPOSE CHEMICAL TYPE FIRE EXTINGUISHER, U.O.N.

F. FIRE RATED WALL CONSTRUCTION: PROVIDE FIRE EXTINGUISHER CABINET MANUFACTURER'S MATERIALS AS REQUIRED TO MAINTAIN INTEGRITY OF FIRE RATED PARTITIONS.

G. PERFORMANCE REQUIREMENTS: FIRE RATED TO COMPLY WITH ASTM E814 FOR FIRE RESISTANCE RATING OF WALLS WHERE INSTALLED.

H. INSTALLATION: PREPARE RECESSES FOR CABINETS AS REQUIRED BY TYPE, SIZE, AND TRIM REQUIREMENTS. INSTALL CABINETS AT LOCATIONS AND HEIGHTS INDICATED. FASTEN CABINETS TO STRUCTURE, SQUARE AND PLUMB. APPLY DECALS AT LOCATIONS INDICTED. ADJUST FIRE PROTECTION CABINET DOORS TO OPERATE WITHOUT BINDING. VERIFY THE INTEGRAL LOCKING DEVICES OPERATE PROPERLY.

STUDIO g ARCHITECTS

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TENANT IMPROVEMENT for

COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01/25 RENEWAL STATE OF CALIFORNIA

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE	
SCALE	AS SHOWN
PROJECT ID	2024.203
DRAWN BY	WC

JURISDICTION APPROVAL STAMP

SPECIFICATIONS

SHEET TITLE

SHEET NO. G0.11

GENERAL CONTRACTORS NOTES

1. EXISTING CONSTRUCTION DATA SHOWN ON THE DRAWINGS WAS OBTAINED FROM AVAILABLE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ALL EXCEPTIONS BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES BETWEEN DRAWINGS SHALL BE CLARIFIED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
3. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS AND ELEVATIONS EXCEPT WHERE INDICATED OTHERWISE. DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH CONTRACTOR. ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE WORK BEGINS OR SUPPLIES ARE ORDERED.
4. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE, GRID LINES, OR CENTER OF COLUMN, UNLESS OTHERWISE NOTED. DIMENSIONS ARE NOT TO BE SCALED. ALL MEASUREMENTS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
5. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS OR CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR DETAILED ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT PRIOR TO BID OR COMMENCING ANY WORK
6. ALL NOTED ITEMS NOT IDENTIFIED AS (E) FOR EXISTING ARE NEW AND TO BE PROVIDED IN THIS PROJECT.
7. DETAILS MARKED AS 'TYPICAL' SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. VERIFY ALL ELECTRICAL, MECHANICAL, FIRE ALARM, TELEPHONE/DATA AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED GENERAL CONTRACTOR WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION.
10. WORK SHALL BE PERFORMED IN CONFORMANCE WITH CURRENT LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS AND REGULATIONS APPLICABLE TO THIS WORK INCLUDING CCR TITLE 19, AND CBC PARTS 1 THROUGH 5.
11. A SEPARATE APPLICATION MAY BE REQUIRED FOR ALL N.I.C. ITEMS NOT PART OF THIS APPROVAL. ALL N.I.C. ITEMS NOTED ARE NOT PART OF THIS APPLICATION AND MAY REQUIRE LOCAL JURISDICTION REVIEW AND APPROVAL.
13. WORK INDICATED AS "OWNER FURNISHED, CONTRACTOR INSTALLED" (O.F.C.I.) SHALL MEET ALL APPLICABLE CODES AND REGULATORY REQUIREMENTS INDICATED WITHIN THESE DOCUMENTS AND SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO FINAL APPROVAL AND OCCUPANCY OF THIS PROJECT.
14. INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH ARE NOT COVERED BY THE CONTRACT DOCUMENTS AND WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF SUCH CONDITION PRIOR TO PROCEEDING WITH WORK.
15. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND REPORT TO ARCHITECT OR BUILDING OWNER'S REPRESENTATIVE ANY DISCREPANCIES FOR CORRECTIONS OR ADJUSTMENTS. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
16. SHOULD ANY CONSTRUCTION OR DEMOLITION WORK BEGIN PRIOR TO OBTAINING A BUILDING PERMIT, THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE CONSTRUCTION IS AT RISK AND THE GENERAL CONTRACTOR ACCEPTS THE RESPONSIBILITY FOR THE POSSIBILITY OF REDESIGN AND MODIFICATION TO THE IN-PLACE CONSTRUCTION. STUDIO G ARCHITECTS, INC. ACCEPTS NO RESPONSIBILITY FOR THE DEMOLITION OR CONSTRUCTION STARTED PRIOR TO OBTAINING A BUILDING PERMIT AND / OR RECEIVING PLANNING DEPARTMENT DESIGN APPROVAL FROM THE CITY.

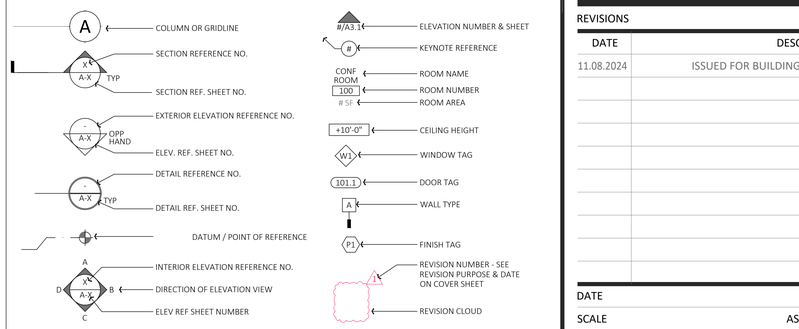
FIRE PROTECTION NOTES

1. PROVIDE THE REQUIRED LABELING/MARKING & IDENTIFICATION OF ANY FIRE-BARRIERS, FIRE-PARTITIONS, SMOKE BARRIERS & SMOKE PARTITIONS AS REQUIRED PER CBC SECTION 703.7. WHEREAS, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING, SUCH IDENTIFICATION SHALL:
   A. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES;
   B. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL & AT INTERVALS NOT EXCEEDING 30 FEET MEASURE HORIZONTALLY ALONG THE WALL OR PARTITION
   C. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING. " FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.
2. EXISTING FIRE SPRINKLER SYSTEM SHALL BE MODIFIED AS NECESSARY TO PROVIDE PROTECTION FOR ALL TENANT IMPROVEMENTS.
3. HORNS AND STROBES SHALL BE PROVIDED THROUGHOUT AREA OF WORK WHERE REQUIRED AS A DEFERRED SUBMITTAL .
4. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING THROUGHOUT CONSTRUCTION. PATCH AND REPAIR AS REQUIRED TO ENSURE INTEGRITY OF EXISTING FIRE RATINGS.
5. IF THE WORK PROPOSED ALTERS EXISTING FIRE-RATED WALLS, FIRE-RATED PENETRATIONS SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 7 OF THE CBC.
6. A WORKING SPACE OF NOT LESS THAN 30 INCHES WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. NO STORAGE OF ANY MATERIALS SHALL BE LOCATED WITH THE DESIGNATED WORKING SPACE.
7. MANUAL FIRE ALARM SYSTEM IN GROUP B OCCUPANCIES IS REQUIRED WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:
   A. THE COMBINED OCCUPANT LOAD OF ALL FLOORS IS 500 OR MORE.
   B. THE OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.
   C. A-OCCUPANCY IS OVER 300 PERSONS, OR WHERE THE GROUP A OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.
8. EVACUATION PLAN IS REQUIRED WHEN ITEM NO. 5, ABOVE, IS REQUIRED.

ABBREVIATION

A.B.	ANCHOR BOLT	HDR.	HEADER HARDWOOD	SHT.	SHEET
A.C.	ASPHALT CONCRETE	HDWD.	HARDWOOD	SHTHG.	SHEATHING
A/C	AIR CONDITIONING	HDWR.	HARDWARE	SHLV.	SHELF / SHELVES
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL	SIM.	SIMILAR
A.T.	ACOUSTIC TILE	HORIZ.	HORIZONTAL	SNK./SKH	SINK OR SKETCH
ADJ.	ADJUSTABLE	H.P.	HIGH POINT	S.H.	SHEET METAL
A.F.S.	AUTOMATIC FIRE SPRINKLER	HR.	HOUR	S.H.D.	SEE MECHANICAL DRAWINGS
ALUM.	ALUMINUM	H.R.C.	HOSE REEL CABINET	S.H.S.	SHEET METAL SCREW
∠	ANGLE	H.S.B.	HIGH STRENGTH BOLT	S.N.D.	SANITARY NAPKIN DISPOSAL
ANOD.	ANODIZED	HSS	HOLLOW STEEL SECTION	S.N.V.	SANITARY NAPKIN VENDOR
APPROX.	APPROXIMATELY	HT.	HEIGHT	S.O.V.	SHUT OFF VALVE
ARCH.	ARCHITECTURAL	H.T.D.	HANDICAP TOWEL DISPENSER	S.P.D.	SEE PLUMBING DRAWINGS
ASPH.	ASPHALT	HTG.	HEATING	SK.	SPECIFICATIONS
@	AT	H.W.	HOT WATER	SQ.	SQUARE
		H.W.D.	HOT WATER DISPENSER	S.S.	SERVICE SINK
BD.	BOARD			S.S.D.	SEE STRUCTURAL DRAWINGS
BLDG.	BUILDING	I.D.	INSIDE DIAMETER	S.ST.	STAINLESS STEEL
BLKG.	BLOCKING	INV.	INVERT	STD.	STANDARD
BM.	BEAM	INSUL.	INSULATION	STL.	STEEL
B.O.J.	BOTTOM OF JOISTS	INT.	INTERIOR	STN.	STAIN
BOT.	BOTTOM			STOR.	STORAGE
B.U.	BUILT-UP	JAN.	JANITOR	STRUCT.	STRUCTURAL
		J.B.	JUNCTION BOX.	SUSP.	SUSPENDED
CAB.	CABINET	JT.	JOINT		
CAD. PL.	CADMIUM PLATED			T & B	TOP AND BOTTOM
C.A.	CATCH BASIN	KIT.	KITCHEN	T.B.	TOWEL BAR
C.B.	CHALKBOARD	K.O.	KNOCK-OUT	TEL.	TELEPHONE
C.D.	CUP DISPENSER	K.P.	KICK PLATE	T & G	TONGUE AND GROOVE
CEM.	CEMENT			T.O	TOP OF
CER.	CERAMIC	LAM.	LAMINATE	T.O.S.	TOP OF SLAB
C.G.	CORNER GUARD	LAV.	LAVATORY	T.O.W.	TOP OF WALL
	CHANNEL	LKR.	LOCKER	T.P.D.	TOILET PAPER DISPENSER
C.I.	CAST IRON	L.P.	LOW POINT	TRD.	TREAD
C.J.	CONSTRUCTION JOINT	L.S.D.	LIQUID SOAP DISPENSER	TYP.	TYPICAL
℄ OR C.L.	CENTERLINE	LT.	LIGHT		
CLR.	CLEAR			U.L.	UNDERWRITERS LABORATORY
CLG.	CEILING	MAT.	MATERIAL	UNF.	UNFINISHED
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
C.O.	CLEAN OUT	M.B.	MACHINE BOLT	UR.	URINAL
COL.	COLUMN	MECH.	MECHANICAL		
COMP.	COMPOSITION	MEMB.	MEMBRANE	V.C.P.	VITREOUS CLAY PIPE
CONC.	CONCRETE	MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
CONN.	CONNECTION	M.H.	MANHOLE	VERT.	VERTICAL
CONT.	CONTINUOUS			VEST.	VESTIBULE
CONTR.	CONTRACTOR	N.I.C.	NOT IN CONTRACT	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
C.T.G.	CLEAN OUT TO GRADE	NO.	NUMBER	V.W.C.	VINYL WALL COVERING
CTSK.	COUNTERSUNK	N.S.F.	NET SQUARE FEET		
C.W.	COLD WATER	N.T.S.	NOT TO SCALE	W/	WITH
		(N)	NEW	W.C.	WATER CLOSET
DET.	DETAIL			WD.	WOOD
DO.F.	DOUGLAS FIR	O.C.	ON CENTER	W.H.	WATER HEATER
D.F.	DRINKING FOUNTAIN	O.D.	OUTSIDE DIAMETER	WNSCT.	WAINSCOT
DIA. OR ∅	DIAMETER DIM. DIMENSION	O.DR.	OVERFLOW DRAIN	W.P.	WATERPROOF or WORK POINT
DN.	DOWN	OFF.	OFFICE	W.R.	WASTE RECEPTACLE or
DR.	DOOR	O.D.	OVERHEAD		WATER RESISTANT
D.S.	DOWNSPOUT	OPNG.	OPENING	W.S.	WEATHER STRIPPING
DWGS.	DRAWINGS	OPP.	OPPOSITE	W.W.F.	WELDED WIRE FABRIC
(D)	DEMOLTION			W.W.M.	WOVEN WIRE MESH
		P.B.	PANIC BAR		
EA.	EACH	P.D.F.	POWDER DRIVEN FASTENER		
E.J.	EXPANSION JOINT	P.H.	PHILLIPS HEAD		
ELECT.	ELECTRICAL	℄ OR PL.	PROPERTY LINE		
ELEV.	ELEVATION	PLAS.	PLASTER		
ENAM.	ENAMEL	P.LAM.	PLASTIC LAMINATE		
ENCL.	ENCLOSURE	PLYWD.	PLYWOOD		
E.P.B.	ELECTRIC PANEL BOARD	PNL.	PANEL		
EQ.	EQUAL	POL.	POLISHED		
EQUIP.	EQUIPMENT	PORC.	PORCELAIN		
E.W.A.	ELECTRIC WATER COOLER	PR.	PAIR		
E.W.A.	ELECTRIC WATER HEATER	P.S.D.	POWDER SOAP DISPENSER		
EXH.	EXHAUST	PT.	POINT		
EXIST. or (E)	EXISTING	P.T.D.	PAPER TOWEL DISPENSER		
EXT.	EXTERIOR	PTN.	PARTITION		
F.A.	FIRE ALARM	P.V.C.	POLYVINYL CHLORIDE		
F.B.	FLAT BAR				
FBRGL.	FIBERGLASS	Q.T.	QUARRY TILE		
F.D.	FLOOR DRAIN				
FDN.	FOUNDATION	R.	RISERS		
F.A.	FIRE EXTINGUISHER	R.A.	RETURN AIR		
F.A.C.	FIRE EXTINGUISHER CABINET	RAD.	RADIUS		
F.A.	FIRE HYDRANT OR FLAT HEAD	R.C.P.	REINFORCED CONCRETE PIPE		
F.A.C.	FIRE HOSE CABINET	RD.	ROUND		
FIN.	FINISH FLOOR	R.D.	ROOF DRAIN		
F.O.	FINISHED OPENING OR FACE OF	REC.	RECESSED		
F.O.C.	FACE OF CONCRETE	REF.	REFERENCE		
F.O.F.	FACE OF FINISH	REINF.	REINFORCED		
F.O.M.	FACE OF MASONRY	REQ.	REQUIRED		
F.O.S.	FACE OF STUD	RESIL.	RESILIENT		
F.S.	FLOOR SINK	R.H./RB.H	ROUND HEAD OR ROBE HOOK		
		RM.	ROOM		
		(R)	RELOCATE		

SYMBOLS LEGEND



STUDIO g ARCHITECTS

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PROJECT ADDRESS
260 HARBOR BLVD., BLDG A
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TENANT IMPROVEMENT for

COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE

SCALE AS SHOWN

PROJECT ID 2024.203

DRAWN BY WC

JURISDICTION APPROVAL STAMP

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

SHEET TITLE

SHEET NO. G0.20

A5.602
***CALGreen* VERIFICATION GUIDELINES**
MANDATORY MEASURES CHECKLIST

Application: This checklist shall be used for nonresidential projects that meet one of the following: new construction, building additions of 1,000 square feet or greater, or building alterations with a permit valuation of $200,000 or more pursuant to Section 301.3 AND do not trigger a Tier 1 or Tier 2 requirement:

Y = Yes (section has been selected and/or included)
N/A = Not Applicable (code section does not apply to the project—mainly used for additions and alterations)
O = Other (provide explanation)
[N] = New construction pursuant to Section 301.3
[A] = Additions and/or Alterations pursuant to Section 301.3

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
DIVISION 5.1 Planning and Design	Mandatory	Storm water pollution prevention for projects that disturb less than 1 acre of land	5.106.1 through 5.106.2		X		
	Mandatory	Short-term bicycle parking (with exception)	5.106.4.1.1		X		
	Mandatory	Long-term bicycle parking	5.106.4.1.2 through 5.106.4.1.5		X		
	Mandatory	Electric vehicle (EV) charging [N] w/ exceptions	5.106.5.3		X		
	Mandatory	EV capable spaces [N]	5.106.5.3.1		X		
	Mandatory	Electric vehicle charging stations (EVCS)	5.106.5.3.2		X		
	Mandatory	Use of automatic load management systems (ALMS)	5.106.5.3.3		X		
	Mandatory	Accessible EVCS	5.106.5.3.4		X		
	Mandatory	Note for EVCS signs			X		
	Mandatory	Table 5.106.5.3.1 w/ footnotes	5.106.3.1, 5.106.3.2 and 5.106.3.3		X		
	Mandatory	Electric vehicle (EV) charging: medium-duty and heavy-duty [N]	5.106.5.4		X		
	Mandatory	Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces [N]	5.106.5.4.1		X		
	Mandatory	Table 5.106.5.4.1	5.106.5.4 and 5.106.5.4.1		X		
	Mandatory	Light pollution reduction [N] (with exceptions, notes and table)	5.106.8 through 5.106.8.2		X		
	Mandatory	Grading and paving (exception for additions and alterations not altering the drainage path)	5.106.10		X		
DIVISION 5.2 Energy Efficiency	Mandatory	Meet the minimum energy efficiency standard	5.201.1		X		
DIVISION 5.3 Water Efficiency and Conservation (continued)[1]	Mandatory	Separate meters (new buildings or additions > 50,000 sf that consume more than 100 gal/day)	5.303.1.1		X		
	Mandatory	Separate meters (for tenants in new buildings or additions that consume more than 1,000 gal/day)	5.303.1.2		X		
	Mandatory	Water closets shall not exceed 1.28 gallons per flush (gpf)	5.303.3.1	X			

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) **DIVISION 5.3 Water Efficiency and Conservation**	Mandatory	Wall-mounted urinals shall not exceed 0.125 gpf	5.303.3.2.1	X			
	Mandatory	Floor-mounted urinals shall not exceed 0.5 gpf	5.303.3.2.2		X		
	Mandatory	Single showerhead shall have maximum flow rate of 1.8 gpm (gallons per minute) at 80 psi	5.303.3.3.1		X		
	Mandatory	Multiple showerheads serving one shower shall have a combined flow rate of 1.8 gpm at 80 psi	5.303.3.3.2		X		
	Mandatory	Nonresidential lavatory faucets	5.303.3.4.1	X			
	Mandatory	Kitchen faucets	5.303.3.4.2	X			
	Mandatory	Wash fountains	5.303.3.4.3		X		
	Mandatory	Metering faucets	5.303.3.4.4		X		
	Mandatory	Metering faucets for wash fountains	5.303.3.4.5		X		
	Mandatory	Pre-rinse spray valve	5.303.3.4.6		X		
	Mandatory	Food waste disposers	5.303.4.1		X		
	Mandatory	Areas of additions or alterations	5.303.5	X			
	Mandatory	Standards for plumbing fixtures and fittings	5.303.6	X			
	Mandatory	Outdoor potable water use in landscape areas (with notes)	5.304.1		X		
DIVISION 5.4 Material Conservation and Resource Efficiency (continued)	Mandatory	Weather protection	5.407.1		X		
	Mandatory	Moisture control: sprinklers	5.407.2.1		X		
	Mandatory	Moisture control: exterior door protection	5.407.2.2.1		X		
	Mandatory	Moisture control: flashing	5.407.2.2.2		X		
	Mandatory	Construction waste management—comply with either: Sections 5.408.1.1, 5.408.1.2, 5.408.1.3 or more stringent local ordinance	5.408.1.1, 5.408.1.2, 5.408.1.3	X			
	Mandatory	Construction waste management: documentation	5.408.1.4	X			
	Mandatory	Universal waste [A]	5.408.2		X		
	Mandatory	Excavated soil and land clearing debris (100% reuse or recycle)	5.408.3		X		
	Mandatory	Recycling by occupants (with exception)	5.410.1	X			
	Mandatory	Recycling by occupants: additions (with exception)	5.410.1.1		X		
	Mandatory	Recycling by occupants: sample ordinance	5.410.1.2		X		
	Mandatory	Commissioning new buildings (≥ 10,000 sf) [N]	5.410.2		X		
	Mandatory	Owner's or owner representative's Project Requirements (OPR) [N]	5.410.2.1		X		
	Mandatory	Basis of Design (BOD) [N]	5.410.2.2		X		

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) **DIVISION 5.4 Material Conservation and Resource Efficiency**	Mandatory	Commissioning plan [N]	5.410.2.3		X		
	Mandatory	Functional performance testing [N]	5.410.2.4		X		
	Mandatory	Documentation and training [N]	5.410.2.5		X		
	Mandatory	Systems manual [N]	5.410.2.5.1	X			
	Mandatory	Systems operation training [N]	5.410.2.5.2	X			
	Mandatory	Commissioning report [N]	5.410.2.6	X			
	Mandatory	Testing and adjusting for new buildings < 10,000 sf or new systems that serve additions or alterations [A]	5.410.4		X		
	Mandatory	System testing plan for renewable energy, landscape irrigation and water reuse [A]	5.410.4.2		X		
	Mandatory	Procedures for testing and adjusting	5.410.4.3		X		
	Mandatory	Procedures for HVAC balancing	5.410.4.3.1		X		
	Mandatory	Reporting for testing and adjusting	5.410.4.4		X		
	Mandatory	Operation and maintenance (O&M) manual	5.410.4.5		X		
	Mandatory	Inspection and reports	5.410.4.5.1		X		
DIVISION 5.5 Environmental Quality (continued)	Mandatory	Fireplaces	5.503.1		X		
	Mandatory	Woodstoves	5.503.1.1		X		
	Mandatory	Temporary ventilation	5.504.1	X			
	Mandatory	Covering of ducts openings and protection of mechanical equipment during construction	5.504.3	X			
	Mandatory	Adhesives, sealants and caulks	5.504.4.1	X			
	Mandatory	Paints and coatings	5.504.4.3	X			
	Mandatory	Aerosol paints and coatings	5.504.4.3.1	X			
	Mandatory	Aerosol paints and coatings: verification	5.504.4.3.2	X			
	Mandatory	Carpet systems	5.504.4.4	X			
	Mandatory	Carpet cushion	5.504.4.4.1	X			
	Mandatory	Carpet adhesives per Table 5.504.4.1	5.504.4.4.2	X			
	Mandatory	Composite wood products	5.504.4.5	X			
	Mandatory	Composite wood products: documentation	5.504.4.5.3	X			
	Mandatory	Resilient flooring systems	5.504.4.6	X			
	Mandatory	Resilient flooring: verification of compliance	5.504.4.6.1	X			
	Mandatory	Thermal insulation	5.504.4.7	X			
	Mandatory	Verification of compliance	5.504.4.7.1	X			
	Mandatory	Acoustical ceilings and wall panels	5.504.4.8	X			
	Mandatory	Verification of compliance	5.504.4.8.1	X			

(continued)

CHAPTER 5 DIVISIONS		SECTION TITLE	CODE SECTION	Y	N/A	O	PLAN SHEET, SPEC OR ATTACH REFERENCE
(continued) **DIVISION 5.5 Environmental Quality**	Mandatory	Filters (with exceptions)	5.504.5.3	X			
	Mandatory	Filters: labeling	5.504.5.3.1	X			
	Mandatory	Environmental tobacco smoke (ETS) control	5.504.7		X		
	Mandatory	Indoor moisture control	5.505.1		X		
	Mandatory	Outside air delivery	5.506.1		X		
	Mandatory	Carbon dioxide (CO_2) monitoring	5.506.2		X		
	Mandatory	Acoustical control (with exception)	5.507.4		X		
	Mandatory	Exterior noise transmission, prescriptive method (with exceptions)	5.507.4.1		X		
	Mandatory	Noise exposure where noise contours are not readily available	5.507.4.1.1		X		
	Mandatory	Performance method	5.507.4.2		X		
	Mandatory	Site features	5.507.4.2.1		X		
	Mandatory	Documentation of compliance	5.507.4.2.2		X		
	Mandatory	Interior sound transmission (with note)	5.507.4.3		X		
	Mandatory	Ozone depletion and greenhouse gas reductions	5.508.1		X		
	Mandatory	Chlorofluorocarbons (CFCs)	5.508.1.1		X		
	Mandatory	Halons	5.508.1.2		X		
	Mandatory	Supermarket refrigerant leak reduction for retail food stores 8,000 square feet or more Sections 5.508.2 through 5.508.2.6.3	5.508.2 through 5.508.2.6.3		X		
		END OF MANDATORY PROVISIONS					

Documentation Author's / Responsible Designer's Declaration Statement

X **Mandatory:** I attest that this mandatory provisions checklist is accurate and complete.

Signature:			
Company:	STUDIO G ARCHITECTS, INC.	Date:	11/05/2024
Address:	299 BASSETT ST, SUITE 250	License:	C-27062
City/State/Zip:	SAN JOSE, CA 95110	Phone:	408.283.0100

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STUDIO g ARCHITECTS

PROJECT ADDRESS
260 HARBOR BLVD., BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE
SCALE AS SHOWN
PROJECT ID 2024.203
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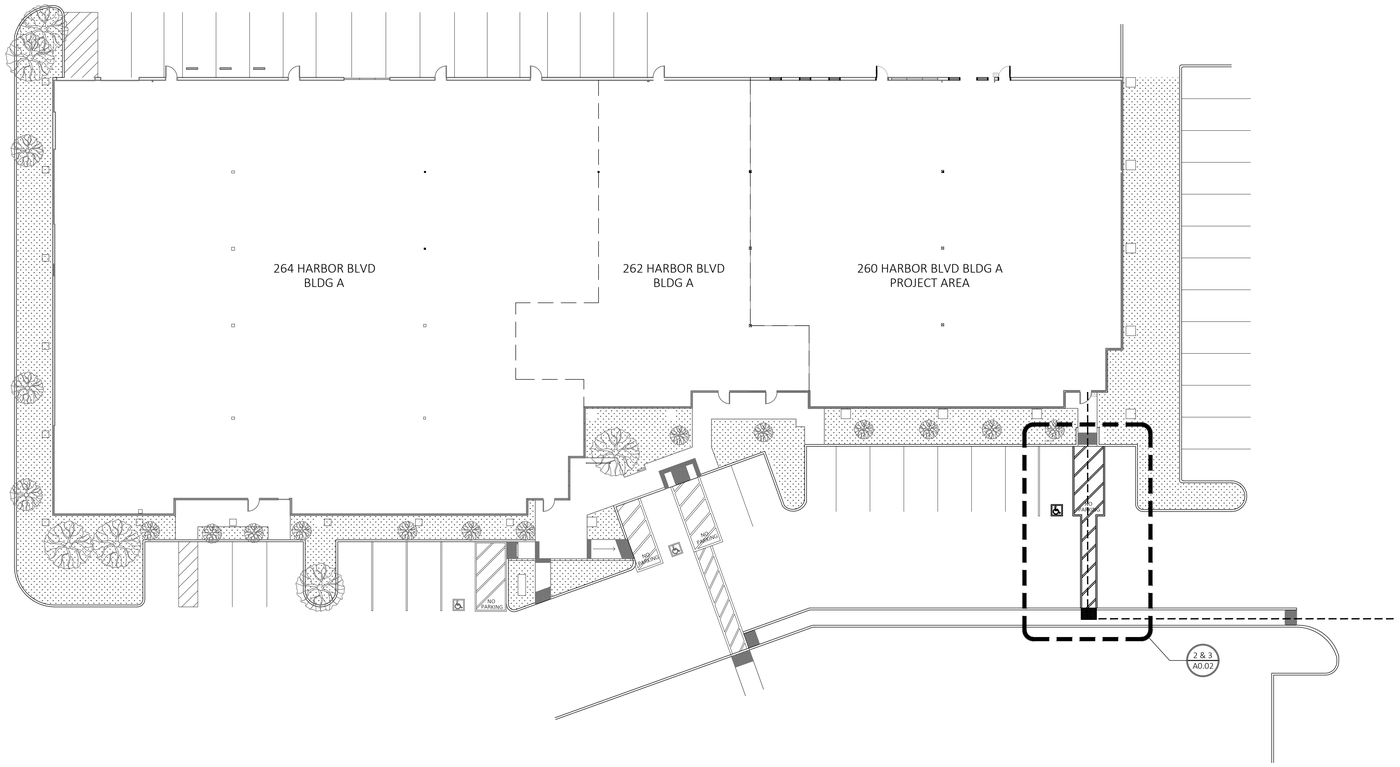
JURISDICTION APPROVAL STAMP

CALGREEN CHECKLIST

SHEET TITLE

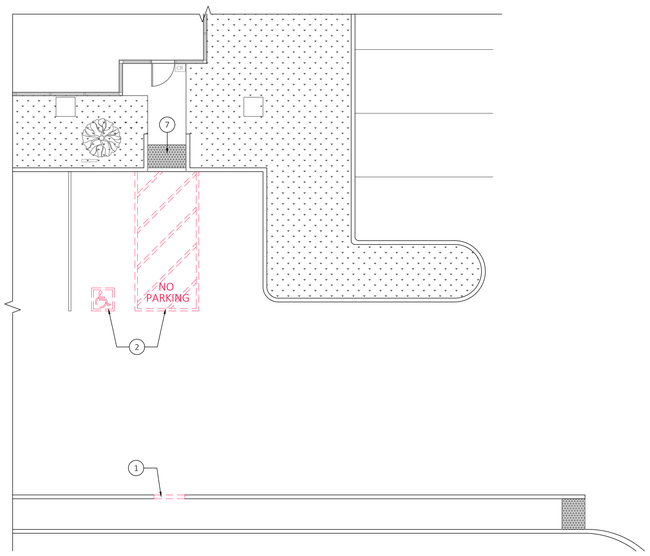
SHEET NO. G0.30



1. SITE PLAN

SCALE: 1" = 16' - 0"

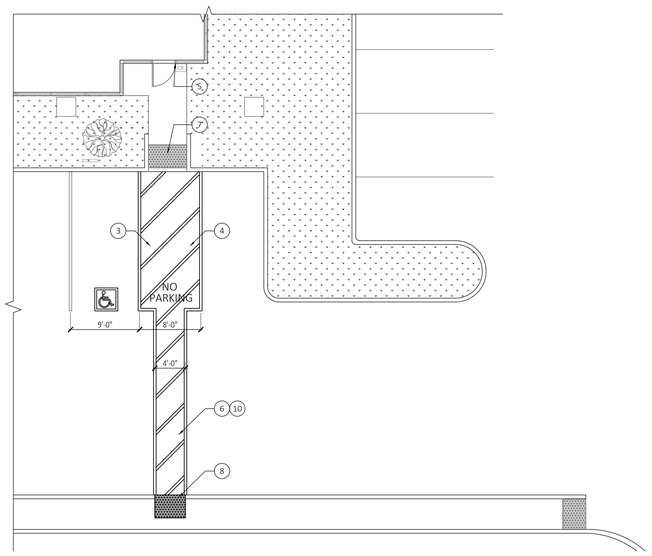
NORTH



2. DEMOLITION ENLARGED SITE PLAN

SCALE: 1" = 16' - 0"

NORTH



3. PROPOSED ENLARGED SITE PLAN

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

NORTH

GENERAL DEMOLITION SITE NOTES

A. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, DUST AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.

B. CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION.

C. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE.

D. THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF DEMOLITION.

E. THE DEMOLITION PLAN PROVIDES A GENERAL DESCRIPTION OF THE DEMOLITION AREAS AFFECTED BY THE CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY FOR THE EXECUTION OF THE WORK. IN ADDITION TO THE DEMOLITION SCOPE IDENTIFIED ON PLANS, CONTRACTOR SHALL PERFORM ANY MISCELLANEOUS DEMOLITION AS REQUIRED TO ACCOMMODATE AND SUPPORT NEW CONSTRUCTION. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK INDICATED ON PLANS.

F. ALL EXISTING TREES TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

G. SAWCUT EXISTING CONCRETE TO AN EXISTING CONTROL JOINT WHERE POSSIBLE.

H. ANY QUESTIONS REGARDING SCOPE OF DEMOLITION SHALL BE CLARIFIED WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.

GENERAL PROPOSED SITE NOTES

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGES TO ANY SURFACES AFFECTED BY DEMOLITION. REFINISH TO MATCH EXISTING ADJACENT FINISH.

B. ALL EXISTING TREES TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.

C. PATH OF TRAVEL (P.O.T.) IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NO STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.

D. CONTRACTOR SHALL MAINTAIN THE ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION.

KEYNOTES

Indicated by (X) on the plan

1. REMOVE PORTION OF (E) CONCRETE CURB AS REQUIRED.
2. REMOVE (E) STRIPING AS REQUIRED FOR (N) STRIPING.
3. RE-STRIPE VAN ACCESSIBLE PARKING SPACE. REFER TO DETAIL 1&2/A0.10 FOR ADDITIONAL INFORMATION.
4. RE-STRIPE LOADING AISLE. REFER TO DETAIL 1&2/A0.10 FOR ADDITIONAL INFORMATION.
5. (E) ACCESSIBLE ENTRY WITH BUILDING ACCESSIBILITY SIGN PER DETAIL 3/A0.10.
6. (N) ACCESSIBLE WALKWAY WITH MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.
7. (E) ACCESSIBLE CURB RAMP. REFER TO DETAIL 10, 11, 12/A0.10 FOR ADDITIONAL INFORMATION.
8. (N) DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES. REFER TO DETAIL 7/A0.10 FOR ADDITIONAL INFORMATION.
9. (E) TOW-AWAY SIGN. REFER TO DETAIL 5/A0.10 FOR ADDITIONAL INFORMATION.
10. (N) MIN. 4'-0" WIDE CROSSWALK PAVEMENT MARKING

PARKING SUMMARY

NO CHANGE IN OCCUPANCY OR BUILDING AREA IS PLANNED THAT WOULD ALTER THE REQUIRED NUMBER OF PARKING SPACES.
EXISTING PARKING IS SHOWN FOR REFERENCE ONLY.

SITE LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- INDICATES BUILDING OR STRUCTURE. SEE KEYNOTES FOR ADDITIONAL INFORMATION.

4. OVERALL SITE AERIAL PHOTO

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

NORTH

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TENANT IMPROVEMENT for
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DEPARTMENT OF HOUSING

LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01-25 STATE OF CALIFORNIA

kelly a. simcox, architect

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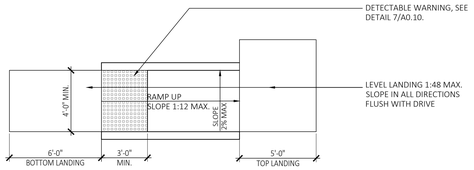
JURISDICTION APPROVAL STAMP

SITE PLAN

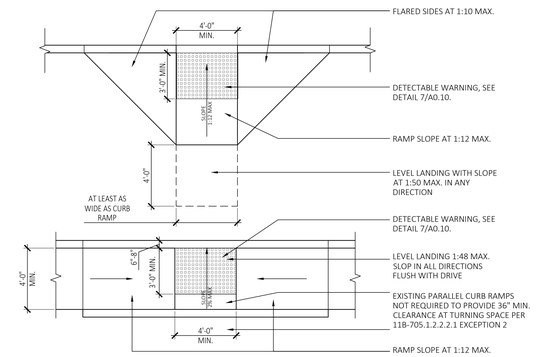
SHEET TITLE

SHEET NO. A0.02



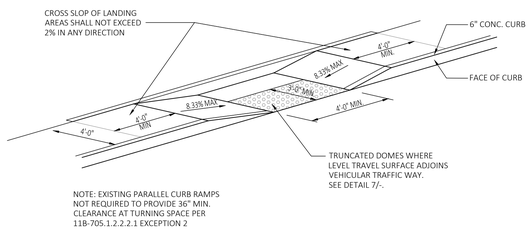
PERPENDICULAR CURB RAMPS W/ DETECTABLE WARNINGS 10

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



(E) CURB RAMPS W/ DETECTABLE WARNINGS 11

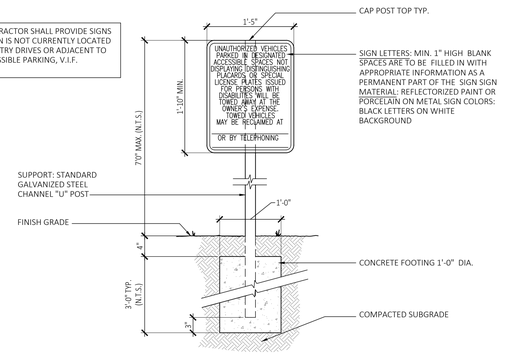
SCALE: 1/4" = 1'-0"



(E) PARALLEL CURB RAMP 12

SCALE: NTS

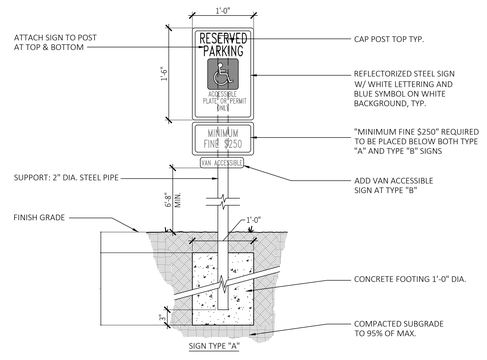
CONTRACTOR SHALL PROVIDE SIGNS IF SIGN IS NOT CURRENTLY LOCATED AT ENTRY DRIVES OR ADJACENT TO ACCESSIBLE PARKING, V.I.F.



VERIFY VEHICLE RECLAIM SERVICE AND PHONE NUMBER WITH BUILDING OWNER.

TYPICAL TOW AWAY SIGN 5

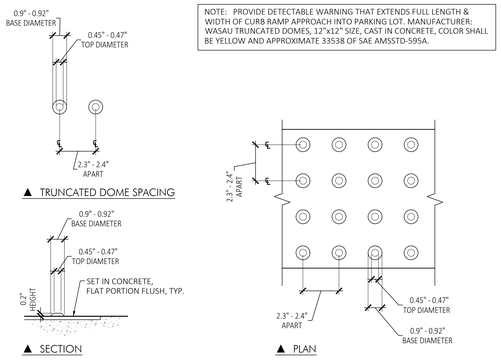
SCALE: 1" = 1'-0"



SIGN TYPE A- AS SHOWN, SIGN TYPE B - INCLUDES VAN ACCESSIBLE SIGN

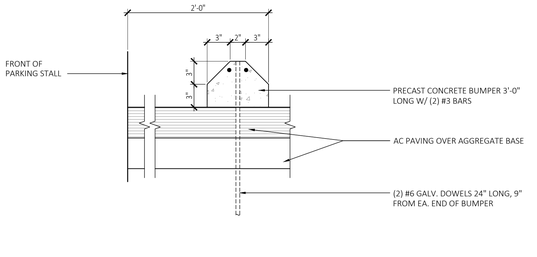
TYPICAL ACCESSIBLE RESERVED PARKING SIGN 6

SCALE: 1" = 1'-0"



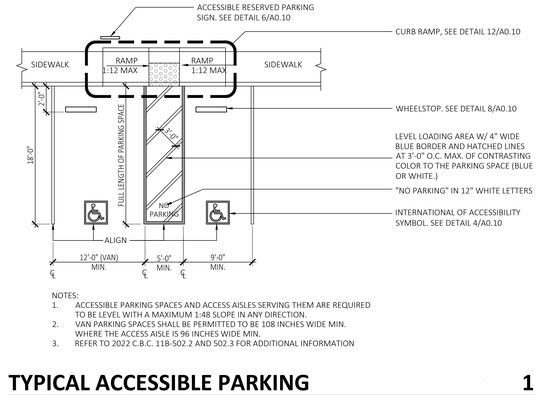
TYPICAL DETECTABLE WARNING SURFACE 7

SCALE: N.T.S.



CONCRETE WHEEL STOP 8

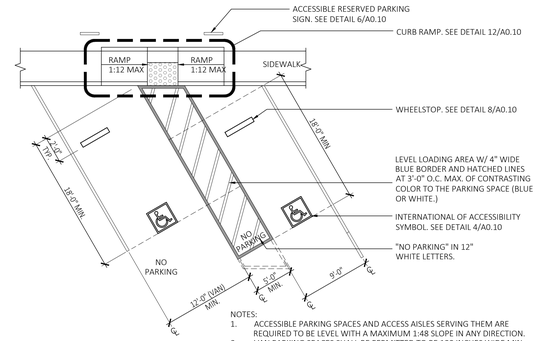
SCALE: 1-1/2" = 1'-0"



NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM ARE REQUIRED TO BE LEVEL WITH A MAXIMUM 1:48 SLOPE IN ANY DIRECTION.
2. VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MIN. WHERE THE ACCESS AISLE IS 96 INCHES WIDE MIN.
3. REFER TO 2022 C.B.C. 11B-502.2 AND 502.3 FOR ADDITIONAL INFORMATION

TYPICAL ACCESSIBLE PARKING 1

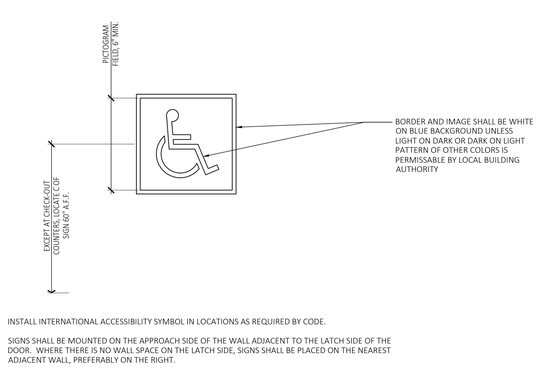
SCALE: 1/8" = 1'-0"



NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM ARE REQUIRED TO BE LEVEL WITH A MAXIMUM 1:48 SLOPE IN ANY DIRECTION.
2. VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES WIDE MIN. WHERE THE ACCESS AISLE IS 96 INCHES WIDE MIN.
3. REFER TO 2022 C.B.C. 11B-502.2 AND 502.3 FOR ADDITIONAL INFORMATION

TYPICAL ACCESSIBLE PARKING 2

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

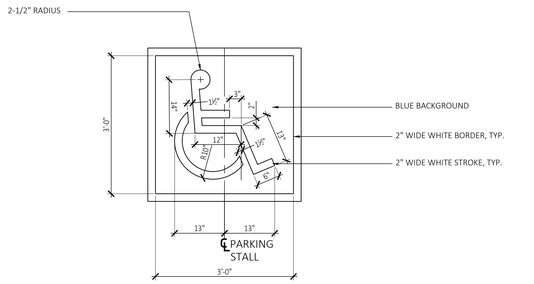


INSTALL INTERNATIONAL ACCESSIBILITY SYMBOL IN LOCATIONS AS REQUIRED BY CODE.

SIGNS SHALL BE MOUNTED ON THE APPROACH SIDE OF THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

INTERNATIONAL SYMBOL OF ACCESSIBILITY SURFACE MOUNTED 3

SCALE: 3" = 1'-0"



TYP. INTERNATIONAL SYMBOL OF ACCESSIBILITY 4

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

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TENANT IMPROVEMENT for

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kelly a. simcox, architect

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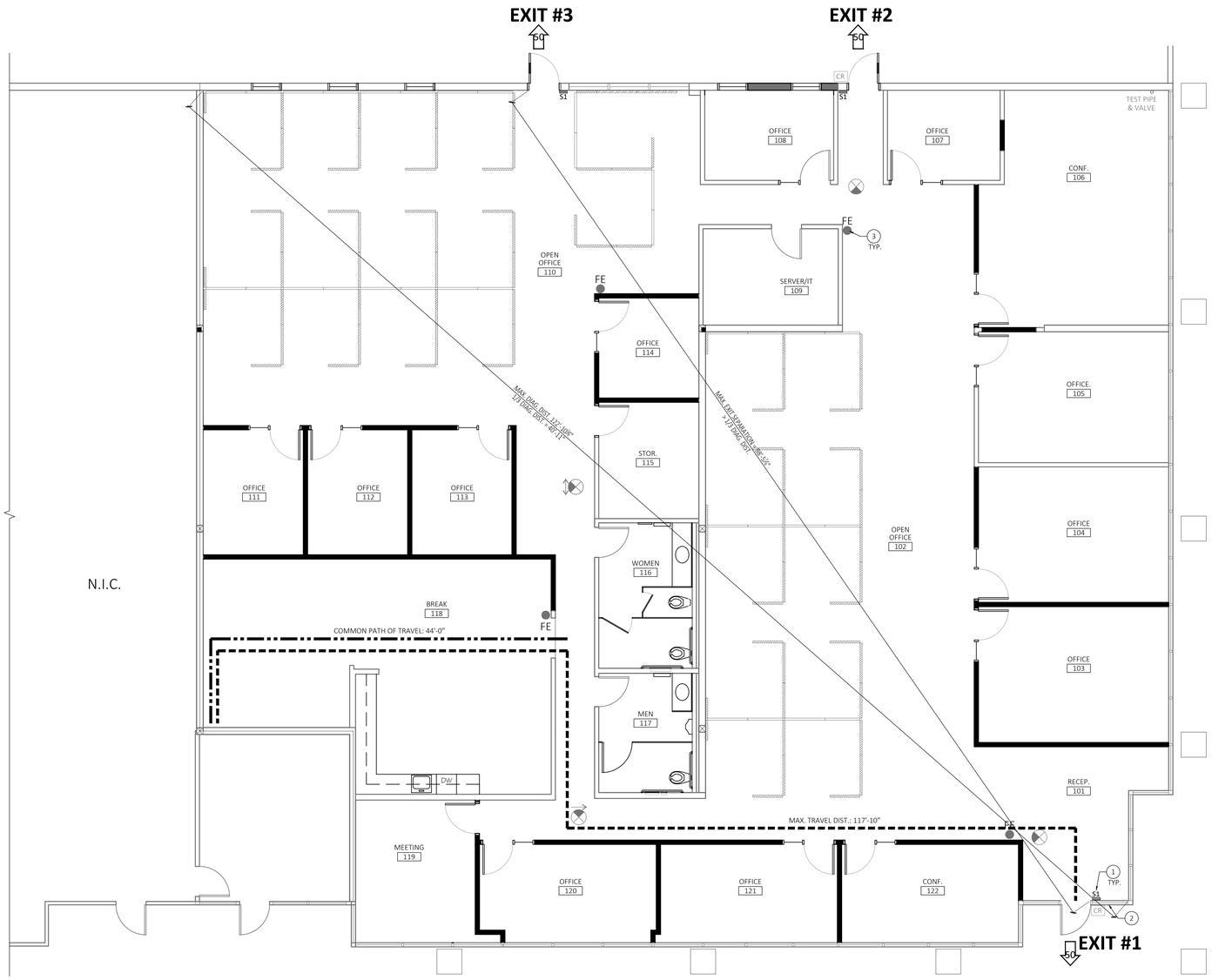
JURISDICTION APPROVAL STAMP

SITE DETAILS

SHEET TITLE

SHEET NO. A0.10



1. EXITING PLAN

SCALE: 3/16"=1'-0"

NORTH

EXITING LEGEND

- 25 — POINT OF EGRESS & CUMMULATIVE OCCUPANT LOAD
- S1 — TACTILE EXIT SIGNAGE. SEE 16/A9.5
- CR — EXISTING CARD READER TO REMAIN
- P.H. — (N) OR (E) PANIC HARDWARE
- (N) OR (E) EXIT SIGN WALL WITH SINGLE OR DOUBLE FACE AND DIRECTIONAL ARROWS W/ BACK-UP POWER SUPPLY.
- FEC — (N) OR (E) FIRE EXTINGUISHER CABINET
- COMMON PATH OF EGRESS TRAVEL - 100' MAX. PER CBC TABLE 1006.2.1
- EXIT TRAVEL DISTANCE - 300' MAX. PER CBC TABLE 1017.2
- N.I.C. — NOT IN CONTRACT

TACTILE SIGN LEGEND

TACTILE EXIT SIGNS SHALL BE REQUIRED AT EACH EXIT OR EXIT ACCESS DOOR PER C.B.C. 1013.1 AND 1013.4 AT THE FOLLOWING LOCATIONS:

- S1 EXIT — AT GRADE LEVEL EXTERIOR EXIT DOORS
- S2 EXIT ROUTE — AT EXIT ACCESS DOORS FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN.
- S3 EXIT ROUTE ▶ — AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY.
- S4 TO EXIT — AT EXIT DOOR THROUGH A HORIZONTAL EXIT.
- S5 EXIT STAIR DOWN — AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
- S6 EXIT STAIR UP — AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY.
- S7 EXIT RAMP DOWN — AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.
- S8 EXIT RAMP UP — AT EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A RAMP.

KEYNOTES

Indicated by (X) on the plan

1. TACTILE EXIT SIGN. PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXIST, SIGN SHALL BE GREY BACKGROUND WHITE LETTERS. SEE TACTILE DETAIL 12/A9.50.
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY. PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXISTING, SIGN SHALL BE GREY BACKGROUND WITH WHITE LETTERS.
3. SURFACE MOUNTED FIRE EXTINGUISHER, SEE DETAIL 10/A9.50.

GENERAL EXITING NOTES

Indicated by (X) on the plan

1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, OR EFFORT PER CBC SECTION 1010.2.
2. MAIN EXIT DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED, A READILY VISIBLE SIGN IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"WITH 1-INCH HIGH LETTERS ON A CONTRASTING BACKGROUND PER CBC SECTION 1010.2.4
3. EXIT OR EXIT ACCESS DOORS SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES AND CLEAR OPENING HEIGHT OF NOT LESS THAN 80 INCHES. THE CLEAR OPENING WIDTH AT SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES PER CBC SECTION 1010.1.1.
4. THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED PER CBC SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN 44 INCHES AND THE CEILING HEIGHT SHALL NOT BE LESS THAN 7 FEET 6 INCHES PER CBC SECTION 1003.2.
5. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN ONE-HALF PER CBC SECTION 1005.7.1.
6. PRESERVE AND MAINTAIN EXISTING EXITS THROUGHOUT CONSTRUCTION AND MAINTAIN EXISTING FIRE RATING THROUGHOUT CONSTRUCTION. PATCH AND REPAIR AS REQUIRED TO ENSURE INTEGRITY OF EXISTING FIRE RATINGS.
7. TACTILE EXIT SIGN. PROVIDE NEW IF NOT ALREADY EXISTING. MATCH BUILDING STANDARDS. IF NO STANDARDS EXIST, SIGN SHALL BE GREY BACKGROUND WHITE LETTERS. SEE TACTILE DETAIL ON THIS SHEET.
8. EVERY ROOM OR SPACE, WHICH IS USED FOR ASSEMBLY, DINING, DRINKING OR SIMILAR PURPOSES HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY PER CBC SECTION 1004.9.
9. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE PER CBC SECTION 1008.2.1. IN THE EVENT OF POWER FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR PER CBC SECTION 1008.3.4.
10. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS PER CBC SECTION 1013.1.
11. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27, PER CBC SECTION 1013.5.
12. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES WITH EMERGENCY ELECTRICAL BACK-UP POWER TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS PER CBC SECTION 1013.6.3.
14. TACTILE SIGNAGE SHALL BE LOCATED AT LATCH SIDE OF SINGLE DOOR AND RIGHT SIDE OF DOUBLE DOORS FROM DIRECTION OF EGRESS.
15. PROVIDE (1) 2A-10B:C FIRE EXTINGUISHER PER 1,500 S.F. IN AREA (ORD. HZD.), 3,000 S.F. IN AREA (LT. HZD.), 75 FEET OF MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS.

EXIT ANALYSIS

OCCUPANT LOAD CALCULATION PER CBC TABLE 1004.5

OFFICE USE (B) - UNCONCENTRATED

ROOM NO.	FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD (BASED ON SF)
102	OPEN OFFICE	1054 SF	150 GROSS	8
103	OFFICE	258 SF		2
104	OFFICE	257 SF		2
105	OFFICE	249 SF		2
107	OFFICE	101 SF		1
108	OFFICE	116 SF		1
110	OPEN OFFICE	1522 SF		11
111	OFFICE	125 SF		1
112	OFFICE	125 SF		1
113	OFFICE	125 SF		1
114	OFFICE	100 SF		1
120	OFFICE	170 SF		2
121	OFFICE	174 SF		2
TOTAL OCCUPANT LOAD FOR OFFICE USE (B) - UNCONCENTRATED				35

ASSEMBLY USE (B) - UNCONCENTRATED

ROOM NO.	FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD (BASED ON SF)
101	RECEPTION	225 SF	15 NET	15
106	CONFERENCE	423 SF		29
118	BREAK	665 SF		45
119	MEETING	172 SF		12
122	CONFERENCE	174 SF		12
TOTAL OCCUPANT LOAD FOR ASSEMBLY USE (B) - UNCONCENTRATED				113

STORAGE (B) - Accessory Storage / Elect/IT/Jan

ROOM NO.	FUNCTION OF SPACE	AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD (BASED ON SF)
109	SERVER/IT	130 SF	300	1
115	STORAGE	116 SF		1
TOTAL OCCUPANT LOAD FOR STORAGE USE (B)				2
TOTAL OCCUPANT LOAD				150

DOOR WIDTH CALCULATION PER CBC SEC 1005.3.2

DOOR #	CLEAR DOOR WIDTH (IN)	EGRESS CAPACITY FACTOR	MAX EGRESS CAPACITY	ACTUAL EGRESS LOAD
EXIT #1	34"	0.2	170	50
EXIT #2	34"	0.2	170	50
EXIT #3	34"	0.2	170	50

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LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01/25 CALIFORNIA

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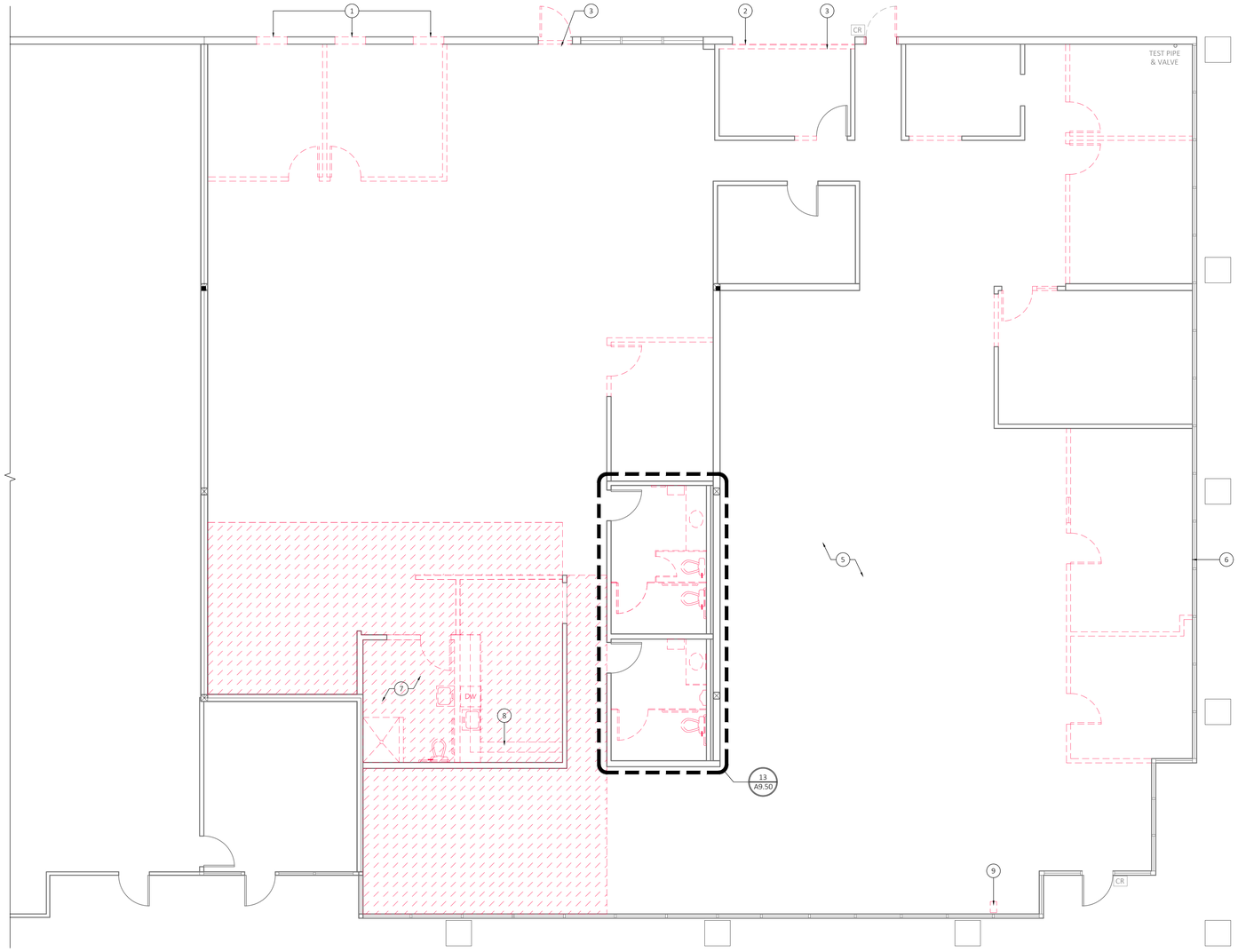
JURISDICTION APPROVAL STAMP

EXITING PLAN

SHEET TITLE

SHEET NO. A0.20



1. DEMOLITION FLOOR PLAN

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

NORTH

GENERAL DEMOLITION NOTES

A. REFER TO SPECIFICATION SECTION 02 41 19 - SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.

B. ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH APPROPRIATE SPECIFICATION SECTIONS IN THE PROJECT DOCUMENTS AT NO ADDITIONAL COST. IF NO SPECIFICATION CAN BE FOUND WITHIN THE PROJECT DOCUMENTS, THEN CONTINUITY SHALL BE MAINTAINED BY CURRENT STANDARD METHODS FOR CONSTRUCTION BUT NOT LESSER IN QUALITY THAN EXISTING. ANY AREA OF DEMOLITION OR REMOVAL SHALL BE LEFT IN A COMPLETELY FINISHED CONDITION.

C. THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF PLYWOOD, CONCRETE OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION AND /OR NEW CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING. ALL BEARING WALLS, SHEAR WALLS, BRACE FRAMES, STRUCTURAL COLUMNS AND BEAMS, AND RELATED STRUCTURAL MEMBERS TO REMAIN, U.O.N.

D. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES AS REQUIRED FOR NEW FINISHES.

E. WHERE DOOR IS SCHEDULED TO BE DEMOLISHED, REMOVE EXISTING DOOR FRAME AS WELL.

F. IF DOORS AND FRAMES ARE TO BE RE-USED FOR THIS WORK, CAREFULLY REMOVE DOORS FROM WALL OPENING TO AVOID DAMAGE. CLEAN, REFURBISH OR REPAIR AS REQUIRED AND SALVAGE FOR RE-INSTALLATION WHERE INDICATED ON PLANS.

G. AREAS TO RECEIVE NEW EXPOSED CONCRETE FLOOR FINISH SHALL BE REPAIRED AND REFLOATED AS REQUIRED TO PROVIDE SMOOTH AND ALIGNED TRANSITION TO ADJACENT FLOORING PRIOR TO INSTALLATION OF NEW FLOORING FINISH.

H. SAW-CUT FLOORING AS REQUIRED FOR ALL NEW FLOOR ELECTRICAL AND PLUMBING. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER IF ANY STRUCTURAL CONDITION MAY OCCUR PRIOR TO CONSTRUCTION. PATCH, REPAIR AND PREP AREA OF WORK AND ANY AREA DAMAGED DUE TO CONSTRUCTION AS REQUIRED FOR SMOOTH, ALIGNED & LEVELED TRANSITION FROM NEW TO EXISTING, MATCHING EXISTING MATERIAL AND FINISH, U.O.N. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.

I. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEM AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH CURRENT CODE REQUIREMENTS.

J. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING WHERE APPLICABLE AS REQUIRED FOR NEW CONSTRUCTION, U.O.N. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO CONSTRUCTION.

K. REMOVE EXISTING ABANDONED AND UNUSED ELECTRICAL OUTLETS, DATA OUTLETS, ELECTRICAL AND DATA CABLING, SURFACE MOUNTED ELECTRICAL WIRE MOLD, SERVER RACKS, LADDER RACKS, WIREMOLD, FLOOR CORES, ETC. EXISTING ELECTRICAL IN SERVICE ROOMS (JANITORIAL ROOMS, ELECTRICAL ROOMS) SHALL REMAIN.

L. ALL EXISTING UTILITIES ARE TO REMAIN, U.O.N. CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.

M. COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

SHEET NOTES

1. ALL (E) UNUSED BLANK WALL PLATES THROUGHOUT TO REMAIN.
2. REMOVE (E) FIRE EXTINGUISHERS AND SIGNAGE THROUGHOUT.

KEYNOTES

Indicated by (X)→ on the plan

1. REMOVE PORTION OF (E) EXTERIOR WALL AS REQUIRED FOR (N) WINDOWS. SEE PROPOSED PLAN.
2. REMOVE (E) ROLL UP DOOR.
3. REMOVE (E) WALL INFILL. PREPARE OPENING AS REQUIRED FOR (N) WINDOWS OR DOOR. SEE PROPOSED PLAN.
4. (E) METAL DOOR TO REMAIN. REMOVE (E) DOOR HARDWARE AND PREPARE DOOR AS REQUIRED FOR (N) HARDWARE. SEE DOOR SCHEDULE.
5. (E) FLOORING TO REMAIN. PROTECT DURING DEMOLITION. PATCH, CLEAN,REPAIR AND PROVIDE (N) TO MATCH (E) AS REQUIRED.
6. (E) BLINDS TO REMAIN. CLEAN, REPAIR OR REPLACE DAMAGED BLINDS AS REQUIRED. BLINDS TO MATCH (E).
7. REMOVE (E) SHOWER ALL PLUMBING FIXTURES AND ACCESSORIES, INCLUDING ASSOCIATED ATTACHMENTS IN THIS ROOM.
8. REMOVE (E) UPPER AND LOWER CASEWORK, INCLUDING ASSOCIATED SINK/FAUCET, EQUIPMENT AND ATTACHMENTS.
9. REMOVE (E) POWER POLE.

LEGEND

EXISTING WALL / CONSTRUCTION TO REMAIN. U.O.N.

EXISTING NON-LOAD BEARING WALL TO BE REMOVED. PATCH, REPAIR AND PREP AREA AS REQUIRED FOR NEW CONSTRUCTION.

EXISTING DOOR AND FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.

EXISTING DOOR AND FRAME TO BE REMOVED. REMOVE SIDELITE IF EXISTING.

WINDOW OR SIDELIGHT ASSEMBLY TO REMAIN.

WINDOW OR SIDELIGHT ASSEMBLY TO BE REMOVED.

FE — EXISTING FIRE EXTINGUISHER AND SEMI-RECESSED CABINET TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

FE — EXISTING FIRE EXTINGUISHER TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

REMOVE (E) FLOOR COVERING AND WALL BASE IN AREA NOTED ON THE PLAN. THOROUGHLY REMOVE ADHESIVES AND SCRAPE FLOOR CLEAN TO SUBFLOOR.

N.I.C. — NOT IN CONTRACT. NO WORK IN THIS AREA.

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LICENSED ARCHITECT
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kelly a. simcox, architect

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SCALE AS SHOWN

PROJECT ID 2024.203

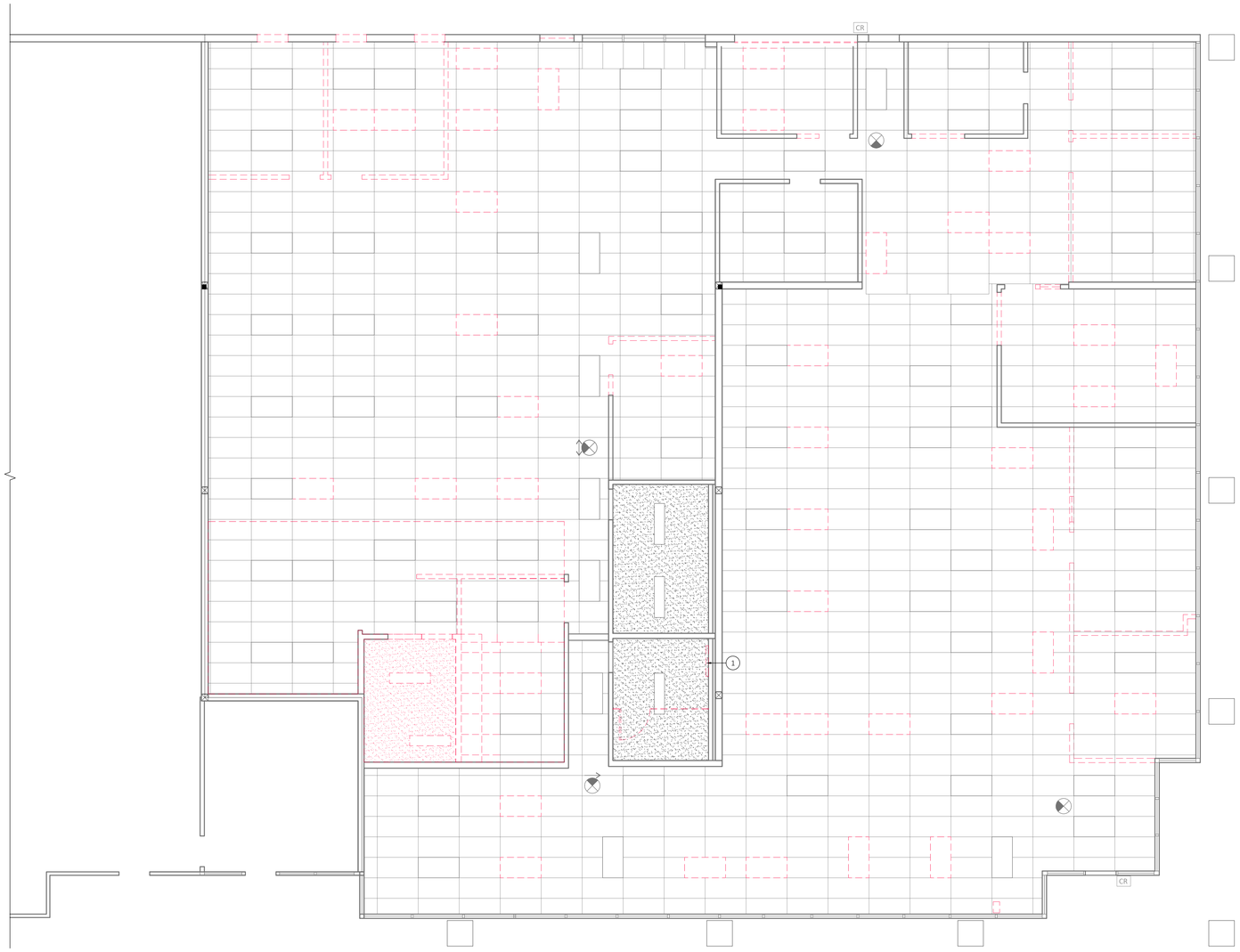
DRAWN BY WC

JURISDICTION APPROVAL STAMP

DEMOLITION FLOOR PLAN

SHEET TITLE

SHEET NO. A1.10



1. DEMOLITION REFLECTED CEILING PLAN

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

NORTH

GENERAL DEMOLITION NOTES

A. REFER TO SPECIFICATION SECTION 02 41 19 - SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.
B. REFER TO DEMOLITION PLAN FOR ADDITIONAL INFORMATION AND COORDINATION.
C. PROTECT EXISTING FIRE SPRINKLER SYSTEM TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL MODIFY EXISTING FIRE SPRINKLERS AS NEEDED FOR NEW SCOPE OF WORK.
D. UPON REMOVAL OF EXISTING WALLS AS INDICATED, PATCH REMAINING PORTIONS OF CEILINGS, SOFFITS AND FINISHED SURFACES TO REMAIN AS REQUIRED TO MATCH (E) ADJACENT FINISHES.
E. ALL DAMAGED INSULATION SHALL BE REPAIRED AND/OR REPLACED WITH NEW TO MATCH EXISTING AND IN COMPLIANCE WITH CURRENT CODE REQUIREMENTS.
F. ALL ABANDONED CONDUITS, WIRING AND CABLING INCLUDING SWITCH BOXES, PLATES, BRIDGES, AND ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT SHALL BE REMOVED, AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER OR TENANT.
G. CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.

SHEET NOTES

A. PROTECT, STOCKPILE AND MAINTAIN EXISTING CEILING TILES WHERE TEMPORARILY REMOVED IN PREPARATION FOR REINSTALLATION AS INDICATED IN CEILING PLAN.
B. ALL (E) SUSPENDED T-BAR CEILING SYSTEM TO REMAIN THROUGHOUT AREA OF WORK, U.O.N.. REPLACE DAMAGED CEILING TILES AND REPAIR DAMAGED GRID AS REQUIRED TO MATCH (E) ADJACENT.
C. REMOVE ALL WRITABLE WALL FILM FROM (E) WALLS THAT ARE TO REMAIN.

KEYNOTES

Indicated by (X) on the plan

1. REMOVE (E) WALL SCONCE AND SALVAGE FOR RELOCATION. SEE PROPOSED REFLECTED CEILING PLAN AND ENLARGED RESTROOM PLAN.

LEGEND

- N.I.C. — NOT IN CONTRACT. NO WORK IN THIS AREA.
- EXISTING CEILING TILES TO BE REMOVED. EXISTING SUSPENDED CEILING GRID TO REMAIN, U.O.N. PATCH, PAINT AND REPAIR AS REQUIRED. ANY MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE DEFERRED: DESIGN AND SUBMITTAL BY OTHERS.
- EXISTING GYPSUM BOARD CEILING/ SOFFIT TO REMAIN, U.O.N. ANY MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE DEFERRED: DESIGN AND SUBMITTAL BY OTHERS.
- REMOVE EXISTING GYPSUM BOARD CEILING / SOFFIT. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE ADJACENT REMAINING CEILING. ANY MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE DEFERRED: DESIGN AND SUBMITTAL BY OTHERS.
- (E) 2X4 LIGHT FIXTURE TO REMAIN.
- REMOVE (E) 2'x4' LIGHT FIXTURE AND SALVAGE FOR RELOCATION IF POSSIBLE. SEE PROPOSED REFLECTED CEILING PLAN FOR NEW LOCATIONS. CONTRACTOR TO TAKE CAUTION TO NOT DAMAGE REMAINING CEILING AND REPAIR / REPLACE WITH NEW IF DAMAGED, U.O.N.
- (E) 1X4 LIGHT FIXTURE TO REMAIN.
- (E) 1X4 LIGHT FIXTURE TO BE REMOVED.
- (E) CEILING MTD. EXIT SIGN W/ DIRECTIONAL ARROWS & BACK-UP BATTERY POWER TO REMAIN. CONTRACTOR TO FIELD VERIFY EXISTING OPERABLE CONDITION AND REPLACE W/ NEW AS REQUIRED TO MATCH EXISTING OR BETTER TO COMPLY WITH CURRENT CODES, U.O.N.
  INDICATES WALL MOUNTED TYPE

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kelly a. simcox, architect

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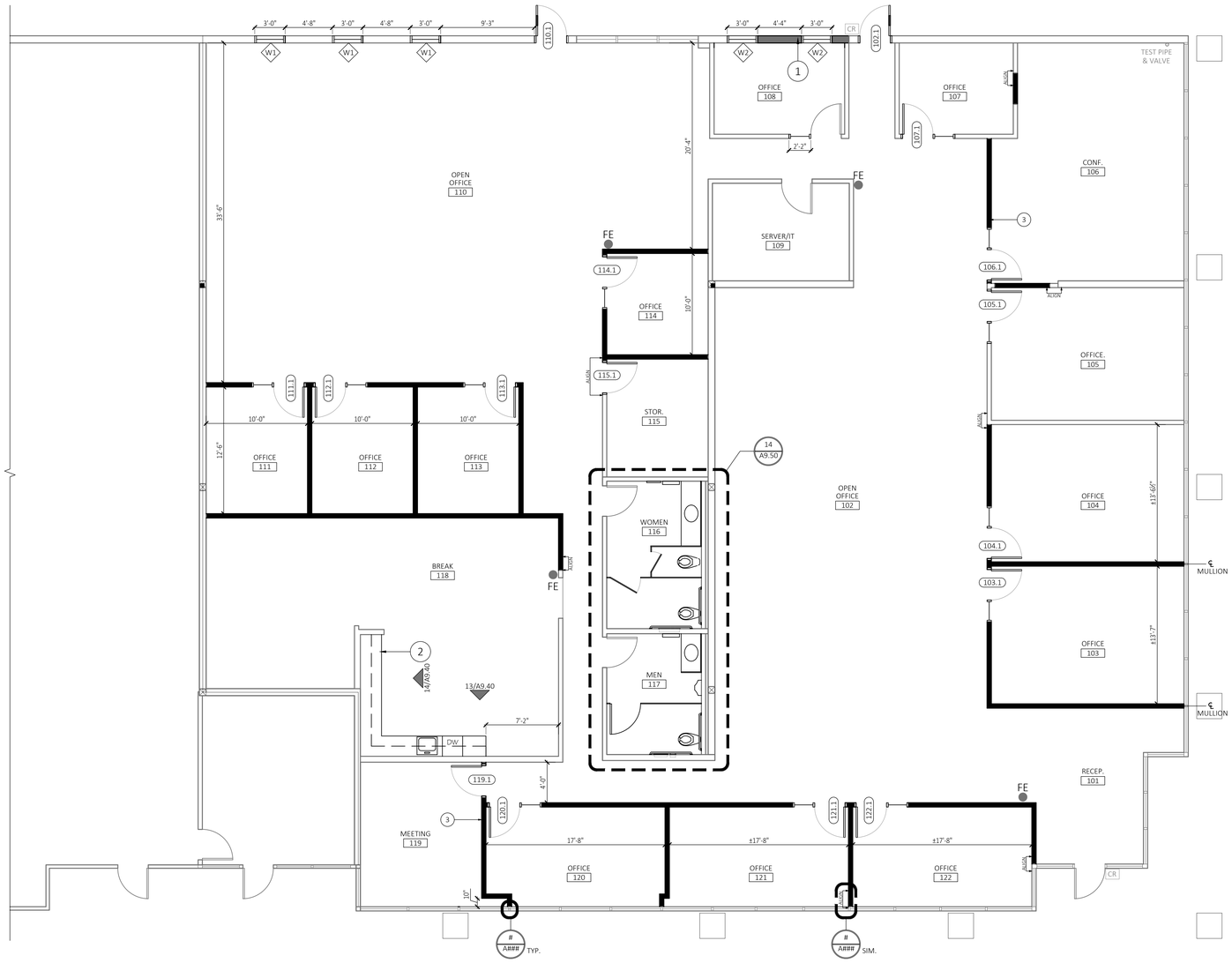
JURISDICTION APPROVAL STAMP

DEMOLITION CEILING PLAN

SHEET TITLE

SHEET NO. A1.20



1. PROPOSED FLOOR PLAN

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

NORTH

GENERAL FLOOR PLAN NOTES

A. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.

B. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.

C. ANY EXISTING WALLS TO REMAIN THAT DO NOT MEET A LEVEL 4 FINISH, AND ALL NEW WALLS SHALL RECEIVE A LEVEL 4 FINISH, TYP. U.O.N.. SEE FINISH PLAN FOR ADDITIONAL INFORMATION. WALLS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

D. FINISH SURFACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.

E. CONTRACTOR TO FIELD VERIFY ALL (E) DOORS AND LOCKS PRIOR TO ANY CONSTRUCTION. ALL LOCKING DEVICES SHALL BE REPLACED IF NOT IN WORKING ORDER OR DAMAGED TO MATCH BUILDING STANDARDS.

H. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.

I. ALL WALLS SHALL HAVE FULL DEPTH OF CAVITY INSULATION: INSULATION SHALL BE SOUND ATTENUATING BATT INSULATION AT ALL INTERIOR WALLS AND THERMAL INSULATION AT ALL EXTERIOR WALLS.

J. PROVIDE METAL BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT AND TENANT PRIOR TO CONSTRUCTION.

SHEET NOTES

A. PROVIDE A LEVEL 4 SMOOTH FINISH, PAINT AND WALL BASE AT ALL (E) AND (N) WALLS. FLOAT EXISTING WALLS THAT DO NOT MEET A LEVEL 4 FINISH TO RECEIVE NEW FINISHES. SEE FINISH PLAN FOR ADDITIONAL INFORMATION. .

B. EXISTING FIRE EXTINGUISHERS TO REMAIN. GC TO VERIFY EXISTING FOR COMPLIANCE AND PROVIDE NEW IF OUT OF COMPLIANCE. PROVIDE FACTORY WHITE ENAMEL FINISH IF REQUIRED..

C. ALL F.L.S. DEVICE LOCATIONS SHALL BE COORDINATED AND APPROVED IN THE FIELD WITH ARCHITECT. AVOID PLACING F.L.S. DEVICES ON FEATURE WALLS. WHEN DEVICE CANNOT BE RELOCATED TO CEILING OR AN ADJACENT WALL COORDINATE LOCATION WITH ARCHITECT. DEVICES INSTALLED ON FEATURE WALLS WITHOUT PRIOR APPROVAL FROM ARCHITECT SHALL NOT BE ACCEPTED.

KEYNOTES

Indicated by (X) on the plan

1. INFILL EXTERIOR WALL OPENING WITH (N) WALL TO MATCH (E) ADJACENT SURFACE. EXTERIOR SURFACE TO MATCH ADJACENT STUCCO COLOR AND FINISH
2. (N) UPPER AND LOWER CASEWORK WITH SOLID SURFACE COUNTERTOP. PROVIDE BUILT-IN HOT/COLD DRINKING WATER DISPENSER WITH BUILT-IN WATER FILTRATION SYSTEM.
3. PROVIDE ASSISTIVE LISTENING SYSTEMS SIGNAGE. SEE DETAIL 12/A9.20

LEGEND

EXISTING: EXISTING WALL
PROVIDE NEW PAINT AND WALL BASE WHERE REQUIRED PER GENERAL NOTES.

TYPE A: NEW CEILING HEIGHT WALL
METAL STUDS WITH ⅝" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF HIGHEST ADJACENT CEILING SYSTEM. ALL NEW WALLS WITH NO WALL TAGS SHALL BE TYPE A, TYP. U.O.N.

B — NEW DOOR ASSEMBLY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

W# — NEW WINDOW ASSEMBLY. SEE DOOR/WINDOW TYPES FOR ADDITIONAL INFORMATION.

N.I.C. — NOT IN CONTRACT. NO WORK IN THIS AREA.

1. SEE SHEET A9.00 FOR STANDARD METAL STUD FRAMING DETAILS.
2. SEE SHEET A9.10 FOR WALL CONSTRUCTION DETAILS.

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kelly a. simcox, architect

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JURISDICTION APPROVAL STAMP

PROPOSED FLOOR PLAN

SHEET TITLE

SHEET NO. A2.10

1. PROPOSED REFLECTED CEILING PLAN

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

NORTH

GENERAL CEILING NOTES

A. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.

B. ALL SUSPENDED CEILING GRID SYTEMS SHALL BE CENTERED IN SPACES AS SHOWN, U.O.N.

C. ALL FIRE ALARM DEVICES, LIGHT FIXTURES, EXIT LIGHTS, MECHANICAL DIFFUSERS AND OTHER SIMILAR CEILING MOUNTED DEVICES SHALL BE CENTERED ON CEILING TILE, TYP U.O.N.

D. LIGHT FIXTURES AND MECHANICAL REGISTERS ARE SHOWN FOR LOCATION PURPOSES ONLY. ENGINEERING OF SWITCHING AND CIRCUITRY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS FOR BUILDING LIFE SAFETY, EMERGENCY, EGRESS AND NIGHT LIGHTS. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

E. NOTIFY ARCHITECT OF ANY CONFLICTS WITH THE NEW CEILING SYSTEM, HVAC, OR ANY CEILING MOUNTED DEVICES PRIOR TO INSTALLATION. ALL FIXTURE RELOCATION IS SUBJECT TO ARCHITECT'S APPROVAL.

F. EMERGENCY LIGHTING SHALL BE PROVIDED PER CBC SEC. 1008. NO SURFACE MOUNTED EMERGENCY LIGHTING FIXTURES WILL BE ACCEPTED. PROVIDE LOW-LEVEL EXIT SIGNS AND PATHWAY MARKING, WHERE REQUIRED BY C.B.C. SEC. 1013.7 FOR "A" OCCUPANCIES.

G. ALL CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED, THERMALLY PROTECTED, AND SHALL BE INSTALLED IN CONDUIT OR OTHER WIRING METHOD APPROVED BY THE BLDG DEPT.

H. CONTRACTOR TO PROVIDE ANY MISSING ESCUTCHEONS AT SPRINKLER HEADS.

I. SUBMITTALS AND SHOP DRAWINGS FOR ALL LIGHT FIXTURES/MATERIALS ARE REQUIRED FOR APPROVAL PRIOR TO PURCHASE.

J. LIGHT FIXTURES AND SWITCHING SHALL CONFORM TO TITLE 24 REQUIREMENTS. PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE AND MATCH EXISTING BUILDING STANDARDS U.O.N.

K. PROVIDE CEILING ACCESS PANELS AS REQUIRED FOR CODE COMPLIANCE AND MAINTENANCE OF ALL SYSTEMS ABOVE CEILING. CONTRACTOR TO PROVIDE MULTIPLE POINTS OF ACCESS THROUGH ONE PANEL WHEN LAYING OUT UTILITIES ABOVE CEILING. PRIOR TO INSTALLATION, CONTRACTOR TO REVIEW IN FIELD WITH ARCHITECT AND OWNER THE LOCATIONS OF ALL PANELS. CEILING ACCESS PANELS TO BE PAINTED TO MATCH CEILING FINISH.

L. LOCAL JURISDICTION MAY REQUIRE (E) T-BAR CEILINGS IN PROJECT AREA TO RECEIVE SEISMIC UPGRADE. GENERAL CONTRACTOR TO PROVIDE ALTERNATIVE LINE ITEM TO PERFORM SEISMIC UPGRADE OF EXISTING T-BAR CEILINGS IN PROJECT AREA.

M. PROVIDE FIRE AND/OR SMOKE DAMPERS AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS REQUIRED BY CBC SEC. 717.

SHEET NOTES

A. TYPICAL EXISTING CEILING HEIGHT IS 8'-11 ½" A.F.F. ,U.O.N. (N) CEILING GRIDS TO MATCH (E) ADJACENT.

B. ALL LIGHT FIXTURES SHALL BE FULLY OPERATIONAL. REPLACE DRIVERS, AND CLEAN LENSES AS REQUIRED ON ALL FIXTURES THROUGHOUT AREA OF WORK OR REPLACE LAMPS, REPAIR BALLASTS, AND CLEAN OR REPLACE LENSES AS REQUIRED ON ALL FIXTURES THROUGHOUT AREA OF WORK. REPLACE ALL LAMPS AS NECESSARY TO PROVIDE A CONSISTENT LAMP COLOR TEMPERATURE THROUGHOUT THE SPACE. MATCH EXISTING BUILDING STANDARD LAMP U.O.N.

C. REWORK EXISTING SUSPENDED CEILING SYSTEM LAYOUT, LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW PARTITION LAYOUT.

D. LOCATE SWITCH FOR LED UNDER CABINET LIGHT FIXTURE ON WALL ADJACENT TO ROOM LIGHT SWITCH U.O.N.

E. DUCT JOINTS SHALL RECEIVE ALUMINUM TAPE OVER SEALER .

K. REWORK EXISTING LIGHT FIXTURE SWITCH LOCATIONS, HVAC DIFFUSER LOCATIONS, FIRE SPRINKLER LAYOUT AND THERMOSTAT LOCATIONS AS REQUIRED FOR NEW LOBBY CEILING LAYOUT.

KEYNOTES

Indicated by (X) on the plan

1. RELOCATED (E) SCONCE LIGHT TO BE CENTERED OVER RELOCATED SINK. SEE ENLARGED RESTROOM PLAN.

LEGEND

- EXISTING SUSPENDED CEILING GRID SYSTEM TO REMAIN, U.O.N.
- NEW SUSPENDED CEILING GRID SYSTEM: 2x4x9/16" GRID W/ ARMSTRONG DUNE TEGULAR 2x4 ACOUSTICAL CEILING TILES, SEE CEILING DETAILS ON SHEET A9.20.
- EXISTING GYPSUM BOARD CEILING/ SOFFIT TO REMAIN, U.O.N. ANY MODIFICATION TO THE EXISTING FIRE SPRINKLER SYSTEM SHALL BE DEFERRED: DESIGN AND SUBMITTAL BY OTHERS.
- 10' - 0" (E) — CEILING HEIGHT DESIGNATION; "(E)" INDICATES EXISTING
- (R) — RELOCATED 2X4 LED RECESSED LIGHT FIXTURE. GC TO CHECK FOR WORKING CONDITION AND REPLACE IF DAMAGED.
- N.I.C. — NOT IN CONTRACT. NO WORK IN THIS AREA.

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kelly a. simcox, architect

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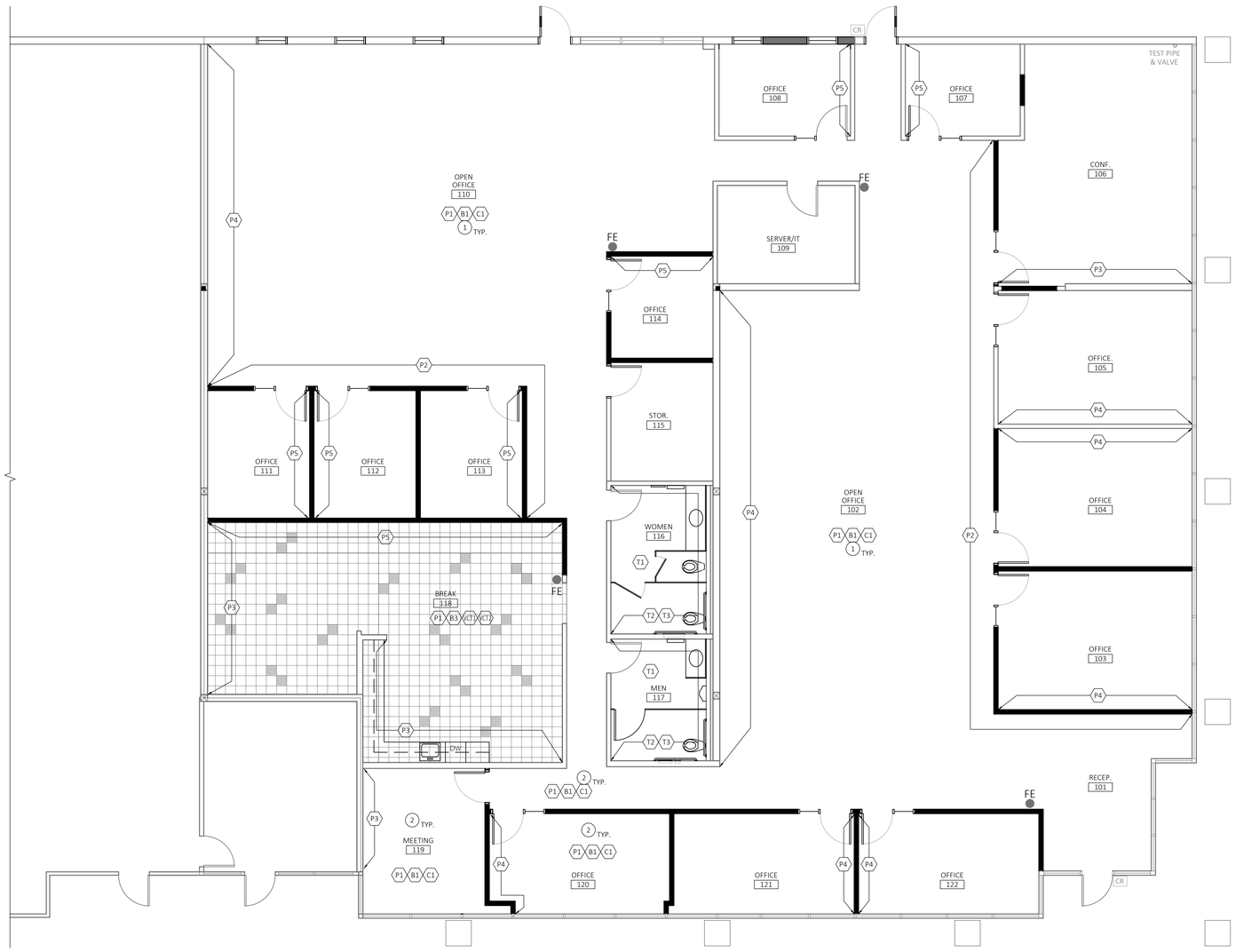
REFLECTED CEILING PLAN

SHEET TITLE

SHEET NO. A2.20



1. FINISH PLAN

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

NORTH

GENERAL FINISH NOTES

A. ALL FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SURFACES TO RECEIVE NEW FINISHES SHALL BE CLEAN AND FREE OF DEFECTS. DO NOT PROCEED WITH WORK UNTIL UNSUITABLE CONDITIONS HAVE BEEN CORRECTED. SEE SPECIFICATION SECTION 01 70 00 FOR ADDITIONAL INFORMATION.

B. ALL NEW WALL AND CEILING FINISHES SHALL COMPLY WITH CBC SECTION 803. INTERIOR WALL AND CEILING FINISHES REQUIRED BY TABLE 803.13 SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723.

C. ALL NEW FLOOR FINISHES SHALL COMPLY WITH CBC SECTION 804. INTERIOR FLOOR FINISHES REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II, SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E648 OR NFPA 253.

D. ALL PAINTED SURFACES SHALL RECEIVE (2) COATS OVER PRIMER, TYPICAL UNLESS NOTED OTHERWISE.

E. ALL AREAS TO RECEIVE PATCH AND REPAIR SHALL MATCH ADJACENT FINISHES, TYPICAL UNLESS OTHERWISE NOTED.

F. ALL FLOORING SHALL CONTINUE UNDER TOEKICKS AND COUNTERTOP OVERHANGS OF ALL CASEWORK, TYPICAL THROUGHOUT.

G. CONTRACTOR SHALL PROVIDE 8-1/2" X 11" BRUSH OUT SAMPLES AND 4'X4' WALL MOCK UP OF PAINT COLOR FOR ARCHITECT'S APPROVAL PRIOR TO COMMENCEMENT OF PAINTING AND PRIOR TO PURCHASE OF PAINT. ASSUME (2) REVISIONS TO PAINT COLOR AFTER REVIEW IN FIELD.

H. ALL FINISH MATERIALS, PAINTS, AND CARPETS TO COMPLY WITH CURRENT CalGREEN REQUIREMENTS.

I. CONTRACTOR TO REVIEW REQUIRED PERCENTAGES OF ATTIC STOCK FOR EACH TYPE OF FINISH WITH OWNER AND ARCHITECT PRIOR TO PURCHASE.

J. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON FINISHES.

K. CONTRACTOR TO SUBMIT (3) COPIES OF ALL SHOP DRAWINGS FOR MILLWORK, FINISH SAMPLES, PAINT BRUSH OUTS, CEILING TILES, AND ALL NECESSARY RELATED ITEMS REQUIRING APPROVAL FROM THE TENANT/ARCHITECT PRIOR TO PURCHASE OR FABRICATION.

L. PROVIDE TRANSITION STRIP AT TRANSITIONS TWO DIFFERENT FLOOR FINISHES PER CBC SECTION 11B-303.

SHEET NOTES

A. MATCH (E) WALL FINISH AT ALL NEW WALLS.

B. ALL WALLS, FURRED COLUMNS AND EXTERIOR WALLS SHALL RECEIVE NEW RESILIENT BASE, U.O.N. PROVIDE COVED TOP SET BASE AT RESILIENT FLOOR COVERINGS. PROVIDE STRAIGHT TOP SET BASE AT CARPET FLOOR COVERINGS.

C. PROVIDE NEW PAINT AT AREAS OF NEW CONSTRUCTION AS SCHEDULED AND WHERE ANY PATCHING/REPAIR OCCURS. PAINT WALL EDGE TO EDGE.

D. ALL VISIBLE AREAS ABOVE AND SURROUNDING CEILING CLOUDS SHALL BE PAINTED INCLUDING PERIMETER WALLS, STRUCTURE, PIPING, CONDUITS AND MECHANICAL DUCTS, U.O.N. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

E. ALL EXTERIOR WINDOWS SHALL RECEIVE BUILDING STANDARD BLINDS. PROVIDE NEW IF MISSING, OR DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION. SEE FINISH SCHEDULE FOR SPECIFICATION.

KEYNOTES

Indicated by (X) on the plan

1. PATCH CARPET & WALL BASE TO MATCH EXISTING AS REQUIRED.
2. PROVIDE (N) CARPET TO MATCH (E) IN AREAS WHERE VCT WAS REMOVED.

FINISH LEGEND

WALL

P1 PAINT #1 - GENERAL
MFR: SHERWIN WILLIAMS
COLOR: KILIM BEIGE SW6106
FINISH: EGGSHELL

P2 PAINT #2 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: LATTE SW6108
FINISH: EGGSHELL

P3 PAINT #3 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: TRUE PENNY SW6355
FINISH: EGGSHELL

P4 PAINT #4 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: SPICY HUE SW6342
FINISH: EGGSHELL

P5 PAINT #5 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: GRANITE PEAK SW6250
FINISH: EGGSHELL

B3 RUBBER WALL BASE #3
MFR: BURKE
COLOR: 209 GREY BEIGE
SIZE: 4"
TYPE: STRAIGHT SET AT VCT AREA

T1 TILE#1
MFR: AMERICAN OLEAN
TYPE: STONE CLAIRE
COLOR: RUSSET EL92
GROUT: TBD, COLOR: TBD
NOTE: 13X13 FLOOR TILE

T2 TILE#2
MFR: AMERICAN OLEAN
TYPE: AVENTE
COLOR: BIANCO AV96
GROUT: TBD, COLOR: TBD
NOTE: 13X13 WALL TILE

T3 TILE#3
MFR: BEDROSIANS
TYPE: ELLIPSE ALLURE
COLOR: GLSECP5858-AL
GROUT: TBD, COLOR: TBD
NOTE: ACCENT MOSAIC WALL TILE

FLOORING

C1 CARPET #1 - EXISTING CARPET TO REMAIN
NOTE: PATCH AND REPAIR ALL DAMAGE, MATCHING EXISTING BLDG STDS. CLEAN AS REQ'D FOR NEW FINISHED LOOK.

VCT1 VCT#1
MFR: MANNINGTON
MFGR: TOUCHSTONE
COLOR: 9129 PUTTY
INSTALL: TBD

VCT2 VCT#2
MFR: MANNINGTON
MFGR: TOUCHSTONE
COLOR: 9188 TANGOR
INSTALL: TBD

SS1 SOLID SURFACE #1
MFR: CORIAN
COLOR: AURORA
SIZE: 3/4" THICK
FINISH: TBD

PL1 PLASTIC LAMINATE #1 TOILET PARTITIONS
MFR: WILSONART
COLOR: TUNGSTEN 4814-60
FINISH: TBD

PL2 PLASTIC LAMINATE #2 BREAKROOM COUNTERTOP
MFR: PIONITE
COLOR: AG561 SUEDE CUBICLE PAPEL
FINISH: TBD

PL3 PLASTIC LAMINATE # BREAKROOM CABINETS
MFR: FORMICA
COLOR: WEATHERED ASH 8842-WR
FINISH: WOODBRUSH FINISH

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LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01-25 STATE OF CALIFORNIA

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
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SCALE AS SHOWN

PROJECT ID 2024.203

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FINISH PLAN

SHEET TITLE

SHEET NO. A2.40

1. FURNITURE/POWER/DATA FLOOR PLAN (FOR REFERENCE ONLY)

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

NORTH

GENERAL FURNITURE NOTES

A. ALL FURNITURE LAYOUT IS FOR REFERENCE ONLY. REFER TO FURNITURE DRAWINGS FOR EXACT LAYOUT AND POWER REQUIREMENT.
B. SEE ELECTRICAL DRAWINGS FOR ALL POWER FEEDS, FLOOR MONUMENT, CONNECT TRACT AND SWITCHING REQUIREMENT.
C. REFER TO AUDIO & VISUAL VENDOR'S DRAWINGS FOR AUDIO & VISUAL REQUIREMENT.
D. REFER TO ELECTRICAL & FURNITURE DRAWINGS FOR ADDITIONAL INFORMATION.

GENERAL POWER/DATA NOTES

A. THIS PLAN IS INTENDED TO LOCATE ELECTRICAL ITEMS ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR ADDITIONAL INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK IN QUESTION.
B. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND DOCUMENTATION FOR COMPLIANCE WITH TITLE 24.
C. ELECTRICAL CONTRACTOR SHALL VERIFY THAT ADEQUATE ELECTRICAL POWER IS AVAILABLE AND SHALL PROVIDE ELECTRICAL POWER AS INDICATED ON PLANS.
D. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER WHERE REQUIRED PER CODE.
E. ALL EXISTING ELECTRICAL/ DATA OUTLETS NOT SHOWN ARE EXISTING TO REMAIN, UON.
F. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OR MONUMENT: CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UON.
G. STANDARD ELECTRICAL WALL OUTLETS SHALL BE MOUNTED VERTICALLY, AT 15" MIN. ABOVE UNFINISHED FLOOR TO BOTTOM OF BOX, U.O.N. FOR OUTLETS INDICATED AT SPECIAL MOUNTING HEIGHTS, MOUNTING HEIGHT SHALL BE MEASURED FROM UNFINISHED FLOOR TO CENTER OF BOX.
H. SWITCHES ARE TO BE MOUNTED AT 48" MAX. A.F.F. TO TOP OF OUTLET BOX.
I. WHERE OUTLETS ARE SHOWN BACK TO BACK, INSTALL ON OPPOSITE SIDES OF WALL AND INSULATE IN BETWEEN.
J. UPON COMPLETION OF WORK, ELECTRICAL PANELS SHALL BE LABELED TO REFLECT AS-BUILT CONDITIONS.
K. OUTLETS REQUIRED TO BE LABELED AS CONTROLLED SHALL HAVE FACTORY IMPRINTED LABELS.

POWER/DATA LEGEND

POWER/DATA OUTLETS

- EXISTING DUPLEX POWER OUTLET AT ___" AFF
- EXISTING DUPLEX POWER OUTLET AT 18" AFF
- EXISTING DATA OUTLET AT ____" AFF
- EXISTING DATA OUTLET AT 18" AFF
- NEW DUPLEX POWER OUTLET AT ___" AFF
- NEW DUPLEX POWER OUTLET AT 18" AFF
- NEW DATA OUTLET AT ____" AFF
- NEW DATA OUTLET AT 18" AFF

PANELS

- 32H
- 42H
- +/-65H
- BF BASEFEED

PANEL POWER HEIGHTS

- NEW POWER OUTLET ABOVE WORKSURFACE
- NEW POWER OUTLET AT RACEWAY (LOWER HEIGHT)

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FURNITURE, POWER/DATA FLOOR PLAN (FOR REFERENCE ONLY)

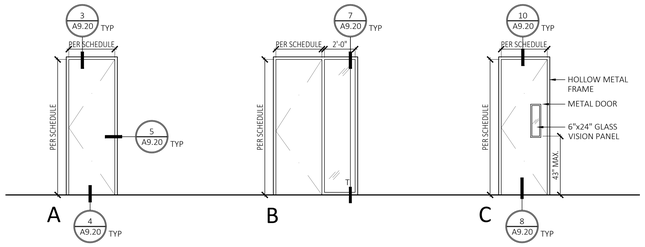
SHEET TITLE

SHEET NO. A2.50

FOR REFERENCE ONLY

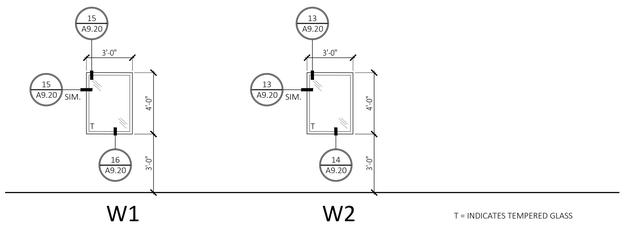
DOOR TYPES

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



WINDOW TYPES

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



T = INDICATES TEMPERED GLASS

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	SIZE WIDTH X HEIGHT	THICKNESS	DOOR TYPE	HARDWARE GROUP	MATERIAL	FINISH	SIDELIGHT	FRAME MATERIAL	FRAME FINISH	FIRE RATING	REMARKS
102.1	OPEN OFFICE	3'-0" X 7'-0"	0'-1 3/4"	C	3	H.M.	PAINT MATCH (E)	NO	H.M.	PAINT	N/A	(A)
103.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
104.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
105.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
106.1	CONFERENCE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
107.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
110.1	OPEN OFFICE	3'-0" X 7'-0"	0'-1 3/4"	C	3	H.M.	PAINT MATCH (E)	NO	H.M.	PAINT P1	N/A	(A)
111.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
112.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
113.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
114.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
115.1	STORAGE	3'-0" X 8'-10"	0'-1 3/4"	A	2	S.C. WOOD	PAINT P1	NO	ALUM.	PAINT P1	N/A	
119.1	CONFERENCE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
120.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
121.1	OFFICE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	
122.1	CONFERENCE	3'-0" X 8'-10"	0'-1 3/4"	B	1	S.C. WOOD	PAINT P1	YES	ALUM.	PAINT P1	N/A	

DOOR/WINDOW REMARKS

(A) PROVIDE ELECTRIFIED HARDWARE.

GENERAL DOOR NOTES

A. PROVIDE HARDWARE SUBMITTAL FOR ARCHITECT'S REVIEW TO PURCHASE.
B. ALL DOOR HARDWARE MUST COMPLY WITH CBC SECTION 1010.2.
C. ALL DOOR HARDWARE SHALL BE US26 SATIN AND ALL SEALS SHALL BE BLACK, UNLESS OTHERWISE NOTED.
D. ALL CYLINDERS SHALL BE MASTER KEYED AND KEYED DIFFERENTLY U.N.O. IN WRITING BY THE OWNER PRIOR TO SHIPMENT OF HARDWARE TO JOB SITE
E. (2) COPIES OF EACH KEY SHALL BE SUPPLIED TO OWNER. NO OTHER COPIES SHALL EXIST WITHOUT OWNER'S CONSENT.
F. MAXIMUM FORCE REQUIRED TO OPERATE ALL FIRE-RATED DOORS (CORRIDORS, OCCUPANCY SEPARATIONS, STAIRWAY ENCLOSURES, ETC.) SHALL BE 15 POUNDS.
G. MAX FORCE REQUIRED TO OPERATE ALL EXTERIOR AND INTERIOR DOORS SHALL BE 5 POUNDS.
H. ALL GLAZING SUBJECT TO HUMAN IMPACT AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF ANY DOOR IN A CLOSED POSITION SHALL BE SAFETY GLAZING.
I. FLOOR OR LANDING AT EACH DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD.
J. LANDINGS AT ALL DOORS SHALL COMPLY WITH CBC SECTION 1010.1.5.
K. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP LEVER HARDWARE INSTALLED MINIMUM 34" AND MAXIMUM 44" ON CENTER ABOVE FINISHED FLOOR IN CONFORMANCE WITH CBC 11B-404.2.7.
L. ALL FIRE-RATED DOORS SHALL BEAR AN APPROVED LABEL OR OTHER IDENTIFICATION SHOWING THE RATING THERE OF, THE NAME OF THE MANUFACTURER, AND THE IDENTIFICATION OF THE SERVICE CONDUCTING THE INSPECTION OF MATERIALS AND WORKMANSHIP AT THE FACTORY DURING FABRICATION AND ASSEMBLY AS REQUIRED UNDER CBC SECTION 716.2.9.
M. ALL DOORS WITH CARD READERS AND ELECTRICAL TRANSFER HINGES SHALL BE FACTORY BORED.
N. ALL TOP AND BOTTOM DOOR BOLT STRIKE CUPS SHALL BE FINISH US26D.
O. ALL DOOR STRIKES SHALL BE PROVIDED WITH DUST BOXES. DUST BOXES SHALL MATCH DOOR HARDWARE FINISH, BRASS IS NOT PERMITTED.
P. ELECTRIC CARD KEY ACCESS IS ONLY USED FOR ENTERING INTO SPACES WITH RESTRICTED ACCESS. ELECTRIC CARD KEYS ARE NEVER REQUIRED TO EXIT OUT OF ANY AREA OR OUT OF THE BUILDING
Q. ALL EXIT DOORS SHALL OPEN FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
R. ALL DOOR LEVERS SHALL BE SCHLAGE ND-SERIES, SPARTA LEVERS, US26D FINISH, UON.

DOOR HARDWARE GROUPS

HARDWARE GROUP #1 - SINGLE PASSAGE SET

4	HINGES	5BB1 4.5x4.5	652	IVES
1	PASSAGE SET	ND10S, SPA	626	SCHLAGE
1	FLOOR STOP	FS436	626	IVES
1	MOHAIR MUTE			

HARDWARE GROUP #2 - SINGLE LOCKSET WITH CLOSER AND KEYPAD

4	HINGES	5BB1 4.5x4.5	652	IVES
1	LOCKSET	ND80PD, SPA	626	SCHLAGE
1	CLOSER	**4040XP**	625	LCN
1	FLOOR STOP	FS436	626	IVES
1	MOHAIR MUTE			
1	KEYPAD	TBD		

HARDWARE GROUP #3 - EXTERIOR H.M. SINGLE PANIC HARDWARE, CARD READER

3	HINGES	5BB1 4.5x4.5	652	IVES
1	ELECTRIC HINGE	5BB1 4.5x4.5 TW		
1	PANIC DEVICE	AX-98-75-L-17	626	VON DUPRIN
1	CLOSER	4040XP	625	LCN
1	CARD READER	BY LOW VOLTAGE VENDOR		
1 SET	WEATHERSTRIPPING			

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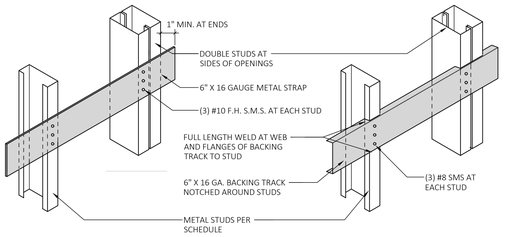
DOOR & WINDOW SCHEDULES

SHEET TITLE

SHEET NO. A6.10



BACKING TRACK - TYPE 'A'

BACKING TRACK - TYPE 'B'

NOTES:

1. TYPE A: FOR ITEMS LESS THAN 50 LBS. MAX. WEIGHT. (TOWEL BARS, SURFACE MOUNTED MIRRORS, ACCESSORIES, ETC
2. TYPE B: FOR ITEMS THAT ARE LESS THAN 250 LBS. (UPPER AND LOWER CABINETS, WALL MOUNTED BENCHES, HANDRAILS, GRAB BARS, ETC.)
3. USE #12 SMS WHEN ATTACHING ITEMS TO METAL BACKING PLATE.
4. COORDINATE LENGTH, HEIGHT, AND LOCATION OF BACKING PLATE SO IT SUITS ITEMS BEING FASTENED.
5. BACKING TRACKS SHOULD BE LONGER THAN HUNG EQUIPMENT BY ONE STUD SPACING AT EACH END.

WALL BACKING DETAIL

SCALE: N.T.S.

STUD STYLE																							
UNIFORM LOAD (PSF)	2 1/2" 25 ga.			3-5/8" 25 ga. (2)			4" 25 ga. (2)			2 1/2" 20 ga.			3-5/8" 20 ga.			4" 25 ga.			6" 25 ga.			ALLOWABLE SPAN
	STUD SPACING (inches on center) SINGLE SPAN																					
	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	
10	8'-8"	7'-11"	6'-9"	11'-7"	10'-6"	7'-3"	12'-6"	11'-0"	9'-0"	10'-5"	9'-6'	8'-3"	13'-11	12'-8"	11'-0"	15'-0"	13'-8"	11'-11"	20'-10"	18'-11"	16'-6"	
15	7'-7"	6'-10"	4'-9"	9'-8"	7'-3"	4'-9"	10'-4"	9'-0"	6'-8"	9'-1"	8'-3"	7'-3"	12'-2"	11'-0"	9'-8"	13'-2"	11'-11"	10'-4"	18'-2"	16'-6"	13'-11"	
20	6'-9"	5'-4"	-	7'-3"	5'-5"	-	9'-0"	7'-6"	5'-0"	8'-3"	7'-6"	6'-4"	11'-0"	10'-0"	8'-4"	11'-11"	10'-10"	9'-0"	16'-6"	14'-9"	12'-0"	
UNIFORM LOAD (PSF)	STUD SPACING (inches on center) DOUBLE AND TRIPLE SPAN																					
	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	12	16	24	
10	10'-2"	8'-8"	6'-11"	11'-2"	9'-2"	6'-8"	11'-0"	8'-9"	6'-3"	12'-11"	11'-9"	10'-1"	17'-3"	15'-8"	13'-3"	18'-8"	16'-11"	14'-3"	25'-9"	21'-10"	16'-10"	
15	8'-2"	6'-11"	5'-9"	8'-4"	6'-8"	4'-9"	8'-0"	6'-9"	4'-4"	11'-4"	10'-0"	8'-2"	15'-0"	13'-3"	10'-10"	16'-3"	14'-3"	11'-7"	20'-3"	16'-10"	13'-10"	
20	6'-11"	5'-9"	4'-4"	6'-8"	5'-3"	-	6'-3"	4'-10"	-	10'-0"	8'-9"	7'-1"	13'-3"	11'-6"	9'-4"	14'-3"	12'-4"	9'-9"	16'-10"	13'-10"	10'-2"	

NOTES:

1. BASED ON 1/240 ALLOWABLE DEFLECTION. BRACING OF TOP FLANGES IS REQUIRED AND MUST NOT EXCEED 48" O.C.
2. STUD END STIFFENING REQUIRED. ADDITION HANGERS ARE REQUIRED WHEN SPAN EXCEEDS 15 L.F.
3. TWO OR LESS LAYERS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 10 PSF.
4. FOUR LAYERS OR LESS LAYERS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 20 PSF.
5. ANY AREA THAT IS ACCESSIBLE TO TRAVEL AND HAVING 2 LAYERS OR LESS OF 5/8" GYPSUM BOARD ATTACHED TO THE JOIST CONSTITUTE A UNIFORM LOAD OF 20 PSF.

▲ TYPICAL SUPPORT

SINGLE SPAN

DOUBLE SPAN

TRIPLE SPAN

JOIST SCHEDULE 5

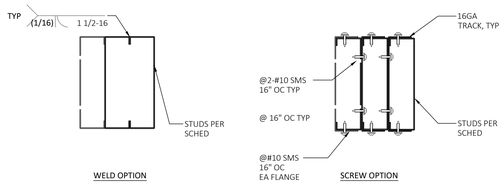
SCALE: N.T.S.

STUD SCHEDULE PER SSMA ICC ES ESR-3064P				
STUD SIZE	GAUGE	LIMITING HEIGHT PER STUD SPACING		
		12" O.C.	16" O.C.	24" O.C.
250S125	25	10'-6"	9'-7"	8'-3"
	22	12'-4"	11'-3"	9'-10"
	20	12'-9"	11'-7"	10'-2"
362S125	25	14'-0"	12'-2"	9'-11"
	22	16'-6"	15'-0"	13'-1"
	20	17'-0"	15'-6"	13'-6"
400S125	25	14'-9"	12'-10"	10'-5"
	22	17'-10"	16'-2"	14'-1"
	20	18'-5"	16'-8"	14'-7"
600S125	22	24'-4"	21'-6"	17'-7"
	20	25'-2"	22'-11"	18'-11"

1. YIELD STRENGTH IS 33 KSI CARBON SHEET STEEL.
2. ALLOWABLE COMPOSITE LIMITING HEIGHTS ARE CALCULATED USING ICC-ES AC86-2012.
3. LIMITING HEIGHTS ARE BASED ON DEFLECTION CRITERIA OF L/240 FOR WALLS WITH BRITTLE FINISHES PER CBC TABLE 1604.3.
4. LIMITING HEIGHTS ARE BASED ON A TRANSVERSE LOAD OF 5 PSF.
5. COMPOSITE LIMITING HEIGHTS ARE BASED ON A SINGLE LAYER OF 5/8" TYPE X GYPSUM BOARD INSTALLED IN THE VERTICAL ORIENTATION TO BOTH SIDES OF THE WALL OVER FULL HEIGHT USING MINIMUM NO. 6 TYPE S DRYWALL SCREWS SPACED A MAXIMUM OF 12" O.C. FOR STUDS AT 24" SPACING, AND 16" O.C. FOR STUDS AT 16" AND 12" SPACING.
6. THE ABOVE SCHEDULE IS A MINIMUM STANDARD. INDIVIDUAL CITY ORDINANCES TAKE PRECEDENCE WHERE APPLICABLE.

STUD SCHEDULE 1

SCALE: N.T.S.



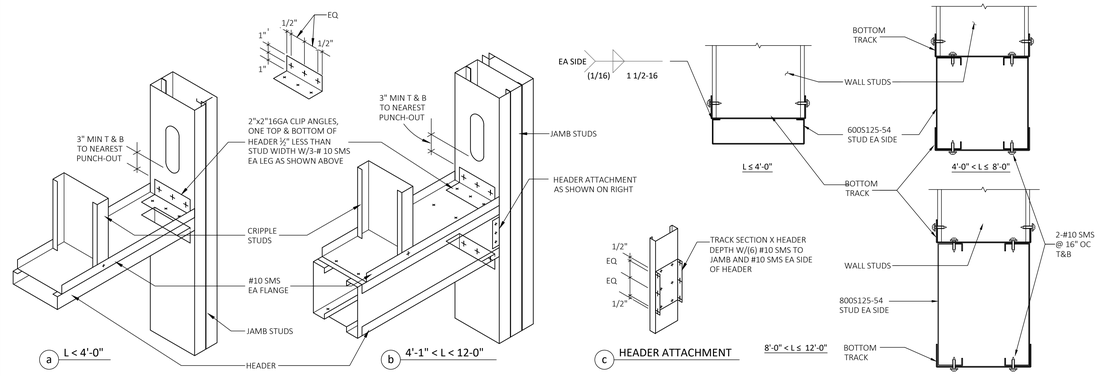
JAMB STUD SCHEDULE	
MAX ALLOWABLE OPENING WIDTH L OR COMBINED OPENING WIDTH L1 + L2 AT ADJACENT OPENING	STUDS
11'-5"	2-16GA STUDS
18'-6"	3-16GA STUDS

NOTE:

1. JAMB STUDS DEPTHS SHALL MATCH TYPICAL WALL STUD DEPTHS.

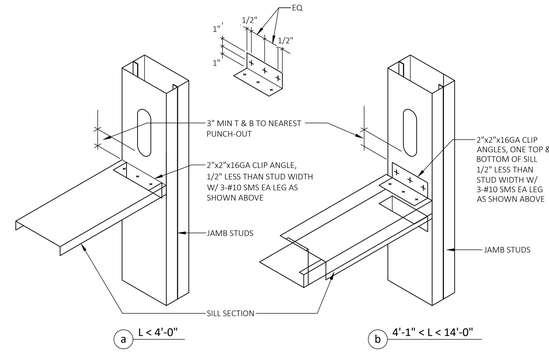
TYPICAL INTERIOR JAMBS 10

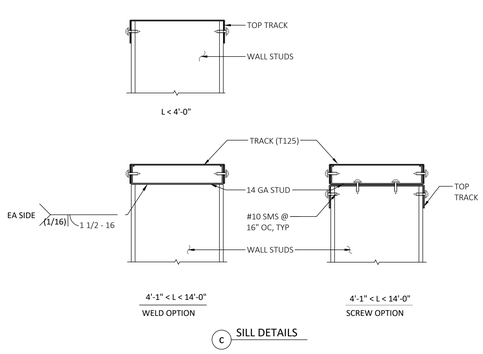
SCALE: 3" = 1' - 0"



TYPICAL HEADER AND JAMB CONNECTION 2

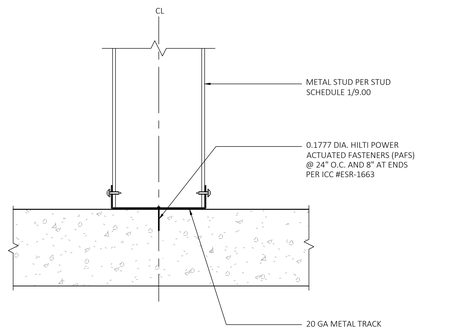
SCALE: N.T.S.





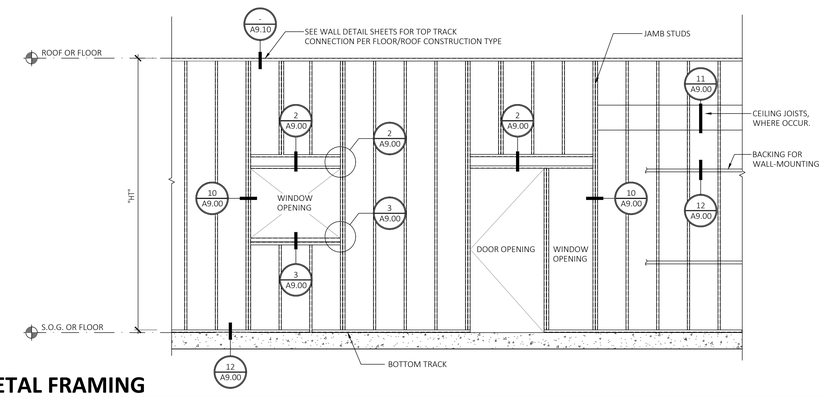
TYPICAL SILL AND JAMB CONNECTION 3

SCALE: N.T.S



TYPICAL BOTTOM TRACK CONNECTION 12

SCALE: 3" = 1' - 0"



INTERIOR METAL FRAMING 4

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

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS

260 HARBOR BLVD., BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for

COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

LICENSED ARCHITECT KELLY ANN SIMCOX C 27062 01-25 CALIFORNIA

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

DATE

SCALE AS SHOWN

PROJECT ID 2024.203

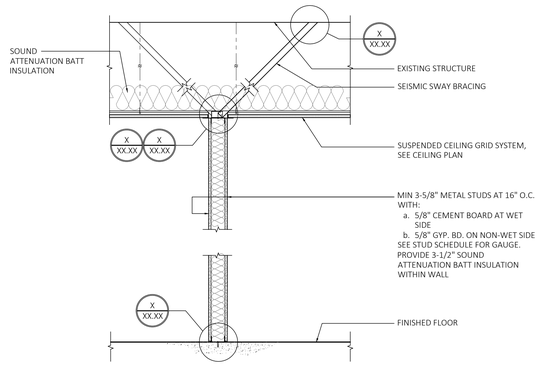
DRAWN BY WC

JURISDICTION APPROVAL STAMP

DETAILS - TYPICAL METAL STUD FRAMING

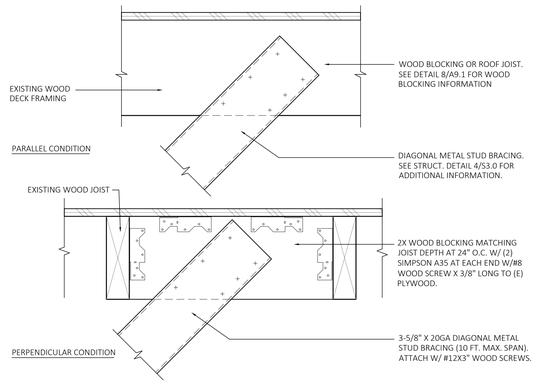
SHEET TITLE

SHEET NO. A9.00



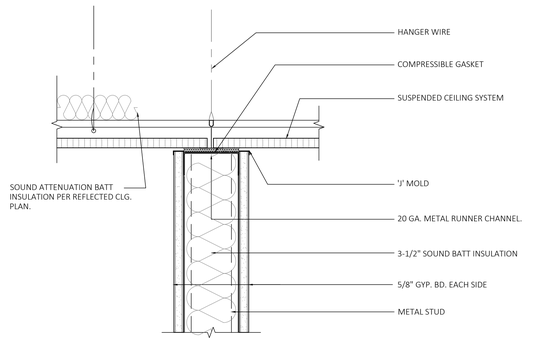
TYPE X: CEILING HEIGHT WALL 1

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



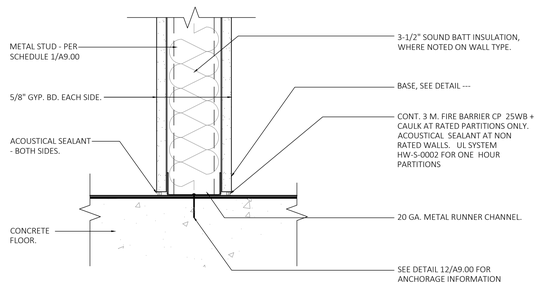
DIAGONAL STUD BRACING TO WOOD 2

SCALE: 3"=1'-0"



UNDER CEILING HEIGHT WALL 3

SCALE: 3" = 1'-0"



TYPICAL WALL SILL 4

SCALE: 3" = 1'-0"

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TENANT IMPROVEMENT for

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kelly a. simcox, architect

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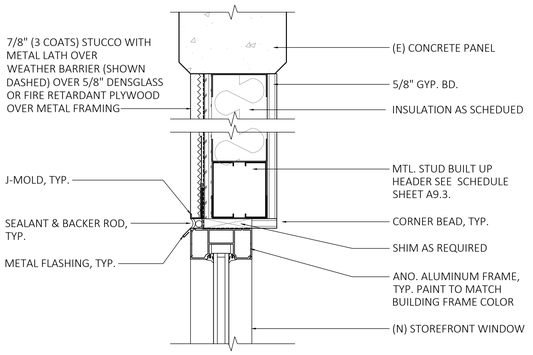
DRAWN BY	WC

JURISDICTION APPROVAL STAMP

DETAILS - WALLS

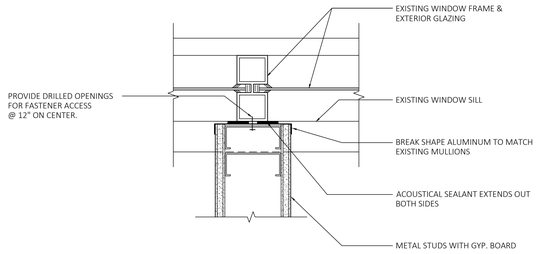
SHEET TITLE

SHEET NO. A9.10



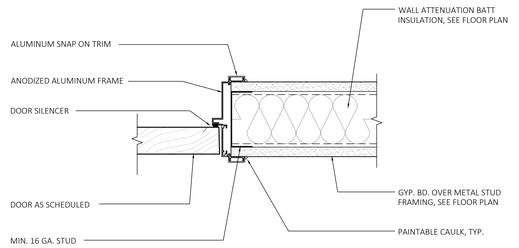
WINDOW HEAD @ EXTERIOR WALL INFILL 13

SCALE: 3" = 1'-0"



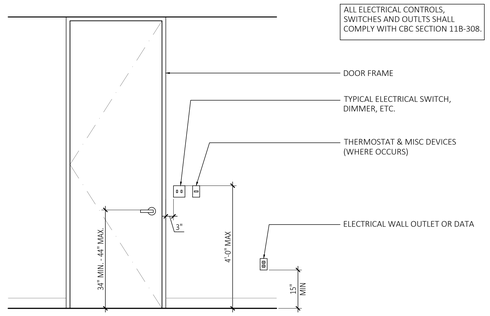
WALL AT (E) MULLION CENTER CONDITION 9

SCALE: 3" = 1'-0



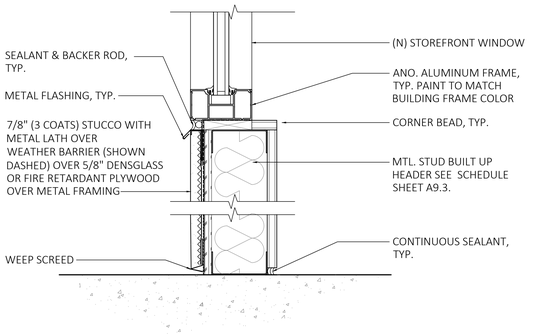
DOOR JAMB INTERIOR 5

SCALE: 3" = 1'-0



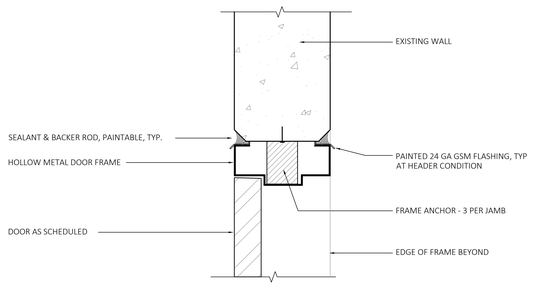
ACCESSIBLE SWITCHES, OUTLETS & MISC. DEVICES 1

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



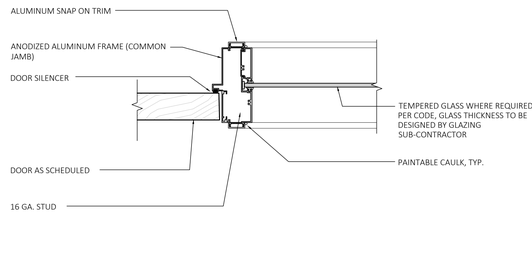
WINDOW SILL @ EXTERIOR WALL INFILL 14

SCALE: 3" = 1'-0"



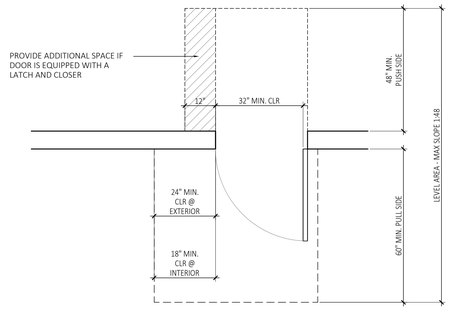
DOOR HEAD - HOLLOW METAL EXTERIOR, JAMB SIM 10

SCALE: 3" = 1'-0"



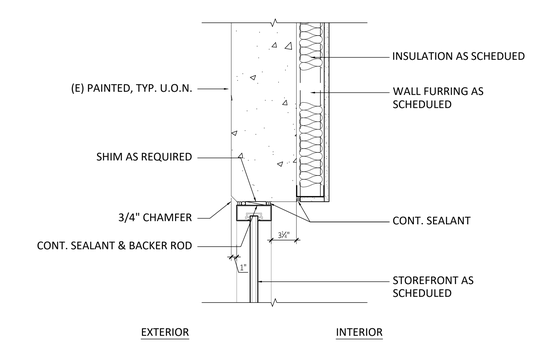
COMMON JAMB - INTERIOR AT DOOR & SIDELITE 6

SCALE: 3" = 1'-0"



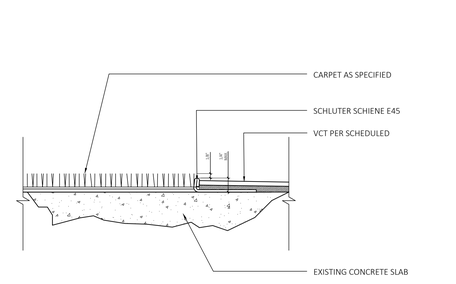
REQUIRED CLEARANCES AT ACCESSIBLE DOOR 2

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



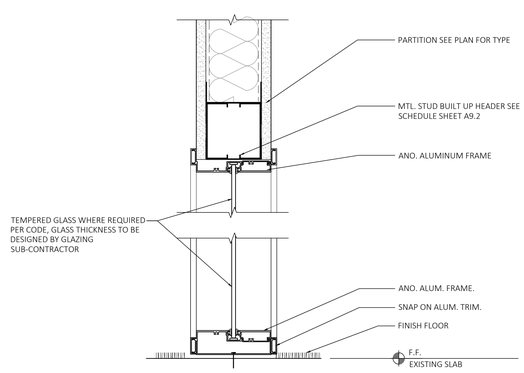
TYPICAL WINDOW HEAD DETAIL (JAMB SIM.) 15

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



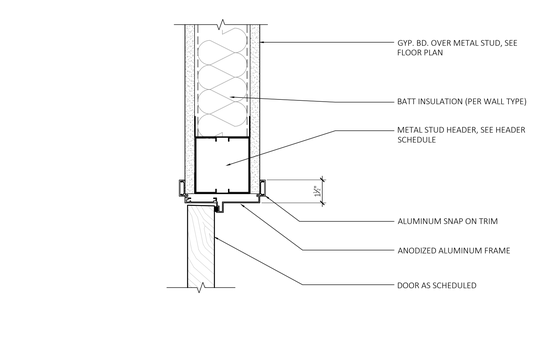
TRANSITION FROM CARPET TO VCT OR LVT 11

SCALE: 6" = 1'-0"



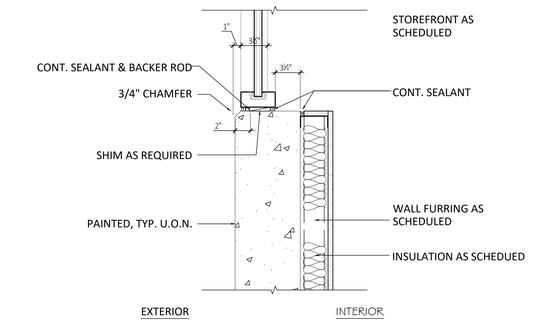
WINDOW HEAD & SILL - INTERIOR AT SIDELITE 7

SCALE: 3" = 1'-0



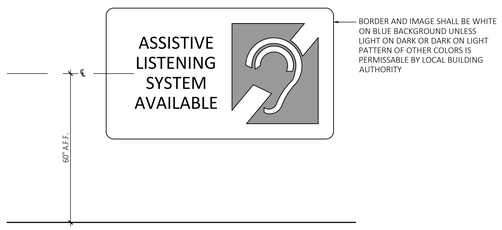
DOOR HEAD INTERIOR 3

SCALE: 3" = 1'-0



TYPICAL WINDOW SILL DETAIL 16

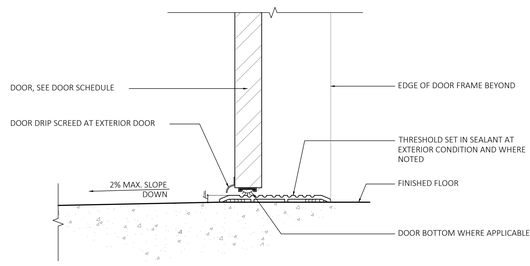
SCALE: 1 1/2" = 1'-0"



INTERNATIONAL ACCESS FOR HEARING LOSS SIGNAGE SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE.

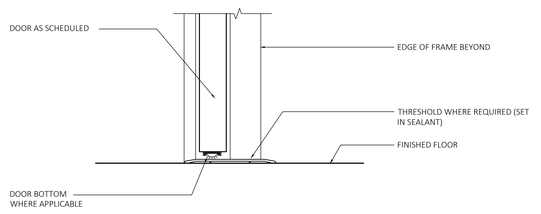
INT. SYMBOL OF ACCESS FOR HEARING LOSS SIGNAGE SURFACE MOUNTED 12

N.T.S



DOOR THRESHOLD EXTERIOR 8

SCALE: 3" = 1'-0"



DOOR THRESHOLD INTERIOR 4

SCALE: 3" = 1'-0

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STUDIO g ARCHITECTS

PROJECT ADDRESS
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TENANT IMPROVEMENT for
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LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01/25 CALIFORNIA

kelly a. simcox, architect

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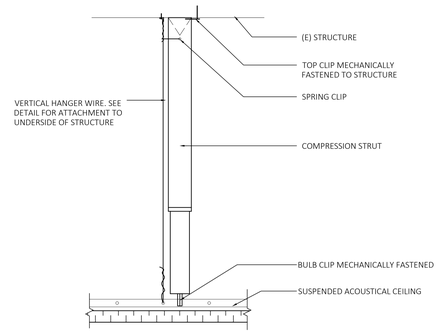
JURISDICTION APPROVAL STAMP

DETAILS - OPENINGS

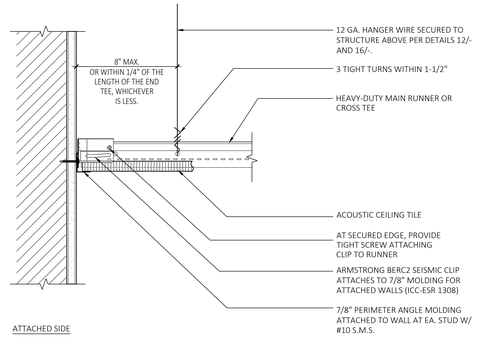
SHEET TITLE

SHEET NO. A9.20



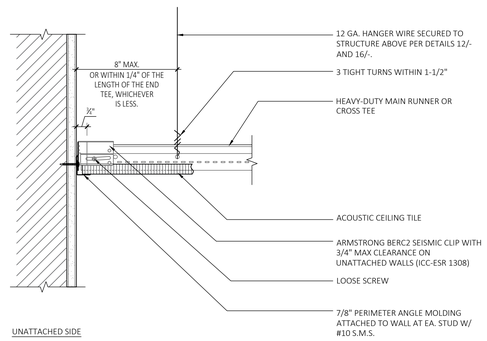
COMPRESSION POST 9

SCALE: 3"=1'-0"



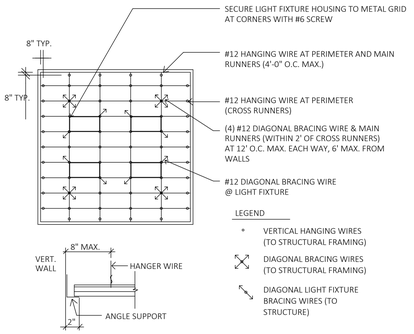
PERIMETER ANGLE SUPPORT - FIXED END 5

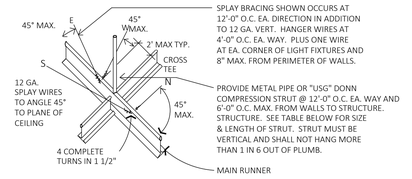
SCALE: 3"=1'-0"



PERIMETER ANGLE SUPPORT - FREE END 6

SCALE: 3"=1'-0"





NOTE:
LATERAL FORCE BRACING MEMBERS SHALL BE SPACE A MIN. OF 6" FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2.

COMPRESSION STRUT CHANNEL SECTION	
SIZE	ALLOWABLE LENGTH
250S125-33	5'-10"
250S137-33	6'-10"
360S137-33	8'-0"
250S137-43	8-10"
400S137-43	10'-10"

METAL PIPE STRUTS	
TRADE SIZE	ALLOWABLE LENGTH
	EMT*
1/2" (0.042" WALL THICKNESS)	3'-11"
3/4" (0.049" WALL THICKNESS)	6'-4"
1" (0.057" WALL THICKNESS)	9'-9"
1 1/4" (0.065" WALL THICKNESS)	12'-9"
1 1/2" (0.065" WALL THICKNESS)	14'-9"
2" (0.065" WALL THICKNESS)	18'-10"

*EMT - ELECTRICAL METALLIC TUBING

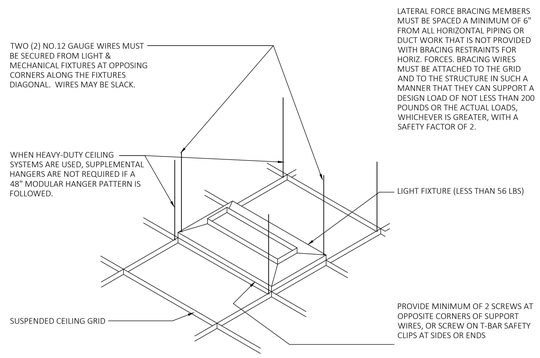
TYPICAL NOTES:

1. THE T-BAR GRID RUNNERS IN EACH DIRECTION ARE ATTACHED TO THE WALL ANGLE ON ONE END ONLY, WHILE THE OPPOSITE END IS FREE (NOT ATTACHED).
2. AT THE FREE END A MINIMUM OF 3/4 INCH CLEARANCE MUST BE PROVIDED BETWEEN THE END OF THE T-BAR GRID MEMBER AND THE WALL, THE GRID MEMBER MUST BE SUPPORTED ON THE ANGLE BUT BE FREE TO MOVE.
3. AT FIRE SPRINKLER HEADS, A 2 INCH OVERSIZED RING, SLEEVE OR ADAPTER MUST BE PROVIDED THROUGH THE CEILING TILE TO ACCOMMODATE FREE MOVEMENT OF UP TO 1 INCH BY SPRINKLER PIPING.
4. SUSPENDED CEILING SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND PER ICC REPORT ESR-1308.

7

TYPICAL T-BAR BRACING COMPRESSION STRUT 3

SCALE: N.T.S.



12

8

TYPICAL SUSPENDED CEILING LIGHT FIXTURE 4

SCALE: N.T.S.

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kelly a. simcox, architect

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JURISDICTION APPROVAL STAMP

DETAILS - CEILINGS

SHEET TITLE

SHEET NO. A9.30

CASEWORK ACCESSIBILITY

	LENGTH (IN)	DEPTH (IN)	# OF SHELVES/ DRAWERS	SUBTOTAL (SQ IN)
ELEVATION A - 1 (ACCESSIBLE)	41	24	1	984
ELEVATION A - 2 (ACCESSIBLE)	17	24	1	408
ELEVATION B - 1 (ACCESSIBLE)	41	24	5	4920
			ACCESSIBLE STORAGE (SQ IN)	6312

	LENGTH (IN)	DEPTH (IN)	# OF SHELVES/ DRAWERS	SUBTOTAL (SQ IN)
ELEVATION A - 1 (NON-ACCESSIBLE)	41	12	2	984
ELEVATION A - 2 (NON-ACCESSIBLE)	52	12	1	624
ELEVATION A - 3 (NON-ACCESSIBLE)	17	24	1	408
ELEVATION A - 4 (NON-ACCESSIBLE)	41	24	1	984
ELEVATION B - 1 (NON-ACCESSIBLE)	50	12	1	600
ELEVATION B - 2 (NON-ACCESSIBLE)	39	24	1	936
			NON-ACCESSIBLE STORAGE (SQ IN)	4536

	SURFACE AREAS (SQ IN)
ACCESSIBLE STORAGE	6312
NON-ACCESSIBLE STORAGE	4536
TOTAL PROVIDED STORAGE (SQ IN)	10848

ACCESSIBLE STORAGE / TOTAL PROVIDED STORAGE = 6312 / 10848 = **58%** **>50% MIN.**

∴ PROVIDED REACHABLE FIXED STORAGE EXCEEDS THE REQ'D 50% MIN.

FINISH LEGEND

WALL

P1 PAINT #1 - GENERAL
MFR: SHERWIN WILLIAMS
COLOR: KILIM BEIGE SW6106
FINISH: EGGSHELL

P2 PAINT #2 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: LATTE SW6108
FINISH: EGGSHELL

P3 PAINT #3 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: TRUE PENNY SW6355
FINISH: EGGSHELL

P4 PAINT #4 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: SPICY HUE SW6342
FINISH: EGGSHELL

P5 PAINT #5 - ACCENT
MFR: SHERWIN WILLIAMS
COLOR: GRANITE PEAK SW6250
FINISH: EGGSHELL

B3 RUBBER WALL BASE #3
MFR: BURKE
COLOR: 209 GREY BEIGE
SIZE: 4"
TYPE: STRAIGHT SET AT VCT AREA

T1 TILE#1
MFR: AMERICAN OLEAN
TYPE: STONE CLAIRE
COLOR: RUSSET EL92
GROUT: TBD, COLOR: TBD
NOTE: 13X13 FLOOR TILE

T2 TILE#2
MFR: AMERICAN OLEAN
TYPE: AVENTE
COLOR: BIANCO AV96
GROUT: TBD, COLOR: TBD
NOTE: 13X13 WALL TILE

T3 TILE#3
MFR: BEDROSIANS
TYPE: ELLIPSE ALLURE
COLOR: GLSECP585R-AL
GROUT: TBD, COLOR: TBD
NOTE: ACCENT MOSAIC WALL TILE

FLOORING

C1 CARPET #1 - EXISTING CARPET TO REMAIN
NOTE: PATCH AND REPAIR ALL DAMAGE, MATCHING EXISTING BLDG STDS. CLEAN AS REQ'D FOR NEW FINISHED LOOK.

VCT1 VCT#1
MFR: MANNINGTON
MFGR: TOUCHSTONE
COLOR: 9129 PUTTY
INSTALL: TBD

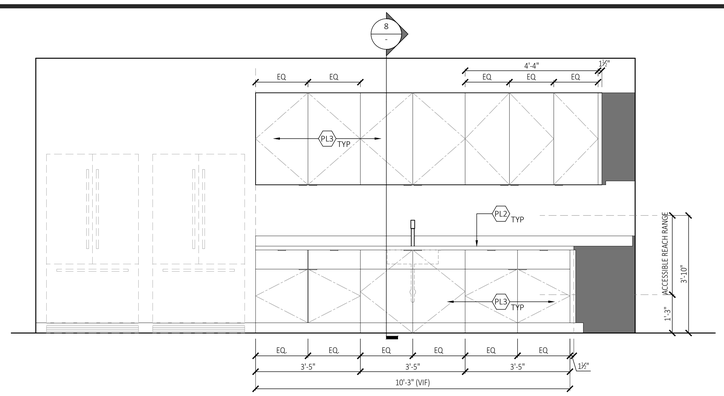
VCT2 VCT#2
MFR: MANNINGTON
MFGR: TOUCHSTONE
COLOR: 9188 TANGOR
INSTALL: TBD

SS1 SOLID SURFACE #1
MFR: CORIAN
COLOR: AURORA
SIZE: 3/4" THICK
FINISH: TBD

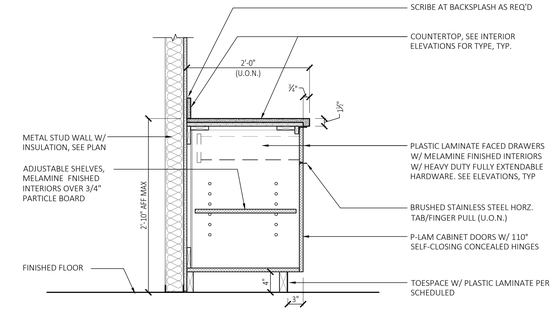
PL1 PLASTIC LAMINATE #1 TOILET PARTITIONS
MFR: WILSONART
COLOR: TUNGSTEN 4814-60
FINISH: TBD

PL2 PLASTIC LAMINATE #2 BREAKROOM COUNTERTOP
MFR: PIONITE
COLOR: AG561 SUEDE CUBICLE PAPEL
FINISH: TBD

PL3 PLASTIC LAMINATE # BREAKROOM CABINETS
MFR: FORMICA
COLOR: WEATHERED ASH 8842-WR
FINISH: WOODBRUSH FINISH

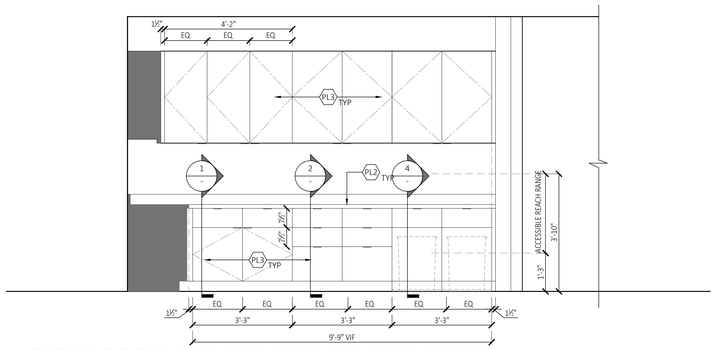


BREAK ROOM CASEWORK ELEVATION A — 5

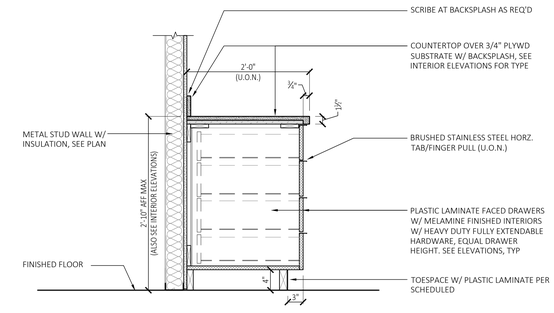


BASE CABINETS W/ SINGLE DRAWER — 1

SCALE: 1" = 1'-0"

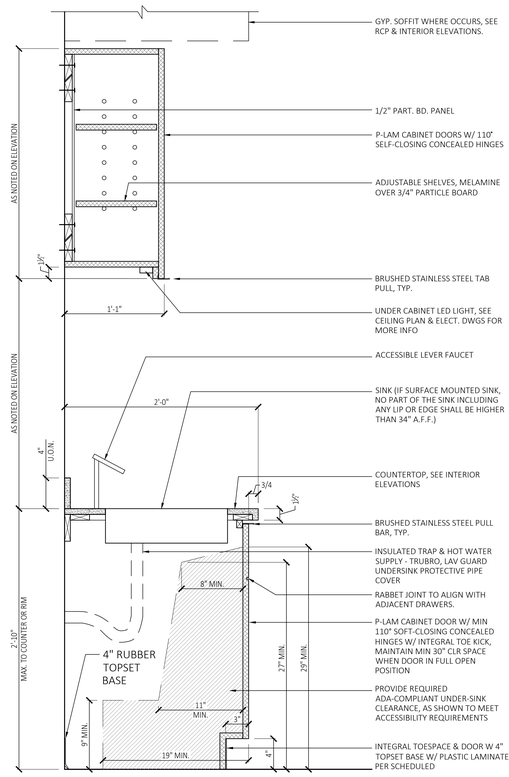


BREAK ROOM CASEWORK ELEVATION B — 6



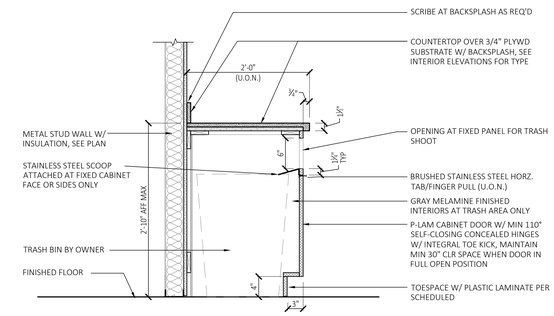
BASE CABINETS W/ MULTI-DRAWERS — 2

SCALE: 1" = 1'-0"



12 CASEWORK SECTION THRU SINK UPPER & LOWER CABINETS — 8

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



BASE CABINET TRASH SHOOT — 4

SCALE: 1" = 1'-0"

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BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

LICENSED ARCHITECT KELLY ANN SIMCOX C-27062 01/25 STATE OF CALIFORNIA

kelly a. simcox, architect

STAMP

REVISIONS

DATE	DESCRIPTION
11.08.2024	ISSUED FOR BUILDING PERMIT

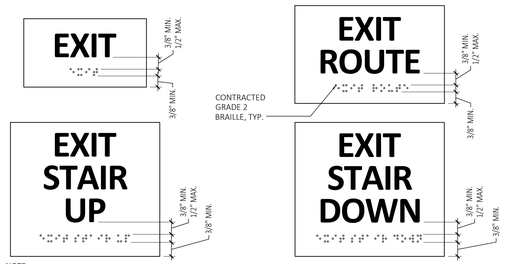
DATE
SCALE AS SHOWN
PROJECT ID 2024.203
DRAWN BY WC

JURISDICTION APPROVAL STAMP

DETAILS - CASEWORK AND CASEWORK ELEVATIONS

SHEET TITLE

SHEET NO. A9.40

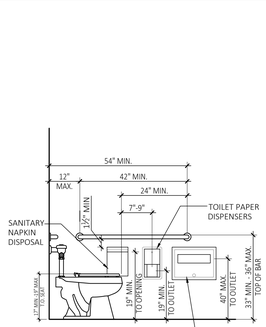


NOTE:
PER CBC SECTION 11B-703.4.1, SIGNS WITH TACTILE CHARACTERS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR, MEASURED FROM FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

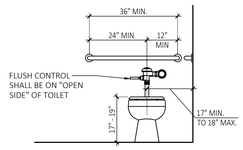
PER CBC SECTION 11B-703.4.2, TACTILE SIGNS SHALL BE LOCATED AS FOLLOWS:
1. AT SINGLE DOORS: SIGN TO BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.
2. AT DOUBLE DOORS WITH ONE ACTIVE LEAF: THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF.
3. AT DOUBLE DOORS WITH TWO ACTIVE LEAVES: THE SIGN SHALL BE LOCATED TO THE RIGHT HAND DOOR.
4. WHERE THERE IS NO WALL SPACE , SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.
5. SIGNS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

TACTILE EXIT SIGNS 12

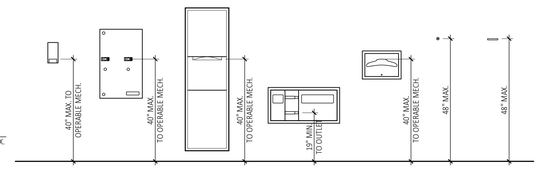
SCALE: 6" = 1' - 0"

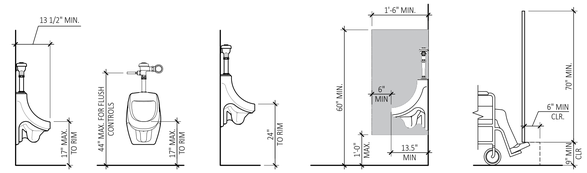


ACCESSIBLE TOILET (SIDE ELEVATION)



ACCESSIBLE TOILET (FRONT ELEVATION)



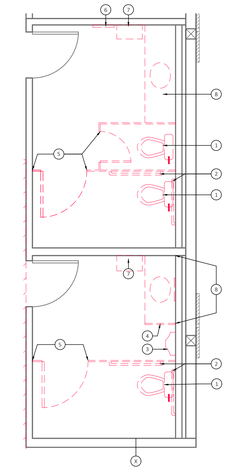


NOTE:
ACCESSIBLE STALLS:
* TO INCLUDE A LOOP OR U-SHAPE HANDLE IMMEDIATELY BELOW THE LATCH
* SHALL BE SELF CLOSING
* 18" CLEAR ON PULL SIDE

FAUCETS AND OTHER CONTROLS:
* SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST
* THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND
* ANY EXPOSED PIPING BENEATH THE SINK SHALL NOT INTRUDE INTO CLEARANCES NOTED ON THIS DETAIL & SHALL BE FULLY INSULATE THE MOLDED RIGID INSULATION

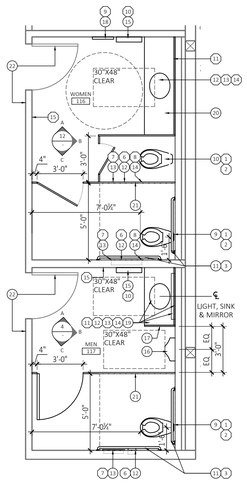
ACCESSIBLE TOILET FIXTURES AND ACCESSORIES MOUNTING REQUIREMENTS 1

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



DEMOLITION ENLARGED RESTROOM PLAN 13

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



PROPOSED ENLARGED RESTROOM PLAN 14

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

KEYNOTES

Indicated by (X) on the plan

1. REMOVE (E) TOILET, FLUSHOMETER AND ASSOCIATED ATTACHMENTS AND ACCESSORIES.
2. REMOVE (E) GRAB BARS.
3. REMOVE (E) URINAL, FLUSHOMETER AND ASSOCIATED ATTACHMENTS. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
4. REMOVE (E) URINAL PARTITION. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
5. REMOVE (E) PARTITION, PARTITION DOOR AND HARDWARE FOR (N) LAYOUT. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
6. REMOVE (E) SANITARY NAPKIN DISPENSER. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
7. REMOVE (E) PAPER TOWEL DISPENSER AND TRASH RECEPTACLE. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
8. REMOVE (E) SINK, FAUCET, MIRROR, SCONCE LIGHTING FIXTURE AND COUNTERTOP. SEE PROPOSED ENLARGED RESTROOM PLAN FOR (N) LOCATION.
9. (N) FLOOR MOUNT ACCESSIBLE TOILET, FLUSHOMETER AND ASSOCIATED ATTACHMENTS. SEE DETAIL 1/- FOR MORE INFORMATION.
10. (N) FLOOR MOUNT TOILET, FLUSHOMETER AND ASSOCIATED ATTACHMENTS. SEE DETAIL 1/- FOR MORE INFORMATION.
11. (N) GRAB BARS. SEE DETAIL 1/- FOR MORE INFORMATION.
12. (N) SURFACE MOUNT TOILET PAPER DISPENSER. SEE DETAIL 1/- FOR MORE INFORMATION.
13. (N) SURFACE MOUNT TOILET SEAT COVER DISPENSER. SEE DETAIL 1/- FOR MORE INFORMATION.
14. (N) SURFACE MOUNT SANITARY NAPKIN DISPOSAL UNIT. SEE DETAIL 1/- FOR MORE INFORMATION.
15. (N) SEMI RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE. SEE DETAIL 1/- FOR MORE INFORMATION.
16. (N) URINAL, FLUSHOMETER AND ASSOCIATED ATTACHMENTS. SEE DETAIL 1/- FOR MORE INFORMATION.
17. (N) URINAL PARTITION. SEE DETAIL 1/- FOR MORE INFORMATION.
18. (N) SANITARY NAPKIN DISPENSER. SEE DETAIL 1/- FOR MORE INFORMATION.
19. (N) UNDERCOUNTER MOUNT SINK, FAUCET, SOAP DISPENSER, MIRROR, SCONCE LIGHTING FIXTURE AND COUNTERTOP. SCONCE MOUNTING HEIGHT TO MATCH EXISTING. SEE DETAIL 1/- FOR MORE INFORMATION.
20. (N) UNDERCOUNTER MOUNT SINK, FAUCET, SOAP DISPENSER, MIRROR, AND COUNTERTOP. SEE DETAIL 1/- FOR MORE INFORMATION.
21. (N) FLOOR MOUNT PARTITIONS.
22. (E) ACCESSIBLE SIGNAGE AT DOOR AND WALL. SEE DETAIL 2/- FOR MORE INFORMATION.

SHEET NOTES

1. PROVIDE METAL BACKING AS REQUIRED FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
2. PROVIDE (1) COAT HOOK CENTERED ON THE BACK OF EVERY STALL DOOR. 44" A.F.F. AT ACCESSIBLE STALLS, AND AT 66" A.F.F. NON-ACCESSIBLE STALLS.

PLUMBING FIXTURE, ACCESSORY AND SIGNAGE SCHEDULE (1)

(1) TOILET
MFGR: KOHLER
MODEL: HIGHCLIFF ULTRA
K-96057-55-0
FLUSH RATE: 1.28 GPF
COLOR: WHITE
NOTE: ADA COMPLIANT

(2) FLUSHOMETER - TOILET
MFGR: KOHLER
MODEL: MACH K-80TM00N10-CP
FLUSH RATE: 1.28 GPF
COLOR: POLISHED CHROME

(3) GRAB BARS
MFGR: BOBRICK
MODEL: B-6806 X 36
B-6806 X 42
COLOR: STAINLESS STEEL

(4) URINAL
MFGR: KOHLER
MODEL: DEXTER K-5016-ET-0
FLUSH RATE: 0.5 GPF
COLOR: WHITE

(5) FLUSHOMETER - URINAL
MFGR: KOHLER
MODEL: MACH 80UM00G20-CP
FLUSH RATE: 0.5 GPF
COLOR: POLISHED CHROME

(6) TOILET TISSUE DISPENSER
MFGR: BOBRICK
STYLE: CLASSIC SERIES
MODEL #: B-2888
FINISH: STAINLESS STEEL

(7) SEAT COVER DISPENSER
MFGR: BOBRICK
STYLE: CLASSIC SERIES
MODEL #: B-221
FINISH: STAINLESS STEEL

(8) SANITARY NAPKIN DISPOSAL
MFGR: BOBRICK
STYLE: CONTURA SERIES
MODEL #: B-270
FINISH: STAINLESS STEEL

(9) SANITARY NAPKIN DISPENSER
MFGR: BOBRICK
STYLE: CLASSIC SERIES
MODEL #: B-47064
FINISH: STAINLESS STEEL

(10) PAPER TOWEL DISPENSER
MFGR: BOBRICK
STYLE: CLASSIC SERIES
MODEL #: B-38032
FINISH: STAINLESS STEEL

(11) MIRROR
MFGR: BOBRICK
STYLE: CLASSIC SERIES
MODEL #: B-2908 2436
FINISH: STAINLESS STEEL

(12) SINK
MFGR: KOHLER
MODEL #: K-2882
FINISH: WHITE

(13) FAUCET
MFGR: BRADLEY
MODEL #: S53-3300
FINISH: BRUSHED STAINLESS

(14) SOAP DISPENSER
MFGR: BRADLEY
MODEL #: 6-3300
FINISH: BRUSHED STAINLESS

(15) HAND DRYER
MFGR: DYSON
MODEL #: TBD
FINISH: TBD

GENERAL RESTROOM NOTES

A. REFER TO DETAILS ON SHEET A9.5 FOR ACCESSIBLE MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS FOR PLUMBING FIXTURES, TOILET ACCESSORIES, AND SIGNAGE.
B. WHEN LOCATED AT THE SIDE OF A TOILET COMPARTMENT, THE TOILET COMPARTMENT DOOR OPENING SHALL PROVIDE A CLEAR WIDTH OF 34" MINIMUM.
C. TOILET PARTITION STILE WIDTH AT ACCESSIBLE STALL SHALL NOT EXCEED 4 INCHES.
D. FLUSH VALVE TO BE LOCATED AT WIDER SIDE OF ACCESSIBLE TOILET STALL.

FINISH LEGEND

(P1) PAINT #1 - GENERAL
MFR: SHERWIN WILLIAMS
COLOR: KILIM BEIGE SW6106
FINISH: EGGSHELL

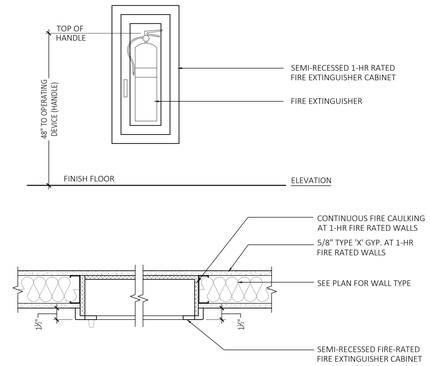
TILE
(T1) TILE#1
MFR: AMERICAN OLEAN
TYPE: STONE CLAIRE
COLOR: RUSSET EL92
GROUT: TBD, COLOR: TBD
NOTE: 13X13 FLOOR TILE

(T2) TILE#2
MFR: AMERICAN OLEAN
TYPE: AVENTE
COLOR: BIANCO AV96
GROUT: TBD, COLOR: TBD
NOTE: 13X13 WALL TILE

(T3) TILE#3
MFR: BEDROSIANS
TYPE: ELLIPSE ALLURE
COLOR: GLSECPS858-AL
GROUT: TBD, COLOR: TBD
NOTE: ACCENT MOSAIC WALL TILE

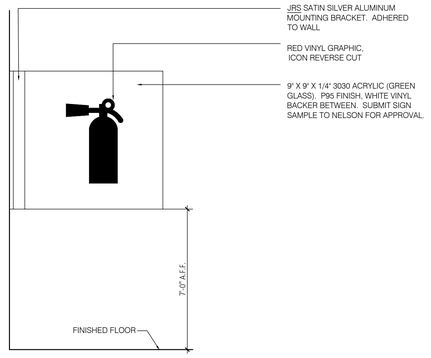
(SS1) SOLID SURFACE #1
MFR: CORIAN
COLOR: AURORA
SIZE: 3/4" THICK
FINISH: TBD

(PL1) PLASTIC LAMINATE #1
MFR: WILSONART
COLOR: TUNGSTEN 4814-60
FINISH: TBD



FIRE EXTINGUISHER CABINET 10

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



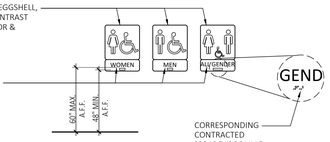
FIRE EXTINGUISHER SIGNAGE 11

3"=1'-0"

CHARACTERS AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. COLOR & CONTRAST OF SIGN SHALL DISTINCTIVELY CONTRAST WITH COLOR & CONTRAST OF WALL.

LETTERING: HEIGHT SHALL BE 5/8" MIN. TO 2" MAX., 1/32" RAISED, UPPERCASE, SANS-SERIF FONT

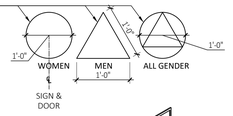
WALL-MOUNTED SIGNAGE ▲



CHARACTERS AND BACKGROUND OF SIGN TO BE BRUSHED ALUMINUM FINISH. COLOR & CONTRAST OF SIGN SHALL DISTINCTIVELY CONTRAST WITH COLOR & CONTRAST OF DOOR.

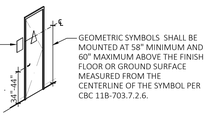
GEOMETRIC SYMBOLS FOR MENS, WOMENS, & ALL GENDER RESTROOMS SHALL COMPLY WITH CURRENT CBC SECTIONS 11B-703.7.2.6.1, 11B-703.7.2.6.2 & 11B-703.7.2.6.3

DOOR-MOUNTED SIGNAGE ▲



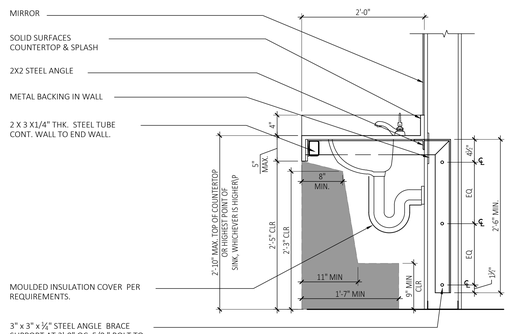
WALL SIGNAGE TO BE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR TO FACE PERSON ENTERING TOILET ROOM. BRUSHED ALUMINUM FINISH. MOUNTING LOCATION MUST ALLOW PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR BEING WITHIN SWING PATH OF DOOR.

SIGNAGE MOUNTING REQUIREMENTS ▲



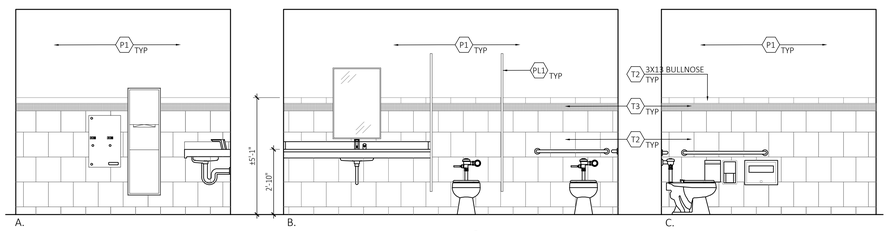
REQUIRED ACCESSIBLE TOILET ROOM SIGNAGE 2

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



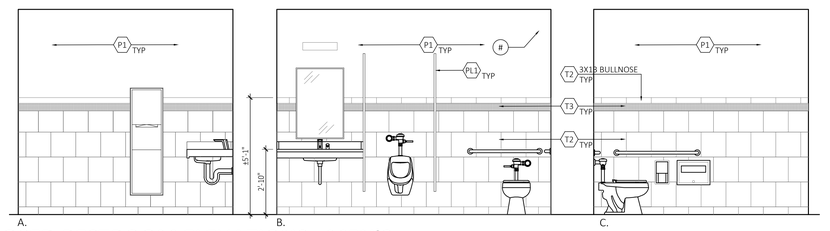
ACCESSIBLE SINK 3

SCALE: 1"=1'-0"



PROPOSED RESTROOM ELEVATIONS - WOMEN'S 12

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



PROPOSED RESTROOM ELEVATIONS - MEN'S 4

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

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g ARCHITECTS

PROJECT ADDRESS
260 HARBOR BLVD., BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for

COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

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JURISDICTION APPROVAL STAMP

DETAILS - ACCESSIBILITY & RESTROOM ENLARGED PLAN

SHEET TITLE

SHEET NO. A9.50

GENERAL NOTES

1. GENERAL

1.1. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.

1.2. ALL CODE OR STANDARDS REFERENCES SHALL BE CONSIDERED TO BE THE MOST RECENT EDITION OF THE CODE OR STANDARD.

1.3. THE DESIGN WAS PERFORMED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE AND LOCAL JURISDICTION BUILDING CODES. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL JURISDICTION AND STATE BUILDING CODES IN EFFECT AT THE SITE OF THE BUILDING.

1.4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, TECHNIQUES, PROCEDURES, METHODS, SEQUENCES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE TO COMPLETE THE WORK AS SPECIFIED BY THE CONTRACT DOCUMENTS.

1.5. BELOW ARE THE DESIGN LOADS AND PARAMETERS THAT WERE USED IN THE DESIGN OF THE STRUCTURE:

SEISMIC DESIGN PARAMETERS				
DESIGN CATEGORY	I	SOIL CLASS	SDs	SD1
D	1.0	D	1.411	NULL

1.6. ALL MEMBERS AND CONNECTIONS FOR THE PROJECT, WHICH MAY NOT BE SHOWN OR SHOWN FULLY, SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THAT USED FOR SIMILAR MEMBERS AND CONNECTIONS.

1.7. THE EXISTING MEMBERS, CONNECTIONS AND CONDITIONS SHOWN ON THESE DRAWINGS HAS BEEN DETERMINED BY SOME MINOR FIELD VERIFICATION AND ANY AVAILABLE "RECORD" DRAWINGS MADE AVAILABLE TO THE ENGINEER. THE ENGINEER HAS MADE A GOOD FAITH EFFORT TO DETERMINE THE EXISTING CONSTRUCTION INFORMATION AND TECHNIQUES BUT SHALL NOT BE HELD ACCOUNTABLE FOR THE COMPLETE ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THE PLANS AND DETAILS. THE CONTRACTOR AND SUBCONTRACTORS SHALL MAKE ALLOWANCES AND PROVISIONS IN PRICING AND TIME FRAME FOR ANY FIELD ADJUSTMENTS THAT MAY BE REQUIRED. PRIOR TO THE START OF WORK, THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND DETERMINE THE EXISTING CONSTRUCTION AND TECHNICS FOR THEMSELVES AND BRING TO THE ATTENTION OF THE ENGINEERS ANY DISCREPANCIES.

1.8. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR AND SUBCONTRACTOR PRIOR TO THE START OF WORK. ALL DIMENSIONS SHALL BE COORDINATED WITH THE STRUCTURAL AND ARCHITECTURAL DRAWINGS AS WELL AS ALL OTHER DRAWINGS AND SPECIFICATIONS. REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH WORK. FABRICATION OF MEMBERS AND CONNECTIONS SHALL NOT START UNTIL ALL DISCREPANCIES ARE RESOLVED.

1.9. CONDUCT ALL WORK IN A MANNER WHICH MINIMIZES THE DAMAGE TO THE EXISTING STRUCTURE AND FINISHES.

1.10. (E) INDICATES EXISTING CONSTRUCTION.

1.11. THE STRUCTURAL SYSTEMS HAVE BEEN DESIGNED TO RESIST THE SUPERIMPOSED LIVE LOADS REQUIRED BY THE BUILDING CODE AND FOR ADDITIONAL LOADING DETERMINED BY STANDARD ENGINEERING PRACTICES. NO SPECIAL LOADING CONDITIONS HAVE BEEN CONSIDERED FOR RESISTING CONCENTRATED LOADS FROM STORAGE AND HANDLING OF CONSTRUCTION MATERIALS OR FROM OPERATION OF CONSTRUCTION EQUIPMENT. ALL SCAFFOLDING, BRACING AND SHORING SYSTEMS REQUIRED FOR INSTALLATION, STABILITY, AND SAFETY OF NEW WORK AND PROTECTION REQUIRED FOR THE SAFETY OF PEDESTRIANS AND JOBSITE PERSONNEL SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR IS, AT ALL TIMES, SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE REPRESENTING THE SAFETY OF PERSONS AND PROPERTY. ALL NEW AND EXISTING CONSTRUCTION AND MATERIALS SHALL BE PROTECTED BY THE CONTRACTOR FROM ADVERSE CONDITIONS AND DAMAGE.

1.12. UNLESS SPECIFICALLY STATED IN THE APPROVAL, THE APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OR SUBCONTRACTORS FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED BY THE ENGINEER, AND APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER ONLY REPRESENTS THE APPROVAL OF GENERAL FABRICATION.

1.13. IN ANY CONDITION WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITION, OR THERE APPEARS TO BE TYPOGRAPHICAL ERRORS IN THE SPECIFICATIONS, NOTIFY THE ENGINEER FOR INSTRUCTIONS ON HOW TO PROCEED. IN THE CASE WHERE THE CONTRACTOR PROCEEDS WITH THE WORK IN QUESTION WITHOUT DIRECTION FROM THE ENGINEER, THE CONTRACTOR OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY INCORRECT CONSTRUCTION.

1.14. IF TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE CONDITION SHALL APPLY UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ENGINEER.

1.15. THE CONDITIONS AFFECTING THE WORK SHALL BE CAREFULLY EXAMINED BY THE CONTRACTOR AND EACH SUBCONTRACTOR BEFORE PROCEEDING AND SHALL REPORT TO THE ENGINEER ANY CONDITION WHICH PREVENTS THE PROPER COMPLETION OF THE WORK. FAILURE TO REPORT ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR OR SUBCONTRACTORS.

1.16. SPECIAL INSPECTION SHALL BE PROVIDED BY THE OWNER OF THE STRUCTURE AS REQUIRED BY SECTION 1701 OF THE 2022 CALIFORNIA BUILDING CODE FOR EACH OF THE ITEMS LISTED BELOW:

1.16.1. EPOXY OR EXPANSION BOLTS/REBAR/THREADED RODS IN CONCRETE OR MASONRY.

1.16.2. STRUCTURAL WELDING.

1.17. SPECIAL INSPECTION AGENCY AND ALL SPECIAL INSPECTORS SHALL BE RECOGNIZED AND APPROVED BY THE BUILDING OFFICIAL HAVING JURISDICTION OVER THIS PROJECT.

1.18. SPECIAL INSPECTION FORMS SHALL BE OBTAINED FROM THE BUILDING OFFICIAL HAVING JURISDICTION, COMPLETED, AND SIGNED BY THE GENERAL CONTRACTOR, ENGINEER, OWNER AND SPECIAL INSPECTION AGENCY AND SUBMITTED PRIOR TO PERMIT ISSUE.

2. STRUCTURAL STEEL

2.1. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES. AWS SPECIFICATIONS APPLY TO ALL WELDING.

2.2. STRUCTURAL STEEL SHALL BE PER THE SCHEDULE BELOW:

STEEL SPECIFICATION SCHEDULE	
STEEL	SPECIFICATION
ANGLES	ASTM A36
HSS TUBE STEEL	ASTM A500 GRADE B
MISCELLANEOUS PLATES	ASTM A36
NUTS	ASTM A563
HARDENED WASHERS	ASTM F436
WELDING ELECTRODES	E70XX

2.3. SHOP PAINTING IS REQUIRED. ALL STEEL SURFACES TO BE CLEANED THOROUGHLY. ONE COAT OF RUST INHIBITIVE PAINT CONFORMING TO AISC 420/SSPC-QP3, SSPC-PA 1: SHOP, FIELD AND MAINTENANCE COATING OF METALS, AND ANSI/ASCE 303: CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. UNIVERSAL PRIMER SHALL BE EVENLY AND COMPLETELY APPLIED. ANY CHIPS OR ABRASIONS SHALL BE TOUCHED UP IN THE SHOP. AFTER ERECTION APPLY ANOTHER COAT USING THE SAME PAINT.

2.4. FABRICATE ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL PER THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES," AISC 303-05, SECTION 10.

3. METAL STUDS AND JOISTS

3.1. THE LIGHT GAGE METAL CONTRACTOR SHALL DESIGN-BUILD ANY LIGHT GAGE METAL FRAMING THAT IS NOT SPECIFICALLY SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE STUD TYPE, CONNECTION, AND GAGE. STRUCTURAL CALCULATIONS BY A PROFESSIONAL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA SHALL BE SUBMITTED BY THE CONTRACTOR TO THE PROJECT ENGINEER FOR APPROVAL. AT MINIMUM, THE STRUCTURAL CALCULATIONS SHOULD INCLUDE THE FOLLOWING:

3.1.1. A DESCRIPTION OF THE DESIGN CRITERIA.

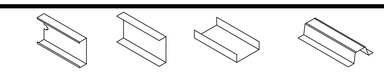
3.1.2. THE ANALYSIS OF THE REQUIREMENTS FOR STRESS AND DEFLECTION (STIFFNESS) FOR ALL FRAMING APPLICATIONS.

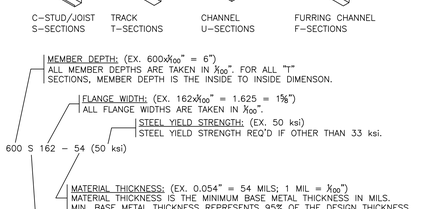
3.1.3. THE REQUIRED FRAMING COMPONENTS AND ACCESSORIES.

3.1.4. ATTACHMENTS OF FRAMING MEMBERS TO THE STRUCTURE AND/OR ADJACENT FRAMING MEMBERS.

3.2. ANY AND ALL FRAMING AND CONNECTIONS SPECIFICALLY REQUIRED ON THESE DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DRAWINGS. ALL FRAMING CALL OUTS ARE IN ACCORDANCE WITH THE STRUCTURAL SHEET METAL ASSOCIATION PRODUCT TECHNICAL INFORMATION.

3.2.1. STUD IDENTIFICATION SHALL BE AS SHOWN:





THICKNESS-STEEL COMPONENTS			
MINIMUM THICKNESS* (MILS)	DESIGN THICKNESS (IN)	INSIDE CORNER RADII (IN)	REF. ONLY GA. NO.
18	0.0188	0.0843	25
27	0.0283	0.0796	22
33	0.0346	0.0764	20-STRUCTURAL
43	0.0451	0.0712	18
54	0.0566	0.0849	16
68	0.0713	0.1069	14
97	0.1017	0.1525	12

* MINIMUM THICKNESS REPRESENTS 95% OF THE DESIGN THICKNESS AND IS THE MINIMUM ACCEPTABLE THICKNESS DELIVERED TO THE JOB SITE BASED ON SECTION A3.4 OF THE 2007 AISI SPECIFICATION.

DESIGN STIFFENING LIP LENGTH		
SECTION	FLANGE WIDTH	DESIGN STIFFENING LIP LENGTH (IN)
S125	1 1/4"	0.188
S137	1 3/8"	0.375
S162	1 5/8"	0.500
S200	2"	0.625
S250	2 1/2"	0.625

3.2.1.1. FACTORY PUNCH-OUTS, WHEN PROVIDED SHALL, BE SPACED AT A MINIMUM OF 24" CENTER TO CENTER AND BE LOCATED ALONG THE CENTERLINE OF THE MEMBER WEB. PUNCH-OUTS SHALL NOT BE WIDER THAN HALF OF THE MEMBER DEPTH (D/2) OR 2 1/2" WHICHEVER IS LESS AND SHALL NOT BE LONGER THAN 4 1/2". THE NEAREST EDGE OF ANY PUNCH-OUT SHALL NOT BE CLOSER THAN 10" FROM THE END OF THE MEMBER.

3.2.1.2. UNLESS OTHERWISE NOTED, STEEL MEMBERS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI. HIGHER YIELD STRENGTHS SHALL BE NOTED AS DEMONSTRATED IN 7.2.1.

3.3. FOR ATTACHMENT TO PERPENDICULAR MEMBERS, FRAMING COMPONENTS SHALL BE CUT SQUARE. AN ANGLED CUT AS REQUIRED SHALL BE PROVIDED FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS. ALL MEMBERS SHALL BE HELD POSITIVELY IN PLACE UNTIL THEY CAN BE PROPERLY SECURED.

3.4. FULL BEARING AGAINST THE INSIDE TRACK WEB SHALL BE ACHIEVED BY THE STUDS PRIOR TO STUD AND TRACK ATTACHMENT.

3.5. SPACE BRIDGING ROWS PER MANUFACTURER'S REQUIREMENTS AND ATTACH WALL STUD BRIDGING IN SUCH A WAY TO AVOID STUD ROTATION.

3.6. HEADERS AND SUPPORTING STUDS SHALL BE INCLUDED IN FRAMED WALL OPENINGS AS SHOWN ON THE PLANS.

3.7. ONLY PRODUCTS MANUFACTURED BY CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION OR STEEL FRAMING INDUSTRY ASSOCIATION (SFIA) SHALL BE USED.

3.8. THE MINIMUM REQUIREMENTS OF 2020 A.I.S.I. STANDARDS, INCLUDING THE SUPPLEMENTS, SHALL APPLY TO THE STEEL USED TO FORM ALL STUDS AND JOISTS. USE GALVANIZED LIGHT GAGE METAL FOR ALL EXTERIOR APPLICATIONS.

3.9. THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 2020 EDITION, INCLUDING THE SUPPLEMENTS, SHALL APPLY TO THE DESIGN OF ALL STRUCTURAL MEMBERS.

3.10. ALL ACCESSORIES RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED SHALL BE PROVIDED WHICH INCLUDES BUT IS NOT LIMITED TO TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS, AND OTHER ACCESSORIES REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

3.11. SELF-DRILLING SCREWS OR WELDS SHALL BE USED TO FASTEN COMPONENTS. THE SCREWS AND WELDS SHALL BE OF SUCH A SIZE TO INSURE THE STRENGTH OF THE CONNECTION. TOUCH UP ALL SCREW CONNECTIONS, WELDS, AND CUT AND EXPOSED SURFACES OF GALVANIZED STEEL WITH A ZINC RICH PAINT. IT IS NOT ACCEPTABLE TO WIRE TIE COMPONENTS.

3.12. SECURELY ATTACH STUDS TO FLANGES OF BOTH UPPER AND LOWER RUNNERS IN SUCH A WAY THAT EACH STUD IS PLUMB.

3.13. PROVIDE TEMPORARY BRACING WHERE REQUIRED UNTIL ERECTION IS COMPLETE.

3.14. LATERAL BRACING SHALL CONFORM TO SECTION D3 OF THE AISI SPECIFICATION AND SHALL ACHIEVED BY HORIZONTAL STRAPS, COLD-ROLLED CHANNELS, OR BY GYPSUM BOARD AND GYPSUM SHEATHING

3.15. AT LOCATIONS INDICATED ON THE DRAWINGS, ALLOWANCES FOR STRUCTURAL VERTICAL MOVEMENT SHALL BE PROVIDED.

4. EXPANSION AND SCREW ANCHORS

4.1. EXPANSION ANCHORS IN CONCRETE SHALL BE HILTI KWIK BOLT TZ2 PER ESR-4266 BY HILTI, INC. OR APPROVED EQUAL.

4.2. SCREW ANCHORS IN CONCRETE SHALL BE HILTI KWIK HUS-EZ PER ESR-3027 BY HILTI, INC. OR APPROVED EQUAL.

4.3. EXPANSION ANCHORS IN CONCRETE SHALL BE STRONG-BOLT 2 WEDGE ANCHOR PER ESR-3037 BY SIMPSON STRONG-TIE INC. OR APPROVED EQUAL.

4.4. SCREW ANCHORS IN CONCRETE SHALL BE SIMPSON TITEN HD SCREW ANCHORS PER ESR-2713 BY SIMPSON STRONG-TIE INC.

4.5. EXPANSION ANCHORS IN MASONRY SHALL BE HILTI KWIK BOLT TZ MASONRY PER ESR-3785 BY HILTI, INC. OR APPROVED EQUAL.

4.5.1. MASONRY ANCHOR TO BE INSTALLED INTO FACE OF CMU AND NOT MORTAR JOINTS. CONTACT THE ENGINEER OF RECORD IF INSTALLED INTO THE MORTAR JOINTS.

4.6. EXPANSION ANCHORS IN MASONRY SHALL BE WEDGE-ALL ANCHOR PER ESR-1396 BY SIMPSON STRONG-TIE INC. OR APPROVED EQUAL.

4.7. ALL SUBSTITUTIONS AS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO USE TO BE CONSIDERED FOR APPROVAL AS AN EQUAL PRODUCT.

4.8. DURING THE INSTALLATION, THE SPECIAL INSPECTOR SHALL BE AT THE JOBSITE PERIODICALLY VERIFYING THE INSTALLATION IS IN COMPLIANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THE ESR REPORT WHICH INCLUDES BUT IS NOT LIMITED TO HOLE CLEANING PROCEDURE, HOLE DIMENSIONS, ANCHOR TYPE, ANCHOR DIMENSIONS, ANCHOR SPACING, ANCHOR EMBEDMENT, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, CONCRETE THICKNESS, EDGE DISTANCES, AND TIGHTENING TORQUE.

4.8.1. TEST LOADS WILL BE GIVEN IN TABLE BELOW. IF ANY ANCHORS FAILS TESTING, ALL ANCHORS OF THE SAME TYPE SHALL BE TESTED, WHICH ARE INTALLED BY THE SAME TRADE, NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE ANCHOR PASS, THEN RESUME THE INITIAL TEST FREQUENCY.

				CALIBRATED TORQUE WRENCH TEST
ANCHOR TYPE	DIAM.	MIN. EMBED. (h_{ef})	ESR/ER NUMBER	TORQUE TEST LOAD
HILTI KWIK BOLT TZ2	3/8"ø	1 1/2"	ESR-4266	30 FT-LBS
HILTI KWIK BOLT TZ2	1/2"ø	2"	ESR-4266	50 FT-LBS
HILTI KWIK BOLT TZ2	5/8"ø	2 3/4"	ESR-4266	40 FT-LBS
HILTI KWIK BOLT TZ2	3/4"ø	3 1/4"	ESR-4266	110 FT-LBS

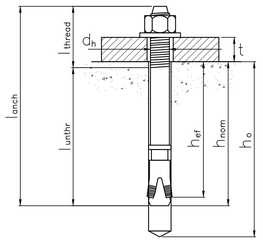
4.8.2. TESTS SHALL BE IMPLEMENTED PER THE ANCHOR ESR. THE SPECIAL INSPECTOR SHALL INSPECT THE INSTALLATION OF NEW BOLTS PER THE CBC AND ESR WHERE NEW BOLTS ARE INSTALLED

4.8.3. TESTING AGENCY SHALL IMPLEMENT THE CALIBRATED TORQUE WRENCH WHEN TESTING.

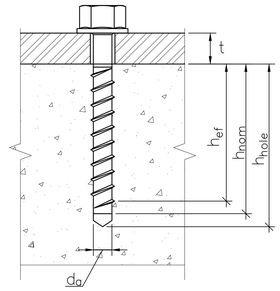
4.8.4. TORQUE-CONTROLLED POST-INSTALLED ANCHORS TESTED WITH A CALIBRATED TORQUE WRENCH SHALL ATTAIN THE SPECIFIED TORQUE WITHIN ½ TURNS OF THE NUT; OR ONE-QUARTER (¼) TURN OF THE NUT FOR A ⅜ INCH SLEEVE ANCHOR ONLY.

4.8.5. SCREW-TYPE ANCHORS TESTED WITH A CALIBRATED TORQUE WRENCH SHALL ATTAIN THE SPECIFIC TORQUE WITHIN ONE-QUARTER (¼) TURN OF THE SCREW AFTER INITIAL SEATING OF THE SCREW HEAD.

4.9. DIMENSIONS FOR EXPANSION ANCHORS ARE AS FOLLOWS:



4.10. DIMENSIONS FOR CONCRETE SCREW ANCHORS ARE AS FOLLOWS:



5. ADHESIVE ANCHORS

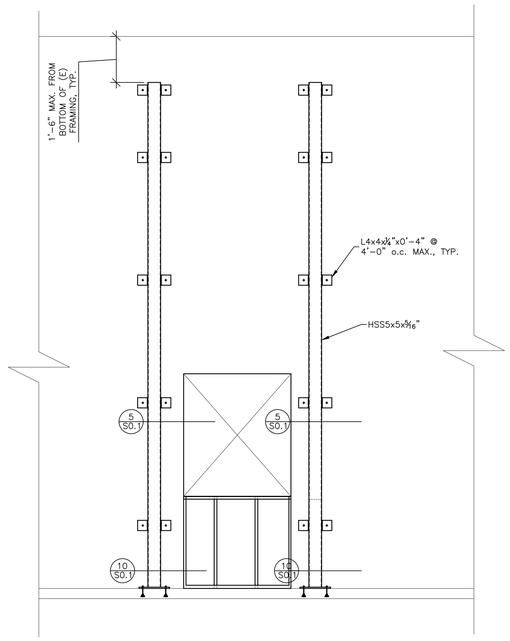
5.1. USE HIT-RE 500 V3 EPOXY PER ESR-3814 BY HILTI, INC. OR APPROVED EQUAL.

5.2. ALL SUBSTITUTIONS AS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO USE TO BE CONSIDERED FOR APPROVAL AS AN EQUAL PRODUCT.

5.3. NOTIFY SPECIAL INSPECTOR PRIOR TO STARTING WORK TO ARRANGE FOR SPECIAL INSPECTION. FOR STRUCTURAL APPLICATIONS, DURING THE INSTALLATION, THE SPECIAL INSPECTOR SHALL BE AT THE JOBSITE CONTINUOUSLY VERIFYING THE INSTALLATION IS IN COMPLIANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND THE ESR REPORT WHICH INCLUDES BUT IS NOT LIMITED TO DRILL BIT COMPLIANCE WITH ANSI B212.15-1994, HOLE DIAMETER, HOLE DEPTH, HOLE CLEANLINESS, HOLE LOCATION IN CONCRETE MASONRY CONSTRUCTION, HOLE EDGE DISTANCE AND SPACING, INSTALLATION TEMPERATURE, ADHESIVE PRODUCT DESCRIPTION INCLUDING PRODUCT NAME, ADHESIVE EXPIRATION DATE, ADHESIVE MIXING PROCEDURE, USE OF PROPER NOZZLES, VERIFICATION OF PROPERLY MIXED ADHESIVE PRIOR TO INJECTION OF ADHESIVE IN ANCHOR HOLE, ANCHORS UNDISTURBED DURING GEL TIME, ROD TYPE, ROD GRADE, ROD DIAMETER, ROD LENGTH AND ROD CLEANLINESS.

6. INSTALLATION OF ADHESIVE ANCHORS, EXPANSION ANCHORS AND POWER DRIVEN PINS

6.1. EXERCISE CARE AND CAUTION TO AVOID DAMAGING OR CUTTING EXISTING REINFORCING BARS WHEN INSTALLING DRILLED IN ANCHORS OR POWER DRIVEN PINS INTO EXISTING NON-PRESTRESSED REINFORCED CONCRETE. WHEN INSTALLING SUCH ANCHORS OR PINS INTO EXISTING PRESTRESSED CONCRETE OR PRE/POST TENSIONED CONCRETE LOCATE THE PRESTRESSED TENDONS WITH A NON-DESTRUCTIVE METHOD PRIOR TO INSTALLATION. EXTREME CARE AND CAUTION SHALL BE TAKEN TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. A MINIMUM CLEARANCE OF ONE INCH SHALL BE MAINTAINED BETWEEN THE EXISTING REINFORCING TENDONS AND THE NEW DRILLED IN ANCHOR AND/OR PIN.



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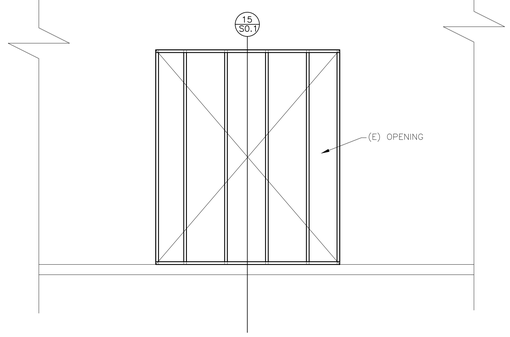

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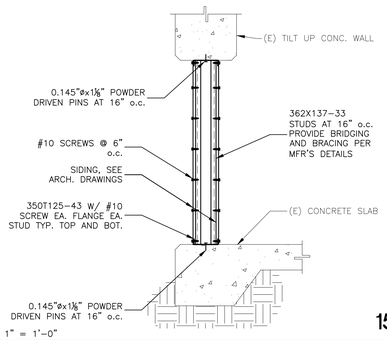

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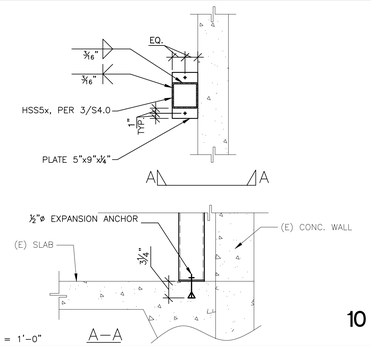
SCALE: 1" = 1'-0"



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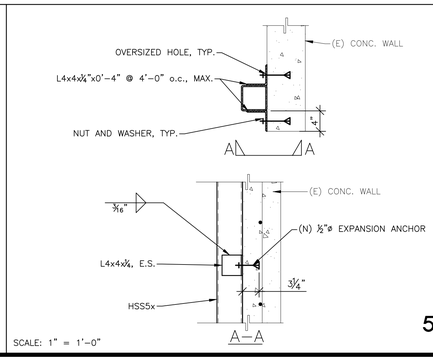

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SCALE: 1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
KEAN T. ONGKE
No. S 4192
Exp. 12/31/24
STRUCTURAL
STATE OF CALIFORNIA

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION

DATE	11/4/2024
SCALE	AS SHOWN
PROJECT ID	2024179
DRAWN BY	M.M.

JURISDICTION APPROVAL STAMP

GENERAL NOTES, DETAILS AND ELEVATION

SHEET TITLE

S0.1

SHEET NO.

1

PARTIAL FLOOR PLAN

SCALE: ¼" = 1'-0"

NOTES:
1. SEE S1.0 FOR NOTES.

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JURISDICTION APPROVAL STAMP

PARTIAL FLOOR PLAN

SHEET TITLE

SHEET NO. S1.0

GENERAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE TO VERIFY FIELD CONDITION AGAINST CONSTRUCTION PLAN AND SPECIFICATION, IDENTIFY POSSIBLE CONFLICT AND DISCREPANCY BETWEEN PLAN AND SITE CONDITION, AND BRING TO OWNER'S AND ENGINEER'S ATTENTION PRIOR TO ENTER CONTRACT.
2. SUBMISSION OF A CONTRACT SHALL BE CONSTRUCTED AS EVIDENCE THAT A CAREFUL EXAMINATION OF THE PORTION OF THE EXISTING BUILDING, EQUIPMENT, SYSTEMS, SITE CONSTRAINTS, ETC, WHICH MAY AFFECT THE ASSOCIATED WORK SCOPE UNDER THIS CONTRACT, AND THE ACCESS TO SUCH SPACES, HAVE ALL BEEN MADE AND THAT THE CONTRACTOR IS FULL AWARE OF WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK. LATER CLAIMS SHALL NOT BE MADE FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN DURING SUCH EXAMINATIONS.
3. BY ENTERING CONTACT OF CONSTRUCTION, WHETHER IT IS SHOWN OR NOT SHOWN ON THIS PLAN, CONTRACTOR IS FULLY RESPONSIBLE TO COMPLETE WORK WITH MEETING ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING ANY PORTION OF THE WORK SCOPE ON PLAN AND SPECIFICATIONS. PRIOR TO SUBMITTING A PROPOSAL, CONTRACTOR SHALL FULLY UNDERSTAND AND COVER ALL COSTS WORK SCOPE AND MATERIALS TO MEET ALL APPLICABLE CODES, LAWS, AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
4. CONTRACTOR IS TO REVIEW PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT. NO COST SHALL BE INCURRED ON CONSTRUCTABILITY ISSUE DUE TO LACK OF COORDINATION.
5. ALL WORK SHOWN ON PLAN ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEM AND WORK. INFORMATION ON PLAN SHALL NOT BE USED TO DETERMINE EXACT LOCATION OF INSTALLATION. WHERE INSTALLATION REQUIRES EXACT MEASUREMENTS AND COORDINATION WITH WORKS OF OTHER TRADE, CONTRACTOR SHALL PREFORM ALL REQUIRED WORK AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE CONTACTOR SHALL ALLOW IN HIS PRICE FOR WORK DONE WITH DEVIATIONS IN LOCATION AND METHOD TO AVOID OBSTRUCTIONS AND CONFLICT OF OTHER TRADES AND EXISTING UTILIZES OF BASE BUILDING.
6. CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF ALL THE MATERIALS AND EQUIPMENT TO BE USED ALONG WITH SHOP DRAWING WHERE REQUIRES IN SPECIFICATION FOR APPROVAL PRIOR TO ORDER.
7. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
8. CONTRACTOR SHALL STORE ALL EQUIPMENT AND MATERIAL IN A ORGANIZED AND CLEANED SPACE AT ALL TIME TO PREVENT FROM DAMAGING AND DETERIORATION PRIOR TO INSTALLATION. CONTRACTOR SHALL KEEP ALL PART OF THE CONSTRUCTION AREA AND ASSOCIATED ACCESSES CLEAN AND FREE OF DEBRIS RESULTING FROM EXECUTION OF WORK.
9. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY SURVEYOR OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
10. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
11. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.
12. ANY OPENING MADE TO EXISTING BUILDING SHALL BE SUPPORTED, PATCHED, AND SEALED TO MEET ALL SPECIFICATION OF ORIGINAL CONSTRUCTION. ALL PENETRATION TO RATED ASSEMBLY SHALL BE PROTECTED BY UL LISTED FIRM AND/OR SMOKE PROTECTION ASSEMBLY TO MAINTAIN ORIGINAL ASSEMBLY FIRE AND SMOKE RATING.
13. CONTRACTOR SHALL PROVIDE INSURANCE POLICY IN ACCORDANCE TO BUILDING OWNER'S AND PROJECT OWNER'S REQUIREMENTS INCLUDING A HOLD HARMLESS CAUSE FOR OWNER AND ENGINEER ON RECORD.
14. FOR THE USE OF EQUIPMENT OR MATERIAL THAT ARE DIFFERENT FROM SCHEDULES OR SPECIFICATIONS, CONTRACTOR IS RESPONSIBLE TO PROVIDE, INCLUDING BUT NOT LIMITED TO, SPECIFICATION, CALCULATION, ENGINEERING, COST DIFFERENCE, ETC. FOR APPROVAL OF EQUAL AND OWNER'S APPROVAL.
15. ALL WORK DONE SHALL BE GUARANTEED FOR A PERIOD OF ONE YEARS FROM DATE OF ACCEPTANCE OF WORK.
16. PRIOR TO FINAL ACCEPTANCE BY OWNER OR REPRESENTATIVE OF OWNER, CONTRACTOR IS RESPONSIBLE TO TEST, ADJUST, AND BALANCE ALL ASSOCIATED EQUIPMENT AND SYSTEM WITHIN SCOPE WITH PROVISIONS OF REPORTS WHERE REQUIRED IN SPECIFICATIONS TO DEMONSTRATE THAT ALL REQUIREMENTS OF PLANS AND SPECIFICATIONS ARE FULLY MET AND ALL APPLICABLE CODES, LAWS, AND REGULATIONS ARE FULLY COMPLIED.

HVAC GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, LAWS AND REGULATIONS.
2. ALL NEW DUCT SHALL BE SUPPORTED PER THE MINIMUM REQUIREMENT OF LATEST SMACMA GUIDELINE, AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. FASTEN ALL DUCT WORK JOINTS AND SEAMS WITH SHEET METAL SCREW AND CAULK AIR TIGHT.
3. CONTRACTOR IS DIRECTED TO VISIT SITE AND BE FULLY COGNIZANT OF ALL CONDITIONS PRIOR TO PROPOSAL. VERIFY EXACT LOCATION, ELEVATIONS, SIZES AND CONDITIONS OF EXISTING UTILITIES, DUCTS AND PIPING ASSOCIATED WITH THE PROJECT ANY EXTRA EXPENSE DUE TO FAILURE TO MAKE SUCH EXAMINATION. SHALL NOT BE MADE. WHERE CHANGES IN THE EXISTING WORK ARE NECESSARY TO PERMIT THE INSTALLATION OF NEW WORK, THEY SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED UTILITY SERVICES, INSPECTIONS AND PERMITS.
5. ALL MECHANICAL WORK SHALL BE CONCEALED, UNLESS OTHERWISE NOTED.
6. CLEAN THE PREMISES ON A DAILY BASIS TO LEAVE WORK AREA IN AN UNCLUTTERED CONDITION.
7. INSTALL THE ENTIRE MECHANICAL SYSTEM TO ELIMINATE ANY OBJECTIONABLE VIBRATION AND NOISE.
8. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF A DISCREPANCY BETWEEN THE DRAWING AND THE ACTUAL SITE CONDITION OCCURS. STOP THE WORK THAT IS AFFECTED AND OBTAIN INSTRUCTION FROM THE OWNER'S REPRESENTATIVE BEFORE THE WORK CAN BE RESTARTED.
9. THE DRAWING INDICATES THE GENERAL ARRANGEMENT AND LOCATION OF PIPING, DUCTWORK, AND EQUIPMENT. MAKE DEVIATIONS SUCH AS OFFSETS IN DUCTS AND PIPES THAT ARE NECESSARY TO MEET SITE CONDITIONS AND TO COORDINATE WORK WITH OTHER TRADES. ALL DEVIATIONS TO THE CONTRACT DOCUMENT, WHETHER SHOWN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MADE AT NO EXTRA EXPENSE TO THE OWNER.
10. OBTAIN AND FOLLOW MANUFACTURER'S DIRECTIONS WHEN INSTALLING NEW EQUIPMENT. SUBMIT OPERATING AND MAINTENANCE MANUALS.

HVAC GENERAL NOTES CONT.

11. COORDINATE ALL CUTTING AND PATCHING WITH GENERAL CONTRACTOR, INDIVIDUAL SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING TO THEIR WORK.
12. COORDINATE ALL WORK WITH ARCHITECTURAL, ELECTRICAL AND STRUCTURAL, AND PLUMBING DRAWINGS, INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL AND STRUCTURAL MEMBERS.
13. FURNISH AND INSTALL COMPLETE ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND AS NECESSARY FOR COMPLETE WORKABLE SYSTEM.
14. CONTRACTOR SHALL GUARANTEE THAT THE WORK DONE UNDER THIS SPECIFICATION WILL BE FREE FROM FAULTY MATERIALS OR WORKMANSHIP AND HEREBY AGREES, UPON RECEIVING NOTIFICATION FROM THE OWNER, AND TO ITS ENTIRE SATISFACTION, ALL DEFECTS, DAMAGES OR IMPERFECTIONS APPEARING IN SAID WORK WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FILING NOTICE OF COMPLETIONS.
15. ALL SUPPLY AIR DUCTWORK WITHIN UN-CONDITIONAL SPACE SHALL BE EXTERNALLY OR INTERNALLY INSULATED WITH MINIMUM R-8 INSULATION.
16. RESTORE ALL DAMAGE AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK.
17. PROVIDE TO THE OWNER TWO SETS OF AS-BUILT DRAWINGS AND TWO BOUND SETS OF ALL OPERATING MANUALS, DIAGRAMS SERVICE CONTRACTS, GUARANTEES, ETC.
18. TEST AND BALANCE ALL EQUIPMENT AND DEVICES TO PERFORM AND DELIVER SPECIFIED QUANTITIES ON THE DRAWING. AIR BALANCING SHALL BE PERFORMED BY 3RD PARTY. SUBMIT 4 SET OF AIR BALANCE REPORT TO THE ENGINEER PRIOR FINAL.
19. THE MATERIAL OF THE DUCTS SHALL BE AS FOLLOWING; a) RECTANGULAR DUCTS AND ANY EXPOSED DUCTS : GALVANIZED SHEET METAL WITH GAUGE PER LATEST SMACNA STANDARD. b) ROUND DUCTS IN CEILING SPACE : GALVANIZED SHEET METAL WITH GAUGE PER LATEST SMACNA STANDARDS. CLASS 1 FLEXIBLE DUCT SHALL BE USED NOT MORE THAN 5 FT. FROM THE AIR IN/OUTLET. c) BATHROOM & KITCHEN EXHAUST DUCTS AND DRYER VENTS : GALVANIZED SHEET METAL INSTALL IN ACCORDANCE WITH METHODS AND STANDARDS OF ASHRAE AND SMACNA FOR LOW PRESSURE CONSTRUCTION.
20. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES AND PLENUM RATED.
21. DUCTWORK SHALL BE SUPPORTED PER SMACNA STANDARDS.
22. SHEET METAL DUCTWORKS SHALL BE CONSTRUCTED PER SMACNA STANDARDS.
23. SEAL ALL TRANSVERSE JOINTS OF AIR DUCTS WITH DUCT SEALANT PER SMACNA STANDARD.
24. SUPPLY AND RETURN AIR DUCTS AND PLENUMS OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED TO ACHIEVE THE MINIMUM THERMAL (R) VALUE AS SET FORTH IN 2022 CMC TABLE E 503.7.2 AND 503.7.3. APPROVED MATERIALS SHALL BE INSTALLED ON DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING, OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD, HUMIDITY, AND EROSION-RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF THE REFERENCED STANDARD FOR AIR DUCTS IN CHAPTER 17. INSULATION APPLIED TO THE SURFACE OF DUCTS, INCLUDING DUCT COVERINGS, LININGS, TAPES, AND ADHESIVES, LOCATED IN BUILDINGS SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50), WHEN TESTED AS A COMPOSITE INSTALLATION.
25. RECTANGULAR DUCT AND PLENUMS SHALL BE FABRICATED OF GALVANIZED STEEL. INSULATE PLENUMS AND RECTANGULAR DUCTING AS INDICATED. DUCT SHALL HAVE THE MINIMUM GAUGE PER SMACNA. FOR PRODUCT CONVEY DUCT, MINIMUM GAUGE OF SHEET METAL SHALL MEET REQUIREMENTS LISTED ON 2022 CMC TABLE 506.2(1) AND TABLE 506.2(2). ALL CONSTRUCTION OF AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS SHALL COMFIRM TO 2022 CEC, SECTION 120.4(a)-(f).
26. CONTRACTOR SHALL COORDINATE WITH ARCHITECT BEFORE PURCHASING DIFFUSERS AND REGISTERS FOR APPROPRIATE SIZE, TYPE, FINISH, AND INSTALLATION LOCATION.
27. FLEXIBLE DUCTS MAY BE USED IN BETWEEN JOISTS AND AT CONNECTION TO DIFFUSERS WITHIN A MAXIMUM 5 FEET LENGTH. FLEXIBLE DUCT SHALL BE LISTED AND LABELED UMC 10-1 (UL181).
28. VERIFY THERMOSTAT/SWITCH LOCATIONS W/ARCHITECT PRIOR TO INSTALLATION.
29. DUCT TESTING AND SEALING SHALL BE PERFORMED BY 3RD PARTY CERTIFIED AGENT AND THE CERTIFICATE & FORMS SHALL BE SUBMITTED TO THE CITY AND OWNER.
30. PROVIDE ACCESS PANELS FOR ALL FIRE DAMPERS, FIRE/SMOKE DAMPERS AND ACCESS FOR SHUT-OFF AND CONTROL VALVES. COORDINATE ALL CEILING AND WALL ACCESS WITH GENERAL CONTRACTOR.
31. FIRE DAMPER AND FIRE/SMOKE COMBINATION DAMPERS SHALL BE LABELED BY AN APPROVED TESTING AND LISTING AGENCY.
32. ALL WORKS SHALL CONFORM TO 2022 CMC AND 2022 TITLE 24 ENERGY STANDARD.
33. POWER WIRING, CONDUIT, SWITCHES AND TIME CLOCKS SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
34. LOW VOLTAGE CONTROL WIRING SHALL BE FURNISHED & INSTALLED BY CONTROL CONTRACTOR UNDER MECHANICAL SCOPE. FINAL CONNECTIONS BY AIR CONDITIONING CONTRACTOR.
35. ALL MATERIAL INSTALLED IN PLENUM SPACE SHALL BE PLENUM RATED.
36. GENERAL CONTRACTOR SHALL FURNISH AND/OR INSTALL CUTTING, PATCHING, FRAMING,ROOFING,PAINTING, EQUIPMENT SCREENING, CURBS OR PLATFORMS WITH THE REQUIREMENTS OF THE AIR CONDITIONING SYSTEM.
37. EQUIPMENT, INSTALLATION AND OPERATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
38. ALL A/C SYSTEMS SHALL BE TESTED AND BALANCED IN ACCORDANCE WITH AABC GUIDELINES. THE T & B CONTRACTOR SHALL NOTIFY MECH. CONTRACTOR OF ANY DEFICIENCY IN THE SYSTEMS AND HAVE THEM CORRECTED PRIOR TO FINAL START UP OF A/C SYSTEMS.
39. TOILET EXHAUST DUCTS SHALL BE MADE OF 22 GA. GALV. STEEL.
40. LISTED FIRE DAMPERS AND SMOKE DAMPERS ARE REQUIRED TO BE INSTALLED AT ALL DUCT PENETRATIONS THROUGH FIRE RATED SHAFTS AS REQUIRED.
41. ALL FACTORY MADE AIR DUCTS SHALL BE CLASS 0 OR CLASS 1 LISTED DUCTS. CMC SECTIONS 603.3 THE FACTORY MADE AIR DUCTS WILL BE SUPPORTED IN ACCORDANCE WITH CMC SECTION 603.5 OR AS SPECIFIED BY MANUFACTURER'S INSTALLATION INSTRUCTIONS.
42. METAL DUCTS SHALL BE SECURELY FASTENED IN PLACE AT EACH CHANGE OF DIRECTION IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS-METAL AND FLEXIBLE.
43. OPENINGS IN THE BUILDING ENVELOPE OR SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL LINES, AND OTHER PENETRATIONS MUST BE SEALED.
44. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF DUST OF DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
45. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION CGBS 4.410.
46. VRV REFRIGERANT PIPE OR TUBE SHALL BE ACR (DEHYDRATED COPPER) TYPE ONLY AND ASTM RATED FOR 410A USE. USE TYPE L OR K COPPER PIPE ONLY.
47. MECHANICAL CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EQUIPMENT AND DEVICES.

MANDATORY MEASURES REQUIREMENTS

1. PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
2. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAMESPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.
3. THE LESSER OF THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SEC. 120.1 (B) 2, OR THREE COMPLETE AIR CHANGES SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.
4. MAXIMUM LENGTH OF FLEXIBLE DUCT AND CONNECTORS SHALL NOT BE MORE THAN 5 FEET. FLEXIBLE DUCTS SHALL NOT BE USED IN LIEU OF RIGID ELBOWS.
5. THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE LATEST TITLE 24 REQUIREMENT AND FOLLOWING REQUIREMENTS AS APPLICABLE:
   a) EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE AND MEETS THE APPLICABLE REQUIREMENTS OF SECTION (B).
   b) EACH THERMOSTATIC CONTROL REQUIRED BY SECTION (A) SHALL BE CAPABLE OF BEING SET LOCALLY OR REMOTELY BY ADJUSTMENT OR SELECTION OF SENSORS TO CONTROL:
      1) COMFORT HEATING DOWN TO 55°F OR LOWER. COMFORT COOLING UP TO 85°F OR HIGHER.
      2) BOTH HEATING AND COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5°F WITHIN WHICH HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCE TO A MINIMUM.
6. ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT NOT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR-HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF THE 2022 CALIFORNIA MECHANICAL CODE AND ANSI/SMACNA -006.2006 HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE. SUPPLY-AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6 (R-8 IN UNCONDITIONED SPACE), UNLESS DUCTS ARE IN CONDITIONED SPACE.
7. EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT COMPLY WITH THE FOLLOWING:
   1) CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE:
      (1) AN AUTOMATIC TIME SWITCH CONTROL DEVICE COMPLYING WITH SEC. 110.9, WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM FOR UP TO 4 HOURS; OR
      (2) AN OCCUPANCY SENSOR; OR
      (3) 24/7 PROGRAMMABLE WITH OVERRIDE FUNCTION.
   2) AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN:
      (1) A SETBACK HEATING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL HEATING.
      (2) A SETUP COOLING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL COOLING.
9. ALL MECHANICAL VENTILATION AND SPACE-CONDITIONING SYSTEMS SHALL BE INSTALLED WITH DUCTWORK, DAMPERS, AND CONTROLS TO ALLOW OUTSIDE AIR RATES TO BE OPERATED AT THE LARGER OF (1) THE MINIMUM LEVELS SPECIFIED IN SECTION 120.1 (B) OR (2) THE RATE REQUIRED FOR MAKE-UP OF EXHAUST SYSTEMS THAT ARE REQUIRED FOR AN EXEMPT OR CODE REQUIRED PROCESS FOR CONTROL OF ODORS, OR FOR THE REMOVAL OF CONTAMINANTS WITHIN THE SPACE. ALL VARIABLE AIR VOLUME SPACE-CONDITIONING SYSTEMS SHALL INCLUDE CONTROLS THAT MAINTAIN MEASURED OUTSIDE AIR VENTILATION RATES WITHIN 10 PERCENT OF THE REQUIRED OUTSIDE AIR VENTILATION RATE AT BOTH FULL AND REDUCED SUPPLY AIRFLOW CONDITIONS.

CAL - GREEN COMPLIANCE NOTES

A. THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION ADDITIONS OR AREAS OF ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE OF THE MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHREA 52.2-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE END OF CONSTRUCTION.

B. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE NATIONAL STANDARDS ON EACH SYSTEM.

C. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

D. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES AND WARRANTIES FOR EACH SYSTEM. Q&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8, SECTION 5142 AND OTHER RELATED REQUIREMENTS.

E. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY WITH THE FINAL REPORT TO THE BUILDING OWNER.

F. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING AND 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 OR DEBRIS WHICH MAY ENTER THE SYSTEM.

SCOPE OF WORK

- REMOVE AND DEMOLISH EXISTING DUCTWORK DISTRIBUTION SYSTEM FROM (E) ROOFTOP UNITS (RTUS) WITH ALL ASSOCIATED COMPONENTS PREPARING FOR REUSE OF (E)RTUs.
- FURNISH AND INSTALL NEW AIR AIR DISTRIBUTION SYSTEMS CONNECTING TO (E)RTUs WITH ALL OTHER REQUIRED COMPONENTS FOR PROPER SYSTEM FUNCTIONALITY.
- FURNISH AND INSTALL RESTROOM VENTILATION SYSTEM WITH ALL OTHER REQUIRED COMPONENTS FOR PROPER SYSTEM FUNCTIONALITY.
- PROVIDE MATERIAL AND LABOR FOR HVAC SYSTEM BALANCING, TESTING, AND SCHEDULING.
- PROVIDE FACTORY START-UP, TESTING, AND CONTROL PROGRAMMING TO RTU AND EF SYSTEMS.
- PROVIDE ON-SITE OPERATIONAL TRAINING AND MAINTENANCE TRAINING TO OWNER ON ALL INSTALLED MECHANICAL SYSTEMS, INCLUDING RTU AND EF SYSTEMS.

APPLICABLE CODE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 NFPA 13
ALL AMENDMENTS AND SUPPLEMENTS TO ABOVE CODES
ALL CITY OF BELMONT AND COUNTY OF SAN MATEO ORDINANCES AND AMENDMENTS TO ABOVE CODES

DRAWING INDEX

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M-0.2	MECHANICAL ABBREVIATIONS AND LEGENDS
M-0.3	MECHANICAL CALCULATIONS AND SCHEDULES
M-0.4	MECHANICAL EQUIPMENT SHEDULES
M-0.5	MECHANICAL DETAILS
M-0.6	MECHANICAL PRESCRIPTIVE TITLE 24 COMPLIANCE
M-1.0	MECHANICAL PLAN - NEW
M-1.1	ZONING MAP
M-2.0	MECHANICAL ROOF PLAN

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11.01.2024	PERMIT REVIEW

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MECHANICAL NOTES, SCOPE OF WORK, INDEX AND STATEMENT

SHEET TITLE

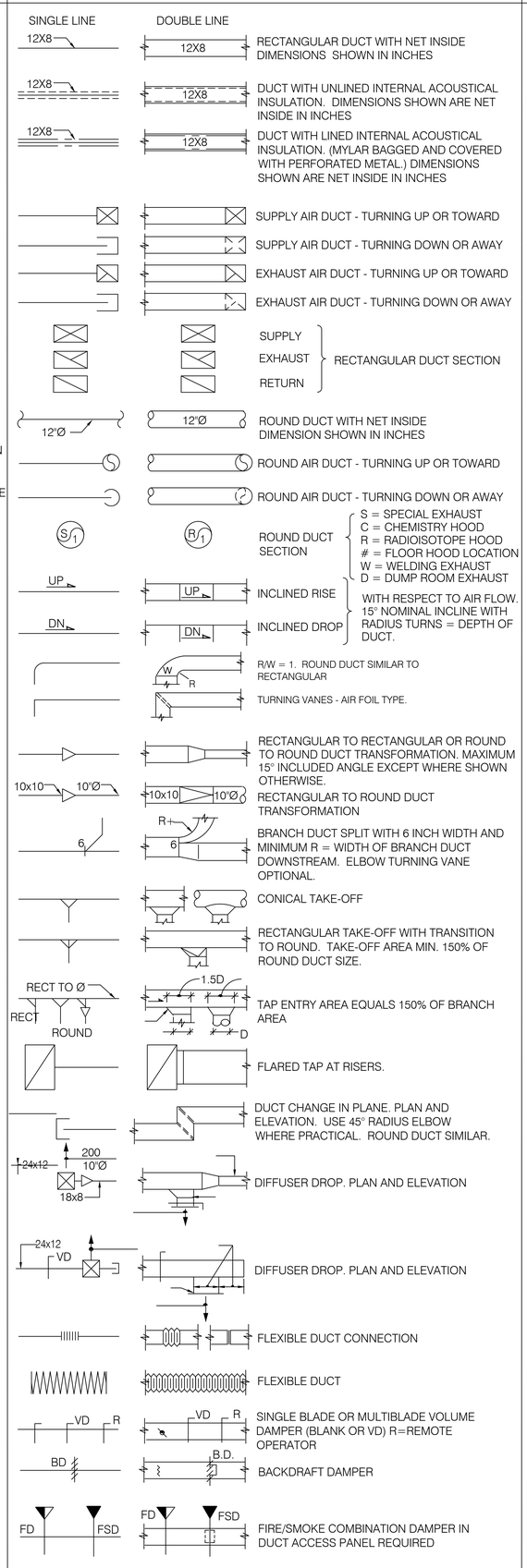
PROGRESS SET - NOT FOR CONSTRUCTION

SHEET NO. M-0.1

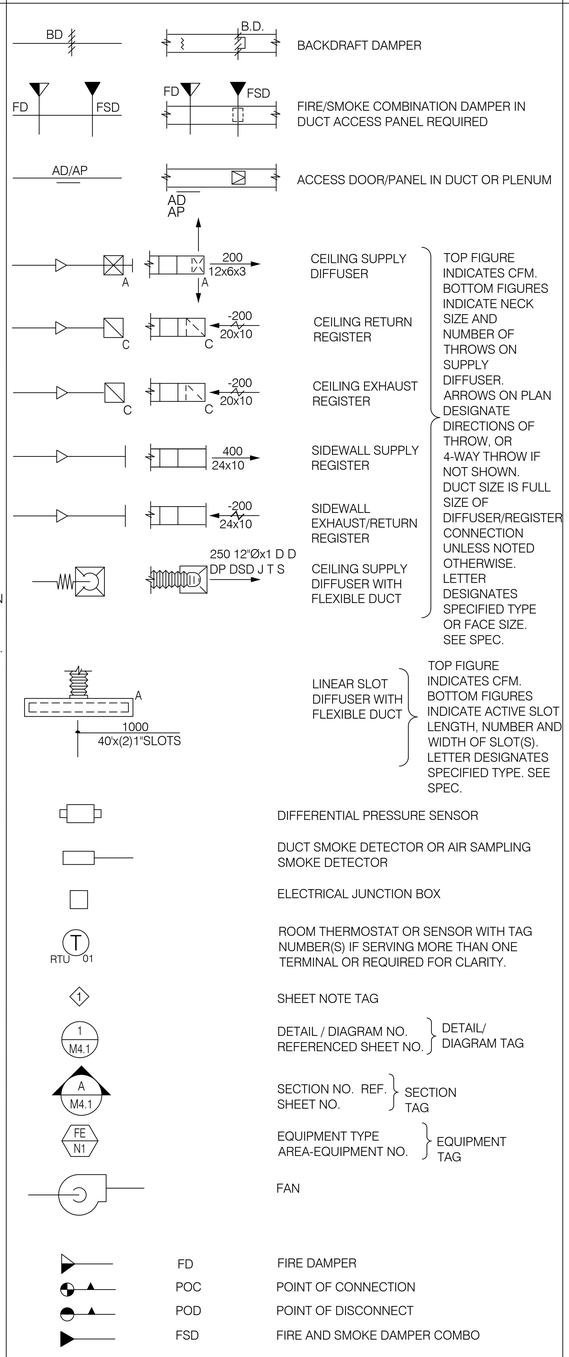
ABBREVIATIONS

AAV	AUTOMATIC AIR VENT
AC	AIR CONDITIONER
ACH	AIR CHANGES PER HOUR
AD	ACCESS DOOR, AUTOMATIC DAMPER
AFCT	AIR FLOW CONTROL TERMINAL
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BAL	BALANCING
BC	BALANCING COCK
BD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BRD	BAROMETRIC RELIEF DAMPER
BTU	BRITISH THERMAL UNIT
BTUH	BRITISH THERMAL UNIT / HOUR
BV	BALANCING VALVE, BALL VALVE
C	CONVECTOR
CAP	CAPACITY
CC	COOLING COIL
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHR	HVAC CHILLED WATER RETURN
CHS	HVAC CHILLED WATER SUPPLY
CLG	CEILING
CONC	CONCRETE
COND	CONDENSATE
CONN	CONNECTION
CONT	CONTINUOUS/CONTINUE
CONTR	CONTRACTOR
CU	COPPER (PIPE)
CV	CONSTANT VOLUME, CHECK VALVE
Cv	FLOW COEFFICIENT
CW	COLD WATER
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DA	DIRECT ACTING
DIAG	DIAGRAM
DIM	DIMENSION
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DPS	DIFFERENTIAL PRESSURE SWITCH
DWG	DRAWING
EA	EACH OR EXHAUST AIR
EAD	EXHAUST AIR DAMPER
EDB	ENTERING DRY BULB TEMPERATURE
EF	EXHAUST FAN
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EP	ELEVATOR SHAFT PRESSURIZATION
EQPT	EQUIPMENT
ET	EXPANSION TANK
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED
F	FILTERS, FAHRENHEIT, FUTURE
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FE	FUME EXHAUST
FE-SS	FUME EXHAUST-STAINLESS STEEL
FH	FUME HOOD
FIN	FINISHED
FLEX	FLEXIBLE
FLR	FLOOR
FM	FLOW METER, FORCE MAIN FAN
FPHF	POWERED HEPA FILTER
FPM	FEET PER MINUTE
FS	FLOW SWITCH
FSD	FIRE/SMOKE COMBINATION DAMPER
FT(')	FOOT OR FEET, FLOAT, THERMOSTATIC
GA	GAGE
GALV	GALVANIZED
GE	GENERAL EXHAUST
GLV	GLOBE VALVE
GPM	GALLONS PER MINUTE
GR	GRAVITY CONDENSATE RETURN
GV	GATE VALVE
GYP	GYPSUM
GWE	GLASS WASH EXHAUST
H,HT	HEIGHT
HB	HOSE BIBB
HC	HEATING COIL
HD	HEAD (FEET OF WATER)
HHWS	HEATING HOT WATER SUPPLY
HHWR	HEATING HOT WATER RETURN
HP	HORSEPOWER
HRC	HEAT RECOVERY COIL
HRR	HEAT RECOVERY RETURN
HRS	HEAT RECOVERY SUPPLY
HVAC	HEATING VENTILATING AND AIR CONDITIONING
HX	HEAT EXCHANGER
HZ	HERTZ (CYCLES PER SEC)
IB	INVERTED BUCKET
ID	INSIDE DIAMETER
IN(")	INCH OR INCHES
INS	INSULATION
L	LONG (DIM)
LAB	LABORATORY
LBS	POUNDS
LDB	LEAVING DRY BULB TEMPERATURE
LWB	LEAVING WET BULB TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MA	MAKEUP AIR
MAX	MAXIMUM
MBH	1000 BTUH
MCV	MOTORIZED CONTROL VALVE
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N2	NITROGEN
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OAD	OUTSIDE AIR DAMPER
OSA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW & YOKE
PA	PIPE ANCHOR
PCR	PUMPED CONDENSATE RETURN
PD	PRESSURE DROP
PLUMB	PLUMBING
POC	POINT OF CONNECTION
PRV	PRESSURE REDUCING VALVE
PCHWR	PROCESS CHILLED WATER RETURN
PCHWS	PROCESS CHILLED WATER SUPPLY
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PV	PLUG VALVE
R	RADIUS; RISER, RADIANT HEATER
RA	REVERSE ACTING
RAD	RADIANT HEATER, OR RELIEF AIR DAMPER
REF	RETURN/RELIEF AIR
REQD	REQUIRED
RHC	REHEAT COIL
RHHW	REHEAT HEATING HOT WATER
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SAD	SEE ARCHITECTURAL DRAWING
SCW	SOFT COLD WATER
SD	STORM DRAIN, SMOKE DETECTOR
SF	SUPPLY FAN, SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATIONS
SP	STATIC PRESSURE, STAIR PRESSURIZATION
SQ	SQUARE
SSTL/SS	STAINLESS STEEL
ST	SOUND TRAP, STEAM TRAP
STD	STANDARD
STL	STEEL
STP	STAIRWELL PRESSURIZATION
STM	STEAM
STR	STARTER
STRUCT	STRUCTURAL
TC	TEMPERATURE CONTROL
TCP	TEMPERATURE CONTROL PANEL
TD	TRANSFER DUCT
TEMP	TEMPERATURE, TEMPORARY
THRU	THROUGH
TON	12,000 BTUH OF COOLING
TYP	TYPICAL
UA	UTILITY ACCESS
UON	UNLESS OTHERWISE NOTED
UTR	UP THROUGH ROOF VENT
V	VARIABLE AIR DAMPER
VAV	VERTICAL
VERT	VARIABLE FREQUENCY DRIVE
VFD	VIBRATION
VIB	VOLUME
VOL	WIDTH
W	WELDING EXHAUST
WE	WIDE FLANGE BEAM
WF	WATER FLOW SWITCH
WFS	WATER GAUGE
WG	WEIGHT
WT	WITH
W/	WITHOUT
W/O	EXISTING
(E)	FUTURE
(F)	NEW
(N)	RELOCATE
(R)	AT
@	CENTER LINE
℄	NUMBER
#	AND
&	PLATE
ℙ	DIAMETER, PHASE
Ø	CHANNEL
⌐	2 POSITION
2P	2 WAY
2W	3 WAY
3W	DEGREE FAHRENHEIT
°F	

DUCT LEGEND



DUCT LEGEND CON'T



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MECHANICAL ABBREVIATIONS AND LEGENDS

SHEET TITLE

SHEET NO. M-0.2

MECHANICAL EQUIPMENT SCHEDULE & CALCULATIONS

MIN. OSA AND EXHAUST VENTILATION CALCULATIONS*

AREA DESIGNATION	OCCUPANCY CLASSIFICATIONS	OCCUPANT DENSITY (PPL/1000 FT^2)	AREA (A_Z-FT^2)	NO. OF OCC. (PZ)**	PPL OSA RATE (R_P-CFM/PPL)	AREA OSA RATE (R_A-CFM/FT^2)	MIN. REQ'D OSA (V_{bz}-CFM)	DISTRIBUTION EFFECTIVENESS (E_Z)	FINAL REQ'D OSA RATE (V_{OZ}-CFM)	CEC TABLE 120.1A			EXHAUST RATE (CFM/FT^2)	REQUIRE EXHAUST AIRFLOW (CFM)	PROVIDED EXHAUST AIRFLOW (CFM)	PROVIDE OSA (CFM)	EQUIPMENT SERVED
										(MIN. CFM/FT^2)	(MIN. CFM/FT^2 W/DCV)	REQUIRED CFM					
RECEPTION 101	RECEPTION AREAS	60	225	14	5	0.06	74	1.0	74	0.15	--	34	--	--	--	75	(E)RTU-18
OPEN OFFICE 102	OFFICE SPACE	5	1,363	7	5	0.06	117	1.0	117	0.15	--	205	--	--	--	205	(E)RTU-16
OFFICE 103	OFFICE SPACE	5	258	2	5	0.06	26	1.0	26	0.15	--	39	--	--	--	40	(E)RTU-18
OFFICE 104	OFFICE SPACE	5	258	2	5	0.06	26	1.0	26	0.15	--	39	--	--	--	40	(E)RTU-18
OFFICE 105	OFFICE SPACE	5	249	2	5	0.06	25	1.0	25	0.15	--	38	--	--	--	40	(E)RTU-18
CONF. 106	MEETING	50	423	22	5	0.06	136	1.0	136	0.5	--	212	--	--	--	215	(E)RTU-15
OFFICE 107	OFFICE SPACE	5	101	1	5	0.06	12	1.0	12	0.15	--	16	--	--	--	20	(E)RTU-15
OFFICE 108	OFFICE SPACE	5	116	1	5	0.06	12	1.0	12	0.15	--	18	--	--	--	20	(E)RTU-15
SERVER/IT 109	COMPUTER (NOT PRINTING)	4	130	1	5	0.06	13	1.0	13	0.15	--	20	--	--	--	20	AC-01 FC-01
OPEN OFFICE 110	OFFICE SPACE	5	1,523	8	5	0.06	132	1.0	132	0.15	--	229	--	--	--	230	(E)RTU-12
OFFICE 111	OFFICE SPACE	5	125	1	5	0.06	13	1.0	13	0.15	--	19	--	--	--	20	(E)RTU-13
OFFICE 112	OFFICE SPACE	5	125	1	5	0.06	13	1.0	13	0.15	--	19	--	--	--	20	(E)RTU-13
OFFICE 113	OFFICE SPACE	5	125	1	5	0.06	13	1.0	13	0.15	--	19	--	--	--	20	(E)RTU-13
OFFICE 114	OFFICE SPACE	5	100	1	5	0.06	11	1.0	11	0.15	--	15	--	--	--	15	(E)RTU-13
STOR. 115	OCCUPIABLE STORAGE ROOMS FOR DRY MATERIALS	2	116	1	5	0.06	11	1.0	11	0.15	--	13	1.5	--	--	15	(E)RTU-14
WOMEN'S RESTROOM 116	TOILETS- PUBLIC	--	136	--	--	--	--	--	--	--	--	--	50/70 (CFM/UNIT)	-70	-200	TRANSFER	(E)RTU-14 EF-01
MEN'S RESTROOM 117	TOILETS- PUBLIC	--	111	--	--	--	--	--	--	--	--	--	50/70 (CFM/UNIT)	-70	-200	TRANSFER	(E)RTU-14 EF-02
BREAK 118	BREAK ROOM	50	715	36	5	0.12	266	1.0	266	0.5	--	356	--	--	-	360	(E)RTU-14
MEETING 119	MEETING	50	170	9	5	0.06	56	1.0	56	0.5	--	85	--	--	--	85	(E)RTU-17
OFFICE 120	OFFICE SPACE	5	170	1	5	0.06	11	1.0	16	0.15	--	26	--	--	--	30	(E)RTU-17
OFFICE 121	OFFICE SPACE	5	174	1	5	0.06	11	1.0	16	0.15	--	27	--	--	--	30	(E)RTU-17
CONF. 122	MEETING	50	174	9	5	0.06	56	1.0	56	0.5	--	87	--	--	--	90	(E)RTU-17
CORRIDOR	CORRIDOR	--	290	--	--	0.06	18	1.0	18	--	--	--	--	--	--	20	(E)RTU-13
CORRIDOR	CORRIDOR	--	293	--	--	0.06	18	1.0	18	--	--	--	--	--	--	20	(E)RTU-16

* MIN. OSA VENTILATION IS CALCULATED BASED ON 2022 CALIFORNIA MECHANICAL CODE AND 2022 CALIFORNIA ENERGY CODE, TABLE 120.1-A
A. SECTION 403.2.1 : $V_{OZ} = R_P \times P_Z + R_A \times A_Z$
B. SECTION 403.2.3 : $V_{OZ} = V_{bz}/E_Z$
C. TABLE 402.1 AND TABLE 403.7
E. CEC TABLE 120.1-A

DX SPILT HEAT PUMP SYSTEM - INDOOR FAN COIL UNIT SCHEDULE

TAG	LOCATION	MAKE/MODEL	TONNAGE	COOLING (MBH)	HEATING (MBH)	AIRFLOW RATE (LO)	VOLT	Ø	MCA	FAN MOTOR FLA.	MAX. PIPE LENGTH/ELEV.DIFF.(FT)	WEIGHT (LBS)	REMARK
FC-01	IT ROOM 109	DAIKIN / FTK12AXVJU	1.0	10.9	N/A	247	208	1	--	0.36	65/49	22	1,2

REMARK:
1. INTERLOCK FAN COIL WITH OUTDOOR CONDENSING UNIT (CU-01) AND PROVIDE DIGITAL PROGRAMMABLE THERMOSTAT.
2. PROVIDE UNIT WITH MANUFACTORY CONDENSATE PUMP AND ⅝" FLEXIBLE TUBING FROM DISCHARGE OF CONDENSATE PUMP.

DX SPILT AC SYSTEM - OUTDOOR CONDENSING UNIT SCHEDULE

TAG	LOCATION	MAKE/MODEL	TONNAGE	COOLING (MBH)	HEATING (MBH)	SEER	VOLT	Ø	RLA	MCA	MOCP	WEIGHT (LBS)	REMARK
AC-01	ROOF	DAIKIN / RK12AXVJU	1.0	10.9	N/A	19.0	208	1	7.5	7.5	20	62	1,2,3,4

REMARK:
1. MOUNT HEAT PUMP UNIT ON 2X WOOD SLEEPERS.
2. PROVIDE INSULATION TO BOTH RL AND RG REFRIGERANT PIPES WITH SUPPORTS.
3. PROVIDE MANUFACTURE DISCONNECT SWITCH AND CONTROL WIRE TO INDOOR UNIT (FC-01)
4. FACTORY LOCK-OUT HEATING FUNCTION OF HEAT PUMP FOR COOLING ONLY.

EXHAUST FAN SCHEDULE

TAG	AREA SERVED	MAKE/MODEL	CFM	ESP	FRPM	ELECTRICAL						UL LISTING	FAN TYPE	WEIGHT (LBS)	REMARK
						VOLTS	Ø	BHP	ENCLOSURE	FLA	HP/WATT				
EF-01	WOMEN'S ROOM	PANASONIC / FV-20NLF1	-200	0.4	1,575	120	1	--	TEFC	0.6	--/53.2	UL705	IN-LINE	17	1,2,3,4
EF-02	MEN'S ROOM	PANASONIC / FV-20NLF1	-200	0.4	1,575	120	1	--	TEFC	0.6	--/53.2	UL705	IN-LINE	17	1,2,3,4

REMARK:
1. PROVIDE FAN WITH BACK-DRAFT DAMPER AT DISCHARGE OR WITH FACTORY INTEGRATED BACK-DRAFT DAMPER.
2. PROVIDE FLEXIBLE DUCT CONNECTOR AT IN/OUTLETS OF EF AND MOUNT FAN W/ VIBRATION ISOLATION HANGER OR SNUBBER.
3. COORDINATE WITH ELECTRICAL CONTRACTOR FOR DISCONNECT AND POWER PROVISION.
4. EXHAUST FAN SHALL BE CONTROLLED BY OCCUPANCY SENSOR W/ SELECTABLE MANUAL OVERRIDE.

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MECHANICAL CALCULATIONS AND SCHEDULES

SHEET TITLE

SHEET NO. M-0.3

EXISTING ROOFTOP PACKAGED AC UNIT WITH NATURAL GAS HEATING SCHEDULE

EQMT. TAG	AREA SERVED	MANUFACTURE / MODEL NO.	COOLING PERFORMANCE					HEATING PERFORMANCE				SUPPLY FAN DATA							ELECTRICAL DATA										FILTER DATA	OPERATING WEIGHT	REMARKS
			NOMINAL COOLING TONNAGE	TOTAL SENSIBLE (MBTUH)	EER/IEER /SEER	NO. OF COMPRE-SSOR	COOLING STAGE (%)	TOTAL INPUT/OUTPUT (MBTUH)	AFUE(%)/ 47°F COP	MIN. HEATING STAGE	HEATING STAGE (%)	OPERATING AIRFLOW (CFM)	MIN. CFM OF OSA	E.S.P. (IN W.G.)	MOTOR RATED HP	MOTOR BHP	FAN SPEED (RPM)	FAN DRIVE TYPE	VOLT	PHASE /HZ	FLA	COMPRESSOR RLA/LRA	MCA	MOCP	POWER EXHAUST						
																									VOLTAGE	FLA	MCA	MOCP			
(E)RTU-12	OPEN OFFICE 110	CARRIER/ 48HJD06G-63707	5.0	51.0	(E)	1	50/100	74/--	80	1	50/100	2,000	230	0.5	0.25	2.9	2,100	DIRECT DRIVEN	460	3/60	6.0	7.4/64	13.2	20	N/A	N/A	N/A	N/A	(2) 16X25X2 MERV-13	490	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-13	OFFICE 111/112/113/114/ CORRIDOR	CARRIER/ R-410A(XYE06)	5.0	57.0	12.5/--/15.0	1	50/100	55/--	3.8/3.6	1	50/100	2,000	95	0.5	1.5	2.9	1,750	DIRECT DRIVEN	460	3/60	16.0	7.8/52	15.1	(E)	N/A	N/A	N/A	N/A	(4) 16X16X2 MERV-13	682	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-14	STOR.115/BREAK118/ WOMEN'ROOM/ MEN'S ROOM	CARRIER/ 48TJE004-611QE	3.0	30.6	(E)	1	50/100	74/--	80	1	50/100	1,200	375	0.5	0.25	2.9	2,100	DIRECT DRIVEN	460	3/60	3.0	4.4/40	7.6	15	N/A	N/A	N/A	N/A	(4) 16X16X2 MERV-13	460	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-15	OFFICE 106/107/108	CARRIER/ 48TJE004-611QE	3.0	30.6	(E)	1	50/100	74/--	80	1	50/100	1,200	255	0.5	0.25	2.9	2,100	DIRECT DRIVEN	460	3/60	3.0	4.4/40	7.6	15	N/A	N/A	N/A	N/A	(4) 16X16X2 MERV-13	460	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-16	OPEN OFFICE 102/ CORRIDOR	CARRIER/ 48HJE008-641	7.5	66.3	(E)	2	50/100	180/--	60	2	50/100	3,000	225	0.5	0.25	4.2	2,100	DIRECT DRIVEN	460	3/60	20	6.4/44	19.2	25	460V/3PH	3.4	1.8	15.0	(4) 20X20X2 MERV-13	870	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-17	OFFICE 119/120/121/122	CARRIER/ 48HJD006-641	5.0	51.0	(E)	1	50/100	74/--	80	1	50/100	2,000	235	0.5	0.25	2.9	2,100	DIRECT DRIVEN	460	3/60	6.0	7.4/64	13.2	20	N/A	N/A	N/A	N/A	(2) 16X25X2 MERV-13	490	1,2,3,4,5,6,7,8,9,10,11
(E)RTU-18	RECEP.101/ OFFICE 103/104/105	CARRIER/ 48HJD006-641	5.0	51.0	(E)	1	50/100	74/--	80	1	50/100	2,000	195	0.5	0.25	2.9	2,100	DIRECT DRIVEN	460	3/60	6.0	7.4/64	13.2	20	N/A	N/A	N/A	N/A	(2) 16X25X2 MERV-13	490	1,2,3,4,5,6,7,8,9,10,11

REMARKS:
1. SUPPLY FAN SHALL BE SCHEDULED TO OPERATE DURING OPERATING HOURS.
2. MC TO RE-BALANCE SUPPLY FAN AND MINIMUM OUTSIDE AIR DAMPER POSITION FOR NEW OUTSIDE AIR FLOW RATE PER PLAN. OUTSIDE AIR DAMPER SHALL BE CLOSED WHEN UNIT IS OFF.
3. PROVIDE COMPLETE HEATING AND COOLING FUNCTIONAL TESTS PRIOR TO CONSTRUCTION. FUNCTIONAL TESTS SHALL ALSO INCLUDE HEATING AND COOLING PERFORMANCE TESTS, CONTROL OF DAMPER, ECONOMIZER, POWER EXHAUST, CONDENSATE AND DRAIN PAN DRAINAGE, AND DUCT SMOKE DETECTOR. REPORT DEFICIENCY OF UNIT AND ASSOCIATED EQUIPMENT TO ENGINEER AND/OR ARCHITECT.
4. PROVIDE NEW OR RELOCATE EXISTING 24/7 PROGRAMMABLE THERMOSTAT(IF PROVIDED) PER PLAN. SET HEATING AND COOLING SETPOINTS WITH MINIMUM 5°F (ADJUSTABLE) DEADBAND.
5. MECHANICAL CONTRACTOR TO VERIFY (E) DUCT SMOKE DETECTOR AND TEST (E) DETECTOR PRIOR TO USE. SMOKE DETECTOR SHALL BE MOUNTED ON AIR MAIN DUCT OR PLENUM CONNECTING TO UNIT AND SHALL AUTOMATICALLY SHUT-OFF ALL RTUS UPON DETECTION OF SMOKE.
6. SPECIFICATION/DATA SHOWN ON SCHEDULE IS BASED ON RECORD DRAWING PROVIDED BY LANDLORD. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT SPECIFICATION AT FIELD PRIOR TO BID AND CONSTRUCTION. REPORT TO ARCHITECT/ENGINEER IF ANY MAJOR DISCREPANCY IN SPECIFICATION IS OBSERVED.
7. REPLACE FILTERS WITH NEW MIN. 2" MERV OF 13. PRIOR TO COMPLETION OF OF CONSTRUCTION
8. COORDINATE WITH PLUMBING CONTRACTOR FOR INSTALLATION OF ¾"Ø CONDENSATE DRAIN TO UNIT WITH VENT AND TRAP.
9. UNIT SHALL BE PROGRAMMED TO OPERATE 2 HOURS BEFORE BUSINESS HOUR FOR - HEAT/PRE-COOL SPACE FOR OPTIMUM SPACE TEMPERATURE CONTROL. SEE CONTROL DIAGRAM AND SEQUENCE FOR DETAILS.
10. PROVIDE (N)DUCT SMOKE DETECTOR AT SA RISER AT AN ACCESSIBLE LOCATION. DETECTOR SHALL SHUT-DOWN ALL RTUS UPON DETECTION OF SMOKE. COORDINATE WITH FIRE ALARM CONTRACTOR FOR POSSIBLE REQUIREMENT OF BUILDING FACP CONTROL WIRING LANDING.
11. PROVIDE (N) 24/7 PROGRAMMABLE THERMOSTAT AND INSTALL WITH VENTILATED CLEAR PLASTIC LOOK BOX.

DUCT / PIPING INSULATION SCHEDULE

ITEM	LOCATION	INSULATION TYPE	MIN. R-VALVE	INSULATION LOCATION	MIN. THICKNESS	REMARK
SUPPLY AIR DUCT/PLENUM	INDOOR UNCONDITIONAL SPACE	FIBERGLASS	R-8	EXTERNAL	--	1
SUPPLY AIR DUCT/PLENUM	INDOOR INDIRECT CONDITIONAL SPACE	FIBERGLASS	R-6	EXTERNAL	--	1
RETURN AIR DUCT/PLENUM	INDOOR UNCONDITIONAL SPACE	FIBERGLASS	R-8	EXTERNAL	--	1
RETURN AIR DUCT/PLENUM	INDOOR INDIRECT CONDITIONAL SPACE	FIBERGLASS	R-6	EXTERNAL	--	1

REMARKS:
1. ALL INSULATION OR ACCOUSTICAL LINING SHALL HAVE SMOKE SPREAD INDEX LESS THAN 50 AND FLAME SPREAD INDEX LESS THAN 25.

DIFFUSER AND GRILLE SCHEDULE

TAG	LOCATION	TYPE	BRAND / MODEL	MODULE SIZE	NECK SIZE	REMARK
A	SEE PLAN	PERFORATED CEILING SUPPLY DIFFUSER	TITUS / PCS	24X24	SEE PLAN	1,2,3,4
B	SEE PLAN	PERFORATED CEILING RETURN GRILLE	TITUS / PAR	24X24	SEE PLAN	1,2,3,4

REMARKS:
1. CONTRACTOR TO VERIFY EXACT BORDER TYPE WITH ACTUAL CEILING CONSTRUCTION PRIOR TO ORDER. PROVIDE SUBMITTAL FOR ARCHITECT AND OWNERSHIP'S APPROVAL.
2. CONFIRM WITH ARCHITECT FOR FINISH AND COLOR OF DIFFUSER PRIOR TO ORDER.
3. PROVIDE FACTORY OPPOSED-BLADES DAMPER FOR BALANCING WHERE ACCESS OF MANUAL DAMPER CANNOT BE OBTAINED.
4. PROVIDE TAB BOX ON TOP OF DIFFUSER/PLENUM FOR DUCT CONNECTION AS NEEDED.

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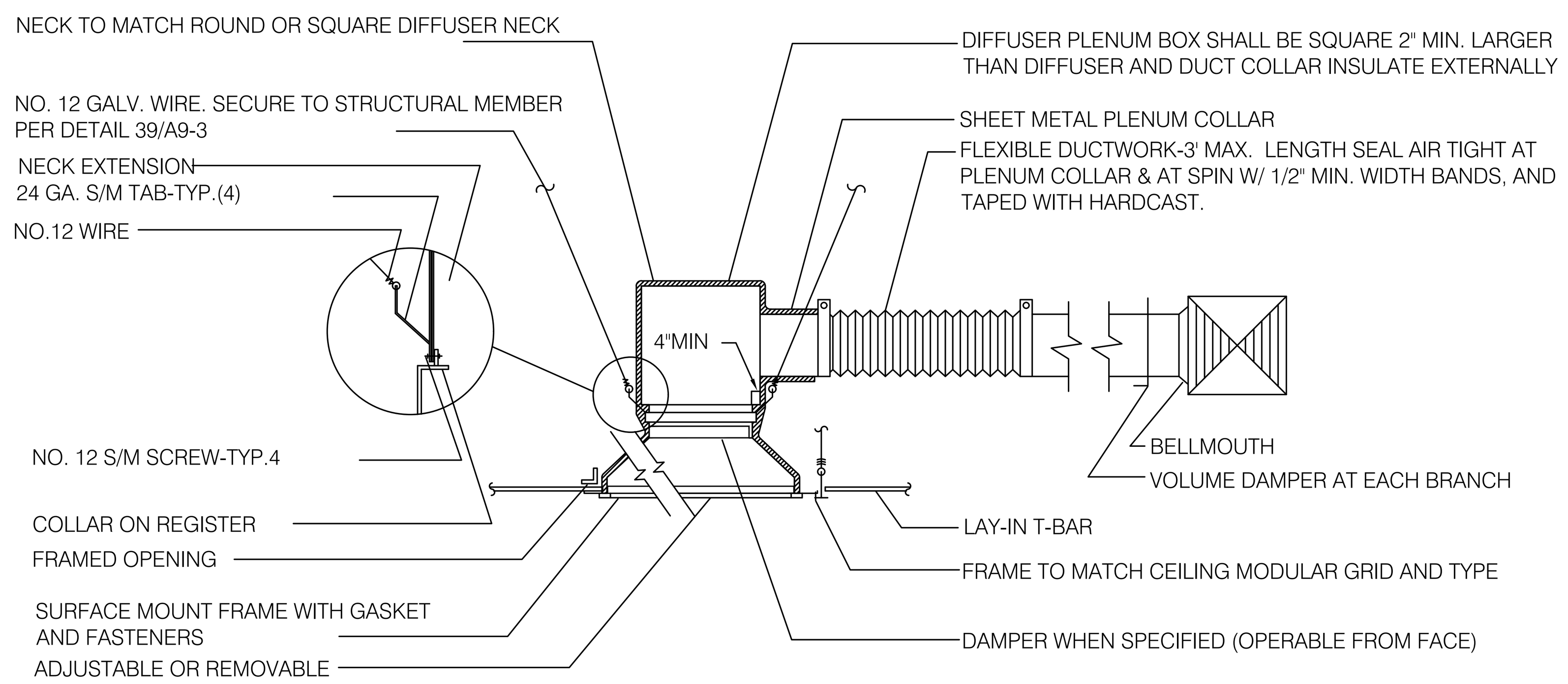
MECHANICAL CALCULATIONS AND SCHEDULES

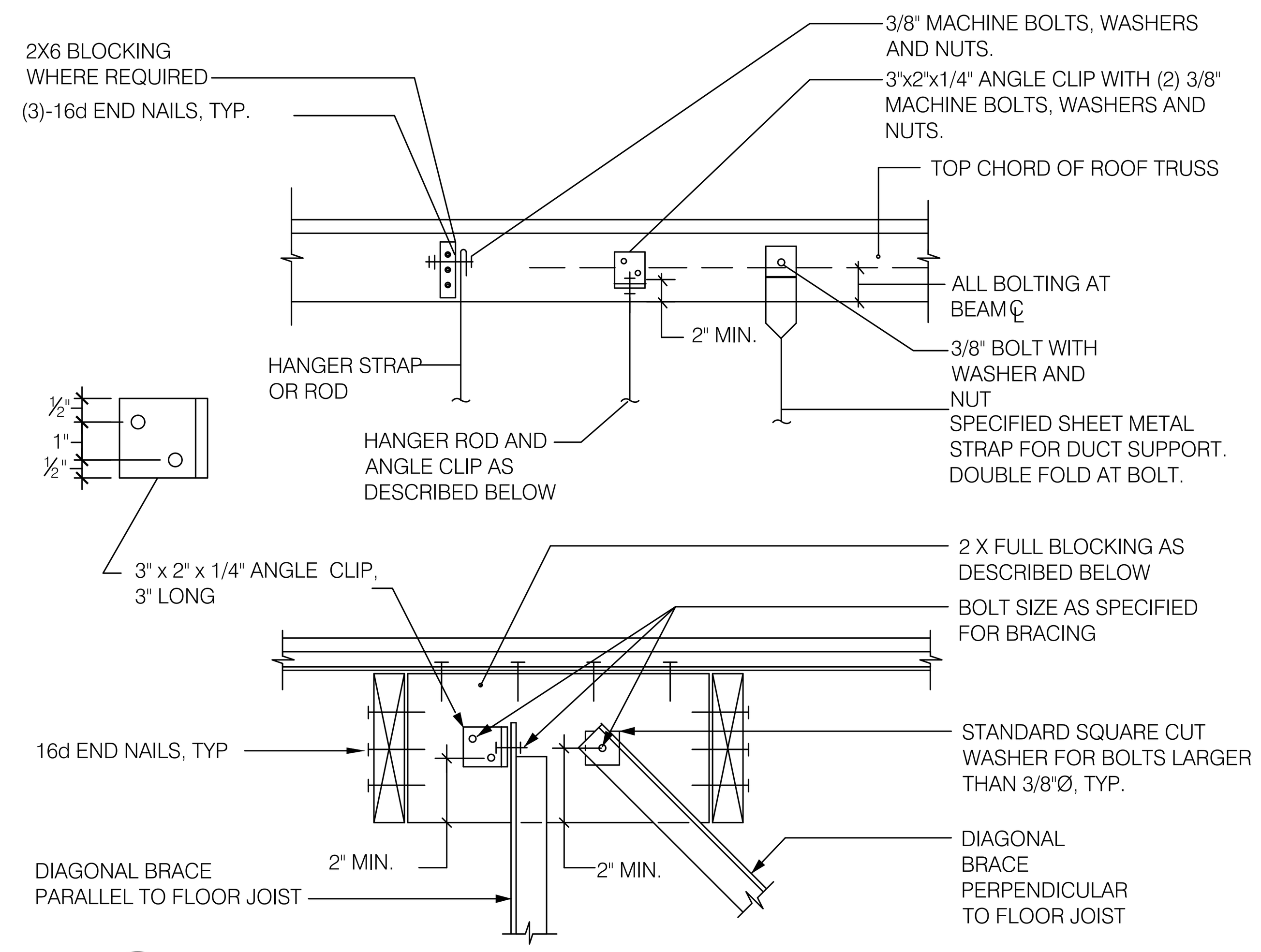
SHEET TITLE

SHEET NO. M-0.4



1 ALTERNATE CEILING DIFFUSER DETAIL

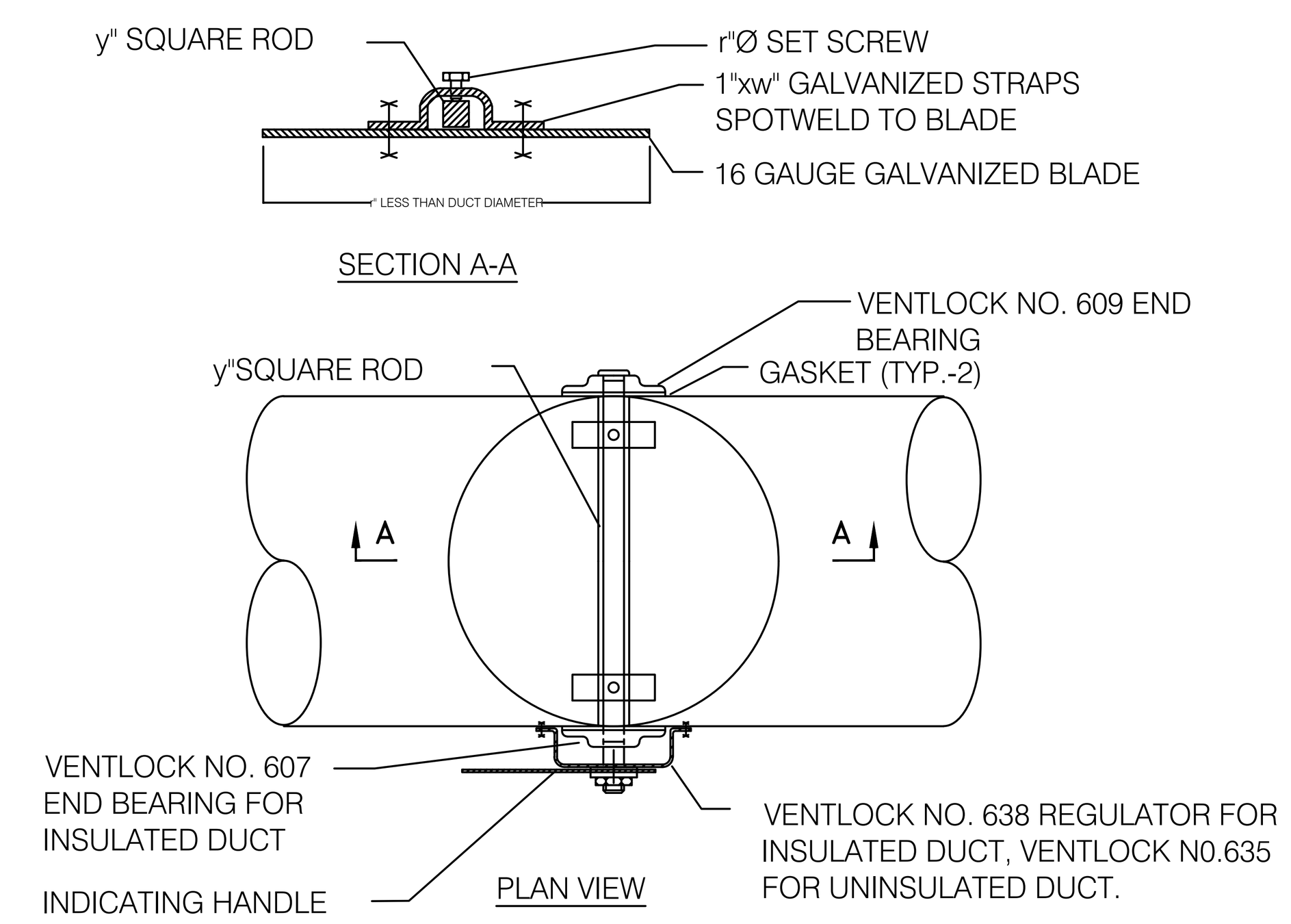
SCALE: N.T.S.



2 ATTACHMENT TO WOOD STRUCTURE DETAIL

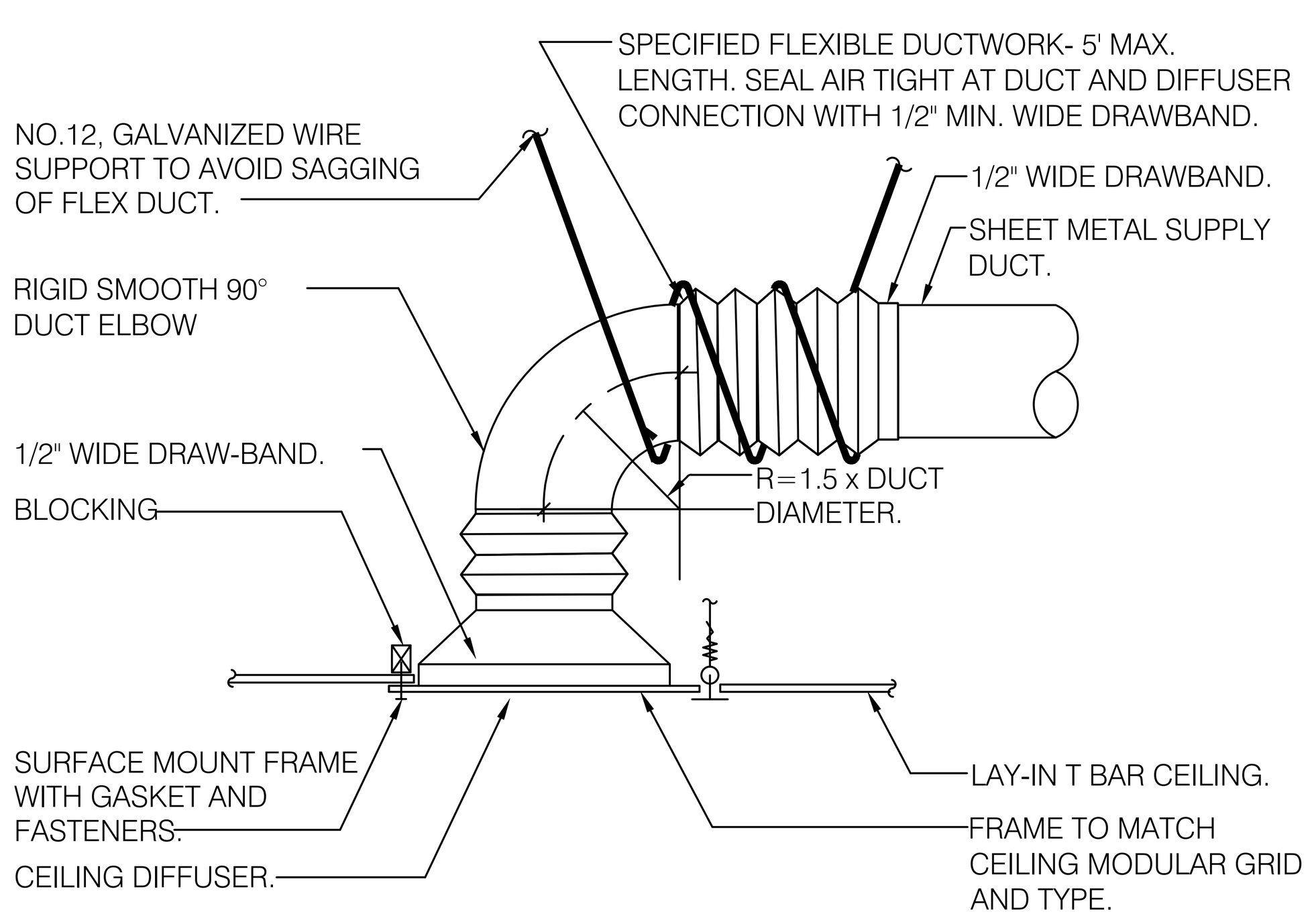
SCALE:N.T.S.

SHOWN FOR REFERENCE ONLY. CONTRACTOR TO DETERMINE EXACT MEAN AND METHOD PER FIELD CONDITION.



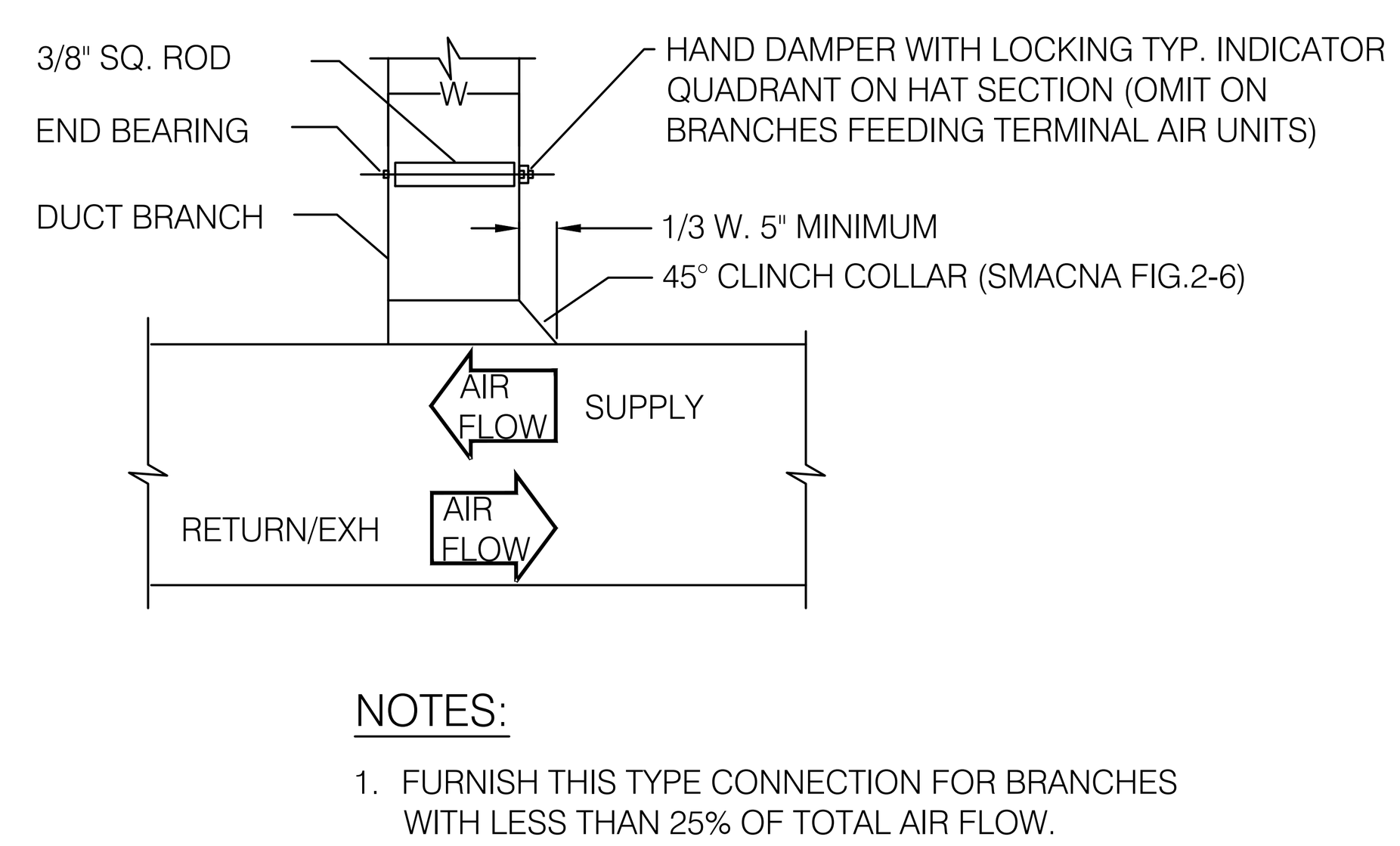
3 ROUND VOLUME DAMPER UP TO 14" DIAMETER, LOW PRESSURE

SCALE: N.T.S.



4 CEILING DIFFUSER DETAIL

SCALE: N.T.S.

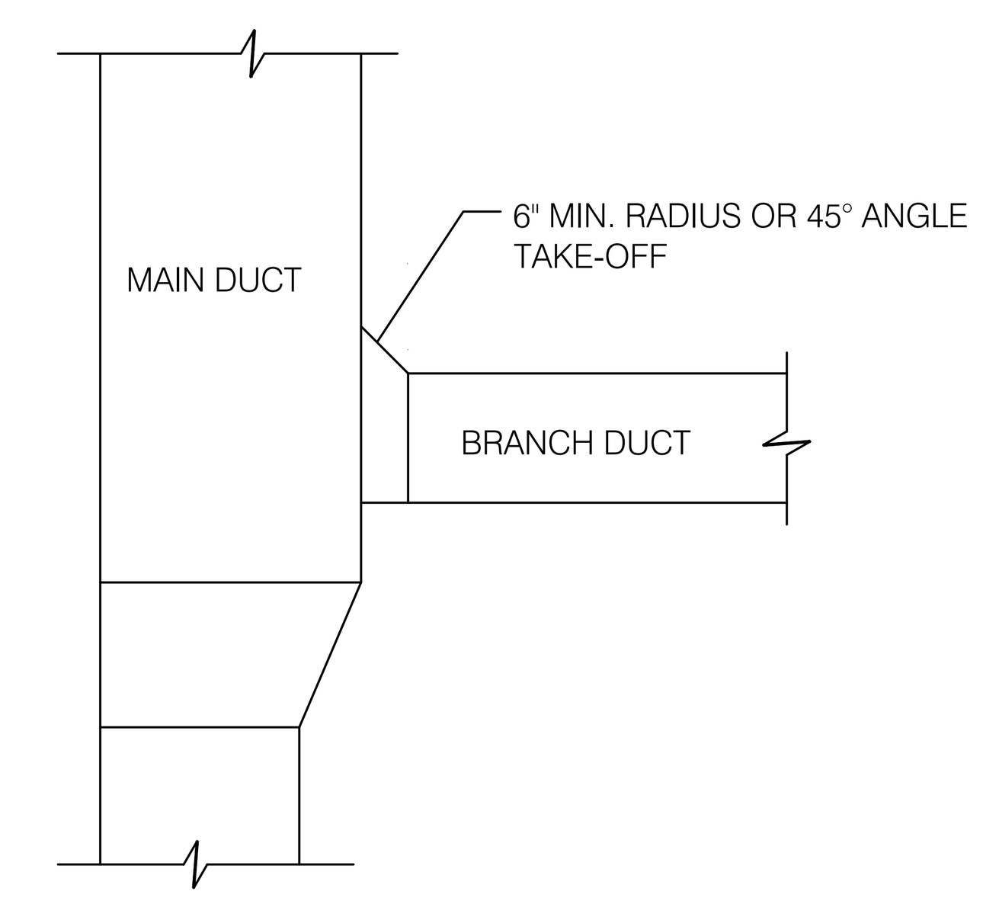


NOTES:

1. FURNISH THIS TYPE CONNECTION FOR BRANCHES WITH LESS THAN 25% OF TOTAL AIR FLOW.

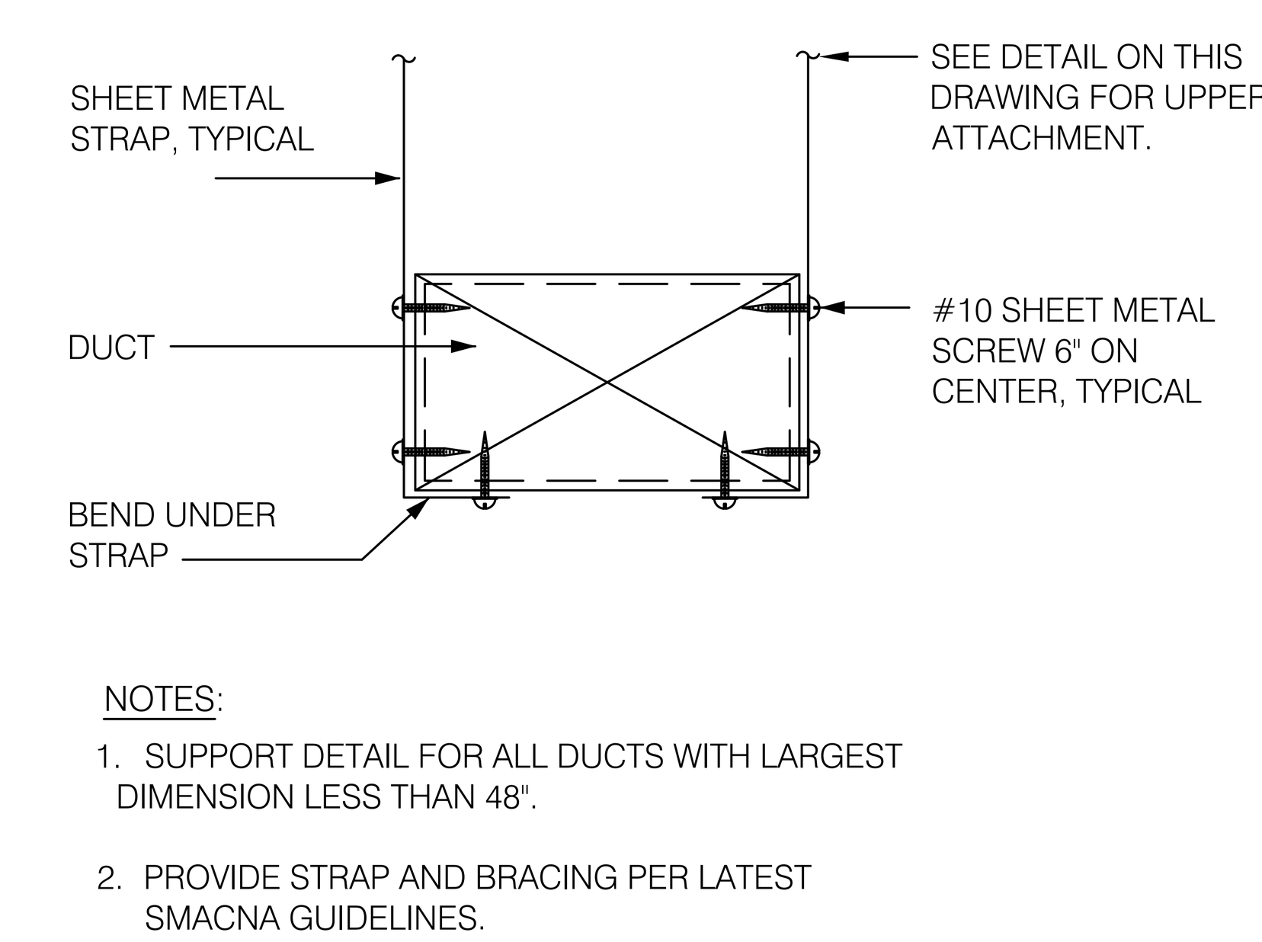
5 RECTANGULARE DUCT CONNECTION

SCALE: N.T.S.



6 BRANCH DUCT TO MAIN DUCT CONNECTION

SCALE: N.T.S.

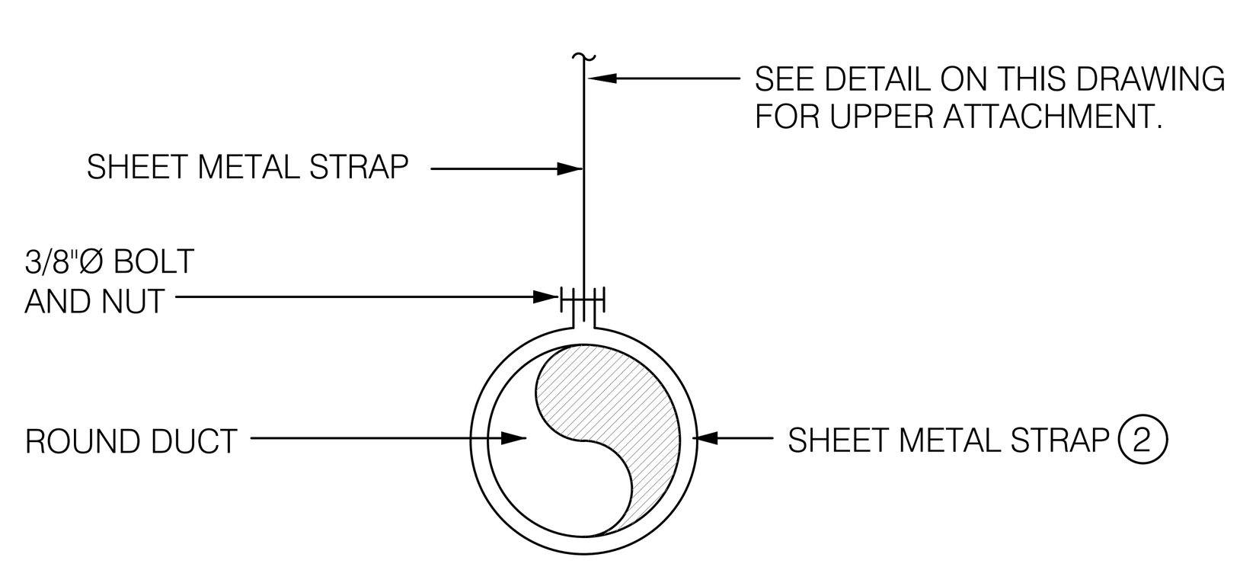


NOTES:

1. SUPPORT DETAIL FOR ALL DUCTS WITH LARGEST DIMENSION LESS THAN 48".
2. PROVIDE STRAP AND BRACING PER LATEST SMACNA GUIDELINES.

7 RECTANGULAR DUCT SUPPORT DETAIL

SCALE: N.T.S.

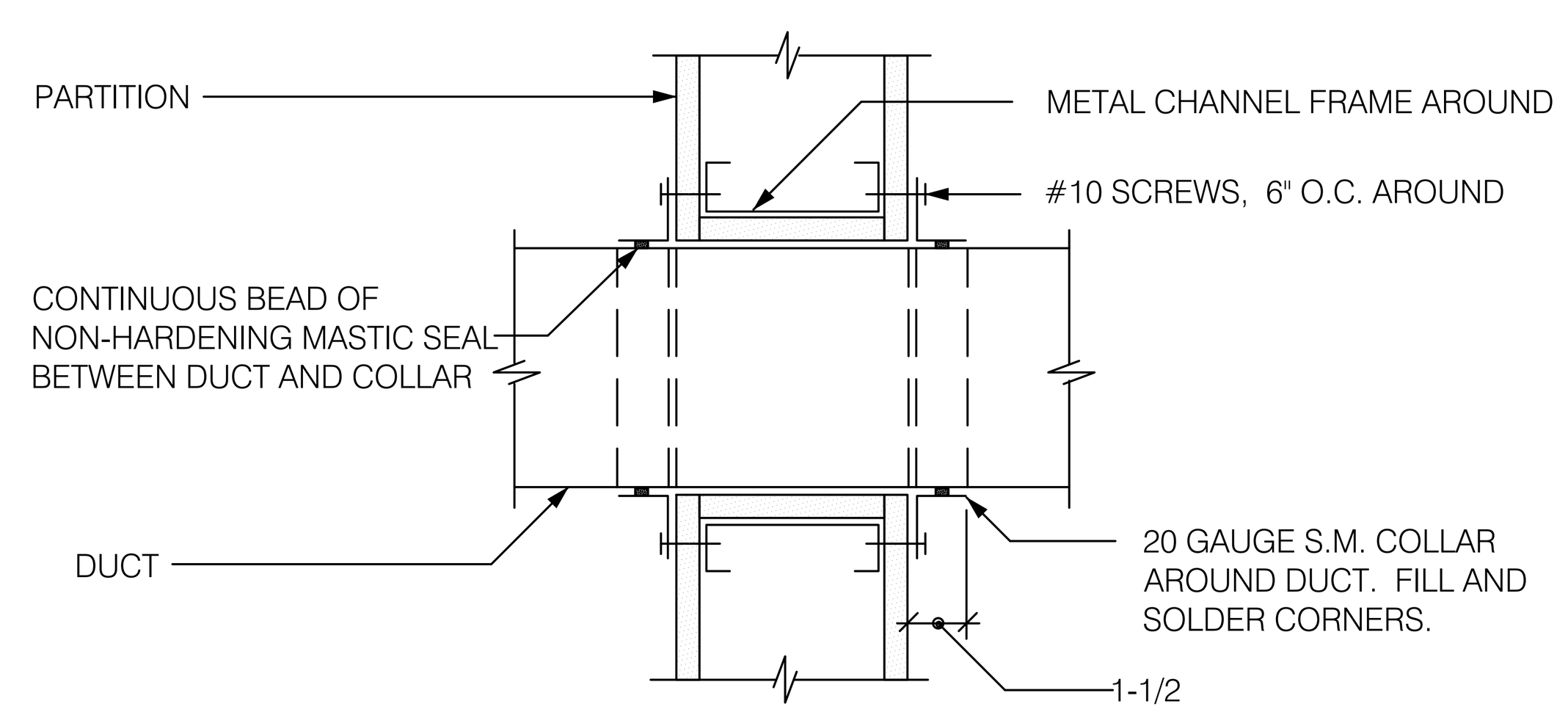


NOTES:

1. USE SPECIFIED SPACING AND NOT LESS THAN ONE SUPPORT PER BRANCH.
2. PROVIDE STRAP AND BRACING PER LATEST SMACNA GUIDELINES.

8 ROUND DUCT SUPPORT DETAIL

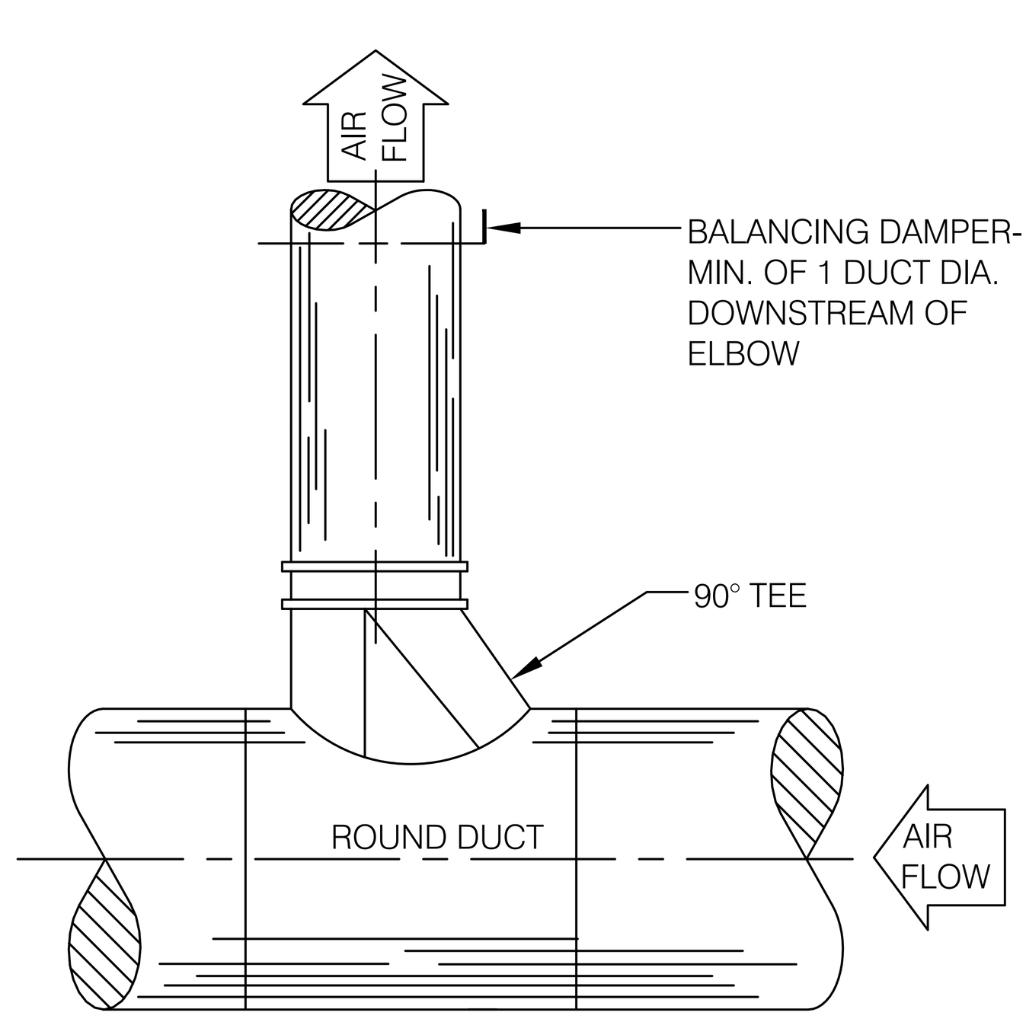
SCALE: N.T.S.



NOTE: DETAIL SIMILAR FOR ALL CONCEALED AND EXPOSED DUCTS THRU FULL HEIGHT NON-RATED PARTITION.

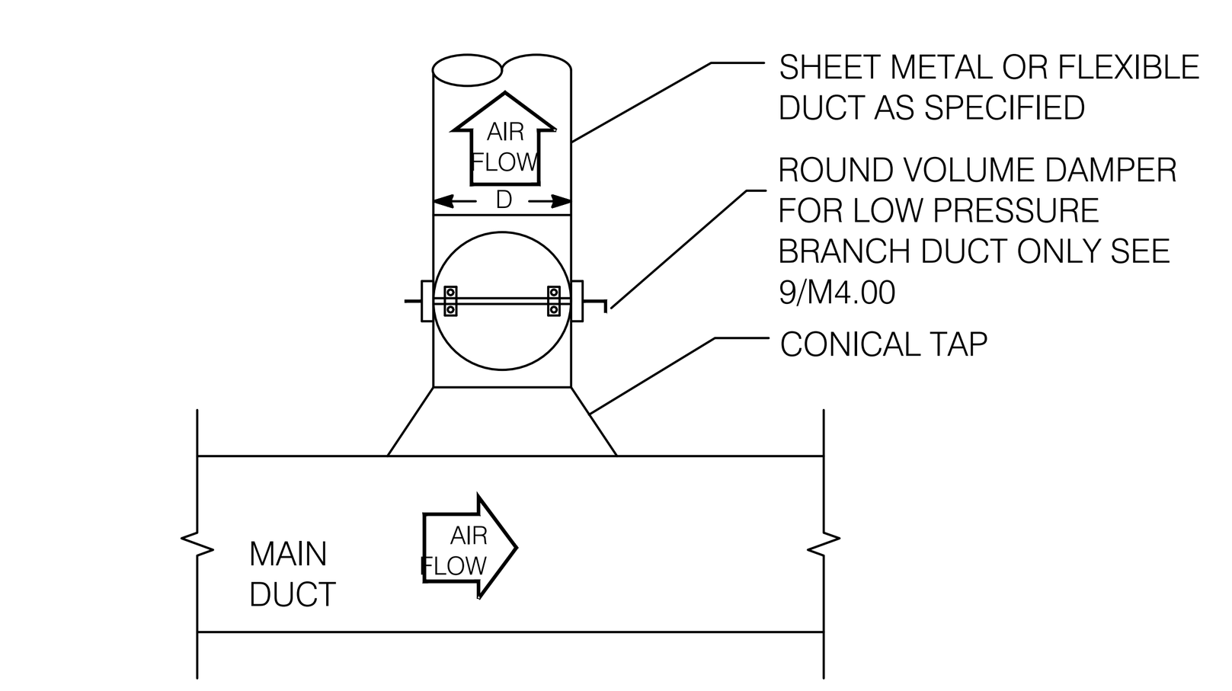
9 DUCT THROUGH FULL HEIGHT NON-RATED PARTITION

SCALE: N.T.S.



10 SUPPLY BRANCH ROUND TO ROUND

SCALE: N.T.S.



NOTES:

1. USE FOR SYMBOL WHERE BRANCH DUCT AIR QUANTITY IS LESS THAN 25% OF THE TOTAL AIR FLOW.
2. DEPTH OF MAIN DUCT MUST BE 2" LARGER THAN CONICAL DIAMETER.

11 CIRCULAR DUCT CONICAL TAP WITH VOLUME DAMPER

SCALE: N.T.S.

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MECHANICAL DETAILS

SHEET TITLE

SHEET NO. M-0.5

A. GENERAL INFORMATION

01	Project Location (city)	Belmont	04	Total Conditioned Floor Area	7778
02	Climate Zone	3	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

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)	
	AND		AND		AND	Yes	AND	Yes	AND		AND	Yes	AND		COMPLIES with Exceptional Conditions
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.

The permit applicant has Indicated on Table J that ventilation calculations have been attached or included elsewhere on the plans.

E. ADDITIONAL REMARKS

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This section does not apply to this project.

G. PUMPS

This section does not apply to this project.

H. FAN SYSTEMS & AIR ECONOMIZERS

This section does not apply to this project.

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(f) 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	10
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	Direct Digital Control (DDC) per 120.2
(E)RTUs	Single zone	<= 25,000 ft^2	Setback	Auto Timer Switch	NA: Single Zone	DR Tstat per 110.12	NA: Single Zone	NA: No operable windows	Provided

[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.

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(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:	New ductwork	**NR/ Common Use:** Duct leakage testing shall not exceed 15% per NA7.5.3 required for these systems?	No

L. DISTRIBUTION (DUCTWORK and PIPING)

	system connecting to (E)RTUs. See M-1.0	**Dwelling Units:** Total duct leakage of duct system shall not exceed 15% or duct system to outside shall not exceed 10% per RA3.1.4 required for systems?	---
		Duct leakage testing per CMC Section 603.9.2 required for these systems?	Yes
11	No	The scope of the project includes only duct systems serving healthcare facilities	
12	Yes	Duct system provides conditioned air to an occuplable space for a constant volume, single zone, space-conditioning system.	
13	No	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	No	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	Yes	All Ductwork and plenums with pressure class ratings shall be constructed to Seal Class A	
18	No	All ductwork is an extension of an existing duct system	
19	No	Ductwork serving individual dwelling unit	
20		< 25 ft of new or replacement space conditioning ducts installed	
21	R-8	Duct Insulation R-value	
22	No	Ductwork Existing To Remain	
23	Yes	Duct System Connected To Altered Space Conditioning System	

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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

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/programs-and-topics/programs/building-energy-efficiency-standards/2022-building-energy-efficiency-4

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.	
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes'. If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	(E)RTUs

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	No	Plan sheet or construction document location
03		04
Mandatory Measure		**Plan sheet or construction document location**
Duct Insulation per 120.4		M-0.4
The air duct and plenum system is designed per 120.4(a)-(f)		M-0.1
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2		N/A

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jia Pan	Documentation Author Signature:
Company: JHP Engineering and Design Inc.	Signature Date: 2024-11-01
Address: 3103 Independence Drive	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Livermore, CA 94551	Phone: 925-409-2508

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: Jia Pan	Responsible Designer Signature:
Company: JHP Engineering and Design Inc.	Date Signed: 2024-11-01
Address: 3103 Independence Drive	License: M35374
City/State/Zip: Livermore, CA 94551	Phone: 925-409-2508

PROGRESS SET - NOT FOR CONSTRUCTION

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

STUDIO g

PROJECT ADDRESS
260 HARBOR BLVD, BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive
Livermore, CA 94551
TEL: 925-409-2508
CEL: 510-468-0613

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REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

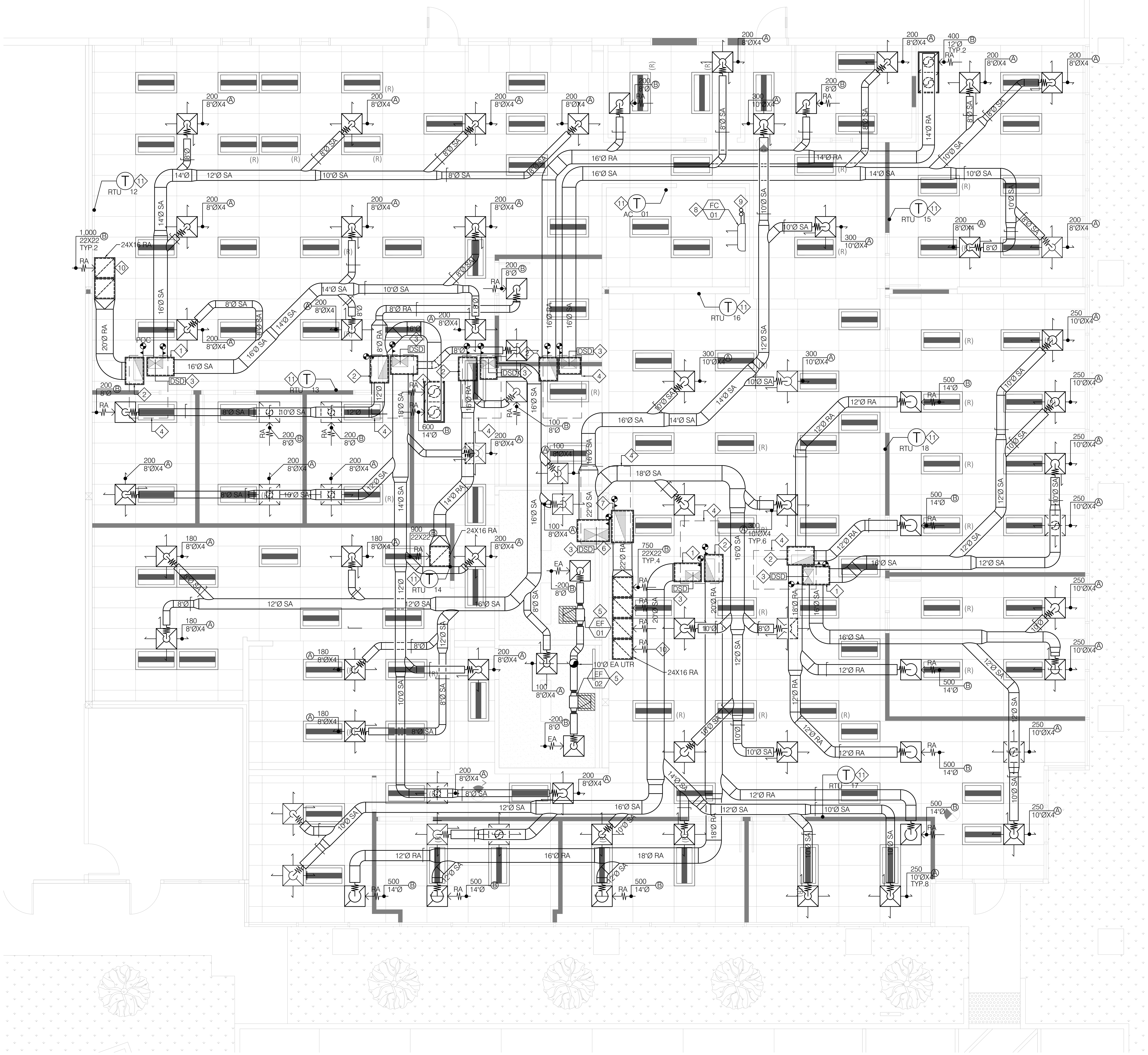
DATE
SCALE AS SHOWN
PROJECT ID 24079
DRAWN BY JP/YC

JURISDICTION APPROVAL STAMP

MECHANICAL PRESCRIPTIVE TITLE 24 COMPLIANCE FORMS

SHEET TITLE

SHEET NO. M-0.6



1 MECHANICAL PLAN-NEW
SCALE: 1/4" = 1'-0"

SHEET NOTES:

1. CONNECT 30"X20"X36"(H) SA PLENUM WITH 1" INTERNAL ACOUSTICAL LINING TO (E)18"X13" SA RISER DOWN FROM RTU FOR DISTRIBUTION.
2. CONNECT 20"X30"X36"(H) RA PLENUM WITH 1" INTERNAL ACOUSTICAL LINING TO 11"X26" RA RISER DOWN FROM RTU FOR DISTRIBUTION.
3. MECHANICAL CONTRACTOR TO INSTALL DUCT SMOKE DETECTOR PROVIDED BY RTU MANUFACTURE AND COORDINATE WITH FIRE ALARM CONTRACTOR FOR FACP WIRING. SMOKE DETECTOR SHALL TERMINATE THE POWER OF SUPPLY FAN AUTOMATICALLY UPON DETECTION OF SMOKE OR FIRE.
4. OUTLINE OF (E)RTU ON ROOF. SHOWN FOR REFERENCE ONLY.
5. IN-LINE EXHAUST FAN SUSPENDED IN CEILING SPACE. SEE EQUIPMENT SCHEDULE FOR DETAILED REQUIREMENTS.
6. CONNECT 36X24"X36"(H) SA PLENUM WITH 1" INTERNAL ACOUSTICAL LINING TO 29"X14" SA RISER DOWN FROM RTU FOR DISTRIBUTION.
7. CONNECT 24"X36"X36"(H) RA PLENUM WITH 1" INTERNAL ACOUSTICAL LINING TO 13"X34" RA RISER DOWN FROM RTU FOR DISTRIBUTION.
8. 1.0-TON SPLIT-HEAT PUMP FAN COIL UNIT. SEE EQUIPMENT SCHEDULE FOR DETAIL. TYP. OF 2.
9. ½"Ø REFRIGERANT GAS AND ¼"Ø REFRIGERANT LIQUID LINES UP THROUGH ROOF. SEE M-2.0 FOR CONTINUATION. TYP. OF 2.
10. PROVIDE TAB BOX ON TOP OF RA REGISTERS TO CONNECT TO 24X16 RA DUCT
11. PROVIDE (N) COMPATIBLE 24/7 PROGRAMMABLE THERMOSTAT W/ SPACE TEMPERATURE SENSOR.

PROGRESS SET - NOT FOR CONSTRUCTION

STUDIO g
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T:408.283.0100

PROJECT ADDRESS
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BELMONT, CA 94002

TENANT IMPROVEMENT for
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JHP Engineering and Design Services Inc.
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TEL: 925-409-2508
CEL: 510-468-0613

REGISTERED PROFESSIONAL ENGINEER JIA HUI PAN M35374 EXP. 6/30/25 MECHANICAL STATE OF CALIFORNIA

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DRAWN BY	JP/YC

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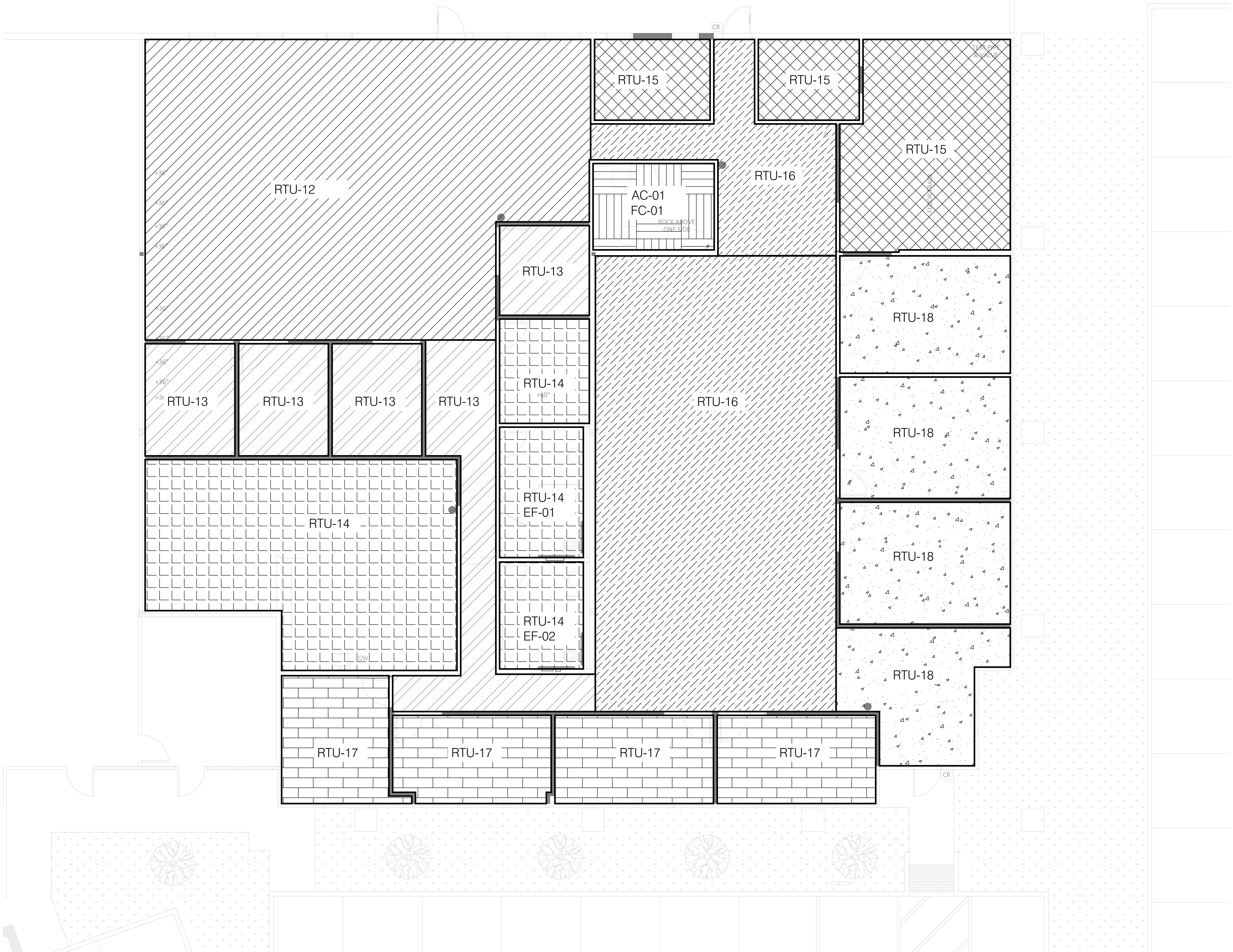
MECHANICAL PLAN-NEW

SHEET TITLE

SHEET NO. M-1.0



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

N

STUDIO g

299 BASSETT ST. SUITE 250
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REGISTERED PROFESSIONAL ENGINEER
JIA HUI PAN
M35374
EXP. 6/30/25
MECHANICAL
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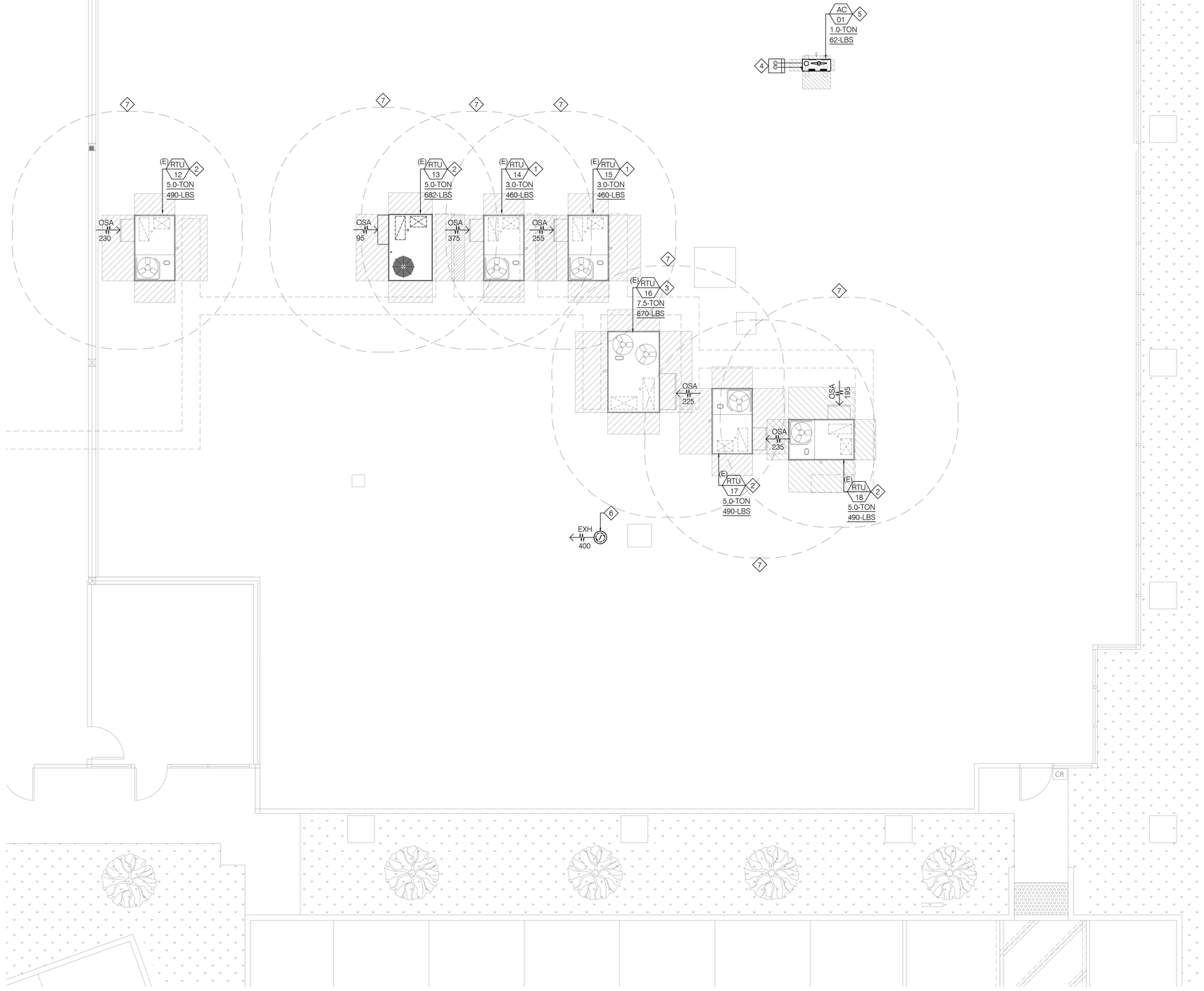
ZONING MAP

SHEET TITLE

SHEET NO. M-1.1

SHEET NOTES:

1. EXISTING 3.0-TON ROOF TOP PACKAGED UNIT ON FACTORY ROOF CURB. SEE EQUIPMENT SCHEDULE AND DETAILS FOR FURTHER REQUIREMENTS.
2. EXISTING 5.0-TON ROOF TOP PACKAGED UNIT ON FACTORY ROOF CURB. SEE EQUIPMENT SCHEDULE AND DETAILS FOR FURTHER REQUIREMENTS.
3. EXISTING 7.5-TON ROOF TOP PACKAGED UNIT ON FACTORY ROOF CURB. SEE EQUIPMENT SCHEDULE AND DETAILS FOR FURTHER REQUIREMENTS.
4. PROVIDE WEATHER HOOD PROTECTION FOR PIPE THRU ROOF PENETRATIONS. SEE DETAIL FOR FURTHER REQUIREMENTS.
5. 1.0-TON CONDENSING UNIT OF SPLIT AC SYSTEM. SEE EQUIPMENT SCHEDULE FOR FURTHER DETAILS.
6. 10'Ø EXHAUST TERMINATED ON ROOF WITH UL LISTED WEATHER CAP.
7. MECHANICAL OUTSIDE AIR INTAKE SHALL MAINTAIN MIN. 10'-0" AWAY FROM BUILDING EXHAUST AND PLUMBING VENT.



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

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MECHANICAL ROOF PLAN

SHEET TITLE

SHEET NO. M-2.0

PROGRESS SET - NOT FOR CONSTRUCTION

GENERAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE TO VERIFY FIELD CONDITION AGAINST CONSTRUCTION PLAN AND SPECIFICATION, IDENTIFY POSSIBLE CONFLICT AND DISCREPANCY BETWEEN PLAN AND SITE CONDITION, AND BRING TO OWNER'S AND ENGINEER'S ATTENTION PRIOR TO ENTER CONTRACT.
2. SUBMISSION OF A CONTRACT SHALL BE CONSTRUCTED AS EVIDENCE THAT A CAREFUL EXAMINATION OF THE PORTION OF THE EXISTING BUILDING, EQUIPMENT, SYSTEMS, SITE CONSTRAINTS, ETC. WHICH MAY AFFECT THE ASSOCIATED WORK SCOPE UNDER THIS CONTRACT, AND THE ACCESS TO SUCH SPACES, HAVE ALL BEEN MADE AND THAT THE CONTRACTOR IS FULL AWARE OF WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK. LATER CLAIMS SHALL NOT BE MADE FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN DURING SUCH EXAMINATIONS.
3. BY ENTERING CONTACT OF CONSTRUCTION, WHETHER IT IS SHOWN OR NOT SHOWN ON THIS PLAN, CONTRACTOR IS FULLY RESPONSIBLE TO COMPLETE WORK WITH MEETING ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING ANY PORTION OF THE WORK SCOPE ON PLAN AND SPECIFICATIONS. PRIOR TO SUBMITTING A PROPOSAL, CONTRACTOR SHALL FULLY UNDERSTAND AND COVER ALL COSTS WORK SCOPE AND MATERIALS TO MEET ALL APPLICABLE CODES, LAWS, AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
4. CONTRACTOR IS TO REVIEW PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT. NO COST SHALL BE INCURRED ON CONSTRUCTABILITY ISSUE DUE TO LACK OF COORDINATION.
5. ALL WORK SHOWN ON PLAN ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEM AND WORK. INFORMATION ON PLAN SHALL NOT BE USED TO DETERMINE EXACT LOCATION OF INSTALLATION. WHERE INSTALLATION REQUIRES EXACT MEASUREMENTS AND COORDINATION WITH WORKS OF OTHER TRADE, CONTRACTOR SHALL PREFORM ALL REQUIRED WORK AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE CONTACTOR SHALL ALLOW IN HIS PRICE FOR WORK DONE WITH DEVIATIONS IN LOCATION AND METHOD TO AVOID OBSTRUCTIONS AND CONFLICT OF OTHER TRADES AND EXISTING UTILIZES OF BASE BUILDING.
6. CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF ALL THE MATERIALS AND EQUIPMENT TO BE USED ALONG WITH SHOP DRAWING WHERE REQUIRES IN SPECIFICATION FOR APPROVAL PRIOR TO ORDER.
7. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
8. CONTRACTOR SHALL STORE ALL EQUIPMENT AND MATERIAL IN A ORGANIZED AND CLEANED SPACE AT ALL TIME TO PREVENT FROM DAMAGING AND DETERIORATION PRIOR TO INSTALLATION. CONTRACTOR SHALL KEEP ALL PART OF THE CONSTRUCTION AREA AND ASSOCIATED ACCESSES CLEAN AND FREE OF DEBRIS RESULTING FROM EXECUTION OF WORK.
9. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY SURVEYOR OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
10. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
11. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH SUPPORTING RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.
12. ANY OPENING MADE TO EXISTING BUILDING SHALL BE SUPPORTED, PATCHED, AND SEALED TO MEET ALL SPECIFICATION OF ORIGINAL CONSTRUCTION. ALL PENETRATION TO RATED ASSEMBLY SHALL BE PROTECTED BY UL LISTED FIRM AND/OR SMOKE PROTECTION ASSEMBLY TO MAINTAIN ORIGINAL ASSEMBLY FIRE AND SMOKE RATING.
13. CONTRACTOR SHALL PROVIDE INSURANCE POLICY IN ACCORDANCE TO BUILDING OWNER'S AND PROJECT OWNER'S REQUIREMENTS INCLUDING A HOLD HARMLESS CAUSE FOR OWNER AND ENGINEER ON RECORD.
14. FOR THE USE OF EQUIPMENT OR MATERIAL THAT ARE DIFFERENT FROM SCHEDULES OR SPECIFICATION, CONTRACTOR IS RESPONSIBLE TO PROVIDE, INCLUDING BUT NOT LIMITED TO, SPECIFICATION, CALCULATION, ENGINEERING, COST DIFFERENCE, ETC. FOR APPROVAL OF EQUAL AND OWNER'S APPROVAL.
15. ALL WORK DONE SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OF WORK.
16. PRIOR TO FINAL ACCEPTANCE BY OWNER OR REPRESENTATIVE OF OWNER, CONTRACTOR IS RESPONSIBLE TO TEST, ADJUST, AND BALANCE ALL ASSOCIATED EQUIPMENT AND SYSTEM WITHIN SCOPE WITH PROVISIONS OF REPORTS WHERE REQUIRED IN SPECIFICATIONS TO DEMONSTRATE THAT ALL REQUIREMENTS OF PLANS AND SPECIFICATIONS ARE FULLY MET AND ALL APPLICABLE CODES, LAWS, AND REGULATIONS ARE FULLY COMPLIED.

ELECTRICAL GENERAL NOTES

1. THE WORK INCLUDES THE FURNISHING OF ALL LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF ALL ELECTRICAL SYSTEMS AND EQUIPMENT REFERRED TO, IMPLIED OR SHOWN ON THE DRAWINGS EXCEPT SUCH MATERIALS AND EQUIPMENT AS MAY BE SPECIFIED OR INDICATED TO BE PROVIDED BY OTHERS.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND VERIFY FIELD CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS BID THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS AND ALL APPLICABLE CODES. ELECTRICAL CONTRACTOR SHALL ALLOW FOR DEMOLITION WORK NECESSARY FOR A COMPLETE INSTALLATION OF THE NEW ELECTRICAL EQUIPMENT.
3. THE ELECTRICAL CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH ALL ELECTRICAL CODES, BUILDING CODES AND FIRE CODES, ALL OF WHICH ARE HEREBY MADE A PART OF THE PLANS.
4. LOCATION OF ALL EQUIPMENT AND OUTLETS AS SHOWN ON THE DRAWINGS ARE APPROXIMATELY ONLY, EXCEPT WHERE DIRECTED BY DIMENSIONS, HEIGHT OR DETAILS. CONFIRM LOCATIONS BY REFERENCE TO ARCHITECTURAL, AND EQUIPMENT DETAILS AND VERIFY WITH ARCHITECT.
5. THE ELECTRICAL CONTRACTOR SHALL INFORM HIMSELF PRIOR TO SUBMISSION OF BIDS AS TO THE ELECTRICAL WORK REQUIRED BY OTHER SECTIONS OF THE PLANS, SUCH AS THE ARCHITECTURAL, MECHANICAL, ETC. AND INCLUDE THOSE ITEMS INDICATED TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR OR "BY OTHERS".
6. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER THE ELECTRICAL DRAWINGS IN THE REPRESENTATION OF THE GENERAL CONSTRUCTION WORK AND THE DRAWINGS OF THE VARIOUS TRADES TAKE PRECEDENCE IN THE REPRESENTATION OF THE WORK OF THOSE TRADES. THE CONTRACTOR SHALL REFER TO ALL DRAWINGS TO COORDINATE THE ELECTRICAL WORK WITH THE WORK DONE ON OTHER TRADES.

ELECTRICAL GENERAL NOTES CON'T

7. THE ARCHITECT RESERVES THE RIGHT TO MOVE ANY OUTLETS WITHIN THE RADIUS OF SIX FEET WITHOUT ADDITIONAL EXPENSES TO THE OWNER. NO ALLOWANCE WILL BE MADE FOR EXTRAS FOR ANY CHANGES IN LOCATIONS EXCEPT WHERE EQUIPMENT HAS BEEN SET AND CONNECTED BEFORE ANY CHANGE IS ORDERED AND THEN ONLY WHEN SUCH CHANGE IS IN WRITING.
8. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHENEVER POSSIBLE, BUT THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE CONDUITS WITH MINIMUM NUMBER OF BENDS IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURES, AVOID OBSTRUCTIONS, MAINTAIN HEAD ROOM, DEEP OPENINGS AND PASSAGEWAYS CLEAR, BE COMPATIBLE WITH LATEST CONSTRUCTION METHOD, AND MEET ALL STRUCTURAL CODE REQUIREMENTS. FURNISH AND INSTALL PULL BOX AS NECESSARY FOR LONG CONDUIT RUNS.
10. ALL ELECTRICAL OUTLETS, MOTORS, DEVICES, APPARATUS, EQUIPMENT FIXTURES AND APPLIANCES WHEREVER INSTALLED, "BY OTHERS", SHALL BE FULLY CONNECTED TO THE PROPER ELECTRICAL SOURCES AND CONTROLS AND LEFT IN OPERATIONAL CONDITION.
11. WHERE CONNECTIONS ARE SPECIFIED TO BE MADE TO EQUIPMENT FURNISHED BY OTHER DIVISIONS, OBTAIN THE REQUIRED ROUGH-IN DIMENSIONS AND CONNECTION DIAGRAMS FROM THE RESPECTIVE DIVISIONS FOR EACH ITEM AND ASSUME FULL RESPONSIBILITY FOR NEAT AND WORKMANLIKE INSTALLATION OF CONDUIT AND WIRE CONNECTION.
12. CONTRACTOR TO BE RESPONSIBLE FOR ALL ELECTRICAL GROUNDING AND BRACING REQUIREMENTS FOR EQUIPMENT.
13. THE COMPLETE INSTALLATION, INCLUDING THE NEUTRAL CONDUCTOR, METALLIC CONDUIT AND RACEWAYS, BOXES, CABINETS AND EQUIPMENT, SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ALL CODE REQUIREMENTS, WHETHER OR NOT SUCH CONNECTIONS ARE SPECIFICALLY SHOWN AND/OR SPECIFIED.
14. EACH OUTLET SHALL BE TESTED AND BE PLACED IN WORKING ORDER BEFORE THE INSTALLATION SHALL BE CONSIDERED COMPLETE. ALL PARTS OF THE ELECTRICAL SYSTEM SHALL BE GUARANTEED TO PERFORM THE REQUIRED FUNCTION IN ACCORDANCE WITH THE PERFORMANCE REQUIREMENTS WHICH ARE INDICATED OR WHERE SUCH PARTICULAR REQUIREMENTS ARE NOT STATED, THEY SHALL PERFORM IN ACCORDANCE WITH THE PREVAILING RECOGNIZED TRADE STANDARDS OF PERFORMANCE. DURING THE PERIOD OF ONE YEAR REPAIRS OR REPLACEMENTS NECESSARY TO ACCOMPLISH THE REQUIRED PERFORMANCE.
15. IN THE EVENT OF FAILURE OF ANY WORK, EQUIPMENT OR SERVICE DURING THE LIFE OF THE GUARANTEE, CONTRACTOR SHALL REPAIR OR REPLACE THE DEFECTIVE WORK AND SHALL REMOVE, REPLACE OR RESTORE, AT NO COST TO OWNER, ANY PART OF THE STRUCTURE OR BUILDING WHICH MAY BE DAMAGED AS THE DIRECT RESULT OF HIS DEFECTIVE WORK OR MATERIAL.
16. ALL ELECTRICAL EQUIPMENT, FUSES AND CIRCUIT BREAKERS SHALL HAVE AN INTERRUPTING RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT TO WHICH THEY MAY BE SUBJECTED.
17. ELECTRICAL CONTRACTOR SHALL SEE THAT ALL CONDUIT, METALLIC RACEWAYS DO NOT MAKE CONTACT WITH PLUMBING LINES AND MECHANICAL DUCTS.
18. THE CONTRACTOR SHALL BE LICENSED TO PERFORM THE WORK OUTLINED, TO BE FAMILIAR WITH ALL LOCAL CODES HAVING JURISDICTION AND TO HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND VERIFIED THAT ALL SYSTEMS CONTAINED THEREIN ARE IN COMPLIANCE WITH THOSE CODES HAVING JURISDICTION BY THE ACT OF SUBMITTING A BID. THE CONTRACTOR SHALL BE DEEMED TO HAVE ACCEPTED SUCH CONDITIONS AND RESPONSIBILITY AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS FIGURES SO THAT THERE WILL BE NO ADDITIONAL COSTS REQUESTED FOR ANY ACCEPTED ADDITIONAL REQUIREMENTS MADE BY THOSE AGENCIES HAVING JURISDICTION.ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE NOTED ON DRAWINGS, AND LISTED BY UNDERWRITERS LABORATORIES.
19. SECONDARY WIRES AND CABLES SHALL BE SINGLE CONDUCTOR, RATED 600 VOLTS, TYPE THHN/THWN INSULATION, COLOR CODES PER INSPECTION AUTHORITY. ALL CONDUCTORS SHALL BE COPPER, NUMBER 12 AWG MINIMUM.
20. ALL WIRES AND CABLES SHALL BE INSTALLED IN ELECTRICAL METALLIC CONDUIT OR SURFACE METAL RACEWAY, UNLESS OTHERWISE NOTED.
21. MOUNTING, SUPPORTING, AND ANCHORING OF ALL ELECTRICAL EQUIPMENT SHALL BE IN STRICT COMPLIANCE WITH SEISMIC RESTRAINT REQUIREMENTS OF THE OFFICE OF THE STATE ARCHITECT.
22. ALL BRANCH CIRCUITS SHOWN ON DRAWING ARE NEW. PANELBOARD CIRCUIT DIRECTORY SHALL BE LABELED (TYPEWRITTEN) AS PER PANEL SCHEDULE.
23. PENETRATION OF FIRE RATED WALLS, CEILING, OR FLOOR SHALL COMPLY WITH U.B.C. REQUIREMENTS. PENETRATIONS ARE TO BE SEALED PROMPTLY USING APPROVED SEALANT TO INSURE THE INTEGRITY OF THE EXISTING FIRE RATING. FOAM TYPE AEROSOL SEALANT SHALL NOT BE USED.
24. ALL JUNCTION BOXES, PULL BOXES, CONDUITS ENTERING OR LEAVING AN AREA OR ROOM OR PASSING THROUGH A WALL OR FLOOR FOR BRANCH CIRCUITS SHALL BE CLEARLY MARKED WITH PERMANENT BLACK INK PEN IDENTIFYING THE BRANCH CIRCUIT CONTAINED.
25. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR MODIFICATION TO EXISTING WIRING IN PANELBOARD TO SUIT NEW CIRCUITRY.
26. CORING OR CUTTING IN WALLS OR SLABS REQUIRES PRIOR WRITTEN AUTHORIZATION AND SCHEDULING THROUGH THE ARCHITECT AND BUILDING OWNER AND MUST BE PERFORMED AFTER NORMAL BUILDING HOURS.
27. ALL METALLIC RACEWAYS, INCLUDING THE EXISTING, SHALL BE SECURELY FASTENED IN PLACE WITH APPROVED HANGERS NOT MORE THAN 10 FEET APART AND WITHIN 3 FEET OF EACH OUTLET BOX, JUNCTION BOX, DEVICE BOX, CABINET, CONDUIT BODY, OR OTHER RACEWAY TERMINATIONS.
28. SUBMITTALS: CATALOG CUTS SHALL BE SUBMITTED FOR ALL MATERIALS AND EQUIPMENT. SUBMIT MINIMUM 3 COPIES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
29. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE GENERAL CONTRACTOR ON COMPLETION OF THE JOB.
30. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL COMPLETE/SIGNED CALIFORNIA ENERGY COMMISSION ACCEPTANCE FORMS "CEC-NRCA" AND INSTALLATION FORMS "CEC-NRCI" ASSOCIATED WITH ALL LIGHTING AND POWER DESIGN IN THESE DESIGN DRAWINGS, AND SHALL INCLUDE ALL FEE ASSOCIATED WITH THE COMPLETION OF THESE FORMS IN THE BID.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE AND NATIONAL ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 NFPA 13
ALL AMENDMENTS AND SUPPLEMENTS TO ABOVE CODES
ALL CITY OF BELMONT AND COUNTY OF SAN MATEO ORDINANCES AND AMENDMENTS TO ABOVE CODES

SCOPE OF WORK

1. FIELD VERIFY EXISTING PANEL, LIGHT FIXTURE, AND EQUIPMENT CONDITION AND SPECIFICATION INCLUDE MATERIAL AND LABOR TO REWIRE EXISTING EQUIPMENT AND LIGHTINGS BACK TO PANEL WITH NEW CONTROL REQUIREMENT PER PLAN.
2. FURNISH AND INSTALL NEW POWER DISTRIBUTION SYSTEM IN COMPLIANCE WITH CODE.
3. FURNISH AND INSTALL NEW DISTRIBUTION SYSTEM FOR EXISTING AND RELOCATED LIGHTING FIXTURES WITH NEW CONTROL SYSTEM IN COMPLIANCE WITH CODE.
4. PROVIDE START UP TO ALL INSTALLED ELECTRICAL SYSTEMS AND PROVIDE NECESSARY TRAINING TO OWNERSHIP FOR PROPER OPERATION AND REGULAR MAINTENANCE OF SYSTEMS .

DRAWING INDEX

E-0.1	ELECTRICAL GENERAL NOTES, SCOPE OF WORK, AND LEGENDS
E-0.2	ELECTRICAL TABLES AND LIGHTING SCHEDULE
E-0.3	ELECTRICAL LINE DIAGRAM AND PANEL SCHEDULES
E-0.4	ELECTRIC DETAILS WITH CONTROLLER DIAGRAM
E-0.5	ELECTRICAL LIGHTING TITLE 24 COMPLIANCE
E-1.0	ELECTRICAL POWER PLAN
E-2.0	ELECTRICAL EQUIPMENT POWER PLAN
E-2.1	ELECTRICAL EQUIPMENT POWER PLAN - ROOF
E-3.0	ELECTRICAL LIGHTING PLAN

LEGENDS, SYMBOLS AND ABBREVIATIONS

- JUNCTION BOX, CEILING MOUNTED.
- MANUAL MOTOR STARTER WITH THERMAL OVERLOADS.
- LINE VOLTAGE THERMOSTAT.
- MAGNETIC MOTOR STARTER WITH OVERLOADS.
- MOTOR RATED NON-FUSED DISCONNECT SWITCH (EXO). 30AMP MIN.
- MOTOR RATED FUSIBLE DISCONNECT SWITCH (EXO), 30A MINIMUM, SIZE AND NUMBER OF POLES AND FUSES SIZED AS REQUIRED
- HORSEPOWER RATED ENCLOSED TOGGLE SWITCH FOR 120V /1PH.
- MOTOR CONNECTION W/ DISCONNECT
- EMERGENCY GENERATOR SIZE AS NOTED.
- MAIN SWITCHBOARD OR DISTRIBUTION BOARD, FLOOR STANDING 90" HIGH.
- FLUSH MOUNTED PANELBOARD, +6'-6" TO TOP.
- FLUSH MOUNTED CABINET OR EQUIPMENT AS NOTED, +6'-6" TO TOP.
- SURFACE MOUNTED PANELBOARD, +6'-6" TO TOP.
- SURFACE MOUNTED CABINET OR EQUIPMENT AS NOTED, +6'-6" TO TOP.
- 3/4" THICK PLYWOOD TERMINAL BOARD WITH SPECIAL FIRE RETARDANT TREATMENT AND WHITE PAINT, SIZE AS INDICATED OR SPECIFIED.
- PULL BOX. SEE DRAWING FOR SIZE.
- CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL.
- CONDUIT RUN CONCEALED UNDER FLOOR OR BELOW GRADE.
- CONDUIT RUN EXPOSED PARALLEL OR PERPENDICULAR TO STRUCTURE, ALIGN WITH STRUCTURE.
- FLEXIBLE STEEL CONDUIT.
- CONDUIT "HOME RUN," CONNECT TO PANEL, TERMINAL CABINET OR TERMINAL BOARD.
- CONDUIT RISING UP FROM BELOW.
- CONDUIT DROPPING DOWN FROM ABOVE.
- CONDUIT ONLY STUB OUT WITH CAP AND MARKER.
- CONDUIT WITH SEALING FITTING.
- 3/4"C-2#12 — 3/4"C-3#12
- 3/4"C-4#12 — 3/4"C-5#10
- 1"C-6#10 — 1"C-7#10
- WIRE SIZE OTHER THAN #12 OR #10 IS NOTED ON EACH CONDUIT RUN WITH SIZE OF CONDUIT (e.g.: 3/4"C-3#8) INCLUDE A GREEN GROUND CONDUCTOR IN EACH CONDUIT. (GREEN GROUND CONDUCTOR NOT SHOWN).
- LA — NEW PANELBOARD DESIGNATION.
- STC — TERMINAL CABINET OR BACKBOARD DESIGNATION.
- MSA — FEEDER DESIGNATION (SEE FEEDER SCHEDULE OR SINGLE LINE DIAGRAM).
- 12 — REFERENCE NOTE FOR ITEM ON DRAWING.
- 1 / 2/32 — INDICATES: 1 = FIXTURE TYPE; 2/32 = NUMBER OF LAMPS AND WATTAGE PER LAMP. ALSO NUMBER ADJACENT TO FIXTURE = CIRCUIT NUMBER, AND LOWER CASE LETTER = CONTROLLING SWITCH. SEE DRAWINGS OR SPECIFICATIONS, SECTION 16500 FOR LIGHT FIXTURE DESCRIPTION.
- LOW VOLTAGE LIGHTING CONTROL CABLE RUN EXPOSED ABOVE CEILING.
- RC — ROOM LIGHTING CONTROLLER MOUNTED ABOVE ACCESSIBLE CEILING. SEE LIGHTING CONTROL DIAGRAM "2/E4.1".
- R — RECEPTACLE SWITCHPACK FOR CONTROLLING RECEPTACLES WITH THE ROOM LIGHTING CONTROLLER. SEE LIGHTING CONTROL DIAGRAM "2/E4.1".
- 2'X4' LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
- 2'X4' LED LIGHT FIXTURE, RECESSED IN CEILING.
- 2'X4' EMERGENCY LED LIGHT FIXTURE, RECESSED IN CEILING.
- 1'X4' LED LIGHT FIXTURE, RECESSED IN CEILING.
- 1'X4' LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
- 1'X4' EMERGENCY LED LIGHT FIXTURE, RECESSED IN CEILING.
- 2'X2' LED LIGHT FIXTURE, RECESSED IN CEILING.
- 2'X2' LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
- 2'X2' EMERGENCY LED LIGHT FIXTURE, RECESSED IN CEILING.
- 2'X2' EMERGENCY LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.

LEGENDS, SYMBOLS AND ABBREVIATIONS CON'T

- LED STRIP LIGHT FIXTURE SLAVE
- LED STRIP LIGHT FIXTURE, SURFACE OR PENDANT MOUNTED ON CEILING.
- EMERGENCY LED STRIP LIGHT, SURFACE OR PENDANT MOUNTED ON CEILING.
- LED LIGHT FIXTURE WALL MOUNTED.
- LED LIGHT FIXTURE, RECESSED IN CEILING.
- LED LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
- EMERGENCY WALL MOUNTED LIGHT FIXTURE.
- EMERGENCY LIGHT FIXTURE RECESSED IN CEILING.
- EMERGENCY LIGHT FIXTURE, SURFACE MOUNTED ON CEILING.
- WALL WASHER LIGHT FIXTURE, RECESSED IN CEILING.
- LIGHT TRACK SURFACE MOUNTED ON CEILING.
- LIGHT FIXTURE MOUNTED ON LIGHT TRACK
- SELF-LUMINOUS EXIT SIGN, SURFACE MOUNTED ON CEILING, DOUBLE FACE.
- SELF-LUMINOUS EXIT SIGN SURFACE MOUNTED ON CEILING, SINGLE FACE EXIT SIGN WITH ARROW AS INDICATED.
- SELF-LUMINOUS EXIT SIGN, WALL OR DOOR MOUNTED. "L" INDICATES LOW LEVEL EXIT SIGN. LOCATE BOTTOM OF SIGN 6" ABOVE FINISHED FLOOR AND WITHIN 4" OF LATCH SIDE OF DOOR WHEN LOCATED AT EXIT DOOR
- CEILING MOUNTED ONE WAY OCCUPANCY LIGHT SENSOR, DIRECTION AS INDICATED BY ARROW. NOTE: WHERE TOGGLE SWITCH AND OCCUPANCY SENSOR ARE BOTH SHOWN IN THE SAME ROOM, THE TOGGLE SWITCH SHALL BE WIRED AHEAD OF THE OCCUPANCY SENSOR SWITCH POWER PACK.
- TWO-WAY OCCUPANCY LIGHT SENSOR, SURFACE MOUNTED ON CEILING NOTE: WHERE TOGGLE SWITCH AND OCCUPANCY SENSOR ARE BOTH SHOWN IN THE SAME ROOM, THE TOGGLE SWITCH SHALL BE WIRED AHEAD OF THE OCCUPANCY SENSOR SWITCH POWER PACK
- ab — WALL SWITCH / OCCUPANCY LIGHT SENSOR ab INDICATES WITH BY-LEVEL WALL SWITCHES WHERE INDICATED, +46"
- WALL DIMMER SWITCH, +46". SUFFIXES ON SWITCH SYMBOLS SHALL INDICATE THE FOLLOWING: NO SUFFIX = SINGLE POLE, 2 = 2 POLE, 3 = 3 WAY, 4 = 4 WAY, M = MOMENTARY CONTACT, LV = LOW VOLTAGE LGHT CONTROL.. K = LOCK TYPE SWITCH. P = PILOT LIGHT. OCC=OCCUPANCY SENSOR CONTROL.
- TOGGLE SWITCH, +46". SUFFIXES ON SWITCH SYMBOLS SHALL INDICATE THE FOLLOWING: NO SUFFIX = SINGLE POLE, 2 = 2 POLE, 3 = 3 WAY, 4 = 4 WAY, M = MOMENTARY CONTACT, LV = LOW VOLTAGE LGHT CONTROL.. K = LOCK TYPE SWITCH. P = PILOT LIGHT. OCC=OCCUPANCY SENSOR CONTROL.
- DUPLEX RECEPTACLE MOUNTING +18" ABOVE TOP OF WINDOW FOR SHOW WINDOW CIRCUIT.
- SINGLE RECEPTACLE, +18" OR AS NOTED.
- DUPLEX RECEPTACLE, +18" OR AS NOTED.
- GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE, +18" OR AS NOTED.
- DUPLEX GFCI RECEPTACLE MOUNTED +4"O.C. ABOVE COUNTER OR BACKSPLASH, WHEN PRESENT, OR AS NOTED.
- DUPLEX RECEPTACLE, ONE RECEPTACLE CONTROLLED BY OCCUPANCY SENSOR / PROGRAMMABLE SCHEDULING PANEL WITH MAX. 2-HOURS OVERRIDE WITHIN SERVING SPACE.
- DUPLEX RECEPTACLE, FULLY CONTROLLED BY OCCUPANCY SENSOR / PROGRAMMABLE SCHEDULING PANEL WITH MAX. 2-HOURS OVERRIDE WITHIN SERVING SPACE.
- DOUBLE DUPLEX RECEPTACLE, +18" OR AS NOTED.
- DOUBLE DUPLEX GFCI RECEPTACLE +4"O.C. ABOVE COUNTER OR BACKSPLASH, WHEN PRESENT, OR AS NOTED.
- DOUBLE DUPLEX RECEPTACLE, HALF CONTROLLED BY OCCUPANCY SENSOR/ PROGRAMMABLE SCHEDULING PANEL WITH MAX. 2-HOURS OVERRIDE WITHIN SERVING SPACE.
- 30A/1PH DUPLEX GFCI RECEPTACLE MOUNTED AS NOTED PER PLAN.
- 208V GROUND FAULT INTERRUPTING DUPLEX RECEPTACLE, +18" OR AS NOTED. (IF SHOWN) DENOTE FOR LOW VOLTAGE CHARGING PORTS, MULTIPLE OF 2.
- CAPPED WALL OUTLET.
- DUPLEX RECEPTACLE W/ DATA AND VOICE COMBO. MOUNTED FLUSH ON FL. W/ COVER.
- CEILING MOUNTED RECEPTACLE W/ DATA COMBO.
- DOUBLE DUPLEX RECEPTACLE, MOUNTED FLUSH W/ FLOOR
- COMBO VOICE/DATA OUTLET W/ NUMBER OF VOICE AND DATA JACKS NOTED, +18" UNO.
- TELEPHONE OUTLET, +18" OR AS NOTED.
- TELEVISION OUTLET, +8'-0" OR AS NOTED.
- COMBINATION OF SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITH BUILT-IN BATTERY SUPPLIED FROM A CIRCUIT AHEAD OF ANY DISCONNECT SWITCH.
- JUNCTION BOX, MOUNTED FLUSH ON FLOOR
- JUNCTION BOX, FLUSH IN WALL, +18" OR AS NOTED.
- VARIABLE FREQUENCY DRIVE UNIT (VFD).
- P — PHOTODIODE/PHOTO CELL FLUSH IN CEILING FOR DAYLIGHT HARVESTING.
- OS — OCCUPANCY SENSOR INTEGRATED WITH LIGHT FIXTURE SWITCH WITH TIME DELAY SELECTIONS IN CEILING

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STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

PROGRESS SET - NOT FOR CONSTRUCTION

JURISDICTION APPROVAL STAMP

ELECTRICAL GENERAL NOTES, SCOPE OF WORK, AND LEGENDS

SHEET TITLE

SHEET NO. E-0.1

VOLTAGE DROP LIMITATIONS

SUMMARY OF MAXIMUM FEEDER AND BRANCH CIRCUIT LENGTHS

WIRE (AWG)	CIRCUIT AMPS(A)	MAXIMUM FEEDER LENGTH(ft)					MAXIMUM BRANCH CIRCUIT LENGTH(ft)				
		120V	208V	240V	277V	480V	120V	208V	240V	277V	480V
14	12	39	67	78	90	156	58	101	117	135	233
12	16	46	80	93	107	185	69	120	139	160	278
10	24	48	83	96	111	192	72	125	144	166	288
8	32	57	99	115	132	229	86	149	172	199	344
6	40	73	127	146	169	293	110	190	220	253	439
4	52	89	154	178	206	356	134	232	267	309	535
2	72	103	178	206	237	412	154	267	309	356	617
0	96	123	212	245	283	490	184	319	368	424	735
00	108	137	238	274	317	549	206	357	412	475	823
0000	144	163	283	327	377	654	245	425	490	566	980
250	164	170	294	340	392	679	255	441	509	588	1019
300	184	181	314	362	418	725	272	471	543	627	1087
350	200	195	338	390	450	779	292	506	584	675	1169
500	248	224	388	448	517	896	336	582	572	776	1344

SUMMARY OF VOLT DROP LIMITS

CIRCUIT VOLTS(V)	2% VOLTAGE DROP(V)	3% VOLTAGE DROP(V)	5% VOLTAGE DROP(V)
120	2.4	3.6	6.0
208	4.2	6.2	10.4
240	4.8	7.2	12.0
277	5.5	8.3	13.9
480	9.6	14.4	24.0

NOTES:
1. TABLE ABOVE IS FOR COPPER WIRING ONLY.
2. IF FIELD CONDITIONS RESULT IN WIRE SIZES NOTED ABOVE EXCEEDING THE LENGTHS NOTED ABOVE, CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE AS REQUIRED TO MEET VOLTAGE DROP REQUIREMENTS.
3. FEEDERS SHALL BE LIMITED TO A MAXIMUM OF 2% VOLTAGE DROP.
4. BRANCH CIRCUITS SHALL BE LMITED TO A MAXIMUM OF 3% VOLTAGE DROP.
5. TOTAL VOLTAGE DROP FOR ELECTRICAL DISTRIBUTION SYSTEM(FEEDER+BRANCH CIRCUIT)SHALL BE LIMITED TO A MAXIMUM OF 5% VOLTAGE DROP.

GROUNDING ELECTRODE CONDUCTORS

SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS(AWG/KCMIL)		SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	
COPPER	ALUMUNUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMUNUM OR COPPER-CLAD ALUMINUM
#2 OR SMALLER	1/0 OR SMALLER	#8	#6
1 OR 1/0	2/0 OR 3/0	#6	#4
2/0 OR 3/0	4/0 OR 250	#4	#2
OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	#2	1/0
OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
OVER 1100	OVER 1750	3/0	250

NOTES:
1. F MULTIPLE SETS OF SERVICE-ENTRANCE CONDUCTORS CONNECT DIRECTLY TO THE SERVICE DROP, SET OF OVERHEAD SERVICE CONDUCTORS, SET OF UNDERGROUND SERVICE CONDUCTORS, OR SERVICE LATERAL, THE EQUIVALENT SIZE OF THE LARGEST SERVICE -ENTRANCE CONDUCTOR SHALL BE DETERMINED BY THE LARGEST SUM OF THE AREAS OF THE CORRESPONDING CONDUCTORS OF EACH SET.
2. WHERE THERE ARE NO SERVICE-ENTRANCE CONDUCTORS, THE GROUNDING ELECTRODE CONDUCTOR SIZE SHALL BE DETERMINED BY THE EQUIVALENT SIZE OF THE LARGEST SERVICE-ENTRANCE CONDUCTOR REQUIRED FOR THE LOAD TO BE SERVED.
   A . THIS TABLE ALSO APPLIES TO THE DERIVED CONDUCTORS OF SEPARATELY DERIVED AC SYSTEMS
   B . SEE INSTALLATION RESTRICTIONS IN 250.64(A)

WIRE SIZE & AMP RATINGS

WIRE GAUGE SIZE	COPPER			ALUMINUM	
	60°C(140°F) NM-B,UF-B	75°C(167°F) THW,THWN, SE,USE,XHHW	90°C(194°F) THWN-2,THHN, SE,USE,USE-2	75°C(167°F) THW,THWN, SE,USE,XHHW	90°C(194°F) XHHW-2,THHN, THWN-2
14	DO NOT USE				
12	20	25	30	20	25
10	30	35	40	30	35
8	40	50	55	40	45
6	55	65	75	50	55
4	70	85	95	65	75
3	85	100	115	75	85
2	95	115	130	90	100
1	110	130	145	100	115
1/0	125	150	170	120	135
2/0	145	175	195	135	150
3/0	165	200	225	155	175
4/0	195	230	260	180	205
250	215	255	290	205	230
300	240	285	320	230	260
350	260	310	350	250	280
500	320	380	430	310	350
600	350	420	475	340	385
750	400	475	535	385	435
1000	455	545	615	445	500

NOTE: HIGHLIGHTED AREAS TO BE USED PER NEC TABLE 310-16

LIGHTING CONTROL PANEL (LCP) W/ SCHEDULES

LOCATION: IT/ SERVER ROOM
MOUNTING: WALL RECESSED

RELAY	CIRCUIT	SWITCH	LOCATION	ON/OFF TIME	DAYS	NOTES
R1	HA-1	S_LV_FCH SCENE CONTROLLER	OPEN OFFICE 110	8:00 / 5:00 5:01 / 7:59	MON~FRI	1,2,3
R2	H1A-1	S_LV_FCH SCENE CONTROLLER	OPEN OFFICE 102	8:00 / 5:00 5:01 / 7:59	MON~FRI	1,2,3
R3	H1A-3	S_LV_FCH SCENE CONTROLLER	RECEPTION & HALLWAY	8:00 / 5:00 5:01 / 7:59	MON~FRI	1,2,3
R4	SEE PLAN	S_LV_FCH SCENE CONTROLLER	ALL CONTROLLED RECEPTACLE	8:00 / 5:00 5:01 / 7:59	MON~FRI	1,2,3,4

NOTES:

1. COORDINATE EXACT TIME SCHEDULE WITH OWNERSHIP PRIOR TO SUBSTANTIAL COMPLETION.
2. COORDINATE WITH OWNERSHIP FOR EXACT SCENE SETTING WITH WALL SWITCHES FOR MANUAL ON/OFF OUT OF SCHEDULED TIME AT LCP.
3. PROVIDE CONTROL PANEL WITH 1~100% DIMMING FUNCTION VIA BALLAST DRIVER AT FIXTURE. CHECK COMPATIBILITY WITH FIXTURE SPEC PRIOR TO ORDER. SEE E-0.4 TITLE 24 CONTROL REQUIREMENTS FOR DETAILS.
4. OVERRIDE CONTROL THAT ALLOWS THE CONTROLLED RECEPTACLE TO REMAIN ON FOR NO MORE THAN 2 HOURS WHEN AN OVERRIDE IS INITIATED AND AN AUTOMATIC HOLIDAY "SHUT-OFF" FEATURE THAT TURNS OFF ALL LOADS FOR AT LEAST 24 HOURS AND THEN RESUMES THE NORMALLY SCHEDULED OPERATION.

INTERIOR LIGHTING FIXTURE SCHEDULE

SYMBOL	TAG	QTY.	BRAND	MODEL	VOLTS	MAX. WATT.	LAMP TYPE	NOTES
	(E) A/ A-EM	72	EXISTING	EXISTING 2X4	120V	36	LED	EXISTING 2X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. 0-10V DIMMING DRIVER. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE WITH FIXTURE.)
H1	(R)(E) A/ A-EM	39	RELOCATED EXISTING	RELOCATED EXISTING 2X4	120V	36	LED	RELOCATED EXISTING 2X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W /EA TUBE. 0-10V DIMMING DRIVER. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE W/ FIXTURE.)
	(E)B / (E)B-EM	3	EXISTING	EXISTING	120V	36	LED	EXISTING 1X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. 0-10V DIMMING DRIVER. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE W/ FIXTURE.)
	(E)C	1	EXISTING	EXISTING	120V	36	LED	EXISTING WALL MOUNTED LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. 0-10V DIMMING DRIVER. S.A.D. FOR DETAILS.
	(E) X1	4	EXISTING	EXISTING	120V	N/A	LED	EXISTING EXIST SIGN W/90 MIN. BATTERY BACKUP PACK. S.A.D.FOR DETAILS.
	(N) X1	1	MATCH EXISTING OR EQUAL	MATCH EXISTING OR EQUAL	120V	N/A	LED	MATCH TO EXISTING EXIST SIGN OR EQUAL W/90 MIN. BATTERY BACKUP PACK. S.A.D.FOR DETAILS.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

TAG	EQUIPMENT	MODEL	QUANTITY	VOLTS /PHASE		AMPS FLA	AMPS MCA	AMPS MOCP	VA	HP	COPPER FEEDER SIZE	CONNECTION	CIRCUIT NUMBER	TAG	CONTROLLED BY / INTERLOCKED WITH	NOTES
(E) AC-12	CARRIER - 5-TON	48HJD06G--63707	1	460	3	13	13.2	20	10,505		(1)3/4"C, (4)#10, (1)#10GND	DIRECT	(N)HA-2,4,6	(E) AC-12		B,E
(E) AC-13	CARRIER - 5-TON	R-410A(XYE06)	1	460	3	16	15.1		12,733		(1)3/4"C, (4)#10, (1)#10GND	DIRECT	(N)HA-8,10,12	(E) AC-13		B,E
(E) AC-14	CARRIER - 3-TON	48TJE004--611QE	1	460	3	7	7.6	15	6,048		(1)3/4"C, (4)#12, (1)#12GND	DIRECT	(N)HA7,9,11	(E) AC-14		B,E
(E) AC-15	CARRIER - 3-TON	48TJE004--611QE	1	460	3	7	7.6	15	6,048		(1)3/4"C, (4)#12, (1)#12GND	DIRECT	(N)HA-19,21,23	(E) AC-15		B,E
(E) AC-16	CARRIER - 7.5-TON	48HJE008---641	1	460	3	20	19.2	25	15,916		(1)3/4"C, (4)#10, (1)#10GND	DIRECT	(E) H1A-8,10,12	(E) AC-16		B,E
(E) AC-17	CARRIER - 5-TON	48HJD006---641	1	460	3	13	13.2	20	10,505		(1)3/4"C, (4)#12, (1)#12GND	DIRECT	(E) H1A-7,9,11	(E) AC-17		B,E
(E) AC-18	CARRIER - 5-TON	48HJD006---641	1	460	3	13	13.2	20	10,505		(1)3/4"C, (4)#12, (1)#12GND	DIRECT	(E) H1A-13,15,17	(E) AC-18		B,E
(N) EWH-01	A.O. SMITH	DEL-20	1	208	1	28.8			5,990		(1)3/4"C, (3)#10, (1)#10GND	DIRECT	(E) L1A-19,21	(N) EWH-01		C
(N)EF-01	PANASONIC	FV-20NLF1	1	120	1	0.6			72		(1)3/4"C, (2)#12, (1)#12GND	DIRECT	(E) LA-42	(N)EF-01		A, D
(N)EF-02	PANASONIC	FV-20NLF1	1	120	1	0.6			72		(1)3/4"C, (2)#12, (1)#12GND	DIRECT	(E) LA-42	(N)EF-02		A, D
(N)FC-01	DAIKIN	FTK12AXVJU	1	208	1	0.36			75		(1)3/4"C, (3)#12, (1)#12GND	DIRECT	(E) LA-34,36	(N)FC-01	(N) AC-01	A, D
(N)AC-01	DAIKIN	RK12AXVJU	1	208	1		7.5	20	1,560		(1)3/4"C, (3)#12, (1)#12GND	DIRECT	(E) LA-38,40	(N)AC-01	(N) FC-01	A, D

NOTES
A. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT EQUIPMENT LOCATION PRIOR TO INSTALL.
B. ENSURE NEMA-3R 30A/3P DISCONNECT WAS INSTALLED FOR EXSITING RTUs WITH REQUIRED CLEARANCE AT ALL TIME ACCESSIBLE LOCATION.
C. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACTO EQUIPMENT LOCATION AND PROVIDE NEMA-3R 60A/2P DISCONNECT INSTALLED WITH REQUIRED CLEARANCE AT ALL TIME ACCESSIBLE LOCATION.
D. PROVIDE 20A/2P MOTOR RATED TOGGLE DISCONNECT AT ALL TIME ACCESSIBLE LOCATION.
E. EC TO FIELD VERIFY WORKING CONDITION AND CODE COMPLIANCE FOR EXISTIING EQUIPMENT, REPORT TO ARCHITECT FOR ANY DISCREPANCY FOUND.

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REGISTERED PROFESSIONAL ENGINEER — No.9279 EXP.09/30/25 ELECTRICAL — STATE OF CALIFORNIA

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE
SCALE AS SHOWN
PROJECT ID 24079
DRAWN BY JP/YC

PROGRESS SET - NOT FOR CONSTRUCTION

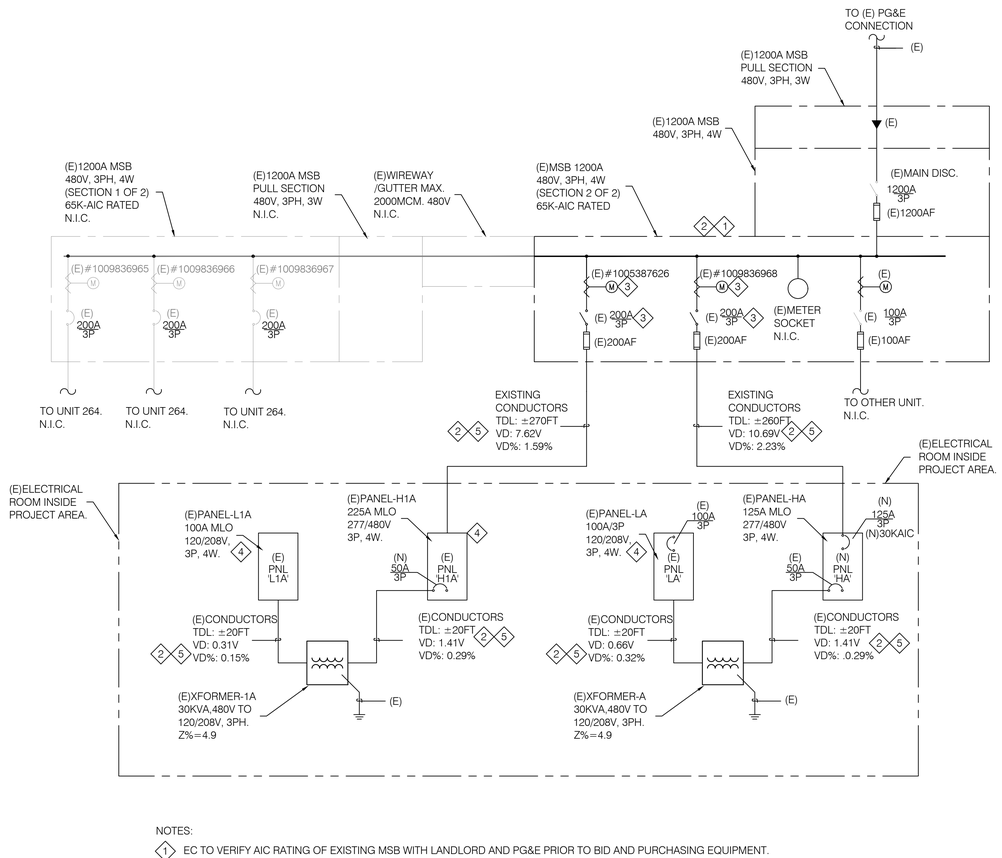
JURISDICTION APPROVAL STAMP

ELECTRICAL CALCULATIONS AND TABLES

SHEET TITLE

SHEET NO. E-0.2

ELECTRICAL SINGLE LINE DIAGRAM AND PANEL SCHEDULES



NOTES:

1. EC TO VERIFY AIC RATING OF EXISTING MSB WITH LANDLORD AND PG&E PRIOR TO BID AND PURCHASING EQUIPMENT.
2. EC TO FIELD VERIFY SIZE AND ROUTE OF (E)CONDUITS AND CONDUCTORS PRIOR TO BID AND SHALL INCLUDE ALL COST OF LABOR AND MATERIAL IN BASE BID TO UPGRADE EXISTING OR REPLACE EXISTING FOR CURRENT CODE COMPLIANCE AS NEEDED.
3. EC TO FIELD VERIFY EXACT LOCATION AND RATING OF EXISTING METER, AND MAIN SERVICE BREAKER SERVING CURRENT PROJECT SPACE PRIOR TO INSTALLATION.
4. EC TO FIELD VERIFY AIC RATINGS REQUIREMENT OF (E)PANEL PRIOR TO BID AND PURCHASING.
5. LENGTH SHOWN ON LINE DIAGRAM FOR ESTIMATION OF VOLTAGE DROP ONLY. DO NOT USE FOR BID OR CONSTRUCTIONS COST ESTIMATION. EC SHALL FIELD VERIFY REQUIRED CONDUIT AND CONDUCTOR LENGTHS PRIOR TO BID.

1 SINGLE LINE DIAGRAM

SCALE: N.T.S.

(E) PANEL ' L1A ' *

VOLTAGE: 120/208V, 3PH, 4W. — MOUNT: SURFACE WALL MOUNTED
BUS AMPS: (E)100A * — LOCATION: (E) IT/ SERVER ROOM
MAIN: (E)100A/3P — FED FROM: (E)PNL-H1A VIA (E)XFORMER - T1A

BREAKER #	AMP	POLE	C	L	R	O	M	K	DESCRIPTION	CKT V-A	A	B	C	CKT V-A	DESCRIPTION	K	M	O	R	L	C	AMP	POLE	#
1	(E)20	1			5				BREAK ROOM - (E) PLUGS	900	900			0	MAIN CIRCUIT BREAKER OF PANEL-L1A *							(E)100		2
3	(E)20	1			4				BREAK ROOM - NEW PLUGS	900		900		0										4
5	(E)20	1			3				OFFICE 104	540			540	0									3	6
7	(E)20	1			2				OFFICE 104	360	1440			1080	OPEN OFFICE 102 - 10				3			(E)20	1	8
9	(E)20	1			4				OFFICE 105	720		1440		720	OPEN OFFICE 102 - WALL PLUGS				2			(E)20	1	10
11	(E)20	1			3				OFFICE 105	540			1620	1080	OPEN OFFICE 102 - 8 & 7				5			(E)20	1	12
13	(E)20	1							SPARE	0	720			720	OPEN OFFICE 102 - 6 & 5				4			(E)20	1	14
15	(E)20	1			2				RECEPT. RESTROOMS	360		1080		720	OPEN OFFICE 102 - 4 & 3				4			(E)20	1	16
17	(E)20	1				1			(N)P-01	300			840	540	OFFICE 122				3			(E)20	1	18
19	(N)35					1			(N)EWH-01	3000	3720			720	OFFICE 121				4			(E)20	1	20
21		2				1				3000		3720		720	OFFICE 120				4			(E)20	1	22
23	(E)20	1			5				OPEN OFFICE 102 - 2 & 1	900			1620	720	MEETING ROOM 119				4			(E)20	1	24
25	(E)20	1				1			J-BOX for OPEN OFFICE 102	500	1040			540	MEETING ROOM 119				3			(E)20	1	26
27	(E)20	1							SPARE	0		360		360	CORRIDOR BY MEETING ROOM				2			(E)20	1	28
29	(E)20	1				1			J-BOX for OPEN OFFICE 102	500			1600	1100	DISHWASHER		1					(E)20	1	30
31	(E)20	1				1			J-BOX for OPEN OFFICE 102	500	1000			500	J-BOX IN CEILING FOR WAP		1					(E)20	1	32
33	(E)20	1				1			J-BOX for CARD READER -FRONT	500		1000		500	J-BOX IN CEILING FOR WAP		1					(E)20	1	34
35	(E)20	1			2				OPEN OFFICE 102 - 9	540			1620	1080	BREAK ROOM-NEW WALL PLUGS				6			(E)20	1	36
37	(E)20	1							SPARE	0	540			540	BREAK ROOM-NEW WALL PLUGS				3			(E)20	1	38
39	(E)20	1			3				RECEPTION 101	540		540		0	SPARE							(E)20	1	40
41	(E)20	1			4				OFFICE 103	720			1260	540	BREAK ROOM -COUNTER				3			(E)20	1	42

SUBTOTAL CONNECTED (VA):	9360	9040	9100
TOTOAL CONNECTED LOAD (VA):	27500		
TOTAL CONNECTED LOAD (AMP):	76		
TOTAL DEMAND LOAD (VA):	25015		
TOTAL DEMAND LOAD (AMP):	69		

DEMAND LOAD

LOAD	DESCRIPTION	FACTOR	DEMAND
K	KITCHEN EQUIPMENT	65%	0
M	MOTOR	100%	0
	LAGEST MOTOR	125%	0
O	OTHERS	100%	10400
R	RECEPTACLES (1ST 10KVA)	100%	10000
	RECEPTACLES (AFTER 10KVA)	65%	4615
L	LIGHTING	125%	0
C	CONTINOUS LOAD	125%	0

REMARKS
* EC TO FIELD VERIFY AND TEST EXISTING PANEL CONDITION, RATING, & CODE COMPLIANCE PRIOR TO BID OR WORK.

(E) PANEL ' HA ' (E) 30K-AIC*

VOLTAGE: 277/480V. 3PH 4W. — MOUNT: SURFACED WALL MOUNT
BUS AMPS: (E)125A * — LOCATION: (E) IT/ SERVER ROOM
MAIN: (N)125A/3P (30KAIC) — FED FROM: (E)MSB IN METER ROOM

BREAKER #	AMP	POLE	C	L	R	O	M	K	DESCRIPTION	CKT V-A	A	B	C	CKT V-A	DESCRIPTION	K	M	O	R	L	C	AMP	POLE	#
1	(E)20	1			1				(E) LIGHTING - group a, aa, b	900	4450			3550								(E)30		2
3	(E)20	1			1				(E) LIGHTING - group d~i	900		4450		3550	(E) AC-12 (5-TON) *		1							4
5	(E)20	1			1				(E) LIGHTING - group j~n	650			4200	3550			1						3	6
7	(E)20						1			2050	6350			4300			1					(E)30		8
9							1		(E) AC-14 (3-TON) *	2050		6350		4300	(E) AC-13 (5-TON) *		1							10
11		3					1			2050			6350	4300			1						3	12
13	(E)20	1							SPARE	0	0											(E)20	1	14
15	(E)20	1							SPARE	0		0										(E)20	1	16
17	(E)20	1							SPARE	0			0									(E)20	1	18
19	(E)20						1			2050	2050											(E)20	1	20
21							1		(E) AC-15 (3-TON) *	2050		2050										(E)20	1	22
23		3					1			2050			2050									(E)20	1	24
25	(E)20	1							SPARE	0	0											(E)20	1	26
27	(E)20	1							SPARE	0		0										(E)20	1	28
29	(E)20	1							SPARE	0			0									(E)20	1	30
31	(E)20	1							SPARE	0	0											(E)20	1	32
33	(E)20	1							SPARE	0		0										(E)20	1	34
35	(E)20	1							SPARE	0			0									(E)20	1	36
37									BLANK-OFF		10840			10840					1			(E)50		38
39									BLANK-OFF			9770		9770	(E) TRANSFORMER 30KVA *				1					40
41									BLANK-OFF				10170	10170					1				3	42

SUBTOTAL CONNECTED VA:	23690	22620	22770
TOTOAL CONNECTED LOAD (VA):	69080		
TOTAL CONNECTED LOAD (AMP):	83		
TOTOAL DEMAND LOAD (VA):	72918		
TOTAL DEMAND LOAD (AMP):	88		

DEMAND LOAD

LOAD	DESCRIPTION	FACTOR	DEMAND
K	KITCHEN EQUIPMENT	65%	0
M	MOTOR	100%	22950
	LARGEST MOTOR	125%	16125
O	OTHERS	100%	30780
R	RECEPTACLES (1ST 10KVA)	100%	0
	RECEPTACLES (AFTER 10KVA)	65%	0
L	LIGHTING	125%	3063
C	CONTINOUS LOAD	125%	0

REMARKS
* EXISTING EQUIPMENT TO BE REMAINED AND REUSED, EC TO FIELD VERIFY AND TEST EXISTING EQUIPMENT CONDITION, CODE COMPLIANCE PRIOR TO BID OR WORK. EC SHALL INCLUDE LABOR AND MATERIAL FOR RECONNECT BACK TO NEW PANEL.

(E) PANEL ' LA ' *

VOLTAGE: 120/208V, 3PH, 4W. — MOUNT: SURFACE WALL MOUNTED
BUS AMPS: (E)250A * — LOCATION: (E) IT/ SERVER ROOM
MAIN: (E)100A/3P * — FED FROM: (N)PNL-HA VIA (E)XFORMER - A

BREAKER #	AMP	POLE	C	L	R	O	M	K	DESCRIPTION	CKT V-A	A	B	C	CKT V-A	DESCRIPTION	K	M	O	R	L	C	AMP	POLE	#
1	(E)20	1			3				OFFICE 107	540	1080			540	OFFICE 106				3			(E)20	1	2
3	(E)20	1			4				OFFICE 108	720		2640		1920	(E) DEC OUTLET				1			(E)20	1	4
5	(E)20	1			5				O. OFFICE CUBE 110 - 16 & 15	900			1440	540	O. OFFICE CUBE 110 - 11				3			(E)20	1	6
7	(E)20	1			8				STORAGE 115	1440	2160			720	O. OFFICE CUBE 110 - 20 & 19				4			(E)20	1	8
9	(E)20	1			4				O. OFFICE CUBE 110 - 14 & 13	720		1440		720	O. OFFICE CUBE 110 - 18 & 17				4			(E)20	1	10
11	(E)20	1				2			J-BOX for OPEN OFFICE 110	1000			1720	720	O. OFFICE CUBE 110 - 24 & 23				4			(E)20	1	12
13	(E)20	1				1			J-BOX for OPEN OFFICE 110	500	1220			720	O. OFFICE CUBE 110 - 22 & 21				4			(E)20	1	14
15	(E)20	1			2				OFFICE 105	360		1080		720	OFFICE 111				4			(E)20	1	16
17	(E)20	1			2				OFFICE 105 AV & MONITOR	1000			1540	540	OFFICE 112				3			(E)20	1	18
19	(E)20	1			2				SERVER ROOM / IT 109	1000	1540			540	OFFICE 113				3			(E)20	1	20
21	(E)20	1				1			J-BOX for CARD READER -BACK	500		1500		1000	SERVER ROOM / IT 109				2			(E)20	1	22
23	(E)20	1				1			DED FOR COPIER	1500			2500	1000	SERVER ROOM / IT 109				2			(E)20	1	24
25	(E)20	1				1			DED FOR PRINTER	1500	2040			540	O. OFFICE 110 - 12				3			(E)20	1	26
27	(E)20	1			6				STORAGE 115	1080		1800		720	OFFICE 114				4			(E)20	1	28
29	(E)20	1			6				STORAGE 115	1080			2080	1000	FLOOR TRACK IN OFFICE 106				1			(E)20	1	30
31	(E)20	1				1			DED FOR COPIER	1500	2000			500	J-BOX IN CEILING FOR WAP			1				(E)20	1	32
33	(E)20	1			1				SERVICE OUTLET NEAR COPIER	360		410		50	(N) FC-01 (IT/ SERVER ROOM)		1					(N)20		34
35	(E)20	1			2				ROOF SERVICE OUTLET	540			590	50			1						2	36
37	(E)20	1							SPARE	0	800			800	(N) AC-01 (IT/ SERVER ROOM)		1					(E)20		38
39	(E)20	1				1			(E) FIRE PULL **	100		900		800			1						2	40
41	(E)20	1				1			(E) SMOKE DAMPERS **	100			300	200	(N) EF-01 & (N) EF-02		2					(E)20	1	42

SUBTOTAL CONNECTED (VA):	10840	9770	10170
TOTOAL CONNECTED LOAD (VA):	30780		
TOTAL CONNECTED LOAD (AMP):	86		
TOTAL DEMAND LOAD (VA):	26892		
TOTAL DEMAND LOAD (AMP):	75		

DEMAND LOAD

LOAD	DESCRIPTION	FACTOR	DEMAND
K	KITCHEN EQUIPMENT	65%	0
M	MOTOR	100%	1100
	LAGEST MOTOR	125%	1000
O	OTHERS	100%	7200
R	RECEPTACLES (1ST 10KVA)	100%	10000
	RECEPTACLES (AFTER 10KVA)	65%	7592
L	LIGHTING	125%	0
C	CONTINOUS LOAD	125%	0

REMARKS
* EC TO FIELD VERIFY AND TEST EXISTING PANEL CONDITION, RATING, CODE COMPLIANCE PRIOR TO BID OR WORK.
** EC TO FIELD VERIFY EXISTENCE DEVICE AND REPORT TO ARCHITECT FOR ANY DISCREPANCY.

(E) PANEL ' H1A ' * (E) 30K-AIC *

VOLTAGE: 277/480V. 3PH 4W. — MOUNT: SURFACED WALL MOUNT
BUS AMPS: (E) 225A * — LOCATION: (E) IT/ SERVER ROOM
MAIN: MLO — FED FROM: (E)MSB IN METER ROOM

BREAKER #	AMP	POLE	C	L	R	O	M	K	DESCRIPTION	CKT V-A	A	B	C	CKT V-A	DESCRIPTION	K	M	O	R	L	C	AMP	POLE	#
1	(E)20	1			1				(E) LIGHTING -group o~r	1000	10360			9360										
3	(E)20	1			1				(E) LIGHTING - s, t	600		9640		9040	(E) TRANSFORMER 30KVA **				1					4
5	(E)20	1			1				(E) LIGHTING -group u~z	500			9600	9100					1				3	6
7	(E)20						1			3550	8900			5350								(E)30		8
9							1		(E) AC-17 (5-TON) **	3550		8900		5350	(E) AC-16 (7.5-TON) **				1					10
11		3					1			3550			8900	5350					1				3	12
13	(E)20						1			3550	7980			4430								(E)20		14
15							1		(E) AC-18 (5-TON) **	3550		7980		4430	(E) CAL. MACHINE 1 STATION ***				1					16
17		3					1			3550			7980	4430					1				3	18
19									BLANK-OFF		0				BLANK-OFF									20
21									BLANK-OFF			0			BLANK-OFF									22
23									BLANK-OFF				0		BLANK-OFF									24
25	(E)20					1				4430	4430				BLANK-OFF									26
27						1			EXISTING LOAD ***	4430		4430			BLANK-OFF									28
29		3				1				4430			4430		BLANK-OFF									30

SUBTOTAL CONNECTED VA:	31670	30950	30910
TOTOAL CONNECTED LOAD (VA):	93530		
TOTAL CONNECTED LOAD (AMP):	113		
TOTOAL DEMAND LOAD (VA):	98068		
TOTAL DEMAND LOAD (AMP):	118		

DEMAND LOAD

LOAD	DESCRIPTION	FACTOR	DEMAND
K	KITCHEN EQUIPMENT	65%	0
M	MOTOR	100%	21300
	LARGEST MOTOR	125%	20063
O	OTHERS	100%	54080
R	RECEPTACLES (1ST 10KVA)	100%	0
	RECEPTACLES (AFTER 10KVA)	65%	0
L	LIGHTING	125%	2625
C	CONTINOUS LOAD	125%	0

REMARKS
* EC TO FIELD VERIFY AND TEST EXISTING PANEL CONDITION, RATING, CODE COMPLIANCE PRIOR TO BID OR WORK.
** EXISTING EQUIPMENT TO BE REMAINED AND REUSED, EC TO FIELD VERIFY AND TEST EXISTING EQUIPMENT CONDITION, CODE COMPLIANCE PRIOR TO BID OR WORK. EC SHALL INCLUDE LABOR AND MATERIAL FOR RECONNECT BACK TO PANEL.
*** EC TO FIELD VERIFY EXISTENCE DEVICE/LOAD AND REPORT TO ARCHITECT FOR ANY DISCREPANCY.

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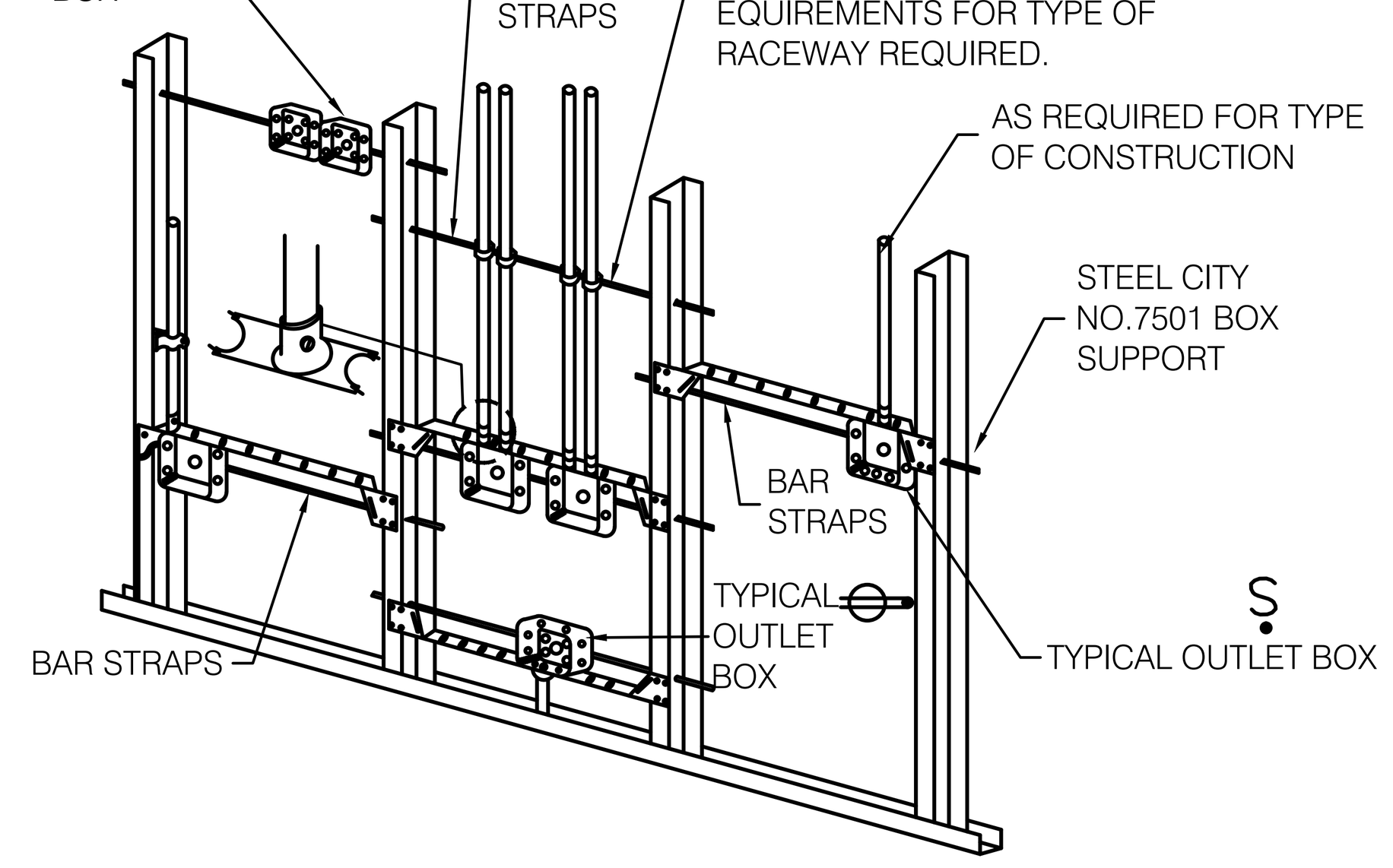
DRAWN BY JP/YC

JURISDICTION APPROVAL STAMP

ELECTRICAL PANEL SCHEDULES AND LINE DIAGRAM

SHEET TITLE

SHEET NO. E-0.3



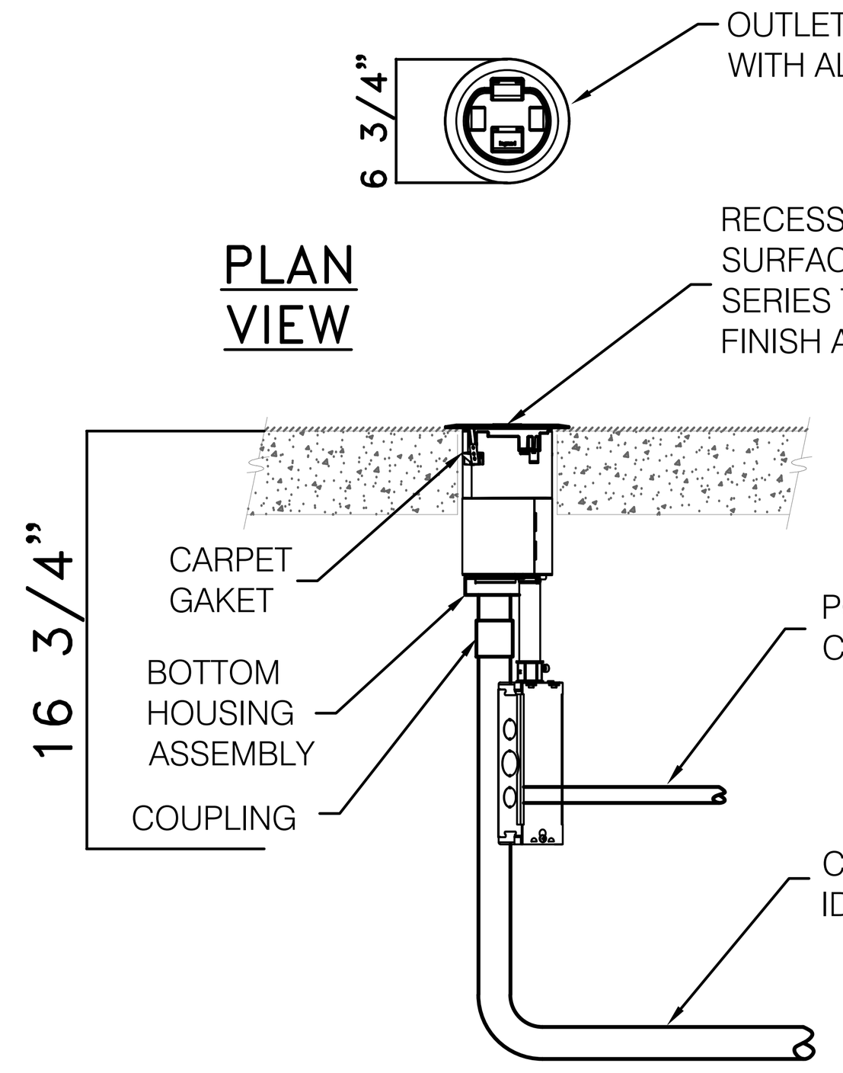
NOTES:

1. TYPICAL FOR WOOD AND METAL STUD ROUGH-IN.
2. PLASTER RINGS NOT SHOWN.
3. LOCATE ALL OUTLET BOXES IN ACCORDANCE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH ALL APPLICABLE SHOP DRAWINGS.
4. IN ACCORDANCE WITH CBC SECTION 713, OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS OR PARTITIONS IN THE SAME STUD SPACE MUST BE SEPARATED BY A MINIMUM OF 24" HORIZONTAL DISTANCE.

1 OUTLET ROUGH-IN-REQUIREMENT

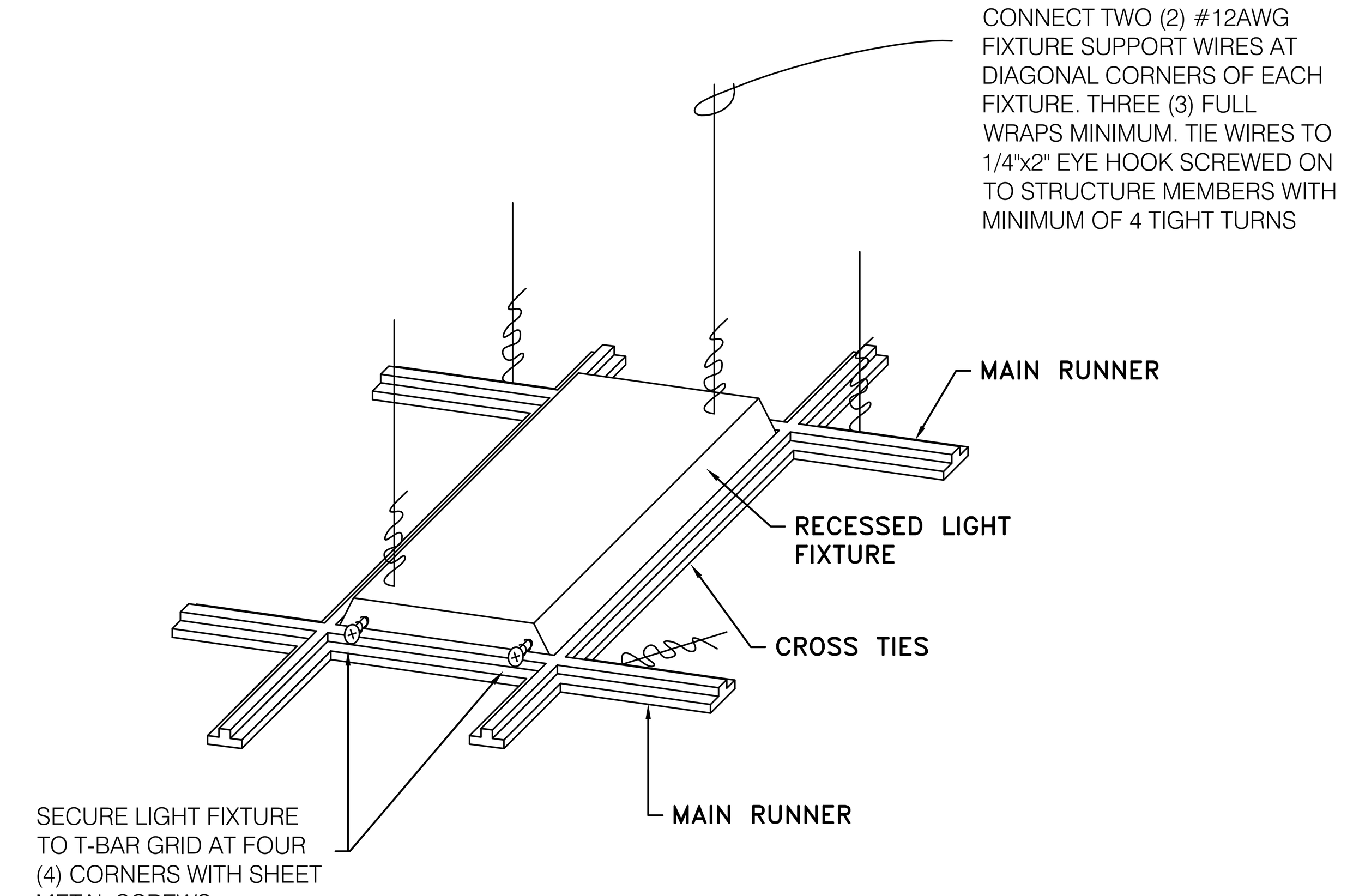
STUDS AT 16" O.C.

SCALE: N.T.S



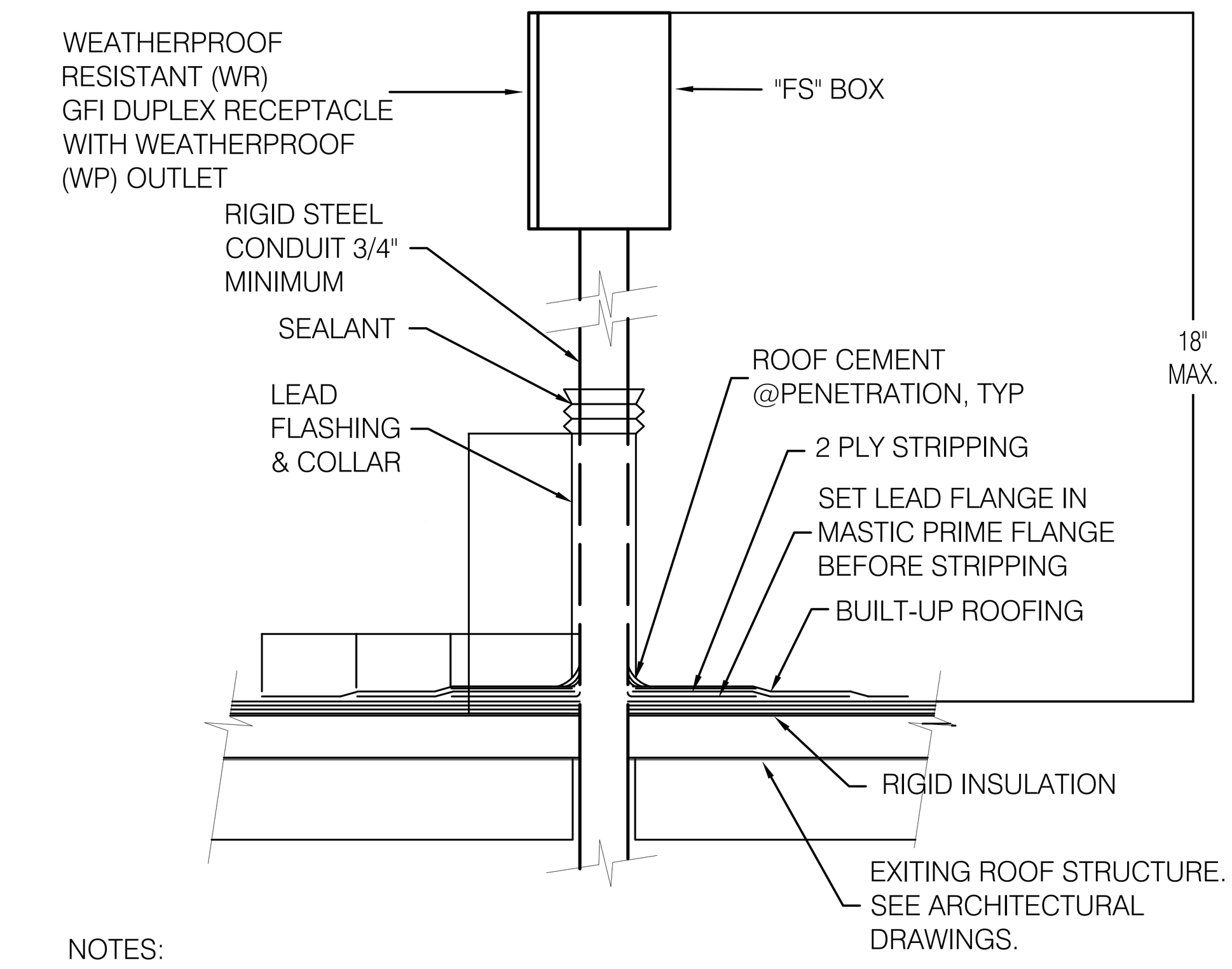
2 POKE THRU DEVICE

SCALE: N.T.S



3 RECESS FIXTURE AT LAY-IN T-BAR CEILING DETAIL

SCALE: N.T.S

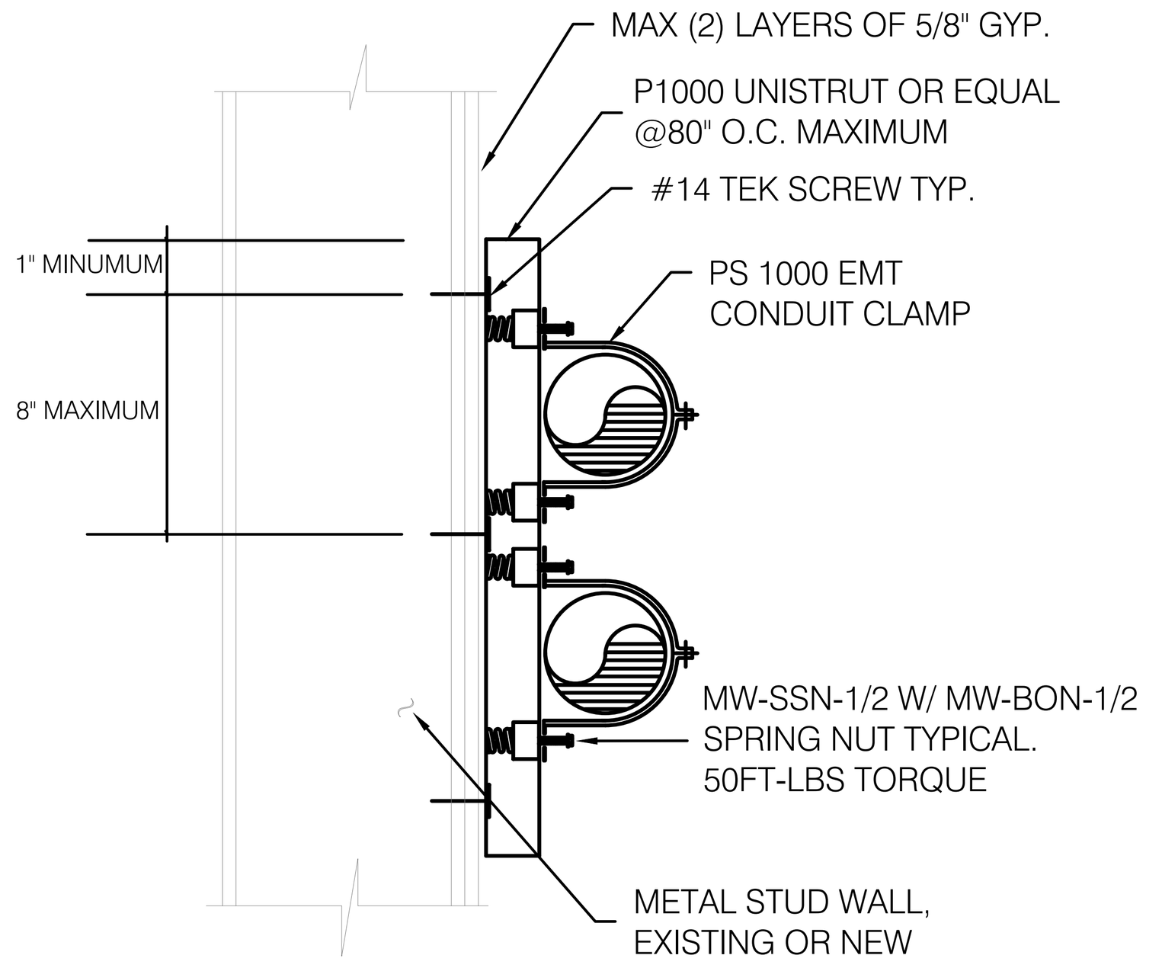


NOTES:

1. ALTERNATE: APPROVED ROOFING MANUFACTORY RECOMMENDED FLEXIBLE FLASHING SYSTEM.

4 ROOF MOUNTED RECEPTACLE

SCALE: N.T.S

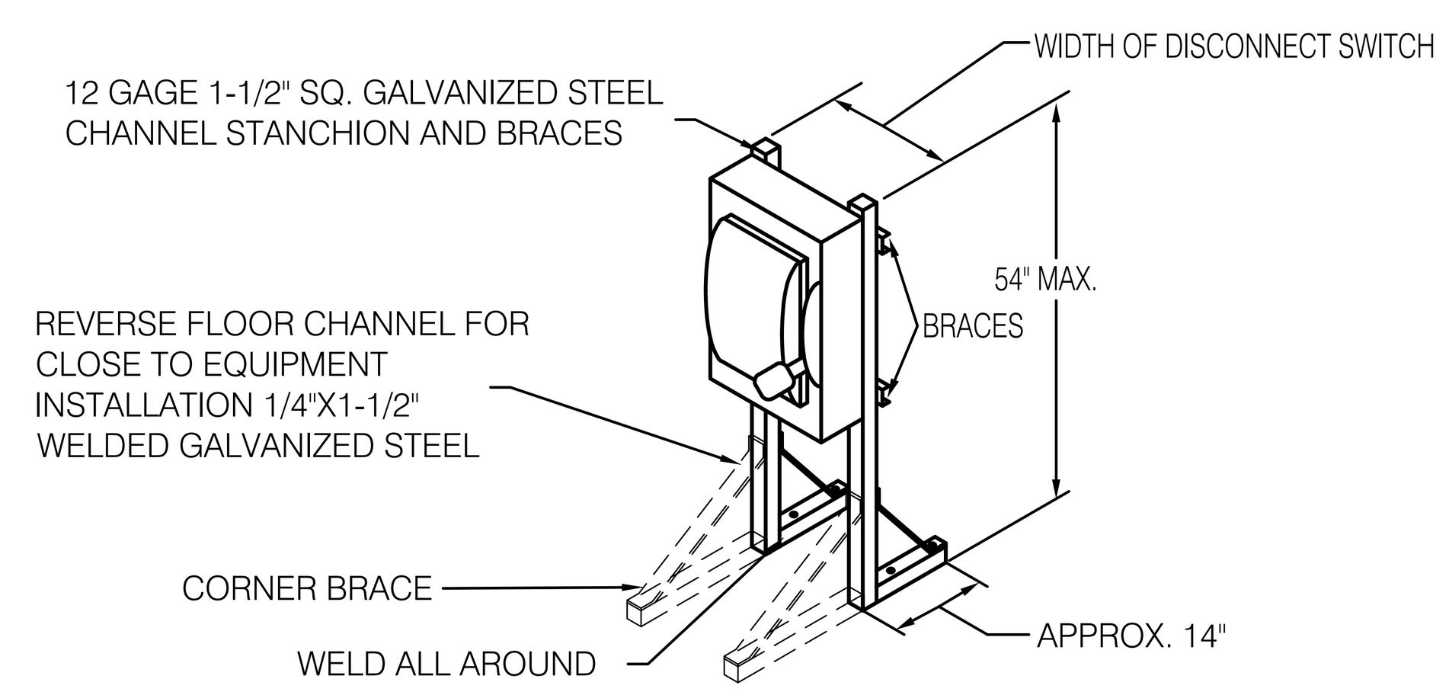


NOTES:

1. SUPPORT SPACING AT 80" O.C. MAXIMUM.
2. MAXIMUM TOTAL WEIGHT FOR CONDUITS LESS THAN 10 LBS/FT
3. ALL CONDUITS SUPPORTED SHALL BE LESS THAN 2 1/2" IN DIAMETER.
4. DO NOT ATTACH CONDUIT TO WALLS THAT ARE SUPPORTING LARGE EQUIPMENT ON EITHER SIDE OF WALL.

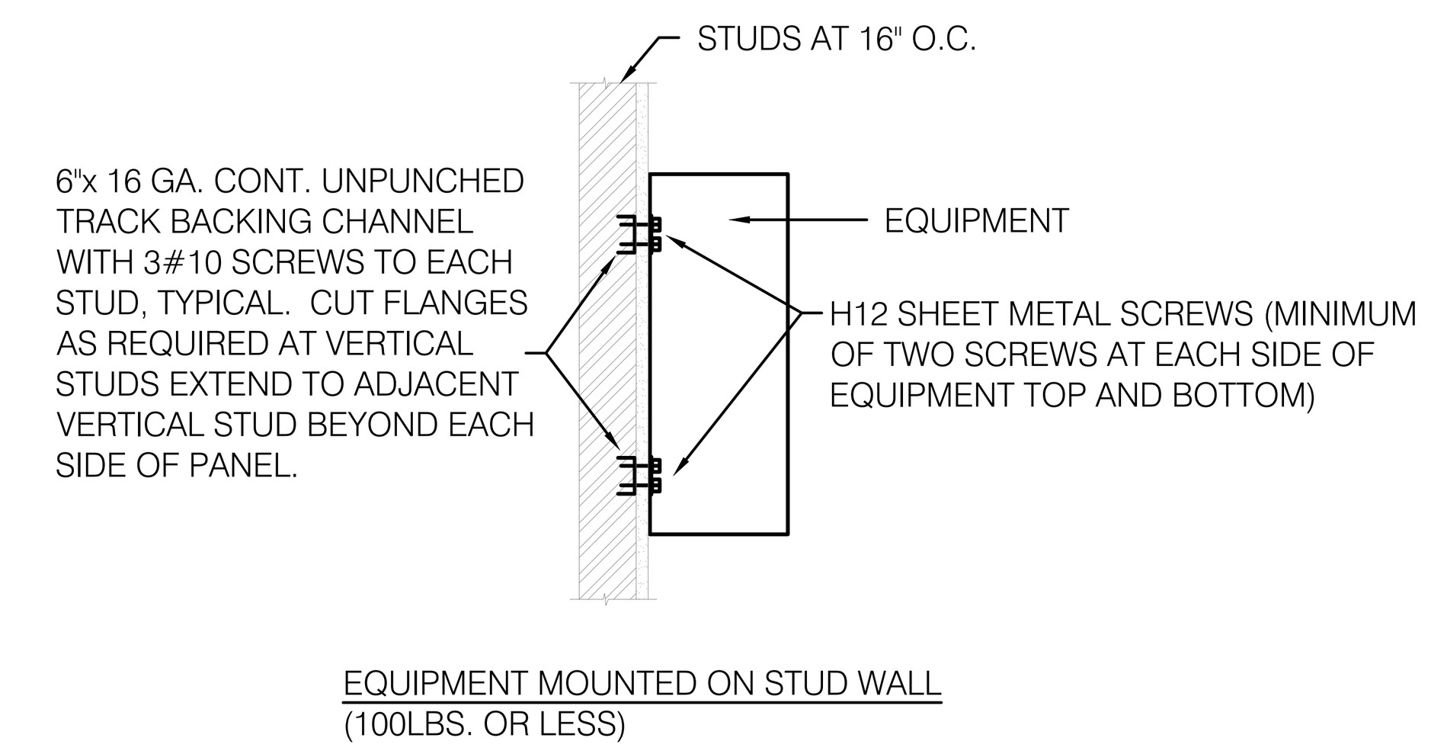
5 WALL MOUNTED CONDUIT DETAIL

SCALE: N.T.S



6 DISC. SWITCH SUPPORT

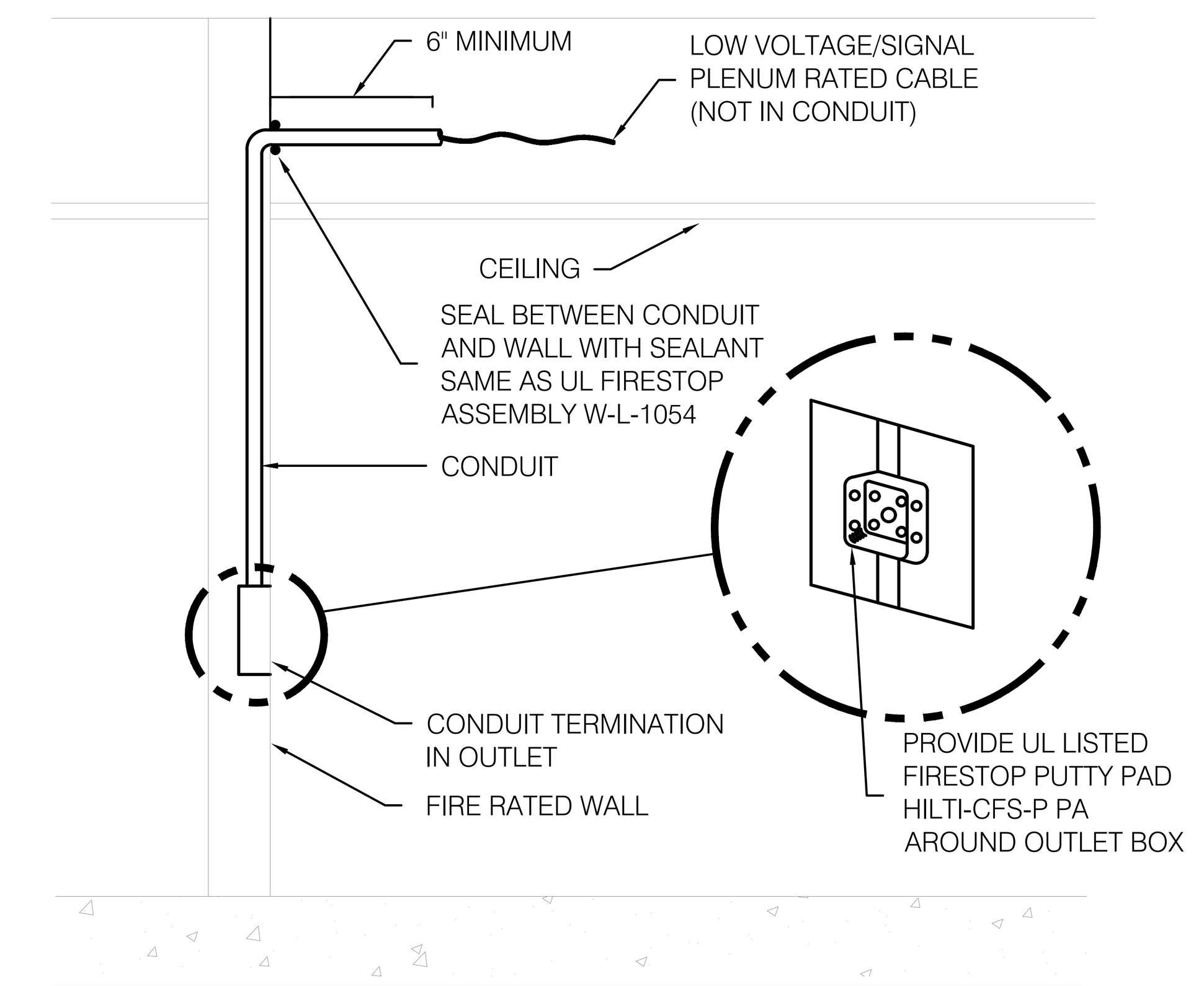
SCALE: N.T.S



EQUIPMENT MOUNTED ON STUD WALL (100LBS. OR LESS)

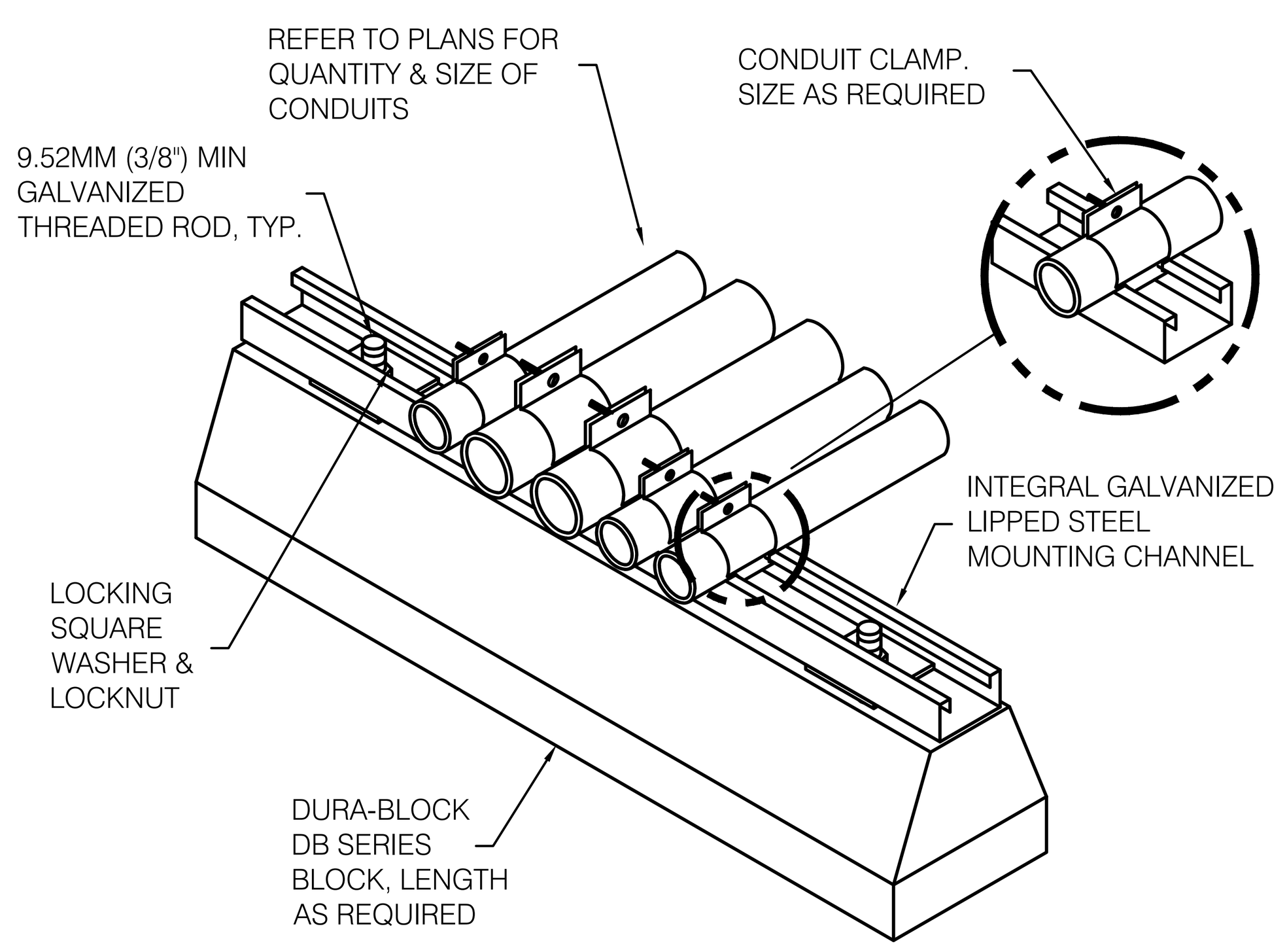
7 WALL EQUIPMENT

SCALE: N.T.S



8 CONDUIT FIREWALL PENETRATION

SCALE: N.T.S

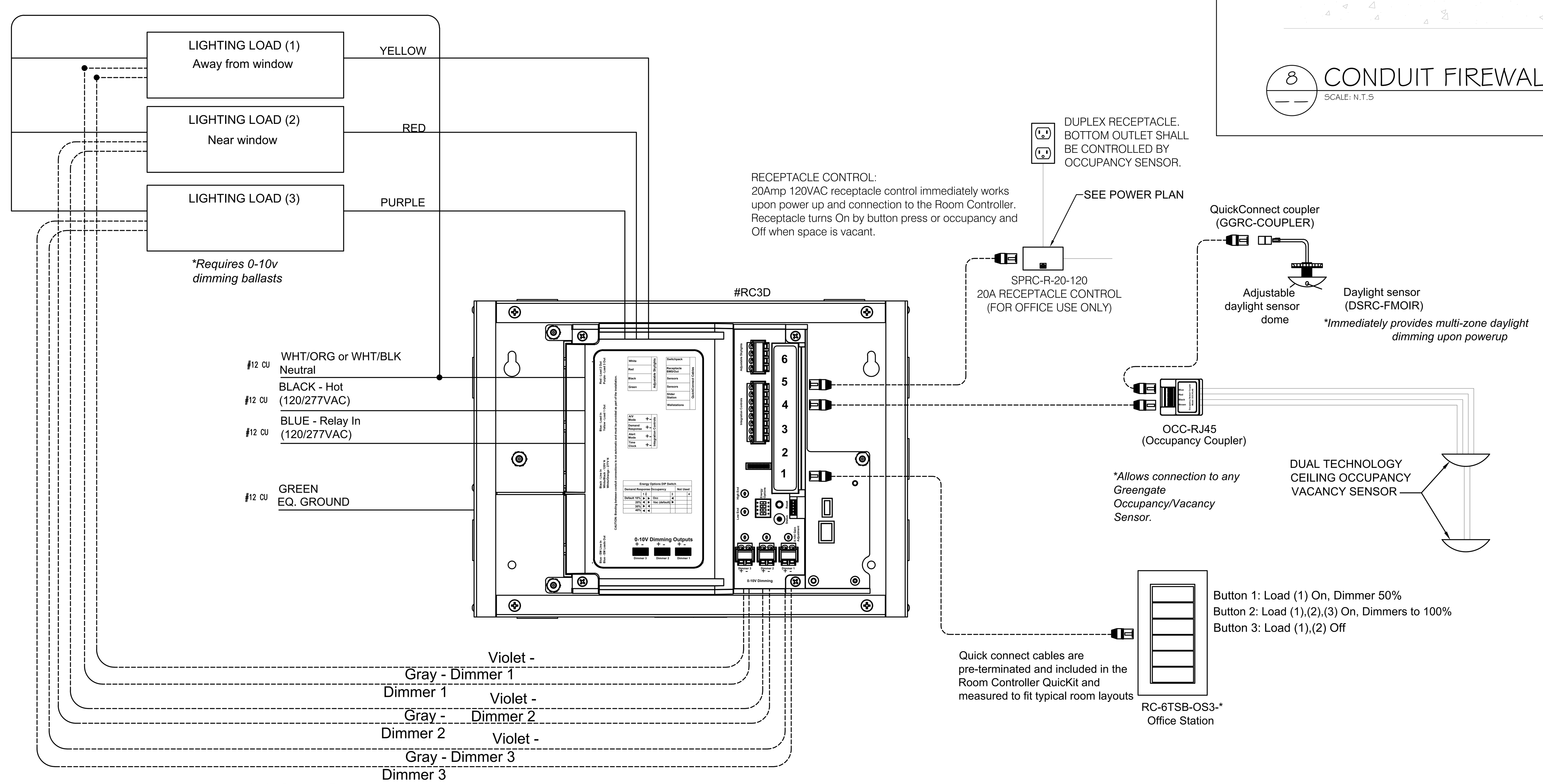


NOTES:

1. CONDUIT SHALL BE SUPPORT AT LEAST EVERY 80", IN ADDITION, CONDUIT SHALL BE SECURELY FASTENED WITHIN 3 FT. OF EACH OUTLET BOX, JUNCTION BOX, DEVICE BOX, CABINET, CONDUIT BODY OR OTHER CONDUIT TERMINATION.
2. THIS DETAIL SHALL BE USED FOR CONDUITS LESS THAN 2 1/2" IN DIAMETER AND MAXIMUM TOTAL WEIGHT OF 10LBS/FT.

9 ROOF CONDUIT SUPPORT DETAIL

SCALE: N.T.S



*0-10V Dimming Zone Note: The 0-10V dimming zones within the Room Controller can be wired and controlled independent of the connected loads. This allows a each load to have a dedicated 0-10V dimming zone or a single load to have up to three 0-10V dimming zones.

MODEL NUMBER BY GREENGATE

10 SCHEMATIC CONTROLLER DIAGRAM*

SCALE: N.T.S

* NOT ALL DEVICES ARE APPLICABLE. EC TO SUBMIT LIGHTING CONTROL SHOP DRAWING BASED ON TITLE 24 REQUIREMENT FOR APPROVAL.

PROGRESS SET - NOT FOR CONSTRUCTION

g STUDIO

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
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PROJECT ADDRESS
260 HARBOR BLVD, BLDG A
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TENANT IMPROVEMENT for
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JHP Engineering and Design Services Inc.

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TEL: 925-409-2508
CEL: 510-468-0613

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

JURISDICTION APPROVAL STAMP

ELECTRICAL DETAILS WITH CONTROLLER DIAGRAM

SHEET TITLE

SHEET NO. E-0.4

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: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 1 of 9)**
Project Address: 260 Harbor Blvd. Building A, Belmont, CA 94002	**Date Prepared:**	2024-11-05T18:38:08-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Belmont	04	Total Conditioned Floor Area (ft²)	7,919
02	Climate Zone	3	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1
● Office					

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 (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System	N/A	0	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
☒ Altered Lighting System	Complete Building Method	7919	N/A	0
Total Area of Work (ft²)	7919			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 2 of 9)**
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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	4,519.2				= 4,519.2	≥ 4,140		= 4140		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: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 3 of 9)**
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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
(E)A/A-EM	EXISTING 2X4 LED LIGHT	No	NA	36	Mfr. Spec	72	No	2,592	☐	☐
(R)(E)A/A-EM	RELOCATED EXISTING 2X4 LED LIGHT	No	NA	36	Mfr. Spec	39	No	1,404	☐	☐
(E)B/B-EM	EXISTING 1X4 LED LIGHT	No	NA	36	Mfr. Spec	3	No	108	☐	☐
(E)C	EXISTING WALL MOUNTED LIGHT	No	NA	36	Mfr. Spec	1	No	36	☐	☐
							Total Designed Watts: CONDITIONED SPACES	4,140		

[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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 4 of 9)**
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector	
		Pass	Fail
Required >= 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
OPEN OFFICE AREA WITH DAYLIGHTING ZONE	Office	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	Yes	☐	☐
OPEN OFFICE	Office	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
BREAK ROOM	Office	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
WOMEN'S RESTROOM	Office	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
MEN'S RESTROOM	Office	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
STORAGE	Office	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
SERVER/IT ROOM	Office	Auth. Personnel	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
OFFICE 103-106	Office	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	Yes	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 5 of 9)**
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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

OFFICE 107,108, 114	Office	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
OFFICE 120-122 & MEETING ROOM	Office	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	Yes	☐	☐
OFFICE 111-113	Office	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	Yes	☐	☐
						13			
						Plan Sheet Showing Daylit Zones:			
						E-3.0			

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
OPEN OFFICE AREA WITH DAYLIGHTING ZONE	Office	0.6	420	252	No	No
OPEN OFFICE	Office	0.6	3,276	1,965.6	No	No
BREAK ROOM	Office	0.6	724	434.4	No	No
WOMEN'S RESTROOM	Office	0.6	144	86.4	No	No
MEN'S RESTROOM	Office	0.6	118	70.8	No	No
STORAGE	Office	0.6	115	69	No	No
SERVER/IT ROOM	Office	0.6	130	78	No	No
OFFICE 103-106	Office	0.6	1,207	724.2	No	No
OFFICE 107,108, 114	Office	0.6	321	192.6	No	No
OFFICE 120-122 & MEETING ROOM	Office	0.6	693	415.8	No	No

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 6 of 9)**
	Date Prepared:	2024-11-05T18:38:08-05:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

OFFICE 111-113	Office	0.6	384	230.4	No	No
	TOTALS:	7,532	4,519.2	See Tables J, or P for detail		

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

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

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 7 of 9)**
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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
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 8 of 9)**
	Date Prepared:	2024-11-05T18:38:08-05:00

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.	OPEN OFFICE AREA WITH DAYLIGHTING ZONE; OPEN OFFICE; BREAK ROOM; WOMEN'S RESTROOM; MEN'S RESTROOM; STORAGE; SERVER/IT ROOM; OFFICE 103-106; OFFICE 107,108, 114; OFFICE 120-122 & MEETING ROOM; OFFICE 111-113
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	OPEN OFFICE AREA WITH DAYLIGHTING ZONE; OFFICE 103-106; OFFICE 120-122 & MEETING ROOM
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	OPEN OFFICE AREA WITH DAYLIGHTING ZONE; OPEN OFFICE; BREAK ROOM; WOMEN'S RESTROOM; MEN'S RESTROOM; STORAGE; SERVER/IT ROOM; OFFICE 103-106; OFFICE 107,108, 114; OFFICE 120-122 & MEETING ROOM; OFFICE 111-113

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:**	**(Page 9 of 9)**
Project Address: 260 Harbor Blvd. Building A, Belmont, CA 94002	**Date Prepared:**	2024-11-05T18:38:08-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jia Pan	Documentation Author Signature:
Company: JHP Engineering and Design Inc.	Signature Date: 2024-11-05
Address: 3103 Independence Drive	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Livermore, CA 94551	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Dennis Cheung	Responsible Designer Signature:
Company: JHP Engineering and Design Inc.	Date Signed: 2024-11-05
Address: 3103 Independence Drive	License: 9079
City/State/Zip: Livermore, CA 94551	Phone: 925-409-2508

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

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PROJECT ADDRESS
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TENANT IMPROVEMENT for
COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive, Livermore, CA 94551
TEL: 925-409-2508
CEL: 510-468-0613

REGISTERED PROFESSIONAL ENGINEER — No.9279 EXP:09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE
SCALE AS SHOWN
PROJECT ID 24079
DRAWN BY JP/YC

PROGRESS SET - NOT FOR CONSTRUCTION

JURISDICTION APPROVAL STAMP

ELECTRICAL LIGHTING TITLE 24 COMPLIANCE

SHEET TITLE

SHEET NO. E-0.5

SHEET NOTES:

1. EXISTING RECEPTACLE AND DATA PORT SHOWN WITH (E) TO BE REMAINED AND REUSED. EC TO TEST & VERIFY CONDITION AND CODE COMPLIANCE IN FIELD, AND REPLACE AS NEEDED. EC SHALL INCLUDE MATERIAL AND LABOR FOR REWIRE EXISTING RECEPTACLES BACK TO PANEL PER LAN. TYPICAL OF ALL.
2. PROVIDE POWER AND DATA FOR FLOOR TRACK PER PLAN. EC TO COORDINATE WITH OWNERSHIP FOR EXACT FLOOR TRACK LOCATION AND DETAIL REQUIREMENT PRIOR TO BID.
3. POWER CIRCUIT TO CUBICLE SHALL BE LANDING TO BF POINTS AND HARDWIRED TO FURNITURE PANEL SYSTEM PER OWNERSHIP'S REQUIREMENT. SEE CIRCUIT NUMBER PER PLAN. EC TO COORDINATE WITH ARCHITECT AND OWNERSHIP FOR EXACT BASEFEED LOCATION AND DETAIL REQUIREMENT PRIOR TO BID.
4. EC TO PROVIDE 120V POWER TO WEATHERPROOF JUNCTION BOX FOR CARD READER, AND COORDINATE W/ SECURITY FOR EXACT REQUIREMENT AND LOCATION OF CARD READER PRIOR TO WORK.
5. EC TO COORDINATE WITH ARCHITECT AND OWNERSHIP FOR EXACT FURNITURE LOCATION AND ELEVATION PRIOR TO WORK. TYPICAL FOR ALL.
6. RECEPTACLE WITH CIRCUIT NUMBER SHOWN WITHIN (_) ARE TO BE CONTROLLED VIA CLOSEST RELATIVE OCCUPANCY SENSOR. SEE E-3.0 FOR SENSOR LOCATIONS. PROVIDE ADDITIONAL SENSORS AS REQUIRED. CONTRACTOR TO PROVIDE LABEL AT ALL CONTROLLED OUTLET NOTIFYING END-USERS. TYPICAL OF ALL.
7. EC TO PROVIDE 120V POWER TO WAP IN CEILING. COORDINATE WITH LOW VOLTAGE CONTRACTOR FOR EXACT LOCATION AND DETAIL REQUIREMENT FOR POWER PROVISION, TYPICAL OF 3.

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

STUDIO g
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS
260 HARBOR BLVD, BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive, Livermore, CA 94551
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CEL: 510-468-0613

REGISTERED PROFESSIONAL ENGINEER — No.9279 EXP.08/30/25 — ELECTRICAL — STATE OF CALIFORNIA

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DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

PROGRESS SET - NOT FOR CONSTRUCTION

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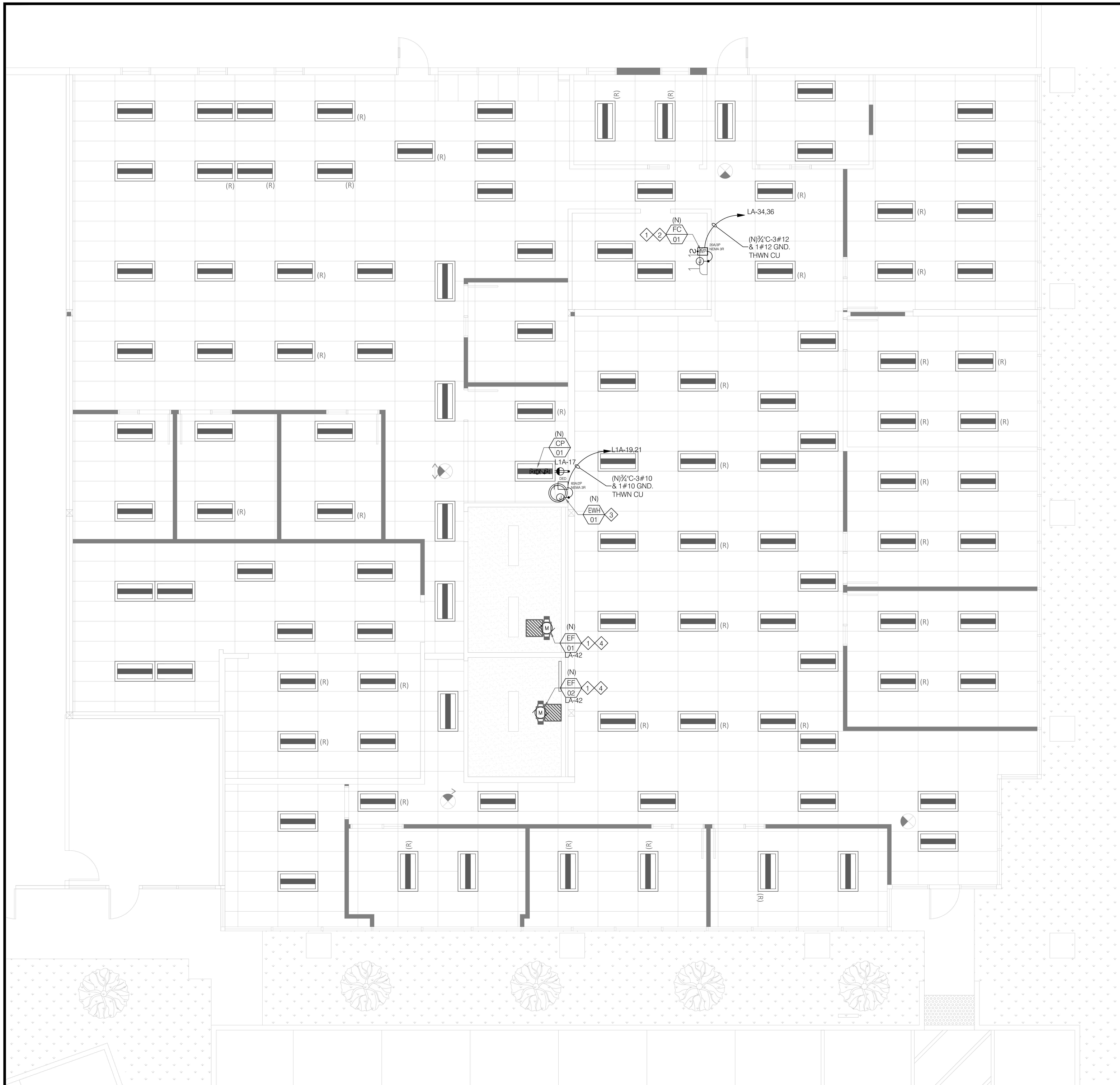
ELECTRICAL POWER PLAN

SHEET TITLE

SHEET NO. E-1.0

STUDIO g
299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100



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

SHEET NOTES:

1. EC TO PROVIDE POWER CONNECTION FOR HAVC EQUIPMENT VIA DISCONNECT. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND DETAILS PRIOR TO WORK. TYPICAL.
2. FC-01 INTERLOCKED WITH AC-01 ON ROOF, SEE ROOF PLAN E-2.1 FOR CONTINUE.
3. EC TO PROVIDE POWER CONNECTION FOR ELECTRIC WATER HEATER VIA DISCONNECT. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION FOR THE EWH AND ITS ASSOCIATED COMPONENTS PRIOR TO WORK.
4. FAN TO BE CONTROLLED BY OCCUPANCY SENSOR WITH SELECTABLE TIME DELAY.

PROJECT ADDRESS
260 HARBOR BLVD, BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO DEPARTMENT OF HOUSING

JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive
Livermore, CA 94551
TEL: 925-409-2508
CEL: 510-468-0613

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

PROGRESS SET - NOT FOR CONSTRUCTION

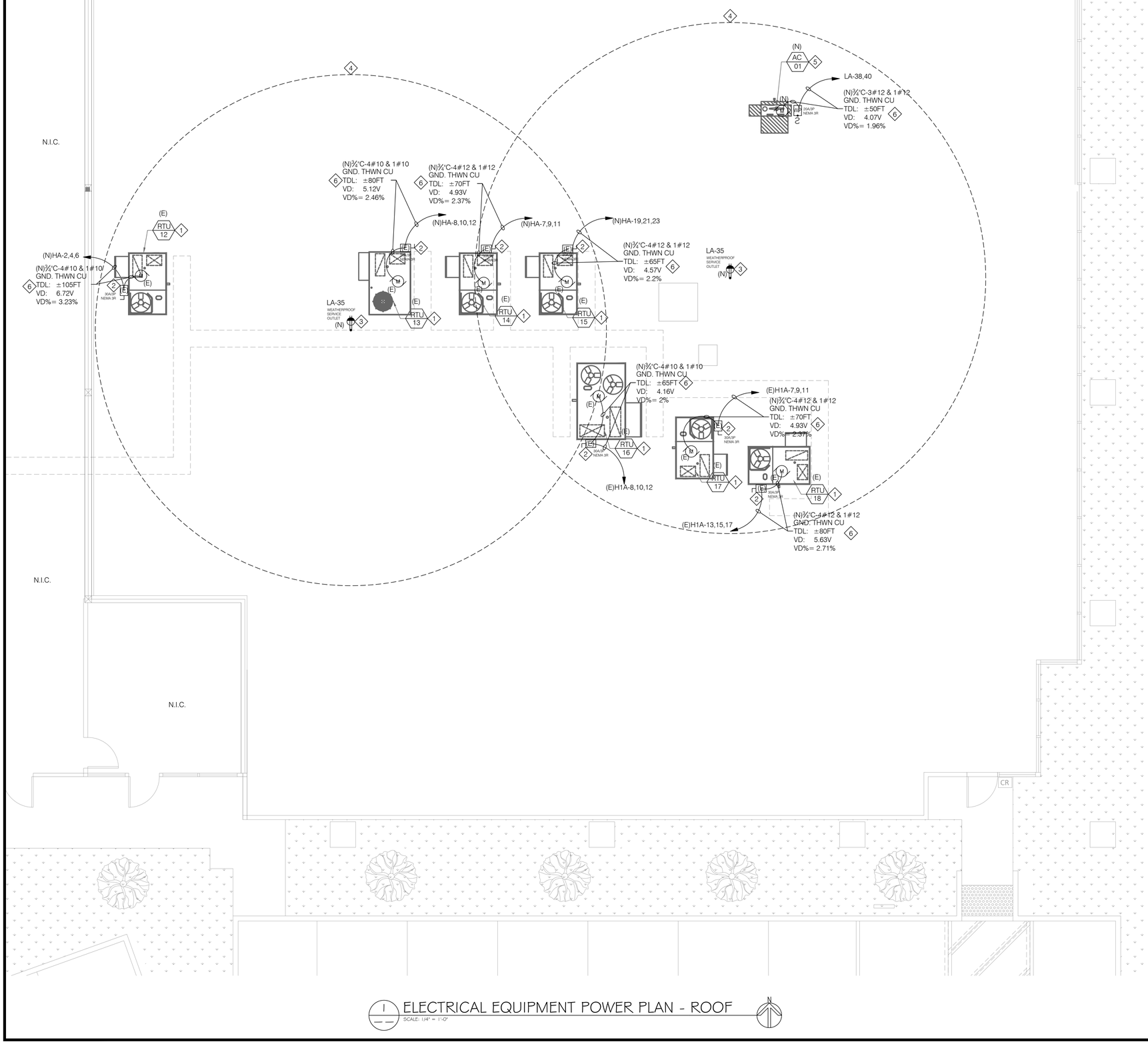
JURISDICTION APPROVAL STAMP

ELECTRICAL EQUIPMENT POWER PLAN
SHEET TITLE

SHEET NO. E-2.0

SHEET NOTES:

1. EXISTING EQUIPMENT TO BE REMAINED AND REUSED. EC TO TEST AND VERIFY EXISTING RTU WORKING CONDITION AND CODE COMPLIANCE IN FIELD. EC SHALL INCLUDE LABOR AND MATERIAL TO WIRE EXISTING UNITS BACK TO PANEL PER PLAN. REPORT TO ARCHITECT AND OWNERSHIP IF ANY MALFUNCTION OCCURS. TYPICAL OF ALL.
2. EC TO TEST AND VERIFY EXISTING DISCONNECT AMPERAGE, WORKING CONDITION AND CODE COMPLIANCE IN FIELD. REPORT TO ARCHITECT AND OWNERSHIP IF ANY MALFUNCTION OCCURS AND PERFORM REPLACEMENT ACCORDINGLY. TYPICAL OF ALL.
3. WEATHERPROOF SERVICE OUTLET SERVING EQUIPMENTS WITHIN 25-FEET ON THE ROOF.
4. REFERENCE CIRCLE SHOWING 25' DISTANCE FROM SERVICE OUTLET SERVING EQUIPMENTS ON THE ROOF WITHIN 25' FROM THE WP RECEPTACLE.
5. AC-01 INTERLOCKED WITH FC-01 BELOW, SEE E-2.0 FOR EQUIPMENT POWER PLAN TO CONTINUE.
6. LENGTH SHOWN ARE ESTIMATION OF VOLTAGE DROP AND WIRE SIZE ONLY. DO NOT USE FOR BID OR CONSTRUCTION COST ESTIMATION. EC SHALL FIELD VERIFY REQUIRED CONDUIT AND CONDUCTOR LENGTHS PRIOR TO BID. TYPICAL OF ALL.



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

299 BASSETT ST. SUITE 250
SAN JOSE, CA 95110
T:408.283.0100

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REGISTERED PROFESSIONAL ENGINEER
No.9279
EXP.08/30/25
ELECTRICAL
STATE OF CALIFORNIA

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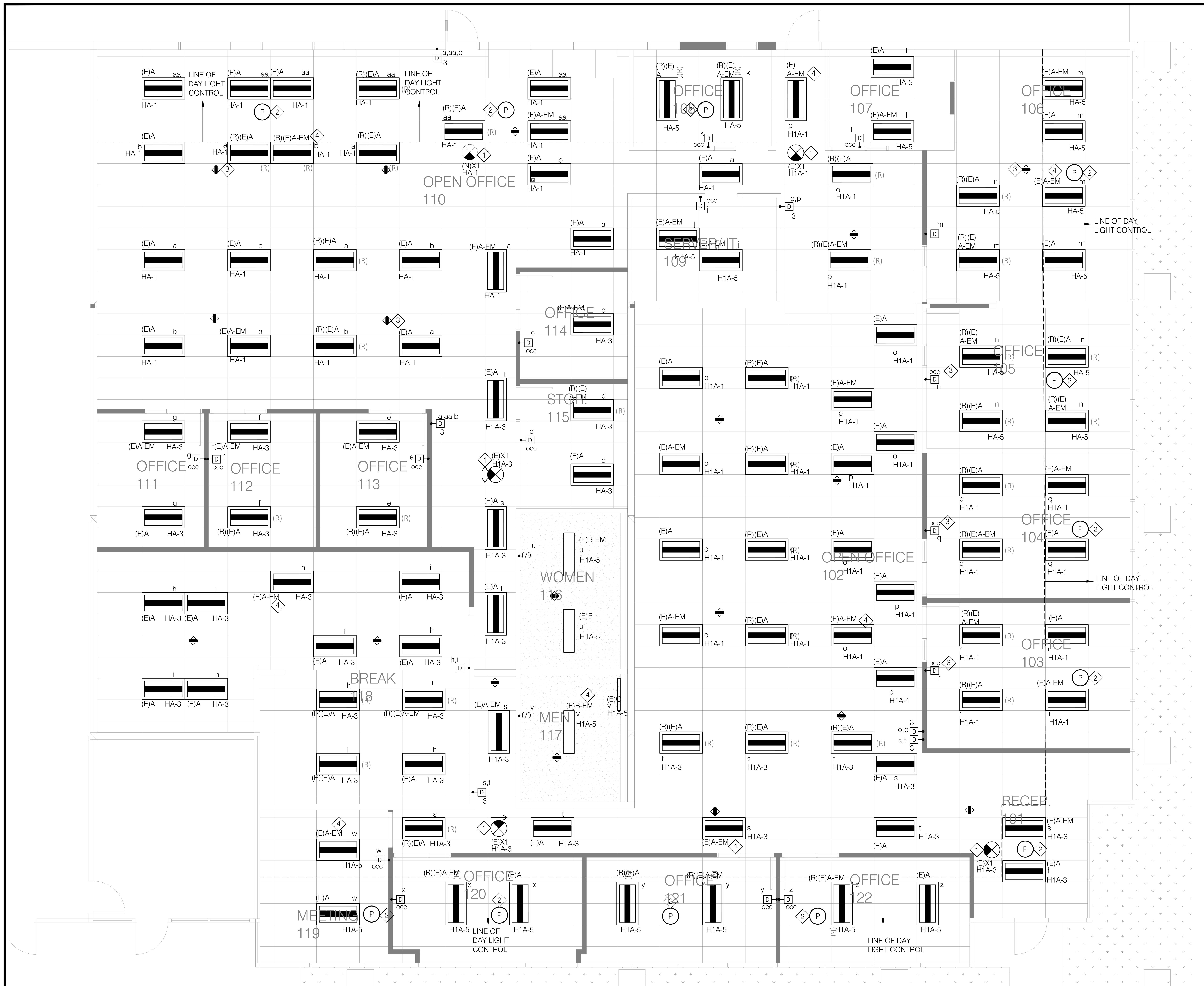
ELECTRICAL EQUIPMENT POWER PLAN - ROOF

SHEET TITLE

SHEET NO. E-2.1



ELECTRICAL LIGHTING PLAN

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

SHEET NOTES:

1. PROVIDE UN-SWITCHED HOT WIRE TO EMERGENCY BATTERY OF EMERGENCY LIGHT TO ALLOW NORMAL LIGHTING NOT TO ACTIVATE THE EMERGENCY BATTERY PACK. TYPICAL OF ALL.
2. PROVIDE CEILING MOUNTED PHOTO SENSOR FOR DAYLIGHT CONTROL.
3. RECEPTACLES IN ALL OFFICE SPACE, MEETING ROOM AND BREAK ROOM WITH CIRCUIT NUMBER SHOWN WITHIN (_) ON POWER PLAN ARE TO BE CONTROLLED VIA CLOSEST OCCUPANCY SENSOR. SEE CONTROLLER DIAGRAM ON e-0.4/DWG.10 FOR DETAIL. TYPICAL.
4. ELECTRICAL CONTRACTOR TO VERIFY EXISTENCE OF EMERGENCY FUNCTION AT EXISTING FIXTURES PRIOR TO BID. CONTRACTOR SHALL INCLUDE MATERIAL AND LABOR FOR PROVISIONS OF 90-MIN EM FUNCTION TO EXISTING LIGHT FIXTURES BY EITHER INSTALLING FACTORY COMPATIBLE INTEGRATED BATTERY PACK OR REMOTE BATTERY PACK TO EXISTING FIXTURES. TYPICAL OF ALL. SEE LIGHTING FIXTURE SCHEDULE FOR DETAIL.

INTERIOR LIGHTING FIXTURE SCHEDULE

SYMBOL	TAG	QTY.	BRAND	MODEL	VOLTS	MAX. WATT.	LAMP TYPE	NOTES
	(E) A/ A-EM	72	EXISTING	EXISTING 2X4	120V	36	LED	EXISTING 2X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. 0-10V DIMMING DRIVER. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE WITH FIXTURE.)
(R)	(R)(E) A/ A-EM	39	RELOCATED EXISTING	RELOCATED EXISTING 2X4	120V	36	LED	RELOCATED EXISTING 2X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W /EA TUBE. 0-10V DIMMING DRIVER. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE W/ FIXTURE.)
	(E)B / (E)B-EM	3	EXISTING	EXISTING	120V	36	LED	EXISTING 1X4 LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. EM=EMERGENCY 90-MIN. BATTERY BACKUP PACK. 0-10V DIMMING DRIVER. (BATTERY CAN BE FACTORY INTEGRATED OR REMOTE PACKAGE COMPATIBLE W/ FIXTURE.)
	(E)C	1	EXISTING	EXISTING	120V	36	LED	EXISTING WALL MOUNTED LIGHT FIXTURE WITH 2 LED TUBE AT 18W EACH TUBE. 0-10V DIMMING DRIVER. S.A.D. FOR DETAILS.
	(E) X1	4	EXISTING	EXISTING	120V	N/A	LED	EXISTING EXIST SIGN W/90 MIN. BATTERY BACKUP PACK. S.A.D.FOR DETAILS.
	(N) X1	1	MATCH EXISTING OR EQUAL	MATCH EXISTING OR EQUAL	120V	N/A	LED	MATCH TO EXISTING EXIST SIGN OR EQUAL W/90 MIN. BATTERY BACKUP PACK. S.A.D.FOR DETAILS.

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ELECTRICAL LIGHTING PLAN

SHEET TITLE

SHEET NO. E-3.0

GENERAL NOTES

1. CONTRACTOR SHALL VISIT JOB SITE TO VERIFY FIELD CONDITION AGAINST CONSTRUCTION PLAN AND SPECIFICATION, IDENTIFY POSSIBLE CONFLICT AND DISCREPANCY BETWEEN PLAN AND SITE CONDITION, AND BRING TO OWNER'S AND ENGINEER'S ATTENTION PRIOR TO ENTER CONTRACT.
2. SUBMISSION OF A CONTRACT SHALL BE CONSTRUCTED AS EVIDENCE THAT A CAREFUL EXAMINATION OF THE PORTION OF THE EXISTING BUILDING, EQUIPMENT, SYSTEMS, SITE CONSTRAINTS, ETC, WHICH MAY AFFECT THE ASSOCIATED WORK SCOPE UNDER THIS CONTRACT, AND THE ACCESS TO SUCH SPACES, HAVE ALL BEEN MADE AND THAT THE CONTRACTOR IS FULL AWARE OF WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF WORK. LATER CLAIMS SHALL NOT BE MADE FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN DURING SUCH EXAMINATIONS.
3. BY ENTERING CONTACT OF CONSTRUCTION, WHETHER IT IS SHOWN OR NOT SHOWN ON THIS PLAN, CONTRACTOR IS FULLY RESPONSIBLE TO COMPLETE WORK WITH MEETING ALL APPLICABLE CODES, LAWS, AND REGULATIONS GOVERNING ANY PORTION OF THE WORK SCOPE ON PLAN AND SPECIFICATIONS. PRIOR TO SUBMITTING A PROPOSAL, CONTRACTOR SHALL FULLY UNDERSTAND AND COVER ALL COSTS WORK SCOPE AND MATERIALS TO MEET ALL APPLICABLE CODES, LAWS, AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
4. CONTRACTOR IS TO REVIEW PLANS OF OTHER DISCIPLINES AND COORDINATE WITH THE WORK OF OTHER TRADES PRIOR TO INSTALLATION TO AVOID ANY CONFLICT. NO COST SHALL BE INCURRED ON CONSTRUCTABILITY ISSUE DUE TO LACK OF COORDINATION.
5. ALL WORK SHOWN ON PLAN ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEM AND WORK. INFORMATION ON PLAN SHALL NOT BE USED TO DETERMINE EXACT LOCATION OF INSTALLATION. WHERE INSTALLATION REQUIRES EXACT MEASUREMENTS AND COORDINATION WITH WORKS OF OTHER TRADE, CONTRACTOR SHALL PREFORM ALL REQUIRED WORK AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE CONTACTOR SHALL ALLOW IN HIS PRICE FOR WORK DONE WITH DEVIATIONS IN LOCATION AND METHOD TO AVOID OBSTRUCTIONS AND CONFLICT OF OTHER TRADES AND EXISTING UTILIZES OF BASE BUILDING.
6. CONTRACTOR SHALL SUBMIT SPECIFICATIONS OF ALL THE MATERIALS AND EQUIPMENT TO BE USED ALONG WITH SHOP DRAWING WHERE REQUIRES IN SPECIFICATION FOR APPROVAL PRIOR TO ORDER.
7. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
8. CONTRACTOR SHALL STORE ALL EQUIPMENT AND MATERIAL IN A ORGANIZED AND CLEANED SPACE AT ALL TIME TO PREVENT FROM DAMAGING AND DETERIORATION PRIOR TO INSTALLATION. CONTRACTOR SHALL KEEP ALL PART OF THE CONSTRUCTION AREA AND ASSOCIATED ACCESSES CLEAN AND FREE OF DEBRIS RESULTING FROM EXECUTION OF WORK.
9. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY SURVEYOR OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTIBILITY PRIOR TO INSTALL.
10. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
11. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.
12. ANY OPENING MADE TO EXISTING BUILDING SHALL BE SUPPORTED, PATCHED, AND SEALED TO MEET ALL SPECIFICATION OF ORIGINAL CONSTRUCTION. ALL PENETRATION TO RATED ASSEMBLY SHALL BE PROTECTED BY UL LISTED FIRM AND/OR SMOKE PROTECTION ASSEMBLY TO MAINTAIN ORIGINAL ASSEMBLY FIRE AND SMOKE RATING.
13. CONTRACTOR SHALL PROVIDE INSURANCE POLICY IN ACCORDANCE TO BUILDING OWNER'S AND PROJECT OWNER'S REQUIREMENTS INCLUDING A HOLD HARMLESS CAUSE FOR OWNER AND ENGINEER ON RECORD.
14. FOR THE USE OF EQUIPMENT OR MATERIAL THAT ARE DIFFERENT FROM SCHEDULES OR SPECIFICATIONS, CONTRACTOR IS RESPONSIBLE TO PROVIDE, INCLUDING BUT NOT LIMITED TO, SPECIFICATION, CALCULATION, ENGINEERING, COST DIFFERENCE, ETC. FOR APPROVAL OF EQUAL AND OWNER'S APPROVAL.
15. ALL WORK DONE SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM DATE OF ACCEPTANCE OF WORK.
16. PRIOR TO FINAL ACCEPTANCE BY OWNER OR REPRESENTATIVE OF OWNER, CONTRACTOR IS RESPONSIBLE TO TEST, ADJUST, AND BALANCE ALL ASSOCIATED EQUIPMENT AND SYSTEM WITHIN SCOPE WITH PROVISIONS OF REPORTS WHERE REQUIRED IN SPECIFICATIONS TO DEMONSTRATE THAT ALL REQUIREMENTS OF PLANS AND SPECIFICATIONS ARE FULLY MET AND ALL APPLICABLE CODES, LAWS, AND REGULATIONS ARE FULLY COMPLIED.

PLUMBING GENERAL NOTES

1. PROVIDE ISOLATED COUPLINGS AND/OR UNIONS AT POINTS OF CONNECTION BETWEEN COPPER, STEEL AND BRASS PIPING.
2. ALL WATER PIPING SYSTEMS AND DRAINAGE PIPING SYSTEMS, INCLUDING SUPPLY, WASTE AND DRAIN SHALL BE INSTALLED WITH VIBRATION ISOLATORS AND SHALL BE ISOLATED FROM ANY STRUCTURAL MEMBERS, 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 FOAM BY TECH SPECIALTIES, DIVISION OF SPECIALTY PRODUCTS CO. TO ISOLATE COMPLETE PIPE CONTACT AREA. ALL ISOLATION MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 1/2". INSTALL ALL COMPONENTS AS PER MANUFACTURER'S INSTRUCTIONS.
3. INSTALL ALL CLEAN-OUTS WHERE REQUIRED BY ORDINANCES, AT ENDS OF HOUSE DRAINS, AT ALL CHANGES IN DIRECTIONS, IN ALL STRAIGHT RUNS AT 100 FOOT INTERVALS, WHERE HORIZONTAL MAINS CHANGE SIZE, AND AT ALL ENDS OF ALL BRANCH PIPES WHICH ARE 5' OR OVER IN LENGTH.
4. PLUMBING FIXTURES SHALL BE COMPLETED WITH ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION.
5. SELECTION OF FAUCETS AND FITTINGS SHALL AVOID THE TYPE WITH POTENTIAL FOR LEAD CONTAMINATION.
6. INSTALL STOP VALVES ON HOT AND COLD WATER SUPPLIES TO EACH FIXTURE.
7. ALL FLOOR DRAIN MUST HAVE 1/2" COLD WATER LINE CONNECTED TO TRAP PRIMER. ALL UNDERGROUND COLD WATER LINE SHALL BE ASTM TYPE-K HARD DRAWN COOPER INSTALLED WITH CONTINUOUS SLOPE TOWARD FLOOR DRAIN.
8. MATERIALS, METHODS AND LOCATIONS OF SERVICE MAINS CONNECTING THE NEW CONSTRUCTION TO ALL NEW AND EXISTING SERVICES SHALL BE IN STRICT ACCORDANCE WITH RULES, REGULATIONS, CODES AND REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION OVER THIS INSTALLATION. LOCATE ALL EXISTING STUBS TO BE CONNECTED TO IN THIS CONTRACT BEFORE WORK IS STARTED. COORDINATE LOCATION OF WATER AND SEWER CONNECTIONS WITH BUILDING ENGINEER.

PLUMBING GENERAL NOTES CON'T

9. CAULK AIRTIGHT ALL PLUMBING PENETRATIONS IN SOUND RATED WALLS AND FLOOR/CEILINGS. SEAL PENETRATIONS OF CONCRETE FLOORS WITH CEMENT GROUT. MINIMIZE PENETRATIONS THROUGH SOUND RATED CONSTRUCTION.
10. CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES AND TRIM AS SHOWN ON THE ARCHITECTURAL PLANS. ROUGH-IN FOR ALL FIXTURES SHALL BE EXACTLY TO MEASUREMENTS FURNISHED BY FIXTURE MANUFACTURER. ALL EXPOSED PARTS TO BE CHROMIUM PLATED UNLESS SPECIFIED OTHERWISE.
11. KEEP ROUGH-IN CUTS WITHIN THE PLATE LINES AND DO NOT CUT COMPLETELY THROUGH PLATES IN SOUND-RATED WALLS. DRILL OR SAW NEAT ROUND HOLES FOR ALL PIPING. SIZE APPROXIMATELY ½ INCH LARGER THAN THE PIPE DIAMETER.
12. PIPE LINES SHALL BE INSTALLED FREE FROM TRAPS AND AIR POCKETS AND TRUE TO LINE AND GRADE WITH SUITABLE SUPPORTS PROPERLY SPACED. PIPING SHALL BE INSTALLED WITHOUT UNDUE STRESSES AND WITH PROVISION FOR EXPANSION AND CONTRACTIONS.
13. HORIZONTAL LINES SHALL HAVE HANGERS OR SUPPORTS SPACED AS FOLLOWS:
    A. CAST IRON PIPE - 5' CENTERS
    B. STEEL PIPE - 10' CENTERS
    C. COOPER TUBING - 5' CENTERS FOR 1-1/2" AND SMALLER, 10' CENTERS FOR 2" AND LARGER
14. PIPING SHALL BE NEW AND FREE FROM FOREIGN SUBSTANCES. REAM OUT ALL BURRS FORMED IN CUTTING PIPE. THREADS SHALL BE CUT ACCURATELY AND NOT OVER TWO THREADS SHALL SHOW BEYOND THE FITTING. FRICTION WRENCHES SHALL BE USED WITH PLATED POLISHED, OR SOFT METAL PIPING.
15. CHANGES IN PIPE SIZE SHALL BE MADE WITH REDUCING FITTINGS, AND BUSHING WILL NOT BE PERMITTED.
16. UNION CONNECTION SHALL BE INSTALLED DOWNSTREAM OF ALL VALVES, AT ALL EQUIPMENT CONNECTIONS AND AT OTHER POINTS AS REQUIRED.
17. CUTTING OR BORING OF HOLES THROUGH STRUCTURAL MEMBERS SHALL BE DONE ONLY WHEN IT IS IMPOSSIBLE TO ROUTE PIPING IN ANOTHER MANNER. IF CUTTING OR BORING IS NECESSARY IT SHALL BE ACCOMPLISHED ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT, STRUCTURAL AND BUILDING ENGINEER, AND ALSO INCLUDED IN HIS BIDS. WORK SHALL COMPLY WITH CBC SECTIONS 2320A.8.3 AND 2320A.11.10.
18. DO NOT ALLOW THE PIPING, VALVES OR CONNECTORS TO FORM A RIGID CONNECTION WITH THE STRUCTURE OR OTHER PIPES. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS OR CONNECTED EQUIPMENT.
19. PROVIDE SIOUX CHIEF WATER HAMMER ARRESTER FOR EACH PLUMBING FIXTURE BANK OR 18" HIGH AIR CHAMBER FOR EACH PLUMBING FIXTURE. SIZE OF WATER HAMMER ARRESTER SHALL BE SUFFICIENT TO HANDLE THE REQUIRED FIXTURE UNIT AT EACH BANK.
20. THE DOMESTIC WATER SUPPLY AND DISTRIBUTION SYSTEM WITHIN THE AREA OF WORK SHALL BE STERILIZED WITH CHLORINE IN SOLUTION IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION PUBLICATION C-601-1954.
21. PRESSURE TEST ENTIRE HOT AND COLD PIPING AND DRAINAGE SYSTEM FROM CAPPED CONNECTIONS, TO AND INCLUDING VENTS.
22. HOT WATER PIPING TO BE INSULATED PER CODE.
23. PROVIDE ACCESS PANEL FOR ALL STUB OUTS ENDED INSIDE CEILING OR WALL.
24. THREADED FITTINGS: ANSI/ASME B16.3 BLACK MALLEABLE IRON.
25. SOCKET-WELDING FITTINGS: ANSI B16.11 FORGED STEEL.
26. BUTT-WELDING FITTINGS: ANSI/ASME B16.9 WROUGHT STEEL WITH BACKING RINGS OF COMPATIBLE MATERIAL.
27. UNIONS: ASME/ANSI B16.39 BLACK MALLEABLE IRON.
28. FLANGES AND FLANGED FITTINGS: ASME/ANSI B16.5 STEEL FLANGES OR CONVOLUTED STEEL FLANGES. FLANGE FACES SHALL HAVE INTEGRAL GROOVES OF RECTANGULAR CROSS SECTION WHICH AFFORD CONTAINMENT FOR SELF-ENERGIZING GASKET MATERIAL.
29. THREADED JOINTS: WHERE POSSIBLE USE PIPE WITH FACTORY-CUT THREADS, OTHERWISE CUT PIPE LENGTHS ACCORDINGLY WITH ANSI/ASME B1.20.1. PROVIDE THREADS SMOOTH, CLEAN, AND FULL-CUT. APPLY ANTI-SEIZE PASTE OR TAPE TO MALE THREADS PORTION. WORK PIPING INTO PLACE WITHOUT SPRINGING OR FORCING. BACKING OFF TO PERMIT ALIGNMENT OF THREADED JOINTS WILL NOT BE PERMITTED. ENGAGE THREADS SO THAT NOT MORE THAN TWO THREADS REMAIN EXPOSED. USE UNIONS FOR CONNECTIONS TO VALVES, METERS FOR WHICH A MEANS OF DISCONNECTION IS NOT OTHERWISE PROVIDED.
30. WELDED JOINTS: WELD BY THE SHIELDED METAL-ARC PROCESS, USING COVERED ELECTRODES AND IN ACCORDANCE WITH PROCEDURES ESTABLISHED AND QUALIFIED IN ACCORDANCE WITH ASME B31.8.
31. FLANGED JOINTS: USE FLANGED JOINTS FOR CONNECTING WELDED JOINT PIPE AND FITTINGS TO VALVES TO PROVIDE FOR DISCONNECTION. INSTALL JOINTS SO THAT FLANGE FACES BEAR UNIFORMLY ON GASKETS. ENGAGE BOLTS SO THAT THERE IF COMPLETE THREADING THROUGH THE NUTS AND TIGHTEN SO THAT BOLTS ARE UNIFORMLY STRESSED AND EQUALLY TORQUE.
32. USE TEST PRESSURE OF 50 PSIG. DO NOT TEST UNTIL EVERY JOINT HAS SET AND COOLED AT LEAST 8 HOURS AT TEMPERATURES ABOVE 50 DEGREES F. TEST PIPING SYSTEM FOR AT LEAST 4 HOURS WITHOUT PRESSURE LOSS OR VISIBLE LEAKS.
33. PLUMBING FIXTURE CONNECTION SIZE: SEE PLAN.
34. ALL HOT WATER PIPE SHALL BE INSULATED WITH INSULATION PER 2022 CALIFORNIA GREEN BUILDING CODE STANDARDS.
35. PRESSURE PIPING AND FITTING:
    A. DOMESTIC COLD AND HOT WATER (ABOVE GRADE): HARD DRAWN DEOXIDIZED WATER SERVICE TUBING CONFORMING TO ASTM B88, TYPE "L". PROVIDE 125 PSI FLANGE AT CHANGE OF MATERIAL LOCATIONS.
    B. DOMESTIC COLD AND HOT WATER (BELOW GRADE): HARD DRAWN DEOXIDIZED WATER SERVICE TUBING CONFORMING TO ASTM B88, TYPE TYPE "K".
    C. FITTINGS FOR COPPER WATER TUBING: ANSI B16.22 WROUGHT COPPER SOLDER-JOINT FITTING.
    D. TRAP PRIMER PIPING (UNDERGROUND): HARD DRAWN DEOXIDIZED WATER SERVICE TUBING CONFORMING TO ASTM B88, TYPE "K", WROUGHT COPPER FITTING AND BRAZED JOINT.
    E. HARRIS, ENGELHARD, OR EQUAL, BCUP FILLER MATERIAL FOR BRAZING OF COPPER FITTING JOINTS. BRAZE JOINTS FOR COLD WATER PIPING 2-1/2" AND LARGER. BRAZE JOINTS FOR HOT WATER PIPING 2-1/2" AND LARGER.
36. SANITARY DRAINAGE PIPING AND FITTING:
    A. CAST IRON SOIL PIPE AND FITTINGS (ABOVE FLOOR): REQUIRED CISPI 301 & 310 WHICH COMPLIANCE WITH HUD UM 77A CAST IRON HUBLESS SOIL PIPE AND FITTING. ALL PIPE AND FITTINGS SHALL BE MARKED WITH CISPI'S COLLECTIVE TRADEMARK OR RECEIVE PRIOR APPROVAL BE THE ENGINEER OF RECORD. JOINTS FOR HUBLESS PIPE AND FITTINGS: CISPI 310 AND SHALL CONFORM TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LOCAL CODE REQUIREMENTS. ANACO "HUSKY SD 4000, CLAMP-ALL 125, TYLER WB, MG COUPLINGS, OR EQUAL, COMPLY WITH FM 1680, CLASS 1.
    B. CAST IRON SOIL PIPE AND FITTINGS (BELOW SLAB): ASTM A74 STANDARD WEIGHT HUB AND SPIGOT PIPING AND FITTING. ALL PIPE AND FITTINGS SHALL BE MARKED WITH CISPI'S COLLECTIVE TRADEMARK OR RECEIVE PRIOR APPROVAL BE THE ENGINEER OF RECORD. JOINT FOR HUB AND SPIGOT PIPE AND FITTINGS: ASTM C-564 COMPRESSION GASKETS OR SHALL BE INSTALLED WITH LEAD AND OAKUM.
    C. COPPER DRAINAGE PIPING AND FITTINGS (ABOVE FLOOR): ASTM B306 DWV TYPE COPPER TUBING AND ANSI B16.23 CAST BRONZE SOLDER-JOINT DRAINAGE TYPE FITTING. PROVIDE MISSION, OR EQUAL, CISPI 310 ADAPTOR COUPLING WITH NEOPRENE GASKET AND STAINLESS STEEL SHIELD WITH TWO BANDS.
    D. CONDENSATE PIPING AND FITTINGS: ASTM B88 HARD DRAWN DEOXIDIZED, TYPE M COPPER TUBING WITH ANSI B16.22 WROUGHT COPPER WYES AND LONG RADIUS SOLDER-JOINT FITTINGS

PLUMBING GENERAL NOTES CON'T

37. NATURAL GAS PIPING AND FITTING:
    A. BELOW GRADE PIPING: SCHEDULE 40 STEEL PIPE WITH DRESSER TYPE AND STEEL WELDING FITTINGS. PRE-WRAP WITH MILL-WRAPPED CORROSION PROTECTION EXTRUDED POLYOLEFIN COATING IN ACCORDANCE WITH GAS COMPANY REQUIREMENTS. OR HIGH DENSITY POLYETHYLENE PIPING CONFORMING WITH ASTM D 2513, WITH SOCKET TYPE FITTINGS CONFORMING WITH ASTM D 2683, AND MINIMUM SDR 11. FOR 6" SIZE OR LARGER NATURAL GAS MAIN, USE BUTT FITTINGS WITH SDR 11. PROVIDE POLYETHYLENE TO SCH. 40 STEEL PIPE TRANSITION FITTING AND RISER AT EACH BUILDING PRIOR TO EXTENDING GAS PIPING ABOVE GROUND. PROVIDE 16 AWG COPPER TRACE WIRE OVER ENTIRE RUN OF PE PIPING AT 12 INCHES ABOVE PIPE.
    B. FOR ABOVE GRADE PIPING: ASTM A-53, SCHEDULE 40 BLACK STEEL PIPING WITH MALLEABLE IRON THREADED FITTING CONFORMING TO ANSI B16.3, AND SCHEDULE 40 STEEL FITTING FOR BUTT WELDING CONFORMING TO ASTM A234, OR ASME B16.9
38. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
39. ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING OR SELF-CLOSING METERING FAUCETS.
40. PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 115°F.
41. WATER PIPE AND FITTINGS WITH A LEAD CONTENT WITH EXCEEDS 0.2% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.

APPLICABLE CODE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 NFPA 13
ALL AMENDMENTS AND SUPPLEMENTS TO ABOVE CODES
ALL CITY OF BELMONT AND COUNTY OF SAN MATEO ORDINANCES AND AMENDMENTS TO ABOVE CODES

DRAWING INDEX

P-0.1 PLUMBING NOTES, CODES, SYMBOLS, AND ABBREVIATIONS
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P-3.0 CONDENSATE DRAIN PIPING PLAN - ROOF

SCOPE OF WORK

- FURNISH AND INSTALL PLUMBING FIXTURES AND ASSOCIATED COMPONENTS PER PLAN.
- FURNISH AND INSTALL NEW DOMESTIC WATER PIPING SYSTEM WITH ALL OTHER ASSOCIATED COMPONENTS PER PLAN.
- FURNISH AND INSTALL NEW WASTE AND VENT SYSTEM WITH ALL OTHER ASSOCIATED COMPONENT PER PLAN.
- FURNISH AND INSTALL CONDENSATE PIPING (AS REQUIRED)SYSTEM AND ALL OTHER ASSOCIATED COMPONENTS PER PLAN.

LEGENDS, SYMBOLS AND ABBREVIATIONS

SYMBOL		DESCRIPTION
UP / LO		EQUIPMENT TYPE / EQUIPMENT NUMBER
0 / M-?		DETAIL DRAWING NUMBER / DETAIL DRAWING PAGE
	POC	POINT OF CONNECTION
	POD	POINT OF DISCONNECT
	--	PLUMBING FIXTURE CONNECTION
	CO	CLEAN OUT
	DN.	PIPE DOWN
	UP	PIPE UP
	--	FLOW DIRECTION
	TP	TRAP PRIMER W/ WALL ACCESS PANEL
	SOV	SHUT-OFF VALVE
	CKV	CHECK VALVE
	GCK	GAS COCK
	FD	FLOOR DRAIN
	PR	PIPE REDUCER
	WCO	WALL CLEAN-OUT
	FCO	FLOOR CLEAN-OUT

LINE TYPE	ABBREV.	DESCRIPTION
	(D)	PIPE TO BE REMOVED
	(E)	EXISTING PIPE TO REMAIN
G	G.	NATURAL GAS
HWS	HWS	HOT WATER SUPPLY
HWR	HWR	HOT WATER RETURN
CW	CW	COLD WATER SUPPLY
	SW	SANITARY WASTE
	GW	GREASE WASTE
	V	VENT PIPE
CD	CD	CONDENSATE DRAIN
	BFP	BACK-FLOW PREVENTER

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	ICS	IN CEILING SPACE
		INS	INSULATION (THERMAL)
BG	BELOW GRADE		
BLDG	BUILDING	MECH	MECHANICAL
BFP	BACK FLOW PREVENTER		
		(N)	NEW
CFF	CAP FOR FUTURE	NIC	NOT IN CONTRACT
CLG	CEILING		
CONT	CONTINUE	OSA	OUTSIDE AIR (FRESH AIR)
CSD	CEILING SUPPLY DIFFUSER	POC	POINT OF CONNECTION
DN	DOWN	SA	SUPPLY AIR
		SAD	SEE ARCHITECTURAL DRAWING
(E)	EXISTING	SOV	SHUT-OFF VALVE
EA	EXHAUST AIR	SRR	SIDEWALL RETURN REGISTER
		SW	SANITARY WASTE
FA	FRESH AIR		
FL	FLOOR	UTR	UP THROUGH ROOF
FR	FROM		
		VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VTR	VENT THROUGH ROOF
GW	GREASE WASTE		

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REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
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DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

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PLUMBING NOTES, CODES, SYMBOLS, AND ABBREVIATIONS

SHEET TITLE

SHEET NO. **P-0.1**

PLUMBING EQUIPMENT SCHEDULES, CALCULATION, AND TABLES

PLUMBING FIXTURE SCHEDULE*

TAG	FIXTURE	MAX. WATER USAGE	DESCRIPTION
FD	FLOOR DRAIN	N/A	ZURN MODEL FD2290 ADJUSTABLE FLOOR DRAIN. CAST IRON BODY, NO-HUB, CHROME PLATED STRAINER, ½ TAP PRIMER CONNECTION OR EQUAL.
LAV (ADA)	LAVATORY, ADA	0.4 GPM	PORCELANOSA 8-BASIS CRION DESIGN BATHROOM SINK INTEGRAL AT 34" A.F.F. MAX. OVERFLOW DRAIN. ADA COMPLIANT. CONFIRM COLOR AND FINISH WITH ARCHITECT/OWNER PRIOR TO ORDER. COMPLETE WITH 2X2 STEEL ANGLE TO SUPPORT COUNTERTOP. VANDAL TRAP V8902CNC, AND SLOAN OPTIMA® BATTERY OPERATE SENSOR FAUCET IN POLISHED CHROME (MODEL: ETF-85-4-BAT-BDM-CP-0.5GPM-MLM-FCT).
HB	HOSE BIBB	N/A	GRIPWERKS ½"X14" BRASS ANTI-SIPHONE FROST FREE SILLCOCK VALVE. FIXTURE SHALL BE RATED FOR 125 PSI. PROVIDE EVERBILT ½" HOSE BIBB VACUUM BREAKER.
TP	TRAP PRIMER	N/A	PRECISION PLUMBING PRODUCTS (PPP) MODEL MP-500-12V TRAP PRIMER WITH BATTERY OPERATED SOLENOID VALVE AND KEY OPERATED LOCKABLE RECESSED WALL BOX. PROVIDE DISTRIBUTION UNIT FOR VALVE SERVING MORE THAN 1 FLOOR DRAIN.
WC (ADA)	WATER CLOSET, ADA	1.28 GPF	AMERICAN STANDARD / GLANWALL VORMAX ELONGATE WALL-MOUNTED GRAVITY FLUSH TANK TOILET. MODEL: 2822107. HET 1.28-GPF, ADA COMPLIANT. COMPLETE WITH #5901100 ELONGATE HEAVY-DUTY OPEN FRONT SEAT LESS COVER AND HEAVY DUTY WALL CARRIER.
UR (ADA)	URINAL, ADA	0.125 GPF	KOHLER BARDON HIGH EFFICIENCY WASHOUT URINAL. MODEL: K-4991-ETSS. 0.125-GPF ECOPOWER FLUSH VALVE K-76317, ADA COMPLIANT, COMPLETE WITH ¾" TOP SPUD INLET AND CEFIONTECT, AND WALL MOUNT CARRIER.
MS	MOP SINK	2.0 GPM	GSW STAINLESS STEEL FLOOR MOUNT MOP SINK. MODEL: SE1818M. 18"X18"X13". NSF AND ETL LISTED. FINISHED WITH LEAD FREE FAUCET (AA-8XXG) WITH VACUUM BREAKER.

* ALL PLUMBING FIXTURES AND FITTING SHALL MEET THE STANDARDS REFERENCED IN TABLE 604.1 AND TABLE 701.2 OF 2022 CALIFORNIA PLUMBING CODE. REFER TO ARCHITECTURAL PLAN FOR FINAL SPECIFICATIONS OF PLUMBING FIXTURES AND CONFIRM WITH OWNERSHIP PRIOR TO ORDER.

PLUMBING EQUIPMENT SCHEDULE

TAG	DESCRIPTION
EWH 01	A.O. SMITH: DEL-20 BLANKET MODEL. WATER HEATER, 41-GHP@60°F RISER, EFFICIENCY 0.92UEF, WET WEIGHT: 239.9 LBS, PROVIDE LISTED FLEXIBLE HOSE CONNECTION, UNION FITTINGS, ISOLATION VALVES, CHECK VALVE, PROVIDE AMTROL ST-20V-C EXPANSION TANK. TOTAL 6,000 WATTS, ONE 6KW. HEATING ELEMENTS FOR SIMULTANEOUS OPERATION. 208V/1Ø/60HZ, 28.8-FLA. DISCONNECT SWITCH AND WIRING TO WATER HEATER BY ELECTRICAL CONTRACTOR.
CP 01	BELL AND GOSSETT LEAD FREE (CA AB1953 COMPLIANT) RECIRCULATOR MODEL: NBF-25, 3-SPEED, ¾"Ø NPT, 2.5 GPM @ 10 FT. HD. 115V/1Ø/60HZ, MAX. 125WATTS. COMPLETE WITH LEAD FREE BODY, FACTORY ADJUSTABLE AQUASTAT AND TIMER MODULE FOR PUMP CONTROL. COORDINATE WITH ELECTRICAL CONTRACTOR FOR PROVISION OF 115/1PH POWER, DISCONNECT, AND WIRING BY ELECTRICAL CONTRACTOR.

PLUMBING MATERIAL SCHEDULE*

ITEM	LOCATION	SPECIFICATIONS
DOMESTIC COLD WATER PIPE	ABOVE GRADE	TYPE L COPPER. PIPE SHALL CONFORM WITH ASTM-(B42, B43, B75, B88, B135, B251, B302, B447). PIPE FITTING SHALL CONFORM WITH ASTM-(B16.15, B16.18, B16.22, B16.26, B16.50, B16.51), ASSE 1061.
DOMESTIC COLD WATER PIPE	BELOW GRADE	TYPE K COPPER. PIPE SHALL CONFORM WITH ASTM-(B42, B43, B75, B88, B135, B251, B302, B447). PIPE FITTING SHALL CONFORM WITH ASTM-(B16.15, B16.18, B16.22, B16.26, B16.50, B16.51), ASSE 1061.
SANITARY WASTE AND VENT PIPE	ABOVE GRADE	CAST IRON NO-HUB. PIPE SHALL CONFORM WITH ASTM A74, ASTM A888, CISPI 301. PIPE FITTING SHALL CONFORM WITH ASME B16.12, ASTM A74, ASTM A888, CISPI 301.
SANITARY WASTE AND VENT PIPE	BELOW GRADE	CAST IRON NO-HUB. PIPE SHALL CONFORM WITH ASTM A74, ASTM A888, CISPI 301. PIPE FITTING SHALL CONFORM WITH ASME B16.12, ASTM A74, ASTM A888, CISPI 301.
CONDENSATE	ABOVE AND BELOW GRADE	TYPE M COPPER. PIPE SHALL CONFORM WITH ASTM-(B-43, B75, B251, B302, B306). PIPE FITTING SHALL CONFORM WITH ASTM-(B16.23, B16.29), ASSE 1061.

* SCHEDULE SHOWN FOR QUICK REFERENCE ONLY. SEE COMPLETE MATERIAL SPECIFICATIONS ON PB-0.1.
* MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN TABLE 701.2. MATERIALS FOR BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL COMPLY WITH THE APPLICABLE STANDARD REFERENCED IN TABLE 604.1.
* ALL METALLIC NATURAL GAS PIPE AND JOINTING SHALL COMPLY WITH STANDARDS LISTED UNDER CPC 1208.6.

MINIMUM PLUMBING FIXTURE BRANCH PIPE SIZE*

TAG	FIXTURE	WASTE	TRAP	VENT**	CW	HW	REMARK
WC	WATER CLOSET (FLUSH TANK)	3"Ø	--	2"Ø	½"Ø	--	1
UR	URINAL (FLUSH VALVE)	2"Ø	1½"Ø	2"Ø	1½"Ø	--	1,4
LAV	LAVATORY	2"Ø	1½"Ø	1½"Ø	½"Ø	½"Ø	1,2
HB	HOSE BIBB	--	--	--	¾"Ø	--	1,4
KS	KITCHEN SINK	2"Ø	1½"Ø	1½"Ø	½"Ø	½"Ø	1,2
FD	FLOOR DRAIN	2"Ø	1½"Ø	1½"Ø	⅜"Ø	--	--
TP	TRAP PRIMER	--	--	--	½"Ø	--	1
DW	DISHWASHER	--	--	--	--	½"Ø	3
MS	MOP SINK	2"Ø	2"Ø	2"Ø	¾"Ø	¾"Ø	1,4

* PIPE SIZES SHOWN ARE NOT FIXTURE CONNECTION SIZE BUT BRANCH LINE SIZE. SEE FINAL PRODUCT MANUFACTURER RECOMMENDED PIPING CONNECTION SIZES PRIOR TO INSTALL. PROVIDE REDUCER BETWEEN BRANCH LINE AND CONNECTION AS REQUIRED.
** UNDERGROUND VENT PIPE AND TRAP ARM EXTENSION SHALL COMPLY WITH CPC TABLE 1002.2.

REMARKS

1. PROVIDE WATER HAMMER ARRESTER FOR EACH FIXTURE BANK AND MIN. 18" AIR CHAMBER AT EACH PLUMBING FIXTURE.
2. PROVIDE THERMAL MIXING VALVE AND SET HOT WATER TEMPERATURE NO HIGHER THAN 110°F.
3. PROVIDE BACKFLOW PREVENTION DEVICE AT EQUIPMENT/FIXTURE CONNECTION.
4. FLASH VALVE PLUMBING FIXTURE.

PIPING INSULATION SCHEDULE*

ITEM	LOCATION	INSULATION TYPE	MIN. R-VALVE	MIN. THICKNESS	REMARK
HOT WATER SUPPLY (PIPE< 1"Ø)	ALL	FIBERGLASS	R-7.7	1"	1
HOT WATER SUPPLY (1"Ø OR < 1½"Ø)	ALL	FIBERGLASS	R-12.5	1.5"	1
HOT WATER SUPPLY (1½"Ø< 4"Ø)	ALL	FIBERGLASS	R-16	2"	1
CONDENSATE PIPE	ALL	FIBERGLASS	R-12.5	2"	1

REMARKS:

1. ALL INSULATION OR ACOUSTICAL LINING SHALL HAVE SMOKE SPREAD INDEX LESS THAN 50 AND FLAME SPREAD INDEX LESS THAN 25.

* INSULATION SPECIFICATION SHALL CONFORM WITH 2022 CEC, TABLE 120.3 AND 160.4.

EXISTING PLUMBING FIXTURE UNIT (FU) CALCULATION

FIXTURE		WATER			SANITARY WASTE		
TAG	TYPE	QTY	EACH	TOTAL	QTY	EACH	TOTAL
(E)WC	WATER CLOSET	4	2.5	10.0	4	4.0	16.0
(E)UR	URINAL	1	2.0	2.0	1	2.0	2.0
(E)LAV	LAVATORY	3	1.0	3.0	3	1.0	3.0
(E)SH	SHOWER	1	2.5	2.5	1	2.5	2.5
(E)FD	FLOOR DRAIN	--	N/A	--	1	2.0	2.0
(E)TP	TRAP PRIMER	1	1.0	1.0	--	N/A	--
(E)KS	KITCHEN SINK	1	1.5	1.5	1	2.5	2.5
(E)DW	DISHWASHER	1	3.0	3.0	--	N/A	--
(E)HB	HOSE BIBB	1	1.0	1.0	--	N/A	--
TOTAL FU			24.0			28.0	

WATER SUPPLY SYSTEM:
(PER 2022 CPC TABLE 610.4, 46~60 PSI)
DISTANCE TO MOST REMOTE FIXTURE = 60FT.
MIN. REQUIRED SIZE OF WATER BRANCH: ¾"Ø MAIN
EXISTING BRANCH BY BASE BUILDING: (E)3"Ø MAIN W/2"Ø SUB METER AND BRANCH

WASTE AND VENT SYSTEM:
(PER 2022 CPC TABLE 703.2)
MINIMUM REQUIRED SIZE OF WASTE MAIN: (1) 4"Ø SW
EXISTING BUILDING WASTE MAIN: (1) 4"Ø SW
PROVIDED PLUMBING WASTE MAIN: (1)4"Ø SW
MINIMUM REQUIRED SIZE OF VENT PIPE: (1) 3"Ø V
PROVIDED PLUMBING VENT: (1) 3"Ø V

PLUMBING FIXTURE UNIT (FU) CALCULATION

FIXTURE		WATER			SANITARY WASTE		
TAG	TYPE	QTY	EACH	TOTAL	QTY	EACH	TOTAL
WC	WATER CLOSET	3	2.5	7.5	3	4.0	12.0
UR	URINAL	1	2.0	2.0	1	2.0	2.0
LAV	LAVATORY	2	1.0	2.0	2	1.0	2.0
FD	FLOOR DRAIN	--	N/A	--	2	2.0	4.0
TP	TRAP PRIMER	1	1.0	1.0	--	N/A	--
KS	KITCHEN SINK	1	1.5	1.5	1	2.5	2.5
DW	DISHWASHER	1	3.0	3.0	--	N/A	--
HB	HOSE BIBB	1	1.0	1.0	--	N/A	--
MS	MOP SINK	1	3.0	3.0	1	3.0	3.0
TOTAL FU			21.0			25.5	

WATER SUPPLY SYSTEM:
(PER 2022 CPC TABLE 610.4, 46~60 PSI)
DISTANCE TO MOST REMOTE FIXTURE = 70 FT. (V.I.F.)
MIN. REQUIRED SIZE OF WATER BRANCH: 1"Ø BRANCH LINE W/ MIN. 1"Ø METER
EXISTING BRANCH BY BASE BUILDING: (E)2"Ø MAIN W/2"Ø METER AND 2"Ø BRANCH (V.I.F.)

WASTE AND VENT SYSTEM:
(PER 2022 CPC TABLE 703.2)
MINIMUM REQUIRED SIZE OF WASTE MAIN: (1) 4"Ø SW
EXISTING BUILDING WASTE MAIN: (1) 4"Ø SW (V.I.F.)
PROVIDED PLUMBING WASTE MAIN: (1)4"Ø SW
MINIMUM REQUIRED SIZE OF VENT PIPE: (1) 3"Ø V
PROVIDED PLUMBING VENT: (1) 3"Ø V

HOT WATER HEATER SIZING VERIFICATION

APPENDIX E

HOT WATER DEMANDS

FIXTURES	NO. OF UNITS	X	GPH	=	TOTAL GPH
#LAV LAVATORY	2	x	5.0	=	10.0
#KS KITCHEN SINK	1	x	5.0	=	5.0
#DW DISHWASHER	1	x	5.0	=	5.0
#MS MOP SINK	1	x	20.0	=	20.0
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
		x		=	
TOTAL		x		=	40.0

II. Calculating the KW (kilowatt) requirement for kitchen electric water heater:

$$\frac{\text{Total GPH}}{\text{gal/KWH}} = \frac{40.0 \text{ GPH}}{\text{gal/KWH}} = \frac{5.9}{\text{KW}} \quad \text{KW* <6.0KW (PROVIDED)}$$

$$\text{*KW} = \frac{\text{GPH x *RISE x 8.33}}{.98 \times 3412 \frac{\text{BTU}}{\text{KW}}}$$

Please make the necessary changes or alterations, as indicated above, for the minimum supply of hot water for the food establishment. The recovery rate of the properly sized water heater must meet the peak demands of the total GPH.

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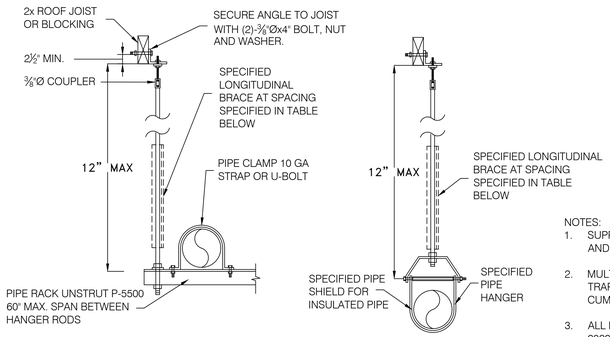
PLUMBING SCHEDULES, CALCULATIONS, AND TABLES

SHEET TITLE

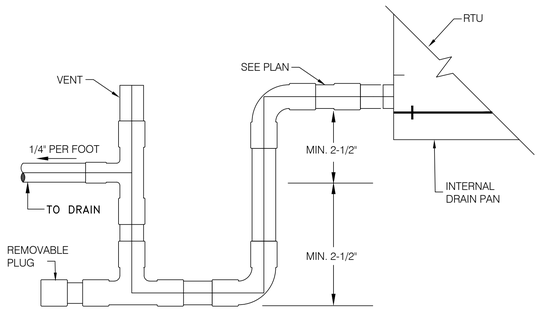
SHEET NO. P-0.2



PIPE SIZE	HANGER ROD SIZE	MAX. WEIGHT PER HANGER LOAD	MAXIMUM PIPE SUPPORT SPACING
½"-1½"	⅜"	100 LBS	6'- 0"
2"-3"	½"	100 LBS	10'- 0"

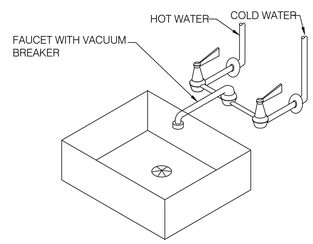
NOTES:
1. SUPPORT PIPES AT SPACING INDICATED IN TABLE ABOVE AND AT EACH CHANGE OF DIRECTION.
2. MULTIPLE PIPES MAY BE SUPPORTED ON A COMMON TRAPEZE. SIZE AND SPACING SHALL BE GOVERNED BY CUMULATIVE WEIGHT OF SUPPORTED PIPING.
3. ALL PIPE HANGER AND SUPPORT SHALL CONFORM TO 2022 CPC TABLE 313.6 AND 313.1
4. TRAPEZE SUPPORT DETAIL (ON LEFT) SHALL ONLY BE USED ON PIPE THAT IS 2" OR LESS IN DIAMETER.
5. BRACING IS REQUIRED FOR NATURAL GAS PIPE THAT IS LARGER THAN 1" IN DIAMETER.
6. FOR PIPES WITHOUT SEISMIC BRACING, PROVIDE FLEXIVLE CONNECTIONS, EXPANSION LOOPS, OR OTHER ASSEMBLIES TO ACCOMMODATE THE RELATIVE DISPLACEMENT BETWEEN COMPONENT AND PIPING.

1 PIPE SUPPORT DETAIL
SCALE: N.T.S.

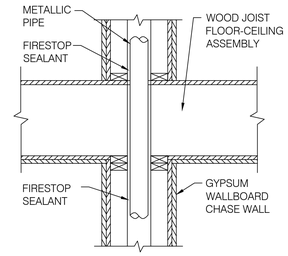


NOTE:
1. OVERFLOW CONNECTION SIMILAR
2. LABEL OVERFLOW PIPE W/ EQUIPMENT IDENTIFICATION THAT IS SERVED BY THE OVERFLOW PER CODE.

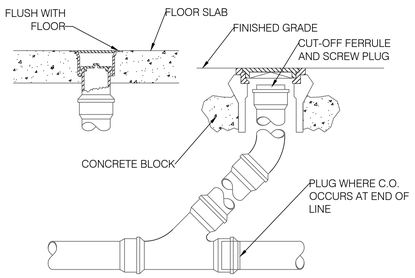
2 CONDENSATE DRAIN PIPING FOR RTU
SCALE: N.T.S.



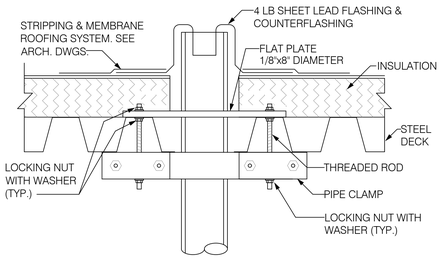
3 MOP SINK DETAIL
SCALE: N.T.S.



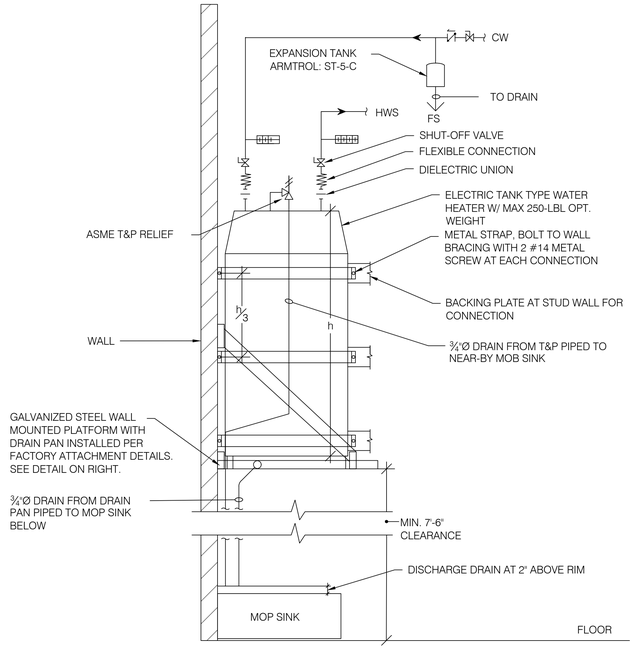
4 PIPE PENETRATES RATED FL./CLG. DETAIL
SCALE: N.T.S.



5 FLOOR CLEAN-OUT DETAIL
SCALE: N.T.S.



6 PIPE THROUGH ROOF DETAIL
SCALE: N.T.S.



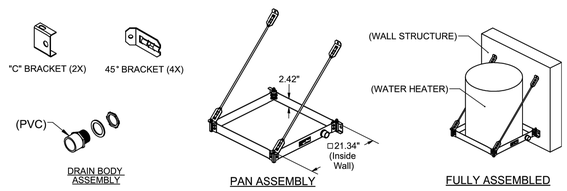
7 WATER HEATER MOUNTING AND PIPING DETAIL
SCALE: N.T.S.

HoldRite QUICK STAND™ #40-SWHP-W Wall Mounted Equipment Platform
Product Specification Drawing

The #40-SWHP-W Wall Mounted Equipment Platform is engineered to support water heaters up to 20 U.S. gallons (or other equipment up to 375 pounds total weight) mounted to a wall. This item also serves as a drain pan. See Installation Instructions for detail.

Product Information:

- Material:
  Pan: 14 gage CRS, galvanized
  Corner Brackets (4): 14 gage CRS, galvanized
  C-Brackets (2): 16 gage CRS, galvanized
  45° Brackets (4): 12 gage, CRS, galvanized
  Threaded Rod (2): Low carbon steel, zinc plated, 3/8" x 29-3/4" long
- Wide platform allows water heaters up to 21-1/4" diameter
- Watertight corners and drain fittings eliminate need for additional drain pan
- Static load rating 375 pounds with 2X safety factor (depending on structural anchorage)
- Professional Engineer reviewed documentation available
- Includes PVC drain body 1" MIPT x 1" FS
- Galvanized steel construction
- Suspends with user supplied 3/8" hardware to mount to wall, 4 places
- Installation instructions for mounting to concrete or framed wall structure available



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JURISDICTION APPROVAL STAMP

PLUMBING DETAILS

SHEET TITLE

SHEET NO. P-0.3

PROGRESS SET - NOT FOR CONSTRUCTION

STATE OF CALIFORNIA
Domestic Water Heating System
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-PLB-E
This document is used to demonstrate compliance for nonresidential occupancies with requirements in 110.1, 110.3, 120.3, and 140.5, and with requirements in 141.0 for additions and alterations, for domestic water heating scopes using the prescriptive path. For high-rise residential and hotel/motel occupancies compliance is demonstrated with requirements in 110.1, 110.3, 160.4 and 170.2(d), and with requirements 180.1 for additions and 180.2 for alterations.	
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:** (Page 1 of 7)
Project Address: 260 HARBOR BLVD, BLDG A BELMONT, CA 94002	**Date Prepared:** 2024-10-30T18:30:00-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Belmont	02	Climate Zone	3
03	Occupancy Types Within Project (select all that apply):				

- Office

B. PROJECT SCOPE

This table includes domestic water heating systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive paths outlined in 140./170.2(d) and 141.0(a)/ 180.1, or 141.0(b)2N / 180.2 for additions or alterations. Solar water heating systems are documented on the NRCC-SAB compliance document. Combined hydronic water heating systems are documented on the NRCC-MCH compliance document.

01	02	03		
My project consists of (check all that apply):	System Type[1,2]	System Components		
☒ New system (DHW system being installed for the first time)	Individual System (serving nonresidential spaces)	☒ Equipment	☒ Distribution	☒ Controls
☐ System Alteration (equipment, distribution or controls)		☐ Equipment	☐ Distribution	☐ Controls

[1] *FOOTNOTES: Point of use water heaters, or other non-central systems used to serve nonresidential spaces, are considered individual systems.*
[2] *Dwelling units refers to hotel/motel guest rooms and units in a multifamily residential occupancy.*
[3] *DHW systems serving 2 or more dwelling units are considered "Central Systems" for multifamily occupancies*

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with water heating requirements. 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
Domestic Hot Water Equipment	Distribution Systems	Controls	**Compliance Results**
Table F	Table G	Table H	
Yes	Yes	Yes	COMPLIES

D. EXCEPTIONAL CONDITIONS

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

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E. ADDITIONAL REMARKS

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

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F. DOMESTIC HOT WATER EQUIPMENT

This table is used to demonstrate compliance with mandatory equipment requirements in 110.1 and 110.3. Compliance with prescriptive requirements in 140.5(c) / 170.2(d) must also be demonstrated and with 141.0 / 180.1/ 180.2 for addition and alteration scopes.

Equipment Schedule: Water Heating Efficiency and Standby Loss

03	04			05		06		
System Name	EWH-01	Exception to 140.5(c)/ 170.2(d)3	Exceptions Do Not Apply	☐	Gas Service Water Heating System >= 1MMBtu/h[1]	Capacity-weighted Average Efficiency %		
07	08	09	10		11	12	13	14	15
Name or Item Tag	Equipment Type	Volume (gal)	Rated Input Capacity (Btu/h)	Max GPM/ First Hour Rating (FHR)	Rated Efficiency	Minimum Efficiency Required	Efficiency Unit	Designed Standby Loss	Maximum Standby Loss
EHW-01	Commercial Electric Storage Water Heater	20						0.85	1.65

[1] *FOOTNOTE: In systems >= 1MMBtu/h with multiple units, gas water heaters with input capacity > 100,000 Btu/h may meet 90% Et requirements via an input capacity-weighted average.*
[2] *FOOTNOTE: Compliant equipment may be found in the Modernized Appliance Efficiency Database System (MAEDBS) on the Energy Commission website: https://cacertappliances.energy.ca.gov/Pages/Search/AdvancedSearch.aspx*

Water Heating Equipment All Occupancies

	Yes	No	Not Applicable	Requirement
18	☐	☒	☐	Unfired storage tank insulation shall have Internal + External >=R-16 OR External >=R-3.5. Label required per 110.3(c)3
19	☐	☐	☒	New state buildings 60% of energy for service water heating from site solar energy or recovered energy per 110.3(c)5
20	☐	☐	☒	Isolation valves for instantaneous water heater with input rating >6.8 kBTUH or 2 kW has been specified per 110.3(c)6
21	☐	☐	☒	School buildings < 25,000 ft^2 and < 4 stories must install a heat pump water heating system per 140.5(a)1. Water heating systems serving an individual bathroom space may be an instantaneous electric water heater.

STATE OF CALIFORNIA
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G. DOMESTIC HOT WATER DISTRIBUTION SYSTEM

This table is used to demonstrate compliance for nonresidential occupancies with distribution requirements in 120.3 and 140.5. For multifamily and hotel/motel occupancies, compliance is demonstrated with requirements 110.3(c), 160.4, 170.2(d).

Mandatory Pipe Insulation All Occupancies

13	☐	For systems serving dwelling units, pipe insulation must meet the minimum insulation requirements in Table 160.4-A (see blow) except: • Piping that penetrates framing members shall not be required to have pipe insulation for the distance of the framing penetration. Piping that penetrates metal framing shall use grommets, plugs, wrapping or other insulating material to assure that no contact is made with the metal framing. Insulation shall abut securely against all framing members • Piping installed in interior or exterior walls shall not be required to have pipe insulation if all of the requirements are met for compliance with Quality Insulation Installation (QII) as specified in the Reference Residential Appendix RA3.5. • Piping surrounded with a minimum of 1 inch of wall insulation, 2 inches of crawlspace insulation, or 4 inches of attic insulation, shall not be required to have pipe insulation.
14	☒	For systems serving nonresidential spaces, pipe insulation for the following applications is specified to comply with Table 120.3-A (see below) per 120.3: • Recirculating system piping, including supply and return piping of the water heater • The first 8 ft of hot and cold outlet piping, including between storage tank and heat trap, for a nonrecirculating storage system • Pipes that are externally heated
15	☒	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 per 120.3(b) / 160.4(f). Pipe insulation buried below grade must be installed in a water proof and non-crushable casing or sleeve.

TABLE 120.3-A / 160.4-A PIPE INSULATION THICKNESS

Fluid Temperature Range (°F)	Conductivity Range (Btu-in per hour per ft^2 per °F)	Insulation Mean Rating Temp (°F)	Nominal Pipe Diameter (in)			
			< 1	1 to < 1.5	1.5 to < 4	1.5 to < 4 Multifamily & Hotel/Motel
			Minimum Insulation Required			
105-140	0.22 - 0.28	100	1.0 in or R-7.7	1.5 in or R-12.5	1.5 in or R-11	2.0 in or R-16

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H. DOMESTIC HOT WATER CONTROLS

This table is used to demonstrate compliance with control requirements in 110.3 for all occupancies. For multifamily residential and hotel/motel occupancies, compliance is also demonstrated with requirements in 160.4(e) / 170.2(d).

	Yes	No	Not Applicable	Requirement
01	☒	☐	☐	Construction documents require manufacturer certification that service water-heating systems are equipped with automatic temperature controls capable of adjusting temperature settings per 110.3(a).
02	☐	☐	☒	Systems with capacity > 167,000 BTUH equipped with outlet temperature controls per 110.3(c)1 unless covered by California Plumbing Code 613.0.
03	☐	☐	☒	Controls for circulating pumps or electrical heat trace systems are capable of automatically turning off the system per §110.3(c)2 unless systems serves healthcare facility.
04	☐	☐	☒	For recirculation systems serving multiple dwelling units, design includes automatic pump controls per 170.2(d) or 180.1(b)3 for additions.
05	☐	☐	☒	For recirculation systems serving individual dwelling units, design includes manual on/off controls as specified in Reference Appendix RA4.4.9 per 170.2(d).
06	☐	☐	☒	Combustion air positive shut-off shall be provided per 160.4(3).on all newly installed commercial boilers as follows: • Boilers with input capacity >= 2.5 MMBtu/h, in which the boiler is designed to operate with a nonpositive vent static pressure • Boilers where one stack serves two or more boilers with a total combined input capacity per stack of 2.5 MMBtu/h.
07	☐	☐	☒	Boiler combustion air fans with motor >= 10 hp shall meet one of the following • The fan motor shall be driven by a variable speed drive OR • The fan motor shall include controls that limit the fan motor demand to <=30% of the total design wattage at 50% of the design air volume.
08	☐	☐	☒	Newly installed boilers with an input capacity (d:gte/] 5MMBtu/h and a steady state full-load combustion efficiency < 90% shall maintain excess (stack-gas) oxygen concentrations <= 5% by volume on a dry basis over firing rates of 20-100%. Combustion air volume shall be controlled with respect to firing rate or flue gas oxygen concentration. Use of a common gas and combustion air control linkage or jack shaft is prohibited.

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	Date Prepared: 2024-10-30T18:30:00-04:00

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

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

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no forms required for this project.

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE	NRCC-PLB-E
Project Name: Office TI for County of San Mateo Department of Housing	**Report Page:** (Page 7 of 7)
Project Address: 260 HARBOR BLVD, BLDG A BELMONT, CA 94002	**Date Prepared:** 2024-10-30T18:30:00-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jia Pan	Documentation Author Signature:
Company: JHP Engineering and Design Inc.	Signature Date: 11/01/2024
Address: 3103 Independence Drive	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Livermore, CA 94551	Phone: 925-409-2508

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: Jia Pan	Responsible Designer Signature:
Company: JHP Engineering and Design Inc.	Date Signed: 11/01/2024
Address: 3103 Independence Drive	License: M35374
City/State/Zip: Livermore, CA 94551	Phone: 925-409-2508

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JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive
Livermore, CA 94551
TEL: 925-409-2508
CEL: 510-468-0613

REGISTERED PROFESSIONAL ENGINEER
HUI PAN
No. M35374
EXP. 6/30/25
MECHANICAL
STATE OF CALIFORNIA

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE
SCALE AS SHOWN
PROJECT ID 24079
DRAWN BY JP/YC

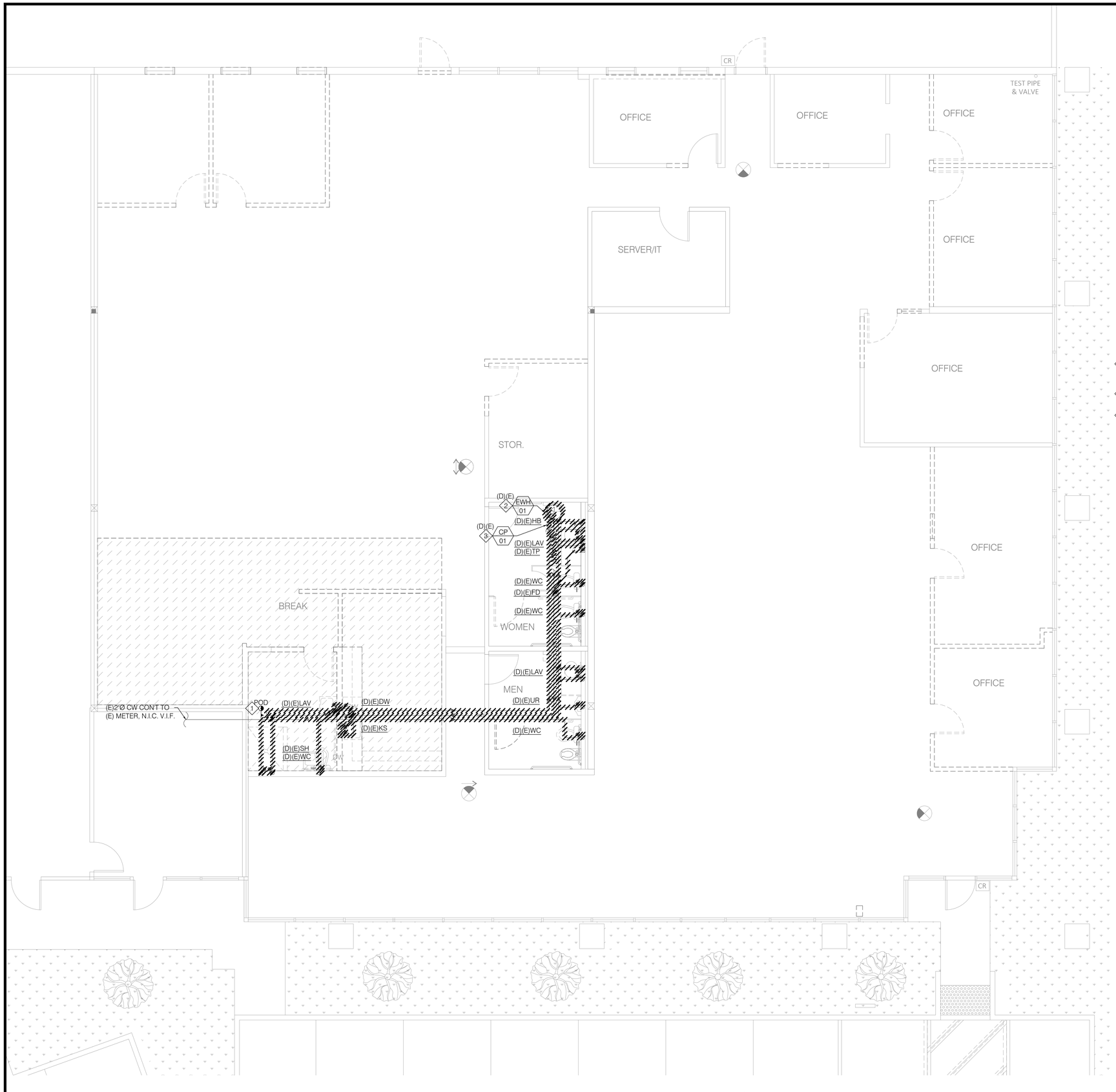
JURISDICTION APPROVAL STAMP

WATER HEATER TITLE 24 COMPLIANCE

SHEET TITLE

SHEET NO. P-0.4

PROGRESS SET - NOT FOR CONSTRUCTION



1 DOMESTIC WATER PIPING PLAN-DEMO
SCALE: 1/4" = 1'-0"

N

GENERAL NOTES:

1. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES AND MEETING SPEC PER PLAN. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY AVAILABLE CEILING SPACE AND REQUIRED SLOPE AT FIELD CONFIRMING THAT ALL INSTALLATIONS WILL MEET AND DESIGN CODE REQUIREMENTS PRIOR TO CONSTRUCT. COORDINATE WITH LANDLORD AND BASE BUILDING FOR POSSIBLE ENTRY OF OTHER TENANT SPACES DURING CONSTRUCTIONS.
3. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY OWNERSHIP OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
4. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
5. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.

SHEET NOTES:

1. DISCONNECT AND REMOVE EXISTING DOMESTIC HOT/COLD PIPING SERVING PROJECT AREA. VERIFY EXACT LOCATION PRIOR TO DEMOLITION. KEEP AND REUSE EXISTING AS ADEQUATE FOR NEW FIXTURES WHERE FEASIBLE AND COMPLY WITH LATEST CODE. TYPICAL OF ALL.
2. DEMOLISH AND REMOVE (E) ELECTRIC WATER HEATER WITH ALL ASSOICATED PIPING AND COMPONENTS. CONTRACTOR TO VERIFY EXACT LOCATION AND SCOPE PRIOR TO BID.
3. DEMOLISH AND REMOVE (E) CIRCULATION PUMP WITH ALL ASSOICATED PIPING AND COMPONENTS. CONTRACTOR TO VERIFY EXACT LOCATION AND SCOPE PRIOR TO BID.

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TENANT IMPROVEMENT for
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11.01.2024	PERMIT REVIEW

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PROJECT ID 24079
DRAWN BY JP/YC

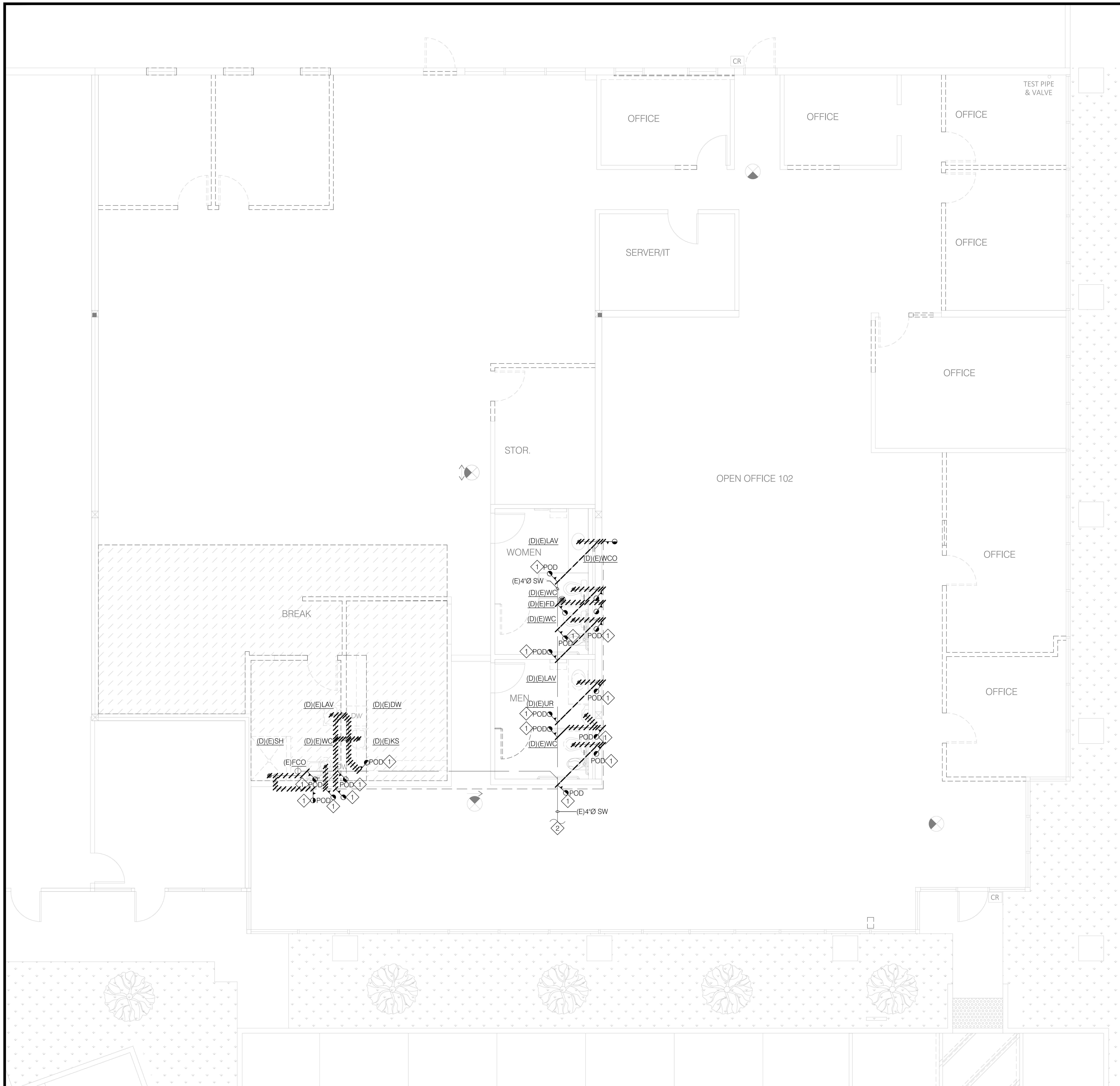
JURISDICTION APPROVAL STAMP

DOMESTIC WATER PIPING PLAN-DEMO

SHEET TITLE

SHEET NO. P-1.0

PROGRESS SET - NOT FOR CONSTRUCTION



WASTE AND VENT PIPING PLAN-DEMO

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

GENERAL NOTES:

1. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES AND MEETING SPEC PER PLAN. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY AVAILABLE CEILING SPACE AND REQUIRED SLOPE AT FIELD CONFIRMING THAT ALL INSTALLATIONS WILL MEET AND DESIGN CODE REQUIREMENTS PRIOR TO CONSTRUCT. COORDINATE WITH LANDLORD AND BASE BUILDING FOR POSSIBLE ENTRY OF OTHER TENANT SPACES DURING CONSTRUCTIONS.
3. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY OWNERSHIP OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
4. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
5. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.

SHEET NOTES:

1. REMOVE AND DEMOLISH EXISTING WASTE AND VENT PIPE SERVING DEMOLISHED PLUMBING FIXTURES. CAP LINE BACK TO MAIN IF NOT TO BE RECONNECTED FOR NEW FIXTURE. VERIFY EXACT ROUTE IN FIELD PRIOR TO BID. SEAL ALL EXISTING SW CONNECTION WATERTIGHT AND VENT CONNECTION GASTIGHT.TYPICAL OF ALL.
2. (E)4"Ø SW BG CONTINUES TO BUILDING LATERAL, N.I.C. CONTRACTOR TO VERIFY EXACT SIZE, ROUTE, CONDITION, AND INVERT PRIOR TO CONSTRUCT.

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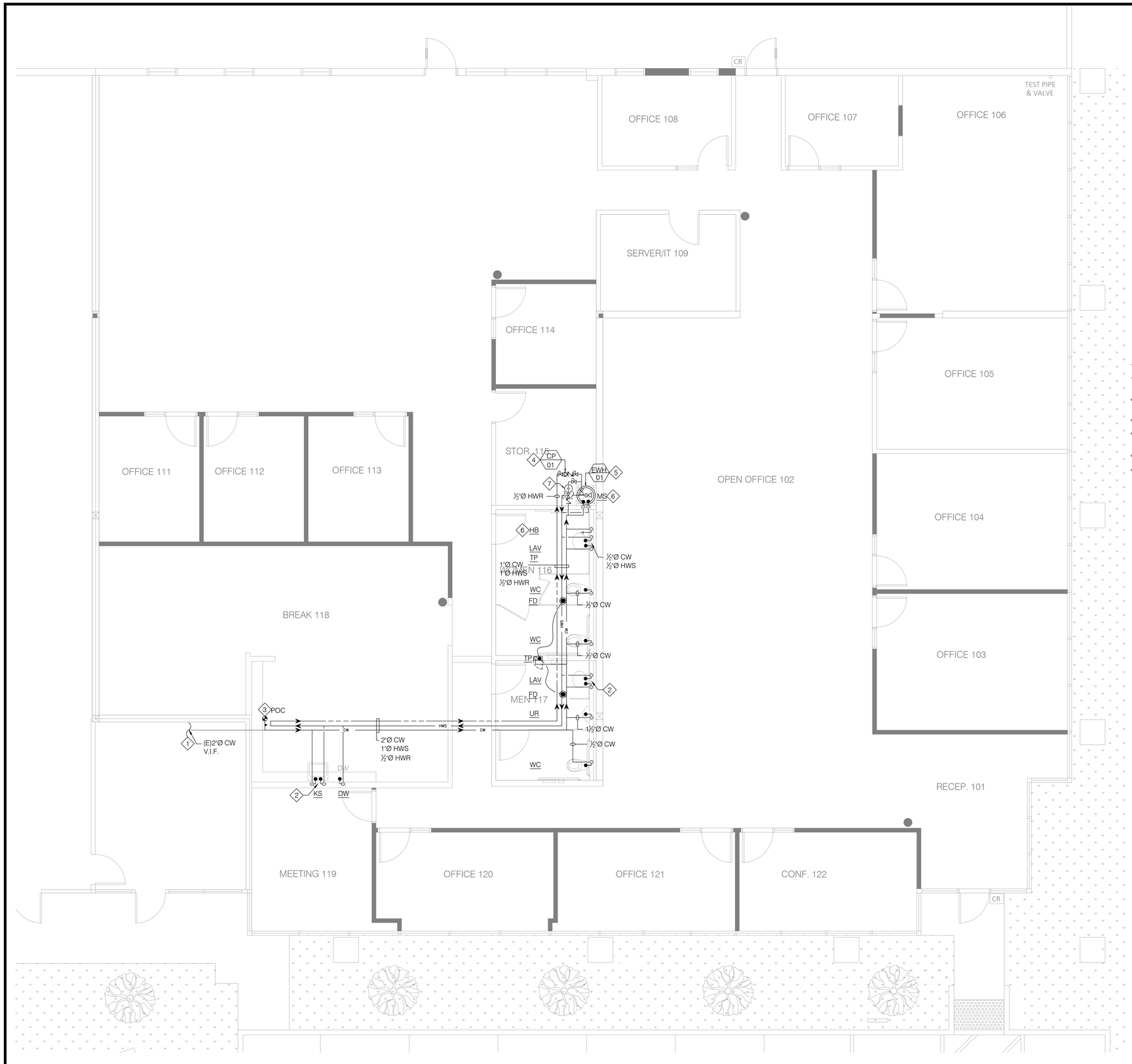
JURISDICTION APPROVAL STAMP

WASTE AND VENT PIPING PLAN-DEMO

SHEET TITLE

SHEET NO. P-1.1

PROGRESS SET - NOT FOR CONSTRUCTION



GENERAL NOTES:

1. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES AND MEETING SPEC PER PLAN. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY AVAILABLE CEILING SPACE AND REQUIRED SLOPE AT FIELD CONFIRMING THAT ALL INSTALLATIONS WILL MEET AND DESIGN CODE REQUIREMENTS PRIOR TO CONSTRUCT. COORDINATE WITH LANDLORD AND BASE BUILDING FOR POSSIBLE ENTRY OF OTHER TENANT SPACES DURING CONSTRUCTIONS.
3. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY OWNERSHIP OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
4. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
5. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.

SHEET NOTES:

1. CONTINUE FROM (E)COLD WATER MAIN N.I.C.
2. PROVIDE BRANCH PIPE SIZE TO FIXTURE PER "MIN. PLUMBING FIXTURE BRANCH PIPE SIZE" TABLE AS SHOWN ON PB-0.2. TYPICAL OF ALL U.N.O.
3. CONNECT (N)2"Ø CW TO (E)2"Ø CW STUB-OUT FROM (E)LINE-SIZED ISOLATION BALL VALVE. PLUMBER TO VERIFY EXACT LOCATION AND CONDITION IN FIELD PRIOR TO INSTALL.
4. HOT WATER CIRCULATION PUMP. SEE EQUIPMENT SCHEDULE FOR DETAILS.
5. ELECTRIC TANK TYPE WATER HEATER ON PLATFORM. SEE EQUIPMENT SCHEDULE AND PIPING DETAIL FOR FURTHER REQUIREMENTS.
6. PROVIDE VACUUM BREAKER AT FAUCET OF MOP SINK TO PREVENT BACK-FLOW.
7. HOT WATER EXPANSION TANK. SEE WATER HEATER SCHEDULE FOR DETAIL.

1 GROUND FLOOR DOMESTIC WATER PIPING PLAN

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

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CEL: 510-468-0613

STAMP

REVISIONS

DATE	DESCRIPTION
10.09.2024	PROGRESS SET, NOT FOR CONSTRUCTION
11.01.2024	PERMIT REVIEW

DATE	
SCALE	AS SHOWN
PROJECT ID	24079
DRAWN BY	JP/YC

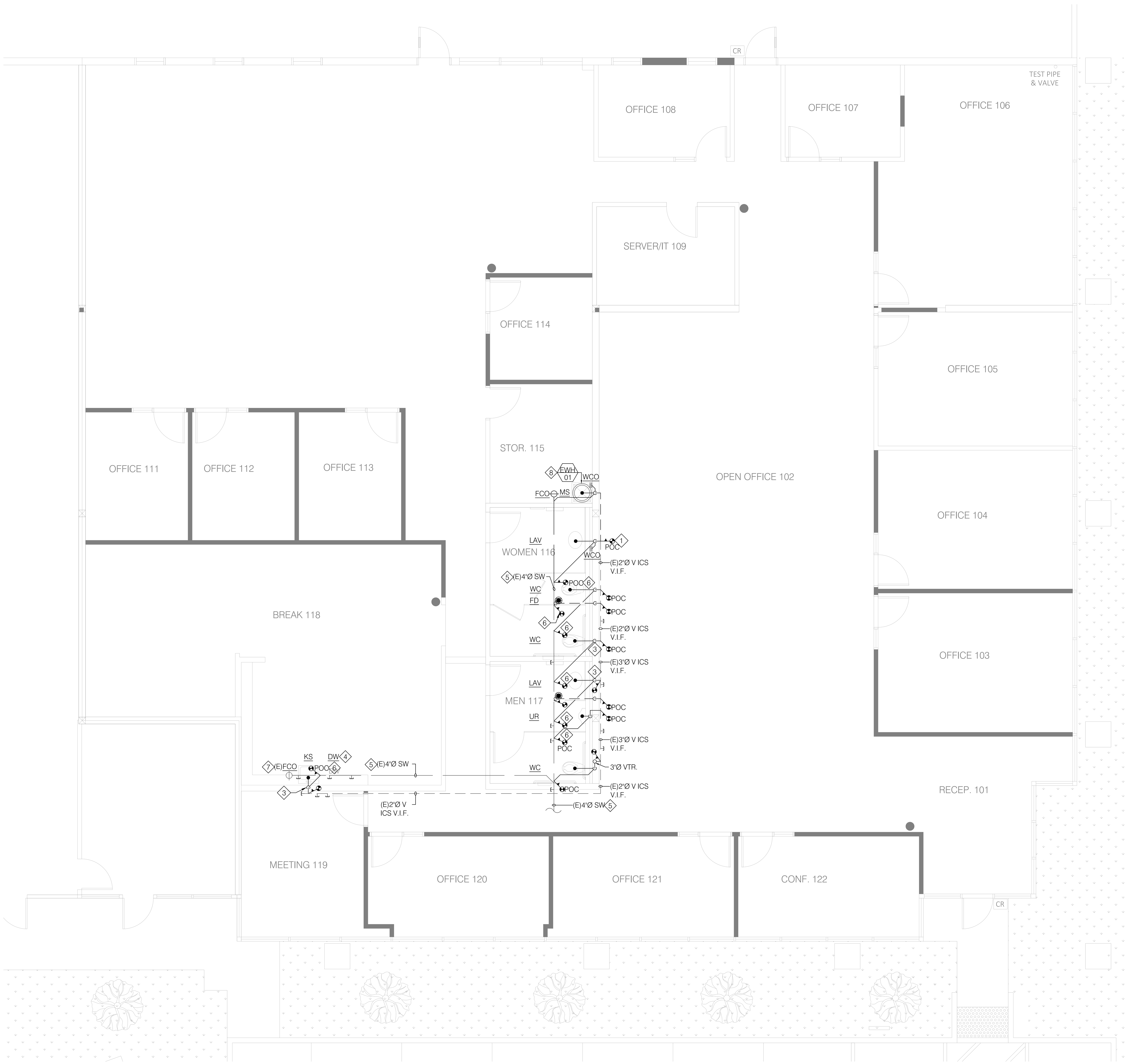
JURISDICTION APPROVAL STAMP

GROUND FLOOR DOMESTIC WATER PIPING PLAN

SHEET TITLE

SHEET NO. P-2.0

PROGRESS SET - NOT FOR CONSTRUCTION



GROUND FLOOR WASTE AND VENT PIPING PLAN

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

GENERAL NOTES:

1. ALL NEW WORK CONNECTING TO EXISTING BASE BUILDING UTILIZES SHALL BE FULLY COORDINATED WITH REPRESENTATIVE OF OWNERSHIP TO RESULT MINIMUM INTERFERENCE TO EXISTING FACILITIES AND MEETING SPEC PER PLAN. TEMPORARY UTILITY SHUT-DOWN TO EXISTING BUILDING SERVICE SHALL BE APPROVED BY OWNERSHIP WITH WRITTEN CONSENT OF BUILDING OWNER AND SHALL INCURRED NO ADDITIONAL CHARGES. FOLLOW ALL REQUIRED CLEANING PROCEDURES AND CONNECTION REQUIREMENT PRIOR TO ESTABLISH SERVICE AFTER CONNECTION. WHERE CONTINUOUS OPERATION OF EXISTING BUILDING SERVICES ARE REQUIRED, PROVIDE WORKMANSHIP AND MATERIAL FOR ISOLATION BETWEEN BUILDING AND PROJECT SPACE, RESTORE BUILDING SERVICE IMMEDIATELY WITH MAINTAINING ORIGINAL OPERATING CONDITION.
2. CONTRACTOR IS RESPONSIBLE TO VERIFY AVAILABLE CEILING SPACE AND REQUIRED SLOPE AT FIELD CONFIRMING THAT ALL INSTALLATIONS WILL MEET AND DESIGN CODE REQUIREMENTS PRIOR TO CONSTRUCT. COORDINATE WITH LANDLORD AND BASE BUILDING FOR POSSIBLE ENTRY OF OTHER TENANT SPACES DURING CONSTRUCTIONS.
3. ALL LOCATION OF EXISTING UTILITIES ARE SHOWN BASED ON RECORD DRAWING OR INFORMATION PROVIDED BY OWNERSHIP OR BASE BUILDING. CONTRACTOR IS RESPONSIBLE TO VERIFY EXACT LOCATION, SIZE, CONDITION, MATERIAL, AND INVERT AS APPLICABLE TO CONFIRM CONSTRUCTABILITY PRIOR TO INSTALL.
4. ALL EQUIPMENT INSTALLED SHALL BE PROVIDED WITH ACCESS AND CLEARANCES MEETING CODE REQUIREMENT AND REQUIREMENTS OF FACTORY INSTALLATION GUIDELINES FOR MAINTENANCE. WHERE ACCESS SHALL BE PROVIDED FOR OPERATION, INSPECTION, TESTING, BALANCING, MAINTENANCE, OR CODE COMPLIANCE, WHETHER SHOWN ON NOT SHOWN ON ARCHITECTURAL PLAN, CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR PROVISION OF SUCH ACCESS.
5. ANY INVASIVE CONSTRUCTION, SUCH AS CORE-DRILLING, CUTTING, BORING, OPENING, TO EXISTING BUILDING FLOOR OR WALL, STRUCTURAL OR NON-STRUCTURAL RELATED, SHALL BE SUBJECTED TO WRITTEN APPROVAL BY REPRESENTATIVE OR OWNERSHIP OF BASE BUILDING. WHERE REQUIRED BY OWNER, PROVIDE SHOP DRAWING WITH DETAILED MEANS AND METHODS WITH DIMENSIONAL RESULTS OF X-RAY SCANNING AS EVIDENCE TO ENSURE NO DAMAGE WILL CAUSE TO EXISTING BUILDING STRUCTURE OR UTILITY PRIOR TO PERFORM SUCH WORK. NO CONSTRUCTION SHALL BE DONE IN RESULTING OF ANY DAMAGING OR DERATING OF BUILDING STRUCTURE INTEGRITY AND UTILITY SERVICEABILITY.

SHEET NOTES:

1. CONNECT (N)2"Ø VENT TO (E)3"Ø VENT STUB-OUT. PLUMBING CONTRACTOR TO VERIFY IN FIELD FOR EXACT LOCATION AND CONDITION PRIOR TO CONNECT. PROVIDE NEW PLUMBING VENT SYSTEM AS REQUIRED. TYPICAL OF ALL.
2. DO NOT COMBINE VENT RISE UP FROM BELOW GRADE UNTIL REACH MIN. 6" ABOVE FINISHED FLOOR. TYPICAL.
3. PROVIDE DRAIN AND VENT PIPE PER SIZE SHOWN ON "PLUMBING FIXTURE BRANCH PIPE SIZE TABLE" SHOWN ON P-0.2 U.N.O. TYPICAL OF ALL.
4. CONNECT DRAIN FROM DISHWASHER TO TAIL PIECE OF KITCHEN SINK WITH REQUIRED FITTING AND VENT AT COUNTER INSTALLED PER MANUFACTURER'S REQUIREMENTS.
5. EXISTING SANITARY WASTE LINES BELOW GRADE SHOWN FOR REFERENCE ONLY. PLUMBING CONTRACTOR TO V.I.F. FOR EXACT PIPE ROUTE, SIZE, CONDITION, AND INVERT PRIOR TO CONSTRUCT. TYPICAL.
6. EXTEND (E)4"Ø SW BELOW GRADE WITH NEW 4"Ø SW AND LINE-SIZED END-OF-LINE CLEAN-OUT. V.I.F.
7. COORDINATE WITH GC FOR EXACT LOCATION OF WALL AND RELOCATE EXISTING FLOOR CLEAN-OUT BY EXTENDING WASTE LINE BELOW GRADE TO AVOID CONFLICT WITH (E)FCO AND NEW PARTITION WALL. TYPICAL OF ALL.
8. PROVIDE DRAIN TO T&P, DRAIN PAN, AND EXPANSION TANK OF WATER HEATER SEPARATELY AND DISCHARGE TO MOP SINK INDIRECTLY AT 1" ABOVE FLOOD RIM.

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SAN JOSE, CA 95110
T:408.283.0100

PROJECT ADDRESS
260 HARBOR BLVD, BLDG A
BELMONT, CA 94002

TENANT IMPROVEMENT for
COUNTY OF SAN MATEO
DEPARTMENT OF HOUSING

JHP Engineering and Design Services Inc.
ADR: 3103 Independence Drive
Livermore, CA 94551
TEL: 925-409-2508
CEL: 510-468-0613

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GROUND FLOOR WASTE AND VENT PIPING PAN

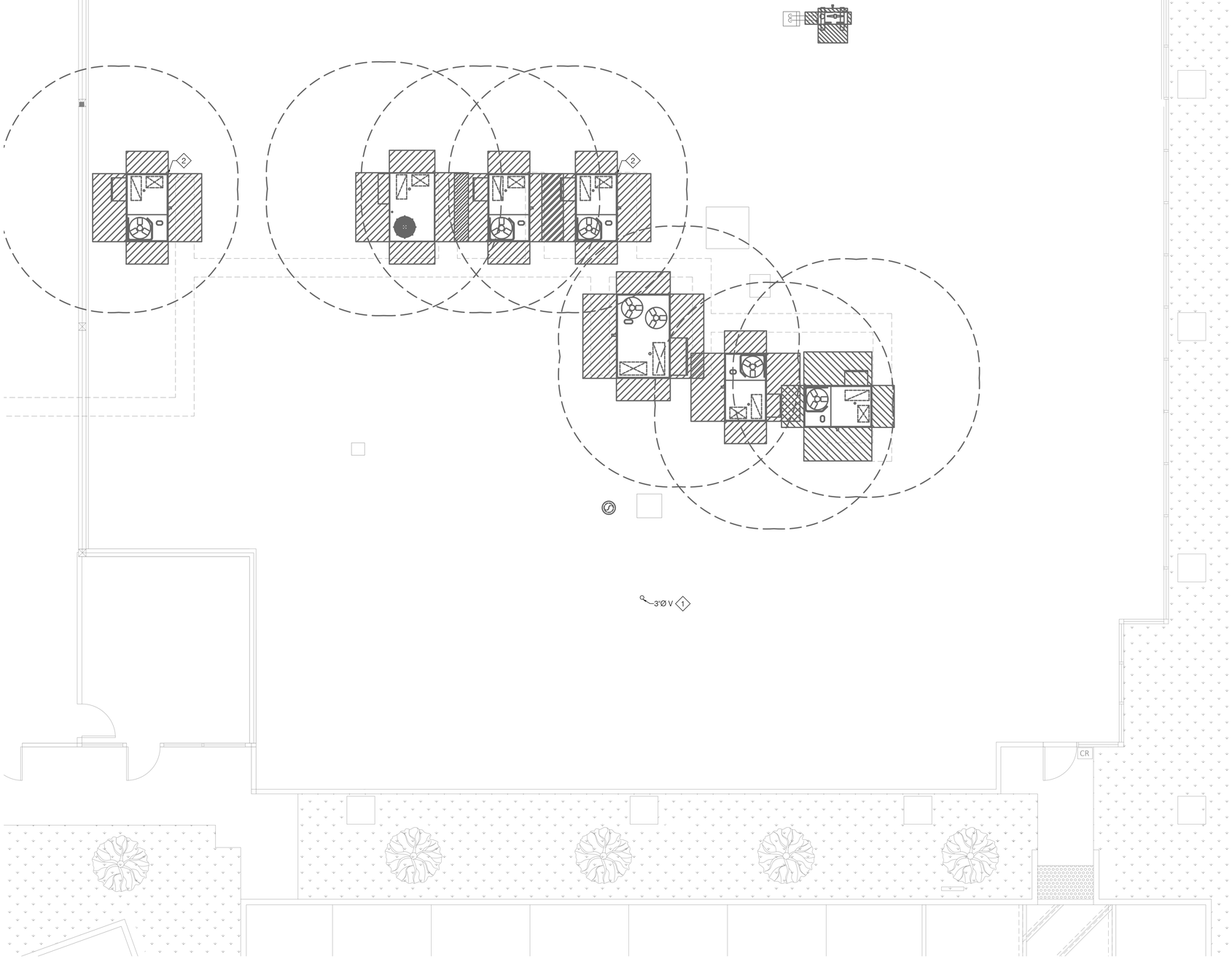
SHEET TITLE

SHEET NO. P-2.1

PROGRESS SET - NOT FOR CONSTRUCTION

SHEET NOTES:

1. WASTE VENTS TERMINATED AT 12" ABOVE ROOF. SHALL MAINTAIN MIN. 3-FEET AWAY FROM PROPERTY LINE AND 10-FEET AWAY FROM ANY AIR INTAKE UNIT. COORDINATE MECH CONTRACTOR AND OWNER FOR EXACT LOCATIONS.
2. PLUMBING CONTRACTOR TO FIELD VERIFY EXISTING CONDENSATE DRAIN AT (E) RTUS TO CONFIRM CONDITION AND CODE COMPLIANCE. CONTRACTOR SHALL INCLUDE LABOR AND MATERIAL FOR PROVISION OF NEW CONDENSATE DRAIN SYSTEM IN HIS/HER BID AS REQUIRED. TYPICAL TO ALL (E) RTUS.



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

N

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STUDIO g

PROJECT ADDRESS
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TENANT IMPROVEMENT for
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JURISDICTION APPROVAL STAMP

PLUMBING ROOF PLAN

SHEET TITLE

SHEET NO. P-2.0

Project Name: 260 Harbor Blvd TI | Date Prepared: 2024-10-29

A. General Information

1	Project Name	260 Harbor Blvd TI			
2	Run Title	Title 24 Analysis			
3	Project Location	260 Harbor Blvd Bldg A			
4	City	Belmont	5	Standards Version	Compliance 2022
6	Zip code	94002	7	Compliance Software (version)	EnergyPro 9.3
8	Climate Zone	3	9	Building Orientation (deg)	225
10	Building Type(s)	• Nonresidential	11	Weather File	SAN-FRANCISCO-INTL_STYP20.epw
12	Project Scope	• Existing alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	7949	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type	Natural gas
18	Nonresidential Conditioned Floor Area	7949	19	Total # of Stories (Habitable Above Grade)	1
20	Residential Conditioned Floor Area	0			

B. PROJECT SUMMARY

Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒	Not Included		
Mechanical (See Table H)	Nonres	Not Included	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Not Included	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Not Included	Photovoltaics (see Table F)	☐	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

C1. COMPLIANCE SUMMARY

COMPLIES[1]

	Time Dependent Valuation (TDV)		Source Energy Use
	Efficiency[1] (kBtu/ft² - yr)	**Total[2] (kBtu/ft² - yr)**	**Total[2] (kBtu/ft² - yr)**
Standard Design	166.64	n/a	n/a
Proposed Design	166.63	n/a	n/a
Compliance Margins	**0.01**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] Efficiency measures include improvements like a better building envelope and more efficient equipment
[2] Compliance Totals include efficiency, photovoltaics and batteries
[3] New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)

COMPLIES[2]

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	37.81	37.69	0.12
Space Cooling	47.66	47.87	-0.21
Indoor Fans	40.22	40.12	0.1
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	7.41	7.41	0
Indoor Lighting	33.54	33.54	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**166.64**	**166.63**	**0.01 (0%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**166.64**	**166.63**	**0.01 (0%)**

[1] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	102.21	102.21	---
Process	---	---	---
Other Ltg	---	---	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**268.85**	**268.84**	**0.01 (0%)**

[1] Notes: This table is not used for Energy Code Compliance.

C6. 'ABOVE CODE' QUALIFICATIONS

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	---	---	---	109	108.6	0.4
Space Cooling	7.3	7.4	-0.1	---	---	---
Indoor Fans	9.6	9.6	0	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	2.4	2.4	0	---	---	---
Indoor Lighting	10.7	10.7	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**30**	**30.1**	**-0.1**	**109**	**108.6**	**0.4**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**30**	**30.1**	**-0.1**	**109**	**108.6**	**0.4**
Receptacle	34	34	0	---	---	---
Process	---	---	---	---	---	---
Other Ltg	---	---	---	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**64**	**64.1**	**-0.1**	**109**	**108.6**	**0.4**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	41.18	41.18	0	0
NET EUI[1]	41.18	41.18	0	0

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The building does not include service water heating. Verify that service water heating is not required and is not included in the design.
• The proposed building includes space(s) that are modeled with unknown HVAC system(s). Verify that the spaces modeled with unknown HVAC system(s) are either part of core and shell analysis which will be permitted for mechanical compliance in the future, or the spaces have an existing HVAC system not modeled for compliance, or the compliance scope does not include mechanical.

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	1752	222	12.67
East-Facing[2]	1552	846	54.51
South-Facing[3]	1488	810	54.44
West-Facing[4]	80	36	45
Total	**4872**	**1914**	**39.29**
Roof	7949	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW);

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	**Air Barrier**
Com-Floor 1	No air barrier

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	**Construction Type**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**		**Units**	**Value**	**Description of Assembly Layers**	**Status[1]**
					Interior	**Exterior**				
6 Concrete Wall6	Exterior Wall	4,872	N/A	0	N/A	N/A	U-factor	0.7752	Concrete - 140 lb/ft3 - 6 in.	E
Slab On Grade19	Underground Floor	7,949	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	E
R-0 Roof Attic21	Roof	7,949	N/A	0	N/A	N/A	U-factor	0.2445	Built-up roofing - 3/8 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	E

[1] Status: N - New, A - Altered, E - Existing

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	**Area (ft²)**	**Overall U-factor**	**Status[1]**
Metal Door14	42	0.7	A

[1] Status: N - New, A - Altered, E - Existing

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	**Fenestration Type/ Product Type / Frame Type**	**Certification Method[1]**	**Assembly Method**	**Area (ft²)**	**Overall U-factor**	**Overall SHGC**	**Overall VT**	**Status[2]**
Single Metal Clear	Vertical fenestration Curtain wall Metal	Default 110.6	Manufactured	1,854	1.19	0.83	0.88	E
Double Metal Clear	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Manufactured	60	0.55	0.69	0.77	A

[1] Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.
[2] Status: N - New, A - Altered, E - Existing

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Envelope	NRCI-ENV-E - Envelope (for all buildings)

M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration

N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no Certificates of Verification applicable to this project

Documentation Author's Declaration Statement

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

Documentation Author Name: Nicholas Bignardi	Documentation Author Signature:
Company: FRI Energy Consultants, LLC	Signature Date: 10/29/2024
Address: 5770 Winfield Blvd #15	CEA/HERS Certification Identification (if applicable): R19-22-30103
City/State/Zip: San Jose, CA 95123	Phone: 408-866-1620

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 understand that a registered 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, and I will take the necessary steps to accomplish this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Kelly Simcox	Responsible Designer Signature:	
Company: Studio G Architects, Inc.		
Address: 299 Basset St Ste 250	Date Signed: 11.08.2024	
City/State/Zip: San Jose, CA 95110	License #: C-27062	
Phone: 408-283-0100	Title: Principal	Scope:

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