

ADMINISTRATIVE DETERMINATION
AD-2021-0009

ADMINISTRATIVE DETERMINATION
OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT
(Costa Building / BZ-2021-0002)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. This project is an administrative entitlement approval pursuant to the Business Attraction Retention and Revitalization Overlay (BARRO) zone to allow for the construction of an approximately 4,100 square foot two-story multi-tenant office building, including site improvements such as on-site parking and landscaping, on a 0.16-acre parcel at 4855 Pacific Street in the City of Rocklin (APN# 010-091-018).

B. Section 17.59.050 (A) of the Rocklin Municipal Code authorizes the Community Development Director of the City of Rocklin to issue design review approvals in conformance with Chapter 17.59 of the Rocklin Municipal Code in the BARRO Zone area. A Design Review to construct one multi-tenant office building and associated site improvements is within that scope of authorization.

C. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin.

D. The Architectural Review Committee (ARC) reviewed the project on September 16, 2021. Pursuant to direction from the ARC, the project was revised and brought back to the ARC for review on October 7, 2021. The ARC recommended approval of the Design Review application based on compatibility with the Quarry Architectural District.

E. The design of the site is compatible with surrounding development, natural features and constraints. The architectural design, colors and materials, and landscaping of the proposed office building is consistent with those of surrounding structures, with the Quarry Architectural District, and with the Citywide Design Guidelines. The architectural design of the building will have no impact on traffic flow.

F. The height, bulk, area, color scheme and materials of the building is compatible with surrounding development. The proposed building is two stories in height. This is consistent with many of the buildings which are located within the

proximity of this site. The color scheme is consistent with those of adjacent buildings and surrounding development.

G. The building has been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed building has large windows to maximize natural lighting. The project shall be consistent with all California Building Code requirements.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is consistent with the requirements of the BARRO Zone and is consistent with the surrounding area. The landscaping shall meet the requirements of the Water Conservation in Landscaping Act.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the existing street patterns. The project includes 12 onsite parking spaces. In addition, there is street parking within approximately 100 feet of the property, as well as a public parking lot located within 600 feet. Pursuant to the Rocklin Municipal Code, parking requirements in the BARRO Zone shall be determined on a project specific basis by the community development director after consideration of the on-site parking standards listed in the Rocklin Zoning Code for the type of development proposed, the physical constraints of the property in question, the availability of nearby on-street parking and public parking facilities, and other potential mitigating factors. The proposed on-site parking, combined with available off-site parking, has been determined to be adequate for the project site. Ingress and egress shall be provided by a public alley in the rear of the property. This access has been reviewed by Engineering and Fire and has been determined to be acceptable for the project design.

J. The design of the site and building is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property. The project is consistent with the requirements of the BARRO Zone, the Citywide Design Guidelines, and the Quarry Architectural District.

Section 2. The BARRO Zone Entitlement for Costa Building / BZ-2021-0002 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the operation and circulation/parking of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless

expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, and electricity shall be provided to the project in compliance with all applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate water services, to the satisfaction of the Placer County Water Agency ("PCWA"). (PCWA)
- c. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate sewer services, to the satisfaction of the South Placer Municipal Utility District ("SPMUD"). (SPMUD)
- d. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Financial Officer, or his or her designee. It is anticipated that the project would be required to annex into Community Facilities District ("CFD") #1 and CFD #5 and detach from LMD #1. (FINANCE, ENGINEERING, PUBLIC SERVICES WORKS)

2. Schools

The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):

- a. At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project, improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

- 1) Stormwater Management

- a. Prior to issuance of improvement plans, to ensure compliance with the City of Rocklin Post-Construction Manual, the project shall include an on-site stormwater treatment system or facility to the satisfaction of the City

Engineer and Environmental Services Manager.
(ENGINEERING, PUBLIC SERVICES)

- b. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
- c. Prior to issuance of improvement plans (or building permit if no improvement plans), unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
 - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
 - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

- iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
 - c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
 - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
 - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
 - f. The developer shall prepare a Storm Water Pollutant Protection Plan ("SWPPP") for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

- 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) (and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.

- b. All on-site standard improvements, including but not limited to:
 - i. All access and grading improvements as shown on Exhibit A. Said improvements shall be designed and installed in accord with adopted City Construction Standards.
 - ii. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.
 - iii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iv. To the extent possible underground facilities such as, but not limited to, electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for

landscaping so as to minimize impacts to the viability of these areas.

- c. The following off-site improvements:
 - i. Prior to construction of the building, the existing driveway curb cut to the site from Pacific Street shall be removed and replaced with standard curb and gutter and the pedestrian sidewalk shall be extended across the entire parcel frontage, consistent with the surrounding right-of-way, to the satisfaction of the City Engineer. (PLANNING, ENGINEERING)
- d. A detailed parking lot striping plan designed per City standards that indicates all parking spaces, aisles, entrances, and exits, including any required offsite signage in the public right-of-way. (PLANNING, ENGINEERING)
- e. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin shall be included in the project notes on the improvement plans, including but not limited to the following:
 - i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
 - ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
 - iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is California Air Resource Board (CARB)-certified to perform Visible Emissions Evaluations ("VEE"). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces disturbed by project grading but not developed shall be revegetated as quickly as feasible with, at minimum, hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer.
- xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.

- xiv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xv. Construction equipment exhaust emissions shall not exceed Placer County Air Pollution Control District ("APCD") Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- xvi. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- xvii. Any diesel powered equipment used during project construction shall be Air Resources Board ("ARB") certified.
- g. The following shall be included in the project notes on the improvement plans:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Environmental Quality Act ("CEQA") (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined

according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641 (2006).

- h. The following shall be included in the project notes on the improvement plans:
 - i) The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH)
 - ii) If Best Management Practices are required for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH)

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such

security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. Landscaping

- a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):
 - i. The landscaping plan shall be prepared by a landscape architect and shall include:
 - 1. A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.
 - 2. A section diagram of proposed tree staking. All tree stakes shall be constructed of metal.
 - 3. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
 - ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

7. Walls, Fencing, and Gates

Walls and fencing shall be consistent with Exhibit A, to the satisfaction of the Community Development Director and the Fire Chief. (PLANNING, FIRE)

8. Lighting

The lighting design plan shall comply with the following and be approved by the Community Development Director. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.
- b. Light poles shall be a maximum of 20 feet in height as measured from adjacent finish grade to the top of the light.
- c. Building-mounted lighting shall be decorative, down-lit, and to the satisfaction of the Community Development Director.

9. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A, except as modified herein. (PLANNING, ENGINEERING, FIRE)

- a. Building mounted signage is allowed and shall consist of individual internally illuminated or non-illuminated letters & logos.

10. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights of way to the satisfaction of the Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

11. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

12. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

13. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the applicant/property owner shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the

entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

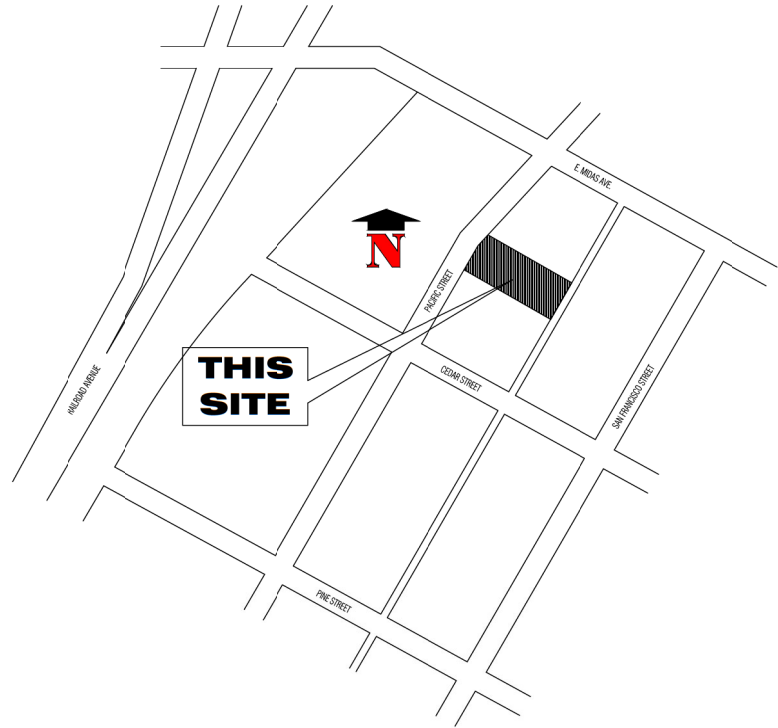
15. Validity

- a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

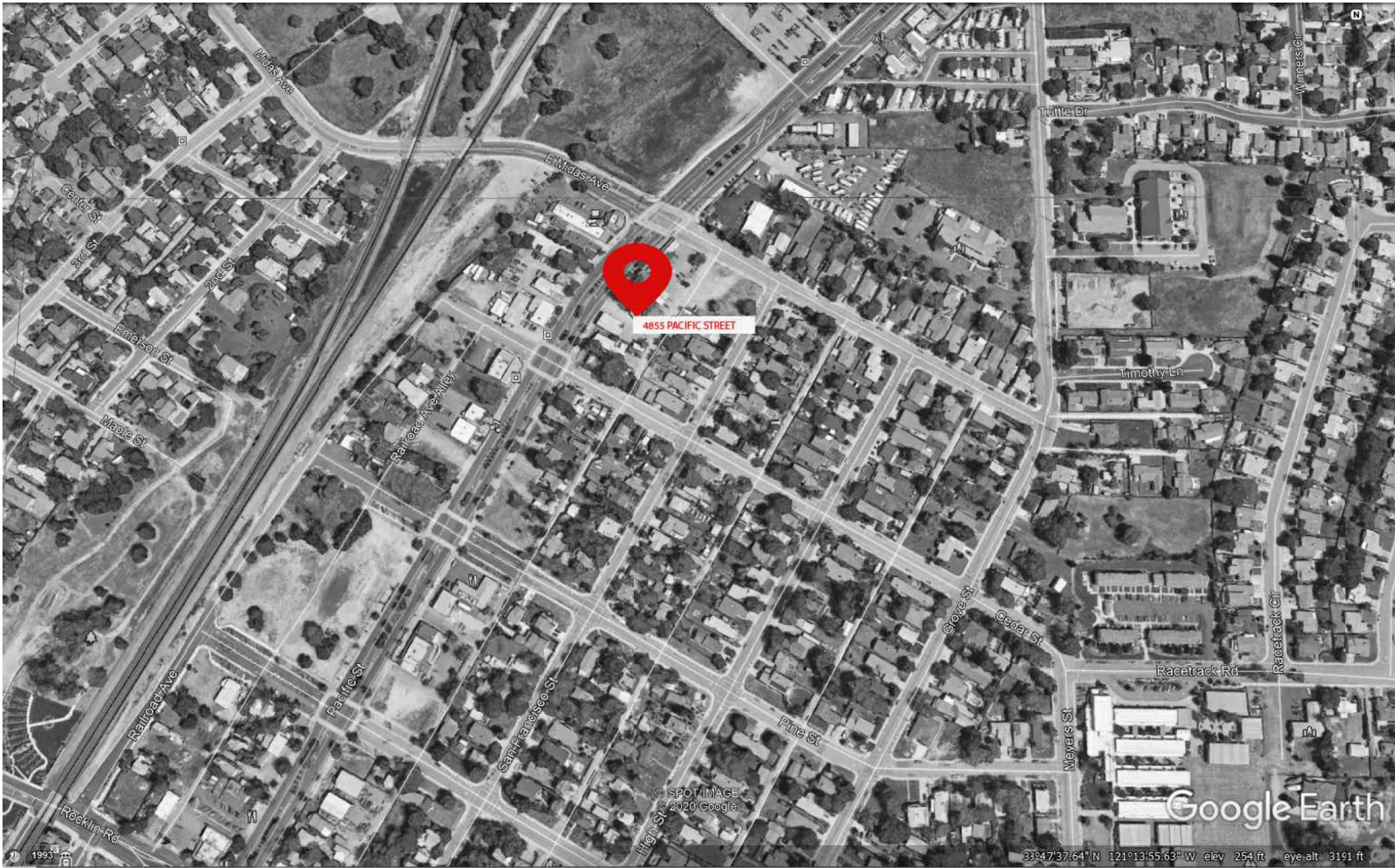
APPROVED AND ADOPTED this ____ day of October, 2021, by the Community Development Director of the City of Rocklin as authorized by Rocklin Municipal Code Section 17.59.

David Mohlenbrok
Community Development Director

EXHIBIT A
Project Plans



VICINITY MAP
SCALE: NTS



COMMERCIAL BUILDING

4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

SCOPE OF WORK:

1. CONSTRUCT NEW STRUCTURE WITH COMMERCIAL ON THE LOWER FLOOR
AND RESIDENTIAL LOFT ON THE SECOND FLOOR.

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2019, CRC, CMC, CPC, CEC,
AND 2019 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24, CALIFORNIA BUILDING CODE & 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING DATA:

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B
NUMBER OF STORIES:	2-STORY
NUMBER OF BEDROOMS:	1
NUMBER OF UNITS:	2
SPRINKLERED:	YES
GROUND FLOOR AREA	: 2,142.91 SQ. FT.
SECOND FLOOR AREA	: 1,196.66 SQ. FT.
TOTAL	: 4,107.57 SQ. FT.
ENTRY PORCH	: 397 SQ. FT.
GRAND TOTAL AREA	4,504.57 SQ. FT.
LOT SIZE:	6,875 SQ. FT.

PROJECT DATA:

FLOOR LIVE LOAD	: 40 PSF
FLOOR DEAD LOAD	: 15 PSF
ROOF LIVE/DEAD LOAD	: 20 PSF
GROUND SNOW LOAD	: 70 PSF
BASIC WIND SPEED	: 120 MPH
WIND EXPOSURE	: C
SEISMIC DESIGN CATEGORY	: D
SITE CLASS	: D

CURRENT CODES

2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA GREEN CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA FIRE CODE

ENERGY COMPLIANCE

WALL	- R23
CEILING	- R44
A.C. DUCT	- R8
ROOF SHEATHING	- RADIANT BARRIER UNDER
WINDOW U VALUE	- .28
WINDOW SHGC	- .22
HOT WATER SYSTEM	- TANKLESS

HERS INSPECTION OF QII (QUALITY INSULATION) IS REQUIRED. CONTACT HERS INSPECTOR PRIOR TO INSULATION INSTALLATION.

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WS1	WINDOW SCHEDULE

39TH ST PROPERTIES
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677



REVISIONS	BY

SHEET CONTENTS :
CONSTRUCTION DOCUMENT

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE
DATE
SCALE
DRAWN
JOB NO.
SHEET NO.

A1
OF SHEETS

<div>GENERAL NOTES</div> <div><div><div><div><div>1. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 AND CRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, AND SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.2.2)</div><div>2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)</div><div>3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. (CRC R806)</div><div>4. ENCLOSED RAFTER SPACES SHALL HAVE A 1-INCH CLEAR CROSS VENTILATION (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)</div><div>5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 150 FT² FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3. UN-VENTED CRAWL SPACE ADDED OPTION FOR DEHUMIDIFICATION OF 70 PINTS MOISTURE PER DAY PER 1,000 SF TO REQUIREMENT FOR EXEMPTION. (R408.3)</div><div>6. EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO WATER, WHERE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER REQUIRE CONSTRUCTION DOCUMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS (R106.1.5). MUST BE INSPECTED AND APPROVED BEFORE CONCEALING BARRIER. (R109.1.5.3)</div><div>7. ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH CROSS-VENTILATION AREA OF AT LEAST 1/150. (R317.1.5)</div><div>8. PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R313.1-R311.3.2)</div><div>9. MEZZANINES SHALL NOT BE GREATER THAN 1/3 OF THE STORY UNLESS FIRE SPRINKLERS ARE INSTALLED THEN THE AREA CAN BE 1/2 OF THE STORY. (R325.3)</div><div>10. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)</div></div><div><div>• SLIDING/SWINGING GLASS DOORS</div><div>• GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)</div><div>• GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)</div><div>• GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 95Q.FT, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE</div><div>• WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING</div><div>• GLAZING IN GUARDS AND RAILINGS</div><div>• GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE</div></div></div><div>FOUNDATIONS & CONCRETE SLABS</div><div><div><div>1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10 FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10 FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10 FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)</div><div>2. FOOTINGS SHALL EXTEND AT LEAST 12 INCHES INTO THE UNDISTURBED GROUND SURFACE. (CRC R403.1.4) UNLESS ERECTED ON SOLID ROCK, TO PROTECT AGAINST FROST AND FREEZING, THE MIN-MUM FOUNDATION DEPTH IS 18 INCHES BELOW GRADE IF BETWEEN 4,000-7,000 FOOT ELEVATION AND 24 INCHES BELOW GRADE FOR 7,000 FOOT ELEVATION AND ABOVE. EXCEPTION: INTERIOR FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW GRADE. (L-V 3.14)</div><div>3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V:H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (CRC R403.1.5)</div><div>4. CONCRETE SLABS: 3 1/2" MINIMUM (CRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 5" X 6", 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.</div><div>5. PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN 5' OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREEN. (CRC 408.4 & CPC 707.9)</div><div>6. MINIMUM SILL BOLTING: 1/2" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONE STORY. (CRC R403.1.6) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC DO AND ABOVE: PROVIDE 3"x3"x0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS. STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES. (CRC R403.1.6.1 & R602.11.1)</div></div><div>CLEARANCES AND TREATMENT FOR WOOD FRAMING</div><div><div>1. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)</div><div>2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)</div><div>3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)</div><div>4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)</div></div></div><div>FLOORS</div><div><div>1. UNDER-FLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEET-ROCK OR A SPRINKLER SYSTEM. (R302.13)</div></div></div></div>	<div>WALLS</div> <div><div>1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.10.7)</div><div>2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (CRC R317.3)</div><div>3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10 FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)</div><div>4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS. (CRC R703.2) SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.</div><div>5. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREEN. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)</div></div> <div>ROOF</div> <div><div>1. ROOF SHEATHING CAN ONLY CANTILEVER 9 INCHES BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING. (R802.5.2.1)</div><div>2. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"x30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.</div><div>3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/DEBRIS PROTECTION ALSO INSTALLED.</div><div>4. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.</div><div>5. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO <4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.</div></div> <div>GARAGE AND CARPORT</div> <div><div>1. GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY 1/2" INSULATE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE 1/2" GYPSUM BOARD INSTALLED MIN-MUM. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN 1 3/8" THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE. WHEN THE DWELLING AND GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 AND R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELF-CLOSING AND SELF-LATCHING. (CRC R302.5.1 & T-R302.6)</div><div>2. DUCTS PENETRATING THE GARAGE TO DWELLINGS SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.2.2)</div><div>3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.</div><div>4. GARAGE AND CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING. (CRC R309.1)</div><div>5. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (CMC 305.1) PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES. (CMC 305.1.1)</div><div>6. APPLIANCES IN PRIVATE GARAGES AND CARPORTS SHALL BE INSTALLED WITH A MIN-MUM CLEARANCE OF 8 FT ABOVE THE FLOOR UNLESS THEY ARE PROTECTED FROM VEHICULAR IMPACT. (CBC 406.2.9.3)</div></div> <div>STAIRWAYS & RAMPS</div> <div><div>1. STAIR LANDINGS REQUIRED EVERY 12"7" OF VERTICAL RISE. (CRC R311.7.3)</div><div>2. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)</div><div>3. RISE SHALL BE MAXIMUM 7.75"; RUN SHALL BE 10" MINIMUM. HEADROOM 6'-8" MINIMUM. WIDTH 36" MINIMUM. 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRC R311.7)</div><div>4. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE I HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFE-TY TERMINALS. (CRC R311.7.8.2)</div><div>5. GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY; THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS). (CRC R312)</div><div>6. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CRC R311.7.6 FOR EXCEPTIONS).</div><div>7. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF 1/2" GYPSUM BOARD. (CRC R302.7)</div><div>8. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE). EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE) (CRC R311.8.1). PROVIDE 3'X3' LANDINGS AT THE TOP AND BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8.2)</div></div>
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DECKS

1. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO CRC TABLE 301.5.

2. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER CRC R507.9.2. SPECIFY CONNECTORS WITH A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LB RATED DEVICES ARE ALLOWED (DT112 AS EXAMPLE) IF LOCATED AT 4 POINTS ALONG THE DECK.

3. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT; CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER CRC R407.3

4. JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMBER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.3)

ELECTRICAL

1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CNC 110.26)

2019 GENERAL NOTES SHEET

THE GENERAL NOTES SHEET IS BASED ON THE 2019 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT. REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CRITERIA, BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION. CODE REQUIREMENTS IN BOLD ARE NEW IN THE 2019 CODE

TITLE 24 ENERGY

1. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (150.1(C)9) MINIMUM HEATING AND COOLING FILTER RATINGS SHALL BE MRY 13 (150.0(M)12).
2. ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8KBTU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CEC 110.3(C)6)
3. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
- LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K)1C):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
 - THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
 - THEY SHALL CONTAIN A JAB COMPLIANT LIGHT SOURCE
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SEN-SOR (MANUAL-ON OPERATION). (150.0(K)2f)
6. JOINT APPENDIX A (JAB) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JAB COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0(K)2K)
7. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
8. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)
- PHOTO-CONTROL AND MOTION SENSOR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
9. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
10. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
11. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
12. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
13. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O)) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.

GREEN BUILDING

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
 - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4):
3. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
4. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".
5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2)
6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
7. RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC 4.408.2)
8. (CLEARLY NOTE ON THE PLANS) AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
- DIRECTIONS THAT MANUAL SHALL REMAIN ON SITE FOR THE LIFE OF THE BUILDING
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
 - PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
 - MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
 - INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
 - STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
 - A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
9. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504)
10. DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.514.1)

2019 GENERAL NOTES SHEET

THE GENERAL NOTES SHEET IS BASED ON THE 2019 CALIFORNIA BUILDING STANDARD CODES. THIS IS NOT AN ALL INCLUSIVE LIST OF CODE REQUIREMENTS SPECIFIC TO THE PROJECT. REFERENCE APPLICABLE SHEETS AND SPECIFIC AREAS OF THE PLANS FOR LOCATIONS OF FIXTURES/EQUIPMENT, STRUCTURAL COMPONENTS, STRUCTURAL DESIGN CRITERIA, BUILDING FINISHES AND OTHER COMPONENTS SPECIFIC TO THE PROJECT CONSTRUCTION. CODE REQUIREMENTS IN BOLD ARE NEW IN THE 2019 CODE

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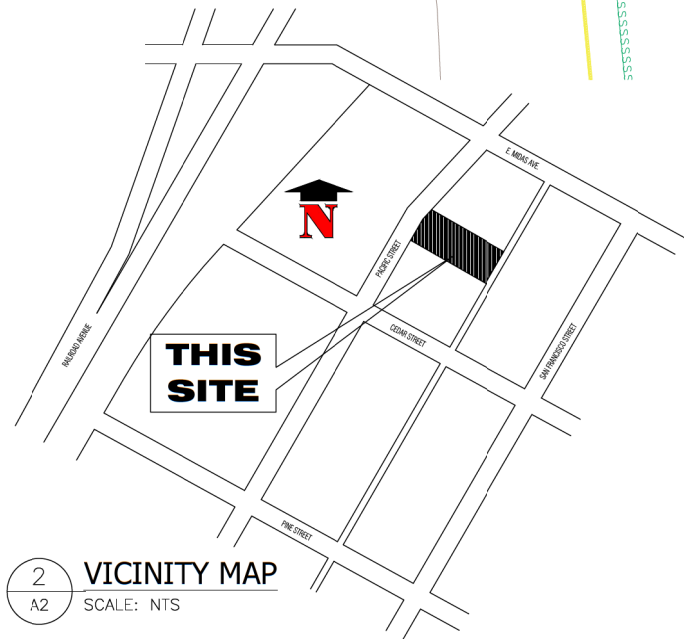
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CONSTRUCTION DOCUMENT

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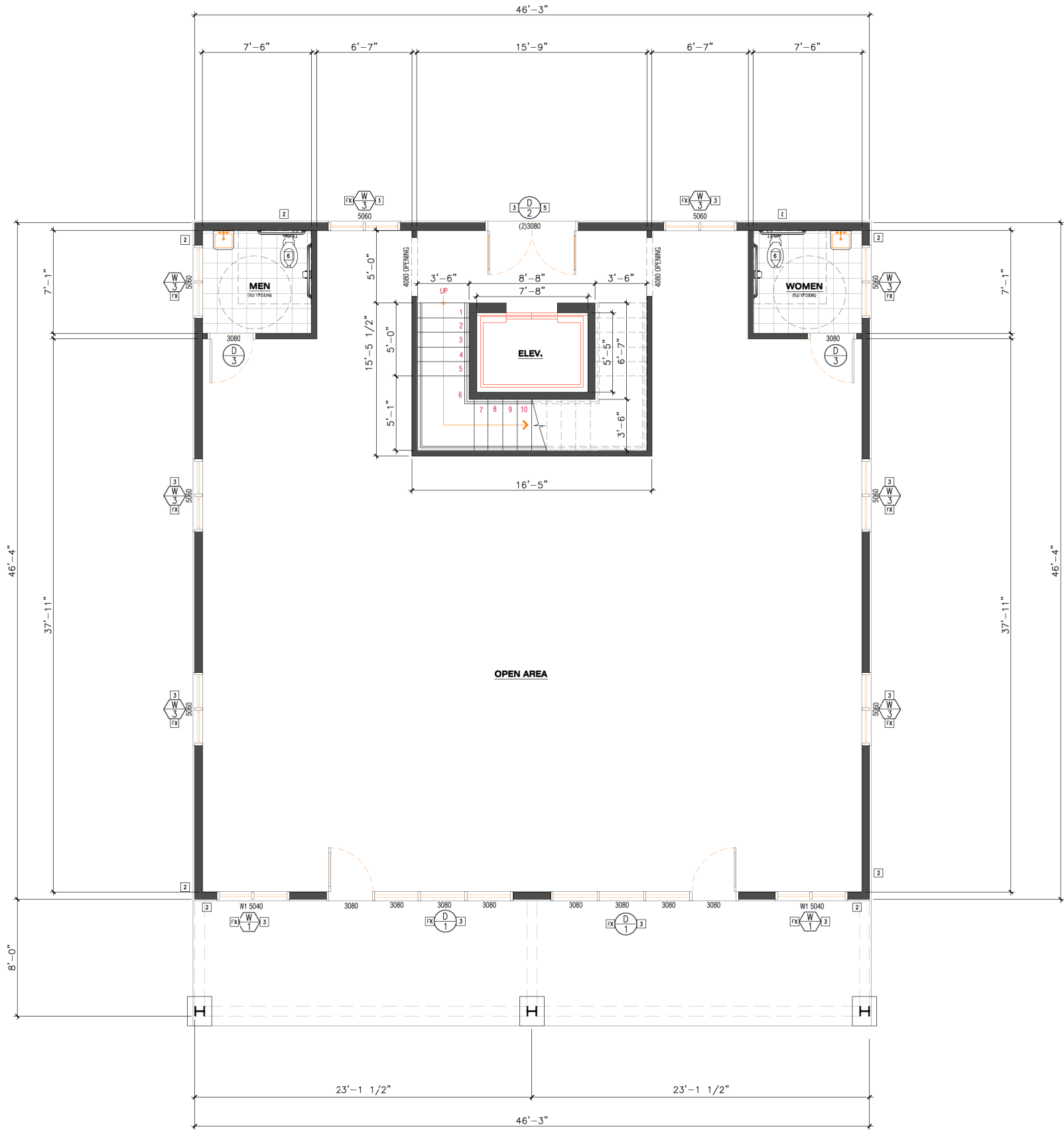
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OF	SHEETS



SEE page A1.1, A1.2 &
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NOTE:
EGRESS WINDOW SHALL HAVE
THE BOTTOM OF THE CLEAR
OPENING NOT GREATER THAN
44 INCHES MEASURED FROM
THE FLOOR. REFERENCE
R310.2.2.

1
A3

GROUND FLOOR PLAN
SCALE: 1/4" = 1'

WINDOW ABBREVIATIONS:

- FX FIX WINDOW
SL SLIDER TYPE

KEY NOTES:

- 1 CEILING UP TO 10'-0" - TYP.
2 2X6 STUDS @ 16" O.C. EXTERIOR WALLS - TYP.
3 GLAZING WINDOWS OR DOORS TO BE AT LEAST ONE TEMPERED PANE REQUIRED. SAFETY (TEMPERED) GLAZING. [CRC §R308.4.2]
4 EGRESS WINDOWS WITH MIN OF 5.7 SF OPENING, MIN. OF 24" HEIGHT CLEAR, AND 20" WIDE CLEAR IS REQUIRED. MAX. OF 44" FROM FINISH FLOOR TO THE SILL PLATE BOTTOM OF WINDOWS.
5 MINIMUM 36" DEEP LANDING OUTSIDE THE MAIN EXTERIOR EGRESS DOOR, THE LANDING SHALL NOT BE MORE THAN 7.75" LOWER THAN THE THRESHOLD FOR THE MAIN ENTRANCE IN-SWING DOOR, (1-1/2" FOR OUT SWINGING).
6 TOILETS SHALL NOT BE INSTALL CLOSER THAN 15" FROM THE CENTER TO ANY FINISH WALL OR OBSTRUCTION AND ALSO WITH A MINIMUM OF 24" CLEAR FLOOR SPACE IN FRONT OF THE TOILET.

SEE page A1.1, A1.2 &
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GROUND FLOOR PLAN

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1 FRONT ELEVATION
A4 SCALE: 1/4" = 1'



2 RIGHT SIDE ELEVATION
A4 SCALE: 1/4" = 1'

STUCCO PER COLOR BOARD

39TH ST PROPERTIES
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COMPOSITE ROOF
PER COLOR BOARD



1 REAR ELEVATION
A4.1 SCALE: 1/4" = 1'



2 LEFT SIDE ELEVATION
A4.1 SCALE: 1/4" = 1'

SEE page A1.1, A1.2 &
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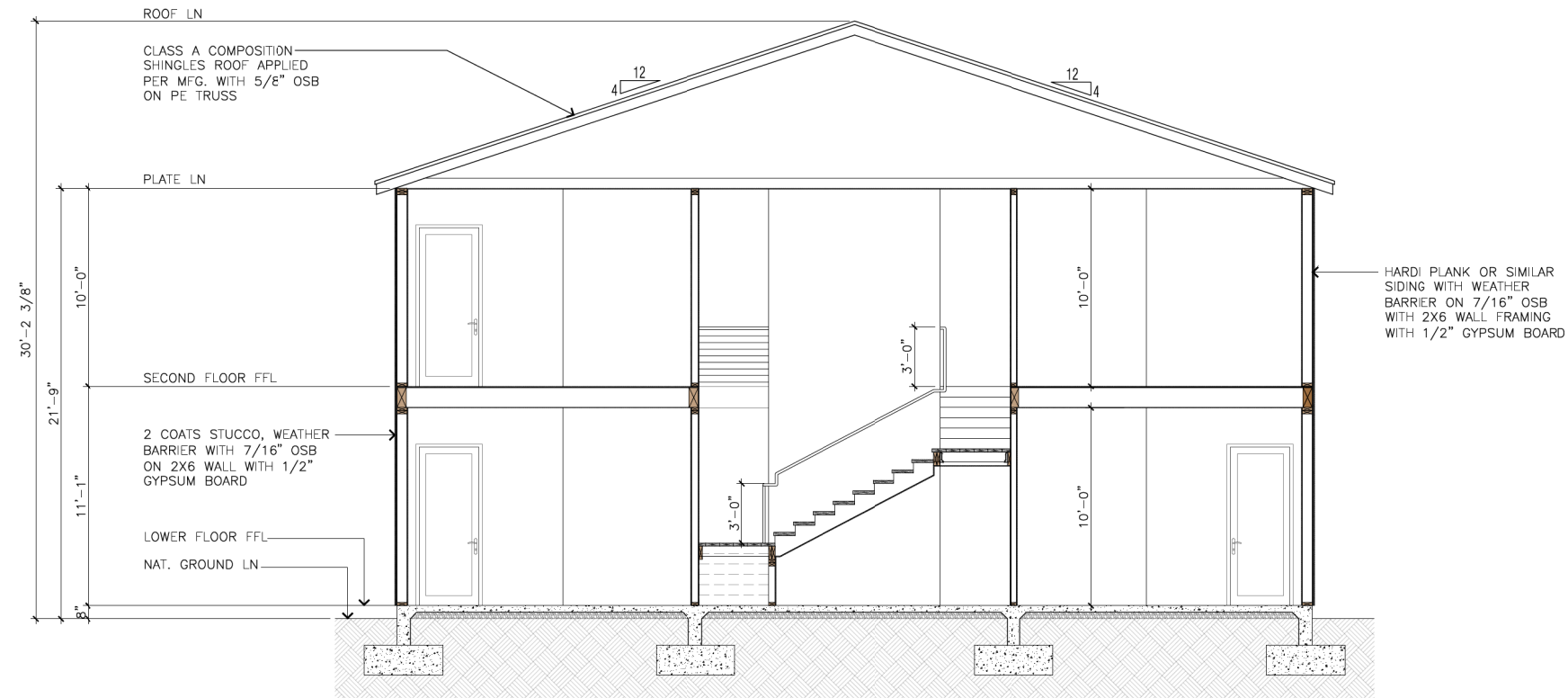
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BUILDING ELEVATIONS

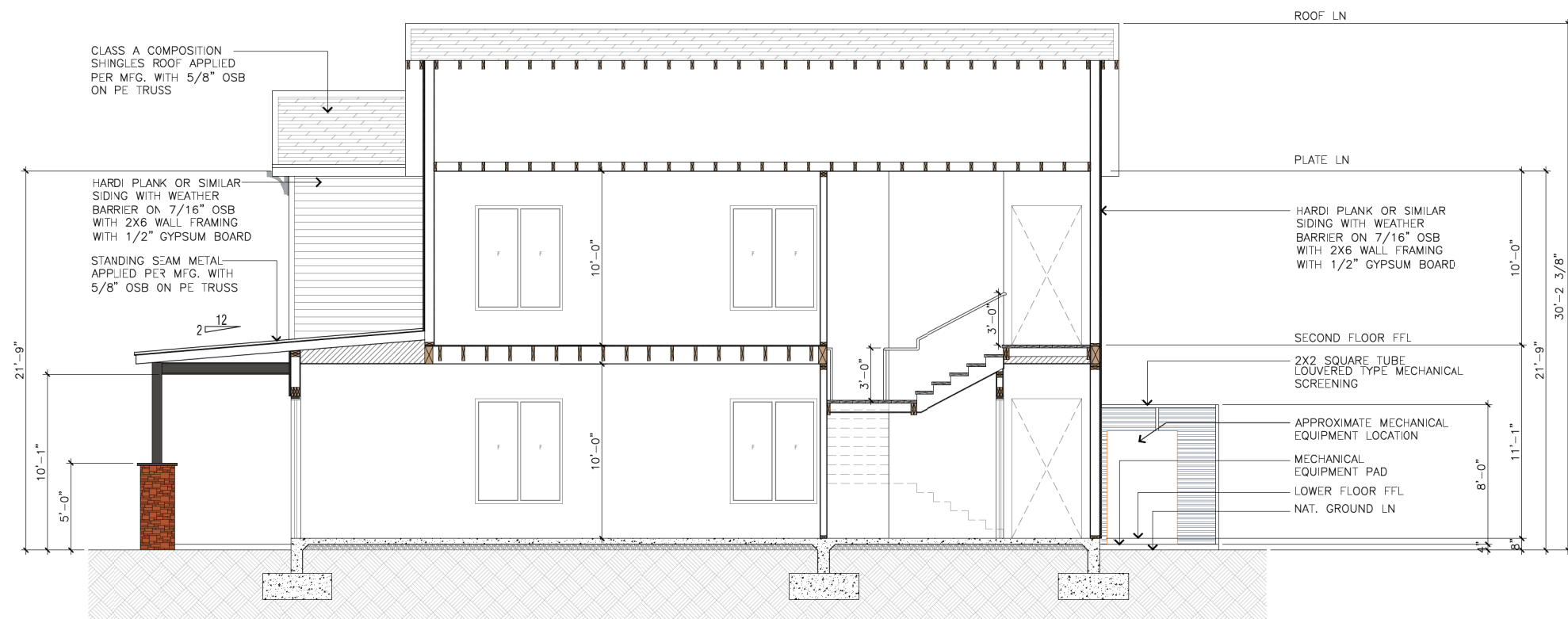
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1 CROSS SECTION
A5 SCALE: 1/4" = 1'



2 LONGITUDINAL SECTION
A5 SCALE: 1/4" = 1'

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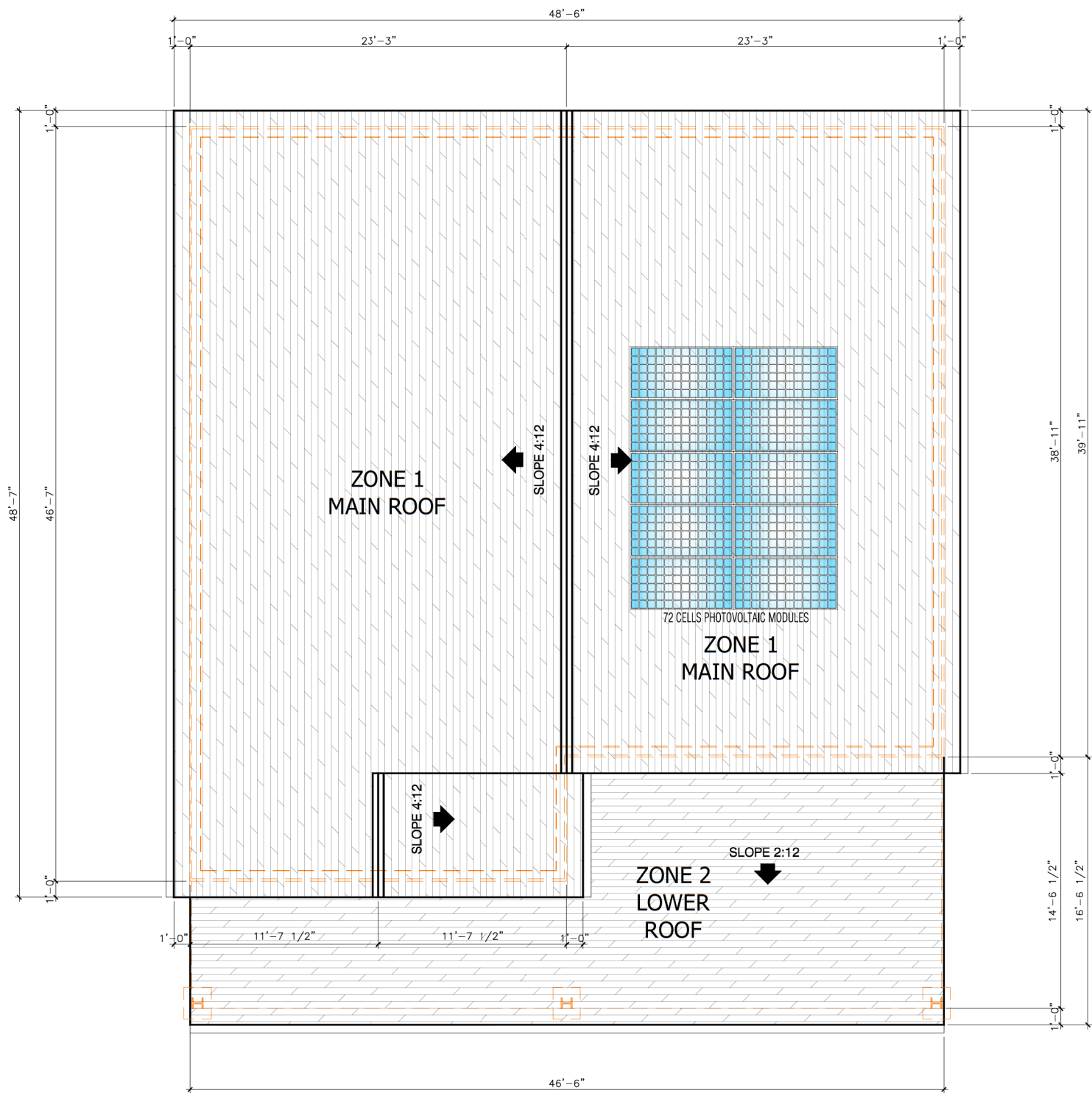
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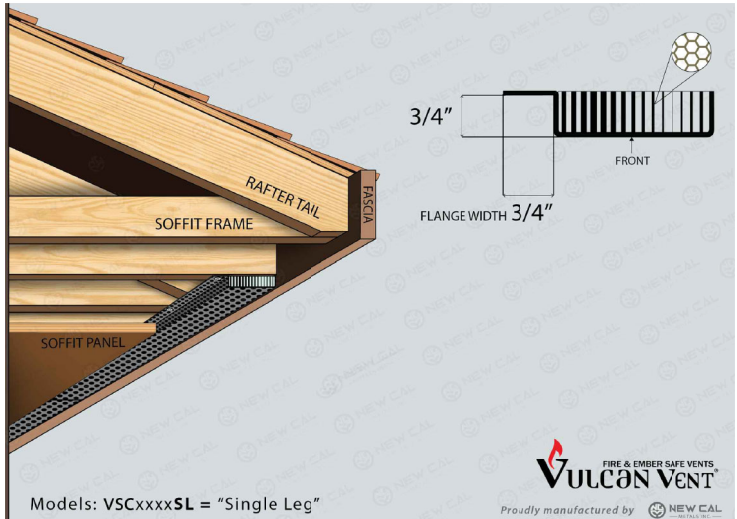
1 ROOF PLAN
A6 SCALE: 1/4" = 1'

CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING - BUILDING MATERIALS LISTING PROGRAM
LISTING SERVICE



LISTING No. 8165-2192.0100
CATEGORY: 8165 -- VENTS FOR WILDLAND URBAN INTERFACE (W.U.I.)
LISTEE: Vulcan Technologies8 Commercial Blvd Ste. E, Novato, CA 94949
Contact: Larry Dumm (916) 626-2400 Fax (916) 647-0477
Email: Larry@newcalmetals.com
DESIGN: Vulcan Technologies
Model VFS414 (4"x14"), VFS614 (6"x14"), VFS814 (8"x14") foundation vent.
Model VE3522 (3.5"x22"), VE 5522 (5.5"x22"), 7522 (7.5"x22") Soffit/Eave vent.
*Model VSC2120 Continuous Soffit Vent.
Aluminum honeycomb core, 5/8" nominal thickness with 1/4" cells.
1 to 2 mil cell walls.
1/4" stainless steel mesh
Intumescent coating
RATING: Rated for use as materials for exterior wildfire exposure in Wildland Urban Interface (WUI) fire areas.
INSTALLATION: In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING: Listee name, Model number, rating and SFM label.
APPROVAL: Listed as foundation vent, soffit vent, and eave vent for use in Wildland Urban Interface Areas (WUI).
NOTE: This listing is considered an alternate method of compliance with 706A, 2016 CBC. Alternate Methods of Compliance are listed as a one time listing only.

Page 1 of 1



ZONE 1 MAIN ROOF

ATTIC VENTILATION CALCULATOR

Note: Calculations are based on 1 square foot of Net Free Area for every 150 square feet of attic floor space.

SELECT THE ROOF PITCH THAT IS CLOSEST TO YOURS

ROOF PITCH : ☒ Up to 6/12 ☐ 7/12 to 10/12 ☐ 11/12 and Up

Enter the width and length of your home, including overhang (in feet):

WIDTH : 49 Ft Calculate

LENGTH : 29 Ft Reset

ATTIC SIZE : 1421 Sq. Ft.

Read Intake Vents and Exhaust Vents needed at specific Roof Pitch. Numbers are expressed as Linear Feet.

VULCAN Continuous Soffit Intake Vents - 9 sq.in./foot NFA
77 Linear Ft. You need 10 8' pieces or 7 12' pieces

For attics greater than 3500 sq.ft. we recommend a minimum of 12.7 NFA per foot

VULCAN WIDE HAT SHAPED VENT - 12.7 sq.in./foot NFA
56 Linear Ft. You need 7 8' pieces

12.7 sq.in./foot NFA Continuous Soffit Intake Vents for 0 lot line

VULCAN RIDGE VENTS (EXHAUST) - 18 sq.in./foot NFA
39 Linear Ft.

ZONE 2 LOWER ROOF

ATTIC VENTILATION CALCULATOR

Note: Calculations are based on 1 square foot of Net Free Area for every 150 square feet of attic floor space.

SELECT THE ROOF PITCH THAT IS CLOSEST TO YOURS

ROOF PITCH : ☒ Up to 6/12 ☐ 7/12 to 10/12 ☐ 11/12 and Up

Enter the width and length of your home, including overhang (in feet):

WIDTH : 47 Ft Calculate

LENGTH : 24 Ft Reset

ATTIC SIZE : 1128 Sq. Ft.

Read Intake Vents and Exhaust Vents needed at specific Roof Pitch. Numbers are expressed as Linear Feet.

VULCAN Continuous Soffit Intake Vents - 9 sq.in./foot NFA
61 Linear Ft. You need 8 8' pieces or 6 12' pieces

For attics greater than 3500 sq.ft. we recommend a minimum of 12.7 NFA per foot

SEE page A1.1, A1.2 &
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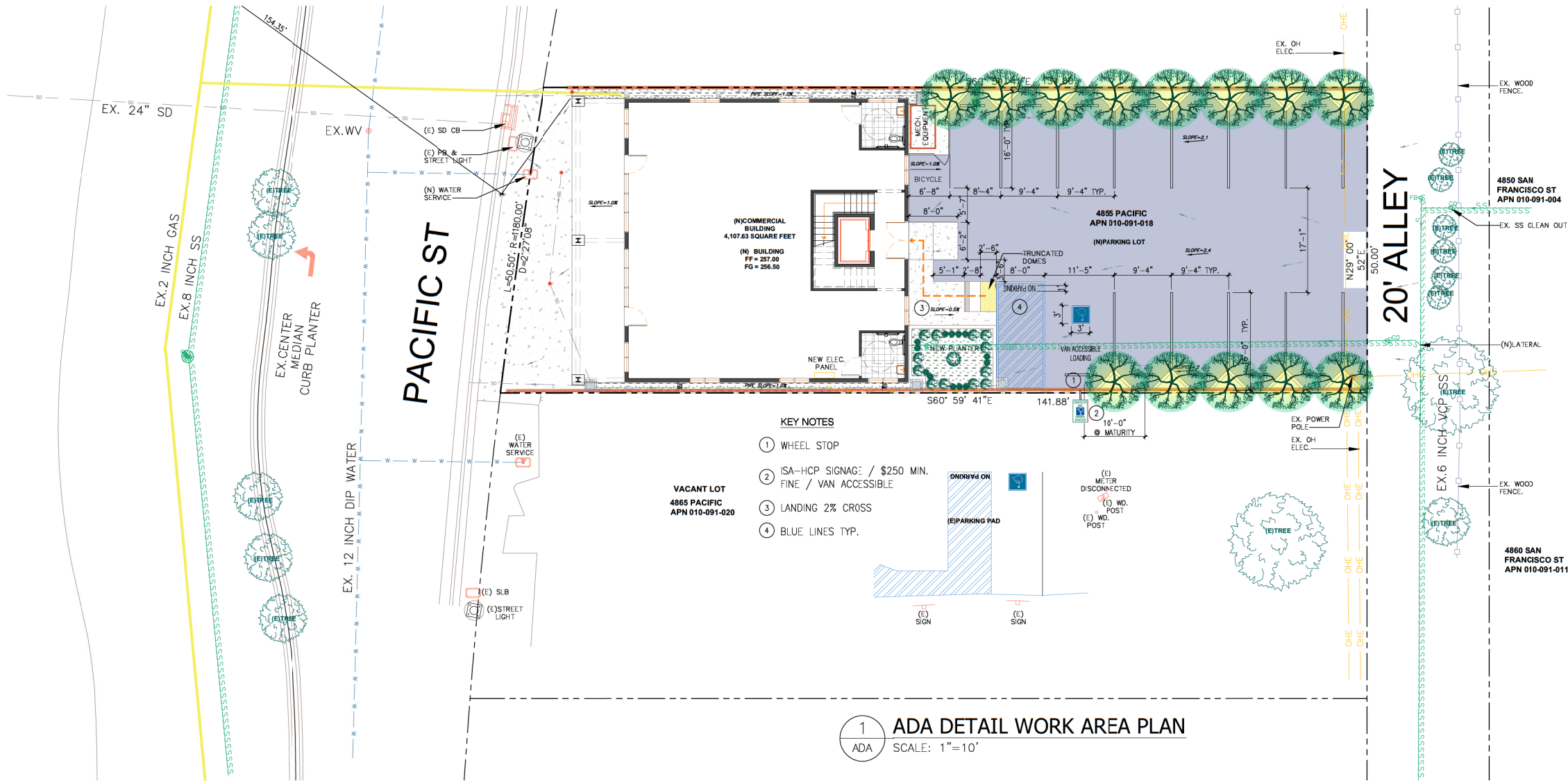
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ROOF PLAN

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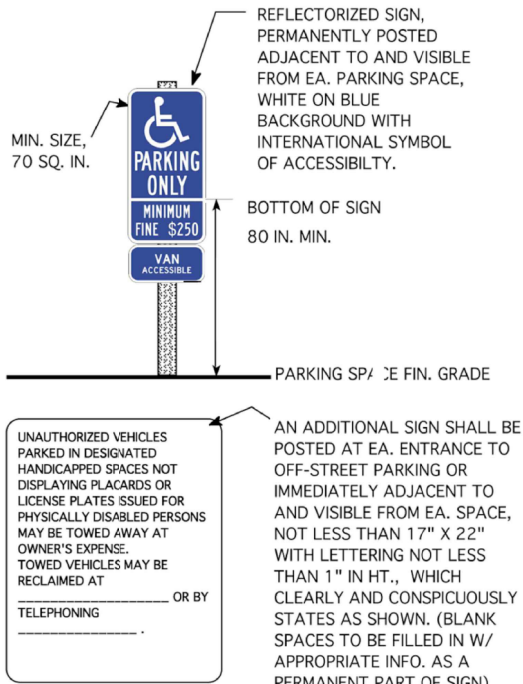
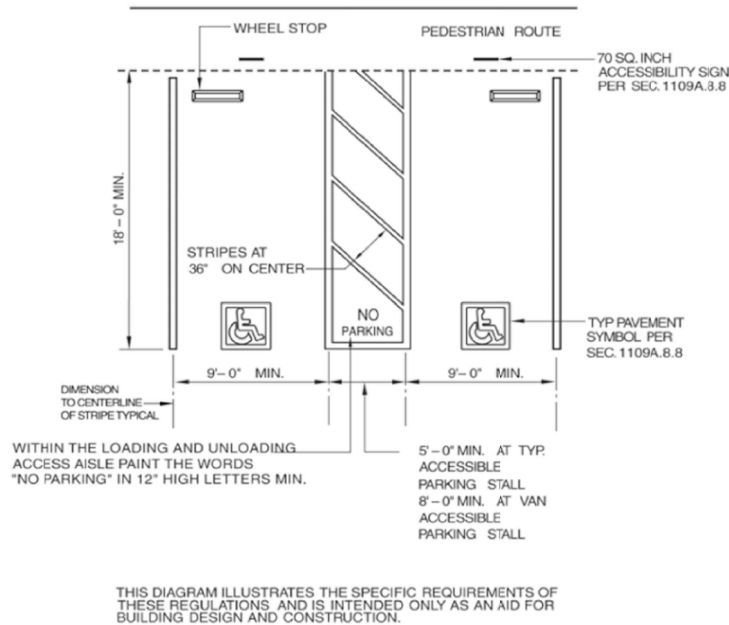
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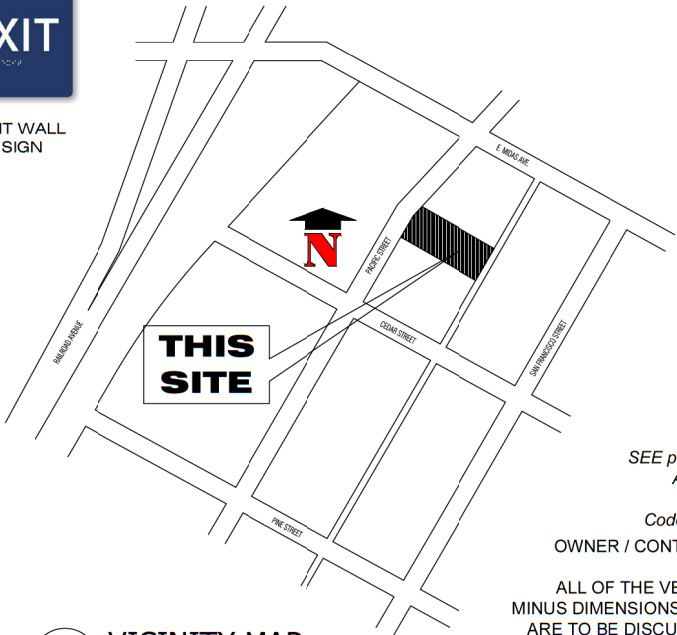
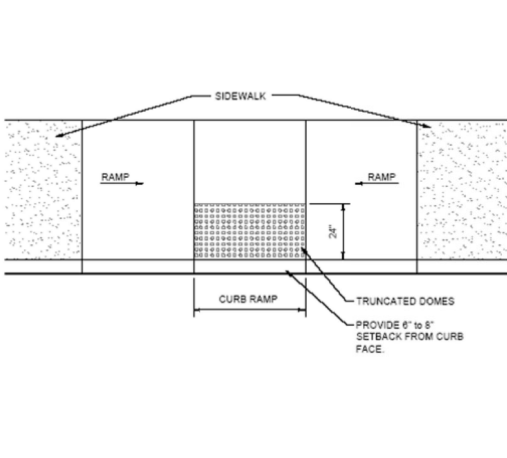


1 ADA
SCALE: 1"=10'

REFERENCES



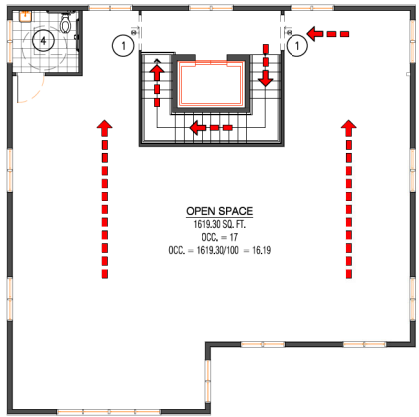
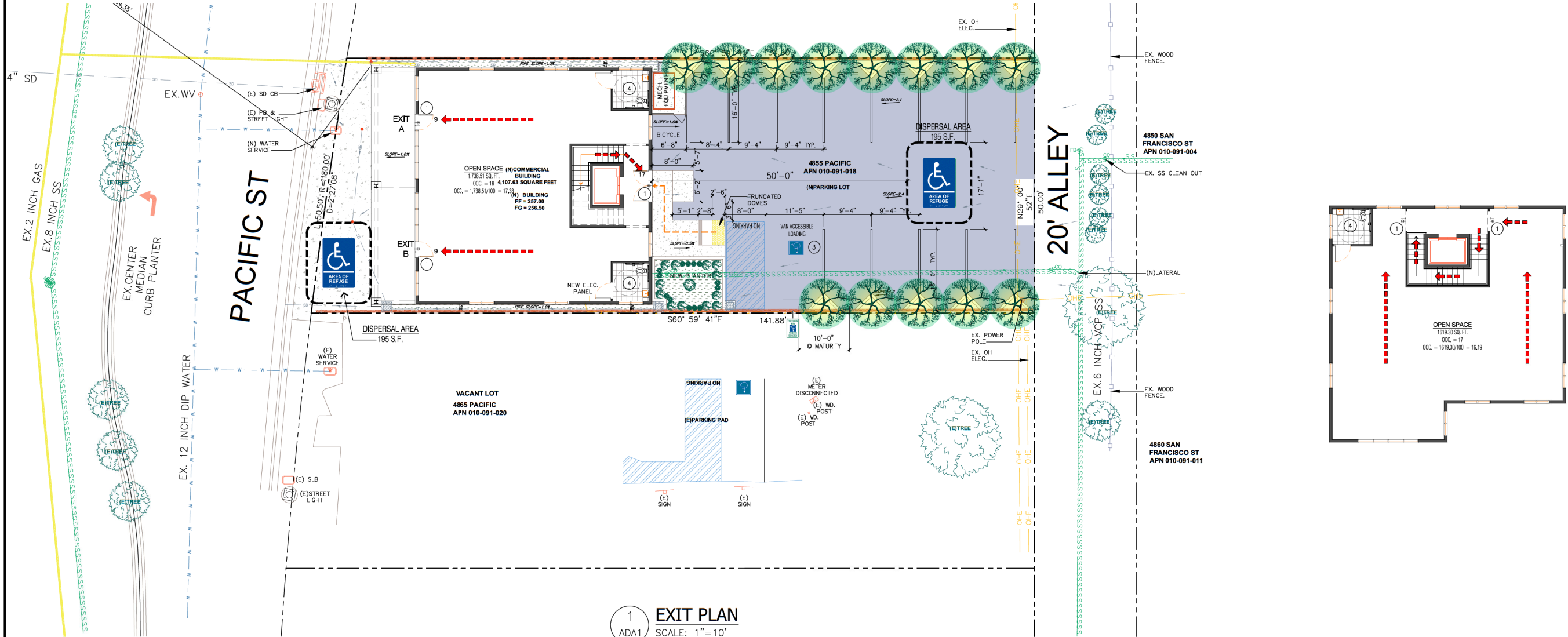
DOOR AND WALL SIGN LEGEND:



2 ADA
SCALE: NTS

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1 EXIT PLAN
ADA1 SCALE: 1"=10'

EXIT PATH LEGEND:



KEY NOTES:

- 1) EXIT SIGN AT END OF HALLWAY.
- 2) PANIC HARDWARE ALONG PATH OF TRAVEL. AS REQUIRED.
- 3) HC PARKING STALLS. W/ SIGNAGE.
- 4) ADA COMPLIANT TOILET ROOMS.

FIRE EXIT NOTES:

1010.1.10 PANIC AND FIRE EXIT HARDWARE

DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OCCUPANCY, ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY E, I-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. FOR GROUP L OCCUPANCIES SEE SECTION 453.6.3 EXCEPTIONS:

1. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE PERMITTED TO BE LOCKING IN ACCORDANCE WITH SECTION 1010.1.9.3, ITEM 2.

2. DOORS SERVING A GROUP A OR E OCCUPANCY SHALL BE PERMITTED TO BE ELECTRO MAGNETICALLY LOCKED IN ACCORDANCE WITH SECTION 1010.1.9.9. ELECTRICAL ROOMS WITH EQUIPMENT RATED 800-AMPERES OR MORE AND OVER 6 FEET (1829 MM) WIDE, AND THAT CONTAIN OVER CURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS, SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

1010.1.10.1 INSTALLATION

WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:

1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305.
2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.
3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND NOT LESS THAN ONE-HALF OF THE DOOR LEAF WIDTH.
4. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS (67 N).

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements

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EXIT PLAN

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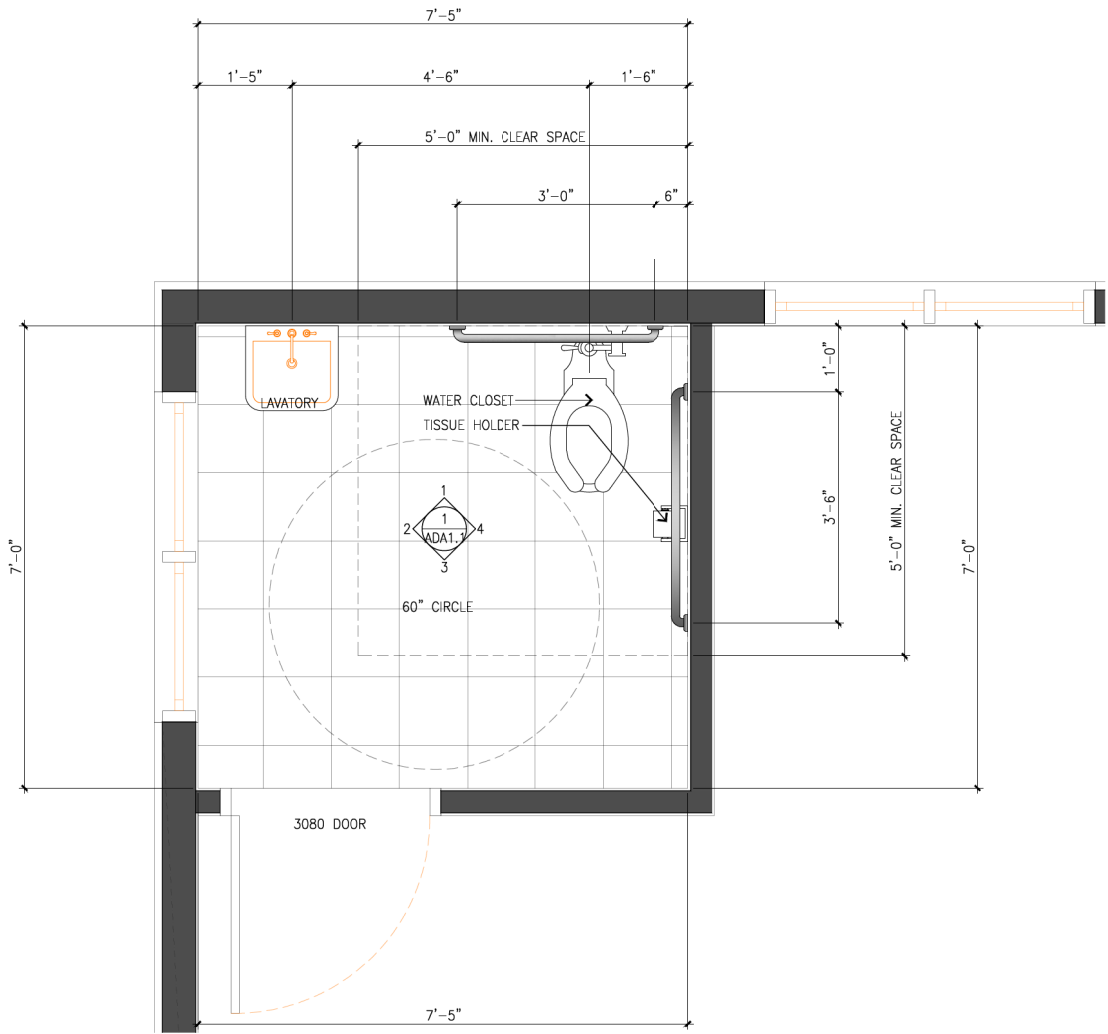
THIRTY NINTH ST PROPERTIES
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CALIFORNIA 95677

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APN 010-091-004

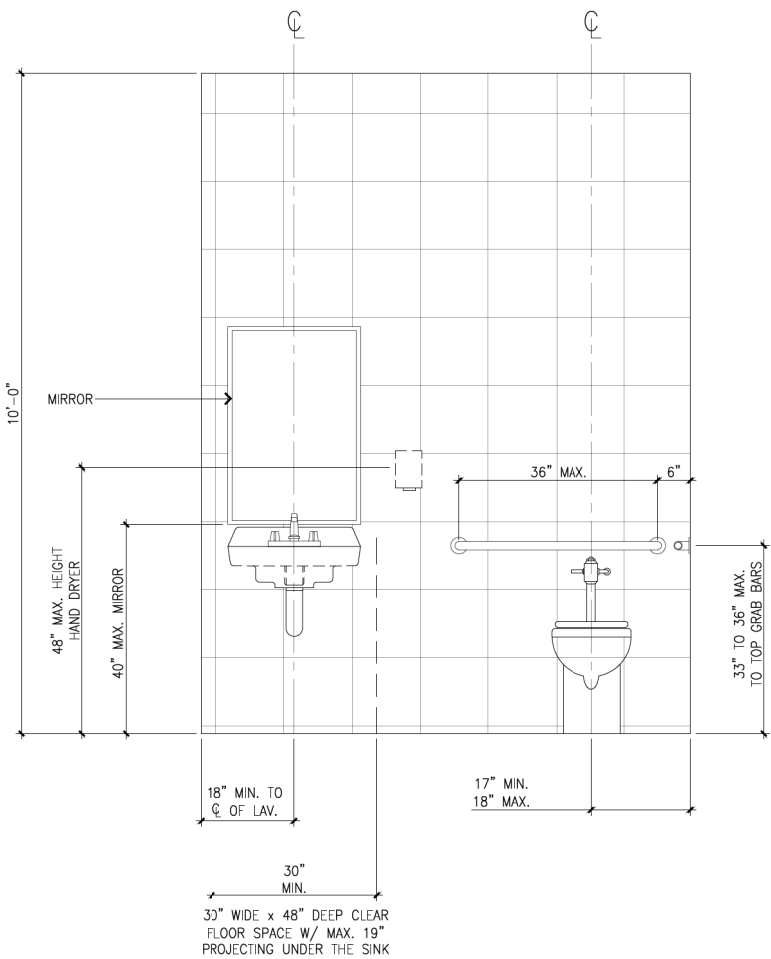
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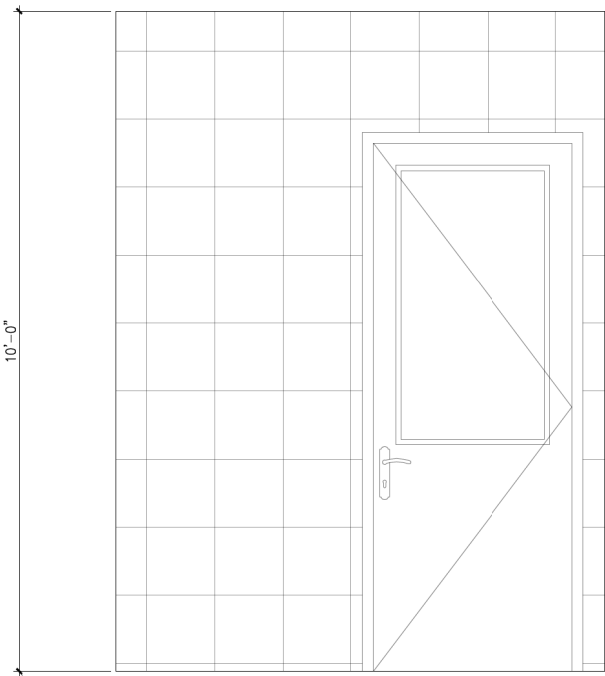
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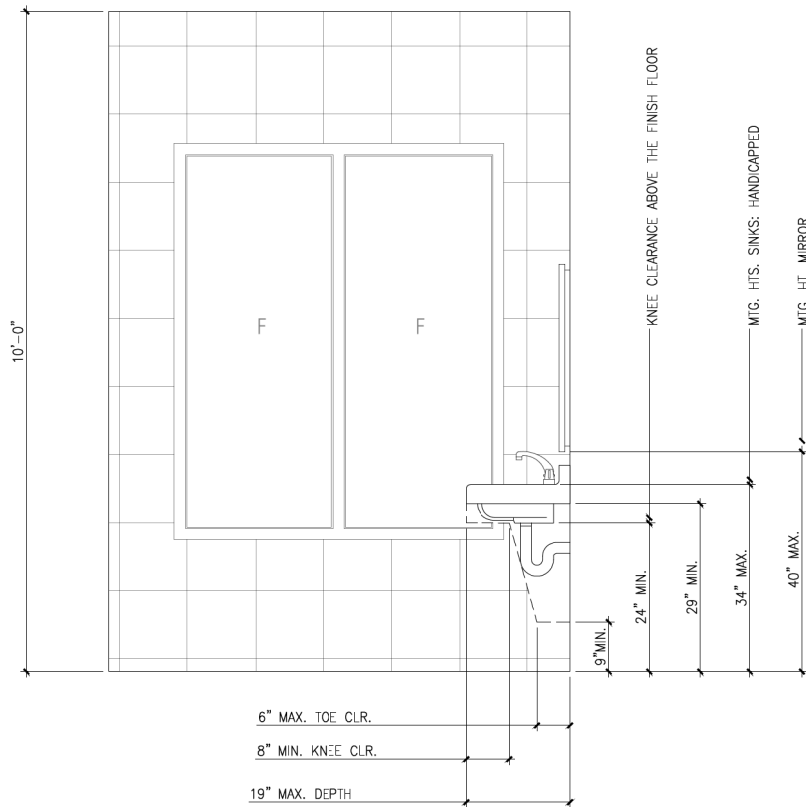
1 TYPICAL ENLARGED ADA RESTROOM PLAN
ADA1.1 SCALE: 3/4" = 1'



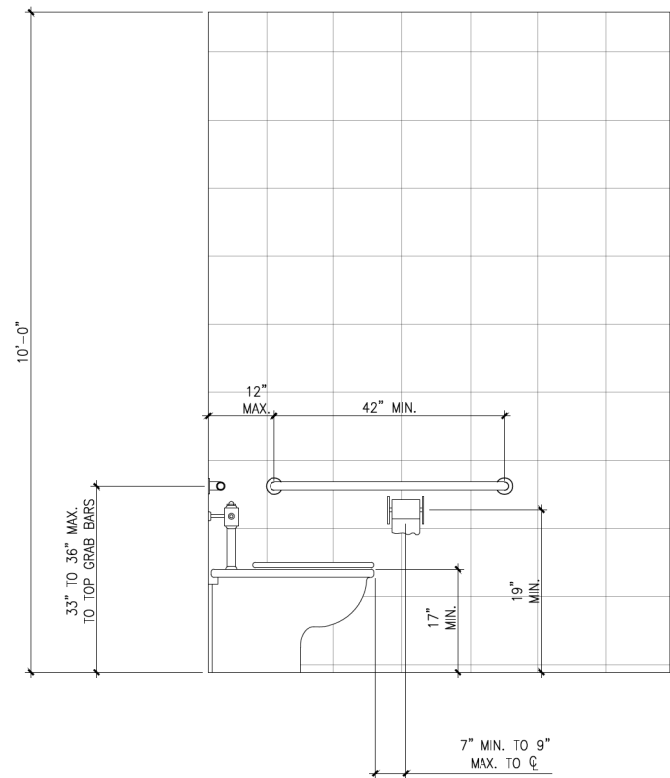
ELEV 1



ELEV 3



ELEV 2



ELEV 4

SECTION 1210 TOILET AND BATHROOM REQUIREMENTS:

[P] 1210.1 REQUIRED FIXTURES

THE NUMBER AND TYPE OF PLUMBING FIXTURES PROVIDED IN ANY OCCUPANCY SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE.

1210.2 FINISH MATERIALS

WALLS, FLOORS AND PARTITIONS IN TOILET AND BATHROOMS SHALL COMPLY WITH SECTIONS 1210.2.1 THROUGH 1210.2.4.

[OSHPD 1, 2 & 3] FACILITIES SUBJECT TO OSHPD 1, 2, & 3 SHALL ALSO COMPLY WITH SECTION 1224.4.11.

[OSHPD 4] FACILITIES SUBJECT TO OSHPD 4 SHALL ALSO COMPLY WITH SECTION 1227.9.

1210.2.1 FLOORS AND WALL BASES

IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 MM).

1210.2.2 WALLS AND PARTITIONS

WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

EXCEPTION: THIS SECTION DOES NOT APPLY TO THE FOLLOWING BUILDINGS AND SPACES:
DWELLING UNITS AND SLEEPING UNITS.
TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET.

ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

1210.2.3 SHOWERS

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE DRAIN INLET.

1210.2.4 WATERPROOF JOINTS

BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL.

[P] 1210.3 PRIVACY

PRIVACY AT WATER CLOSETS AND URINALS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1210.3.1 AND 1210.3.2.

[P] 1210.3.1 WATER CLOSET COMPARTMENT

EACH WATER CLOSET UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE COMPARTMENT WITH WALLS OR PARTITIONS AND A DOOR ENCLOSING THE FIXTURES TO ENSURE PRIVACY.

EXCEPTIONS:
WATER CLOSET COMPARTMENTS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT TOILET ROOM WITH A LOCKABLE DOOR.
TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE WATER CLOSETS SHALL BE PERMITTED TO HAVE ONE WATER CLOSET WITHOUT AN ENCLOSING COMPARTMENT.
THIS PROVISION IS NOT APPLICABLE TO TOILET AREAS LOCATED WITHIN GROUP I-3 OCCUPANCY HOUSING AREAS.

[P] 1210.3.2 URINAL PARTITIONS

EACH URINAL UTILIZED BY THE PUBLIC OR EMPLOYEES SHALL OCCUPY A SEPARATE AREA WITH WALLS OR PARTITIONS TO PROVIDE PRIVACY. THE WALLS OR PARTITIONS SHALL BEGIN AT A HEIGHT NOT MORE THAN 12 INCHES (305 MM) FROM AND EXTEND NOT LESS THAN 60 INCHES (1524 MM) ABOVE THE FINISHED FLOOR SURFACE. THE WALLS OR PARTITIONS SHALL EXTEND FROM THE WALL SURFACE AT EACH SIDE OF THE URINAL NOT LESS THAN 18 INCHES (457 MM) OR TO A POINT NOT LESS THAN 6 INCHES (152 MM) BEYOND THE OUTERMOST FRONT LIP OF THE URINAL MEASURED FROM THE FINISHED BACKWALL SURFACE, WHICHEVER IS GREATER.

EXCEPTIONS:
URINAL PARTITIONS SHALL NOT BE REQUIRED IN A SINGLE-OCCUPANT OR FAMILY OR ASSISTED-USE TOILET ROOM WITH A LOCKABLE DOOR.
TOILET ROOMS LOCATED IN CHILD DAY CARE FACILITIES AND CONTAINING TWO OR MORE URINALS SHALL BE PERMITTED TO HAVE ONE URINAL WITHOUT PARTITIONS.

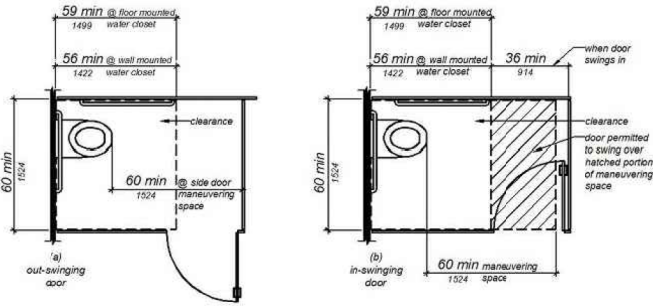
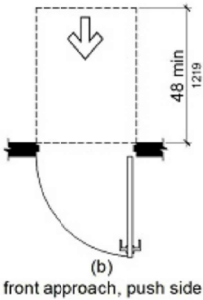


FIGURE 11B-604.8.1.1.2
MANEUVERING SPACE WITH SIDE DOOR



FOR END OF
HALLWAYS

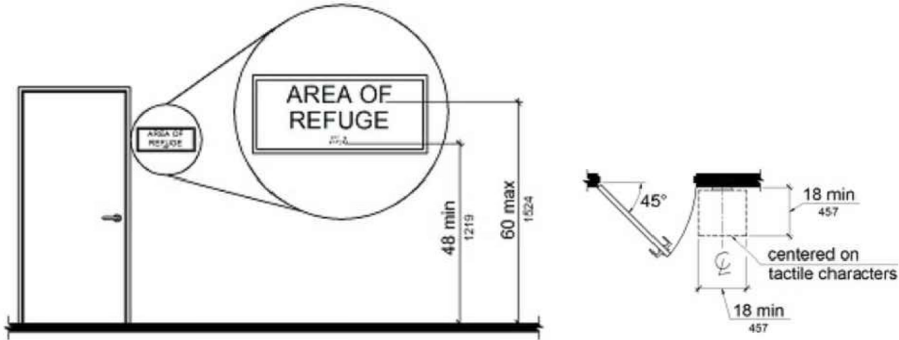
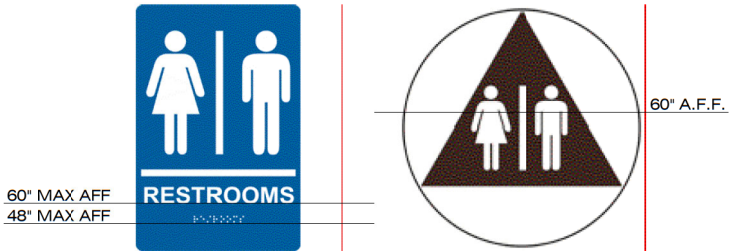


FIGURE 11B-703.4.1 AND 11B-703.4.2
INSTALLATION AND HEIGHT OF TACTILE SIGNAGE



REQUIRED SIGNAGE:

NOTES:

- TOILET ROOM FLOORS SHALL HAVE A STABLE, FIRM, SLIP-RESISTANT SURFACE THAT IS SMOOTH, HARD AND NON-ABSORBENT. THE INTERSECTIONS OF THE FLOOR AND WALLS SHALL HAVE A SMOOTH, HARD AND NON-ABSORBENT VERTICAL BASE A MIN. OF 4" CBC 1210.2.1
- SEAL THE RESTROOM BASE AT THE FLOOR TO PREVENT MOISTURE FROM PENETRATING WALL.
- WALLS WITHIN 2' OF SINK, URINALS AND WATER CLOSET SHALL HAVE A SMOOTH, HARD AND NON-ABSORBENT SURFACE TO A HEIGHT OF 4' ABOVE THE FLOOR. SPECIFY MOISTURE RESISTANT GYP. BD. ALL THESE WALLS. 2019 CBC 1210.2.2.2509
- ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENT FROM MOISTURE. 2019 CBC 1210.2.2

11B-604.9 Water closets and toilet compartments for children's use

Water closets and toilet compartments for children's use shall comply with Section 11B-604.9. When the exception in Section 11B-604.1 is used, the suggested dimensions of Table 11B-604.9 for a single age group shall be applied consistently to the installation of a water closet and all associated components.

TABLE 11B-604.9 SUGGESTED DIMENSIONS FOR CHILDREN'S USE			
SUGGESTED DIMENSIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 381 mm)	15 to 18 inches (381 to 457 mm)
Toilet Seat Height	11 to 12 inches (279 to 305 mm)	12 to 15 inches (305 to 381 mm)	15 to 17 inches (381 to 432 mm)
Grab Bar Height	18 to 20 inches (457 to 508 mm)	20 to 25 inches (508 to 635 mm)	25 to 27 inches (635 to 686 mm)
Dispenser Height	14 inches (356 mm)	14 to 17 inches (356 to 432 mm)	17 to 19 inches (432 to 483 mm)

11B-604.9.1 Location

The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (457 mm) maximum from the side wall or partition except that the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

11B-604.9.2

Clearance

Clearance around a water closet shall comply with Section 11B-504.3.

11B-604.9.3 Height

The height of water closets shall be 11 inches (279 mm) minimum and 17 inches (432 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

11B-604.9.4 Grab bars

Grab bars for water closets shall comply with Section 11B-604.5.

11B-604.9.5 Flush controls

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Sections 11B-309.2 and 11B-309.4 and shall be installed 36 inches (914 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2.

11B-604.9.6

Dispensers

Toilet paper dispensers shall comply with Section 11B-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (356 mm) minimum and 19 inches (483 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

11B-604.9.7 Toilet compartments

Toilet compartments shall comply with Section 11B-604.8.

11B-404.2.4.1 Swinging doors and gates

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

TABLE 11B-404.2.4.1 MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES			
TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
Approach direction	Door or gate side	Perpendicular to doorway	Parallel to doorway (beyond latch side unless noted)
From front	Pull	60 inches (1524 mm)	18 inches (457 mm) ⁵
From front	Push	48 inches (1219 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1524 mm)	36 inches (914 mm)
From hinge side	Push	44 inches (1118 mm) ²	22 inches (559 mm) ³
From latch side	Pull	60 inches (1524 mm)	24 inches (610 mm)
From latch side	Push	44 inches (1118 mm) ⁴	24 inches (610 mm)

- Add 12 inches (305 mm) if closer and latch are provided.
- Add 4 inches (102 mm) if closer and latch are provided.
- Beyond hinge side.
- Add 4 inches (102 mm) if closer is provided.
- Add 6 inches (152 mm) at exterior side of exterior doors.

SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS /
MINUS DIMENSIONS ON THE PLANS
ARE TO BE DISCUSSED WITH THE
DESIGNER OR ENGINEER BEFORE
THE CONSTRUCTION BY THE
CONTRACTOR AND OWNER

39TH ST PROPERTIES
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677



REVISIONS	BY

ADA NOTES

SHEET CONTENTS :

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE	
DATE	SEPT. 9, 2021
SCALE	AS NOTED
DRAWN	MZL
JOB NO.	
SHEET NO.	
ADA2	
OF	SHEETS



2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

TITLE	
DATE	SEPT. 9, 20
SCALE	
DRAWN	
JOB NO.	
SHEET NO.	
<div style="font-size: 2em; font-weight: bold;">AG1</div>	
OF	SHEET



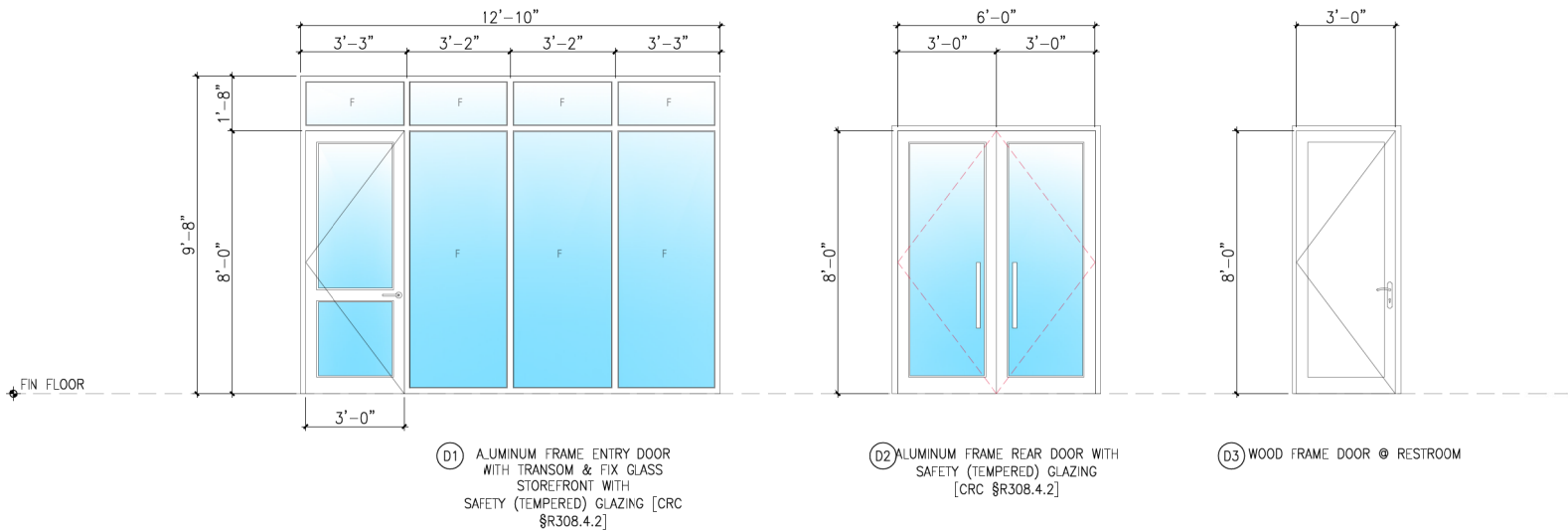
AIA
California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y	N/A	RESPON. PARTY																																																																		
		MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O ₃ /g ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.																																																																		
		MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.																																																																		
		PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).																																																																		
		REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.																																																																		
		VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> , Title 17, commencing with section 94507.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(1) and (b)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers.																																																																		
<input type="checkbox"/>	<input type="checkbox"/>	<table><thead><tr><th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT^{1,2}</th></tr><tr><th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th></tr><tr><th>ARCHITECTURAL APPLICATIONS</th><th>VOC LIMIT</th></tr><tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr><tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr><tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr><tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr><tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr><tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr><tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr><tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr><tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr><tr><td>COVE BASE ADHESIVES</td><td>50</td></tr><tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr><tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr><tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr><tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr><tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr><tr><td>PVC WELDING</td><td>510</td></tr><tr><td>CPVC WELDING</td><td>490</td></tr><tr><td>ABS WELDING</td><td>325</td></tr><tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr><tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr><tr><td>CONTACT ADHESIVE</td><td>80</td></tr><tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr><tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr><tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr><tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr><tr><td>METAL TO METAL</td><td>30</td></tr><tr><td>PLASTIC FOAMS</td><td>50</td></tr><tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr><tr><td>WOOD</td><td>30</td></tr><tr><td>FIBERGLASS</td><td>80</td></tr></thead></table>	TABLE 4.504.1 - ADHESIVE VOC LIMIT ^{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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1 DOOR SCHEDULE
DS1 SCALE: 3/8" = 1'

DOOR SCHEDULE							
NO.	QTY.	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	LOCATION
D1	2	3'-0" WITH TRANSOM & FIX GLASS STOREFRONT	8'-0"	1-1/2"	SOLID	ALUMINUM FRAME WITH GLASS	MAIN ENTRY
D2	1	(2) 3'-0"	8'-0"	1-1/2"	SOLID	ALUMINUM FRAME WITH GLASS	REAR DOOR
D3	3	3'-0"	8'-0"	1-1/2"	SOLID	WOOD FRAME	RESTROOM

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements
OWNER / CONTRACTOR NOTE:
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER

REVISIONS	BY

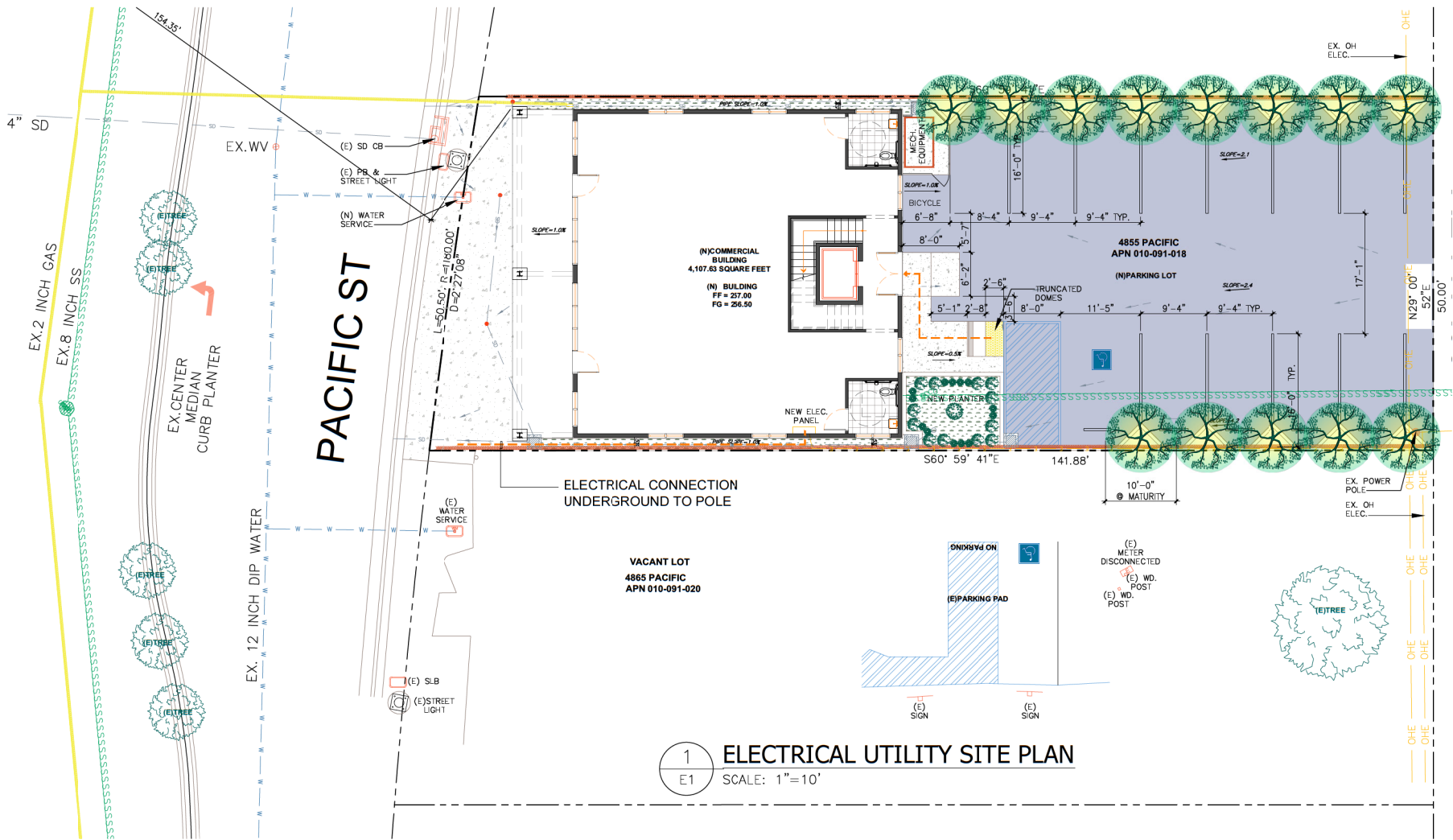
DOOR SCHEDULE

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE	
DATE	SEPT. 9, 2021
SCALE	AS NOTED
DRAWN	MZL
JOB NO.	
SHEET NO.	DS1
OF	SHEETS



39TH ST PROPERTIES
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677



1 ELECTRICAL UTILITY SITE PLAN
E1 SCALE: 1"=10'

LOAD SCHEDULE DISTRIBUTION PANEL													
PANEL A 200 AMP 1Ø													
LOCATION	WATTAGE			LTG	REC	MISC	BKR	CIRC	CIRC	BKR	MISC	REC	LTG
	OA	OB	OC										
OPEN SPACE @ GROUND FLOOR, RR LIGHTING	1153			✓			20	1	2	20		✓	
OPEN SPACE @ GROUND FLOOR, RR LIGHTING	864			✓			20	3	4	20		✓	
HALLWAY, STAIR LIGHTING	400			✓			20	5	6	20		✓	
OUTDOOR LIGHTING	300			✓			20	7	8	20		✓	
OPEN SPACE @ SECOND FLOOR, RR LIGHTING	1039			✓			20	9	10	20		✓	
OPEN SPACE @ SECOND FLOOR, RR LIGHTING	720			✓			20	11	12	20		✓	
OPEN SPACE @ SECOND FLOOR, RR LIGHTING	1260				✓		20	13	14	20		✓	
EV CHARGER	7200				✓		40	15	16	40	✓		
ACU 2 IN ATTIC	3500					✓	40	17	18				
SPARE								19	20				
SPARE								21	22				
SPARE								23	24				
SPARE								25	26				
SPARE								27	28				
SPARE								29	30				
SPARE								31	32				
SPARE								33	34				
SPARE								35	36				
SPARE								37	38				
SPARE								39	40				
SPARE								41	42				
WGT TOTALS 14,632 OA 14,544 OB 14,544 OC													
OA + OB + OC = 29,176/1.73/240 = 70.26													
TOTAL CONNECTED LOAD = 70.26A													
* ANTICIPATED FUTURE													
LTG LOAD 4,476/1.73/240 = 10.78A													
25% OF LARGEST MOTOR 3500X.25/1.73/240 = 2.10A													
LCL AMPS 10.78+2.10=9.88+70.26= 80.14A													
TOTAL LOAD 80.14 LCL													

ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION:

ALL 15A, OR 20A, 120V BRANCH CIRCUITS ON DWELLING UNITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED IN ACCORDANCE WITH 2019 CEC ART.2010.012(A)

TAMPER-RESISTANT RECEPTACLES

TAMPER-RESISTANT RECEPTACLES IN THE DWELLING. ALL 125V SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (THROUGHOUT) 2019 CEC ART.406.12.

GFCI PROTECTION NOTES:

GFCI PROTECTION IS REQUIRED FOR ALL 15A, OR 20A 125V RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS.

- SINKS - GFCI PROTECTION FOR RECEPTACLES IS REQUIRED WITHIN ARE MEASUREMENT OF 6 FT. OF THE OUTSIDE EDGE OF A SINK.
- BATH TUBS OR SHOWER STALLS - GFCI PROTECTION IS REQUIRED FOR RECEPTACLES LOCATED WITHIN 6 FT. OF THE OUTSIDE EDGE OF A BATHTUB OR SHOWER STALL.
- LAUNDRY AREAS - RECEPTACLES INSTALLED IN LAUNDRY AREAS OF A DWELLING UNIT SHALL BE GFCI PROTECTED.
- DWELLING UNIT DISHWASHERS - OUTLETS SUPPLYING DISHWASHERS IN A DWELLING UNIT MUST BE GFCI PROTECTED PER 2019 CEC ART. CEC210.8.

FAN NOTES:

KITCHEN AND BATH FANS RATED 3 ONES OR LESS ARE NOW REQUIRED 100CFM PER KITCHEN WITH INTERMITTED OPERATED, 50 CFM PER BATHROOM WITH INTERMITTED OPERATED AND 20 CFM WITH CONTINUOUS OPERATED. DUCT SIZING LIST PER TABLE 7.1

CARBON MONOXIDE (CO) REQUIREMENTS:

- CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL IN EACH AREA/ HALLWAY ADJACENT TO SLEEPING ROOMS.
- CARBON MONOXIDE ALARMS ARE REQUIRED TO BE LISTED BY THE CALIFORNIA STATE FIRE MARSHAL.
- SPECIFY INTERCONNECTED 110V CARBON MONOXIDE DETECTORS WITH A BATTERY BACKUP.

LIGHTING REQUIREMENTS:

- RECESSED LUMINARIES THAT ARE IC- AND AT- RATED, ACCESSIBLE FROM BELOW THE CEILING, AND JC8-2019 COMPLIANT. CA ENERGY CODE 150.0 (K)1C.
- ALL PERMANENTLY INSTALLED LUMINARIES IN DWELLING UNITS SHALL BE HIGH EFFICACY AND HAVE MANUAL ON/OFF CONTROLS AND VACANCY SENSORS OR DIMMERS EXCEPT FOR HALLWAYS & CLOSETS LESS THAN 70 SQ. FT..
- EXHAUST FANS MUST BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURN OFF WHILE FAN IS RUNNING. EXCLUDES KITCHEN EXHAUST HOODS.
- UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATE FROM ALL OTHER LIGHTING. PERMANENTLY INSTALLED LIGHTING IN CABINETS MUST BE HIGH EFFICACY.
- ALL LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANCE WITH REFERENCE JOINT APPENDIX JA8, EXCEPT HALLWAYS AND CLOSETS OVER 70 SQ. FT., SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS. (THIS APPLIES TO ALL GU-24 LEDS AND RECESSED LUMINARIES.) CBEES 150.0(K)2K.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS MUST ALSO HAVE HIGH EFFICACY LIGHTING, OR BE PROVIDED WITH A MANUAL-ON MOTION SENSOR OR DIMMER SWITCH.
- PERMANENTLY INSTALLED OUTDOOR LIGHTING ATTACHED TO RESIDENCE OR OTHER BUILDINGS MUST BE HIGH EFFICACY AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH.
- AND USE ONE OF THESE CONTROL TYPES:

- PHOTO-CONTROL AND MOTION SENSOR OR
- PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR
- ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK.

EV CHARGERS NOTES:

- INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT.
- THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH INSIDE DIAMETER.
- THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABALE".
- THE SERVICE PANEL AND /OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO A PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE".

ELECTRICAL SYMBOLS

- 110V 20A TAMPER-RESISTANT RECEPTACLE
- 110V GFI OUTLET ON GFI CIRCUIT
- 110V GFI OUTLET WITH WEATHER PROOF CASE/PLUG CAPS
- 110V OUTLET APPLIANCE OUTLET WITH TAMPER RESISTANT
- 110V OUTLET CEILING MOUNTED FOR GARAGE OPENER
- 110V EXHAUST FAN OUTLET ABOVE OVEN
- 22V OUTLET
- FLOOR MOUNTED OUTLET
- SWITCH
- MOTION SENSOR SWITCH
- *TIME OF DAY CONTROL SWITCH* AS BELOW
- GARBAGE DISPOSAL DEWSE SWITCH
- 30A SWITCH BREAKER
- GAS OUTLET
- WALL MOUNTED FIXTURE
- CEILING HUNG CHANDELIER FIXTURE
- CEILING MOUNTED FIXTURE
- RECESSED CAN LIGHT
- RECESSED CAN LIGHT THAT IS SUITABLE FOR DAMP AREA
- RECESSED HIGH EFFICACY LED LIGHT FIXTURE
- RECESSED HIGH EFFICACY LIGHT FIXTURE THAT BUILD IN WITH ELECTRONIC BALLAST
- WALL MOUNT SCONCE LIGHT
- UNDER CABINET FLUORESCENT LIGHT
- CEILING MOUNTED HIGH EFFICACY FLUORESCENT FIXTURE
- RECESS FLUORESCENT FIXTURE
- CEILING FAN WITH LIGHT (E13, E14)
- PHONE
- CABLE TV
- EMPTY OUTLET BOX WITH COVER PLATE FOR FUTURE USE
- EXHAUST FAN
- SMOKE DETECTOR, PROVIDE HARD WIRED, INTERCONNECT SMOKE DETECTOR THAT EQUIPPED WITH BACKUP BATTERY
- CARBON MONOXIDE DETECTOR THAT EQUIPPED WITH BACKUP BATTERY PROVIDE HARD WIRED, INTERCONNECT
- FLOOD LIGHT
- ELECTRICAL OUTLET FOR FUTURE ELECTRIC CAR PER PLAN
- TRACK LIGHT
- WALL MOUNTED VANITY LIGHT
- EXTENDED LIGHT FROM CEILING
- WALL MOUNT SCONCE LIGHT DAY TIME SENSOR
- THIS FIXTURE IS THE HIGH EFFICACY TYPE, (FLUORESCENT WITH SOCKET OR LED.
- THIS FIXTURE HAS MOTION CONTROL DETECT, WITH ASTRONOMICAL TIME CLOCK, OR PHOTO CELL CONTROL
- THIS IS THE MOTION CONTROL DETECT SWITCH
- THIS FIXTURE IS MOISTURE PROOF

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER

39TH ST PROPERTIES
COMMERCIAL BUILDING
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GRANITE BAY, CA 95746

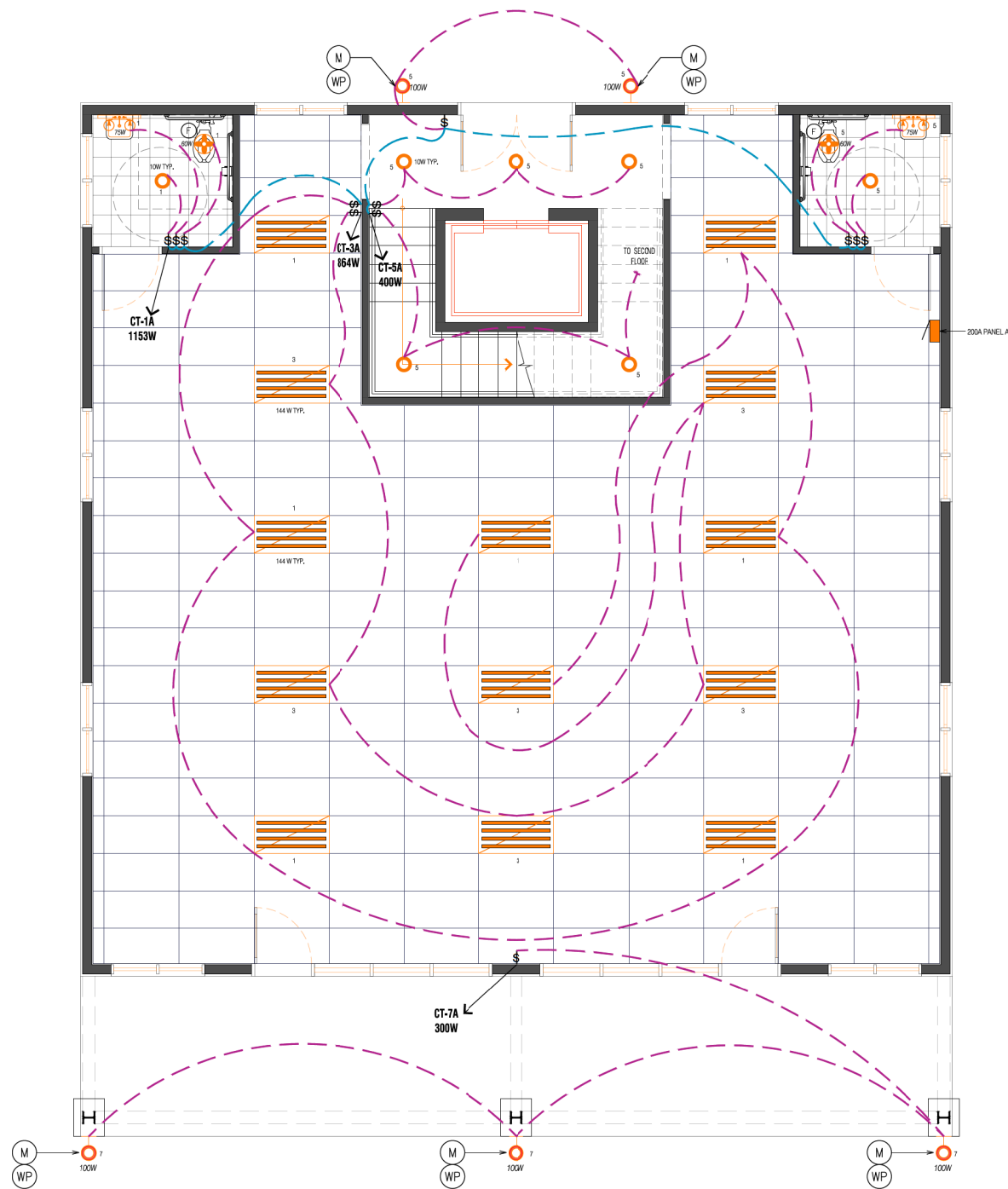
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ELECTRICAL UTILITY SITE PLAN

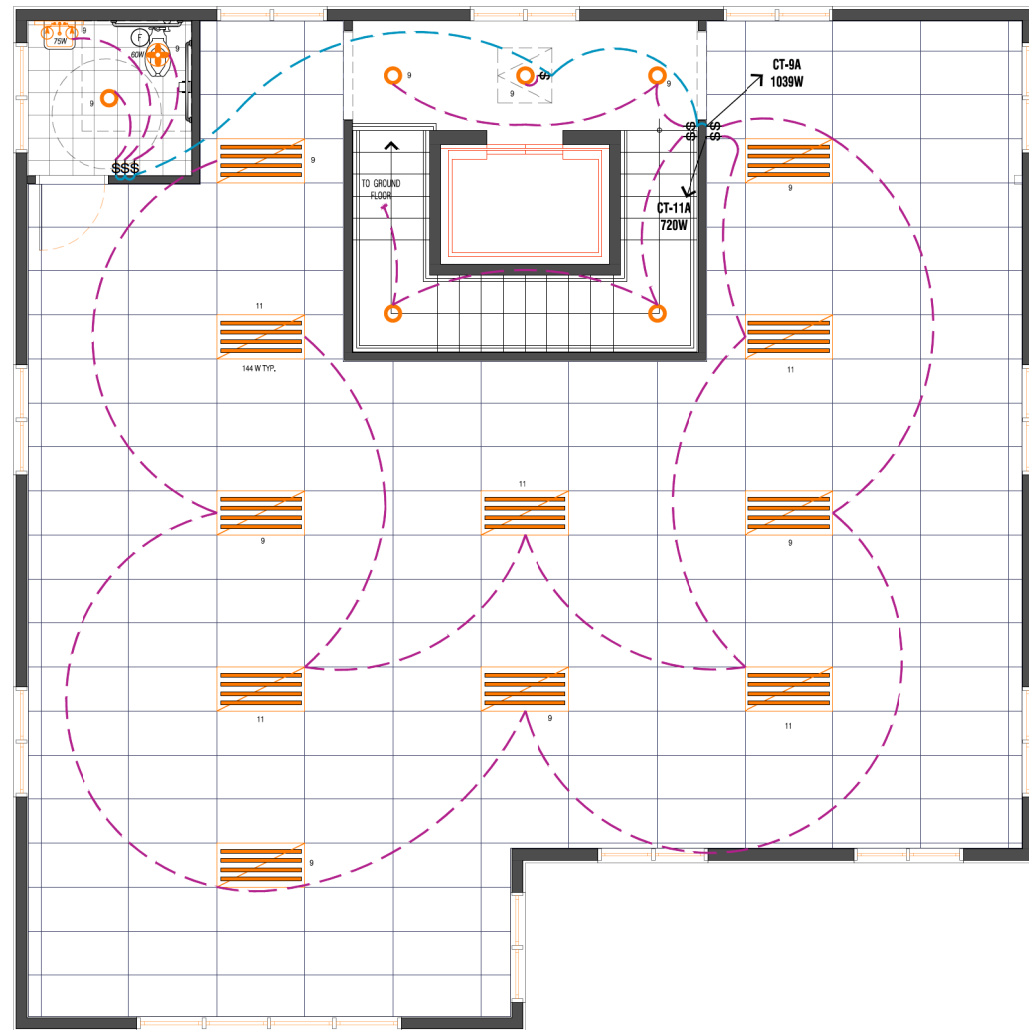
SHEET CONTENTS :

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE
DATE SEPT. 9, 2021
SCALE AS NOTED
DRAWN MZL
JOB NO.
SHEET NO. E1
OF SHEETS



1 GROUND FLOOR LIGHTING LAYOUT PLAN
E2 SCALE: 1/4" = 1'



2 SECOND FLOOR LIGHTING LAYOUT PLAN
E2 SCALE: 1/4" = 1'

SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements
OWNER / CONTRACTOR NOTE:
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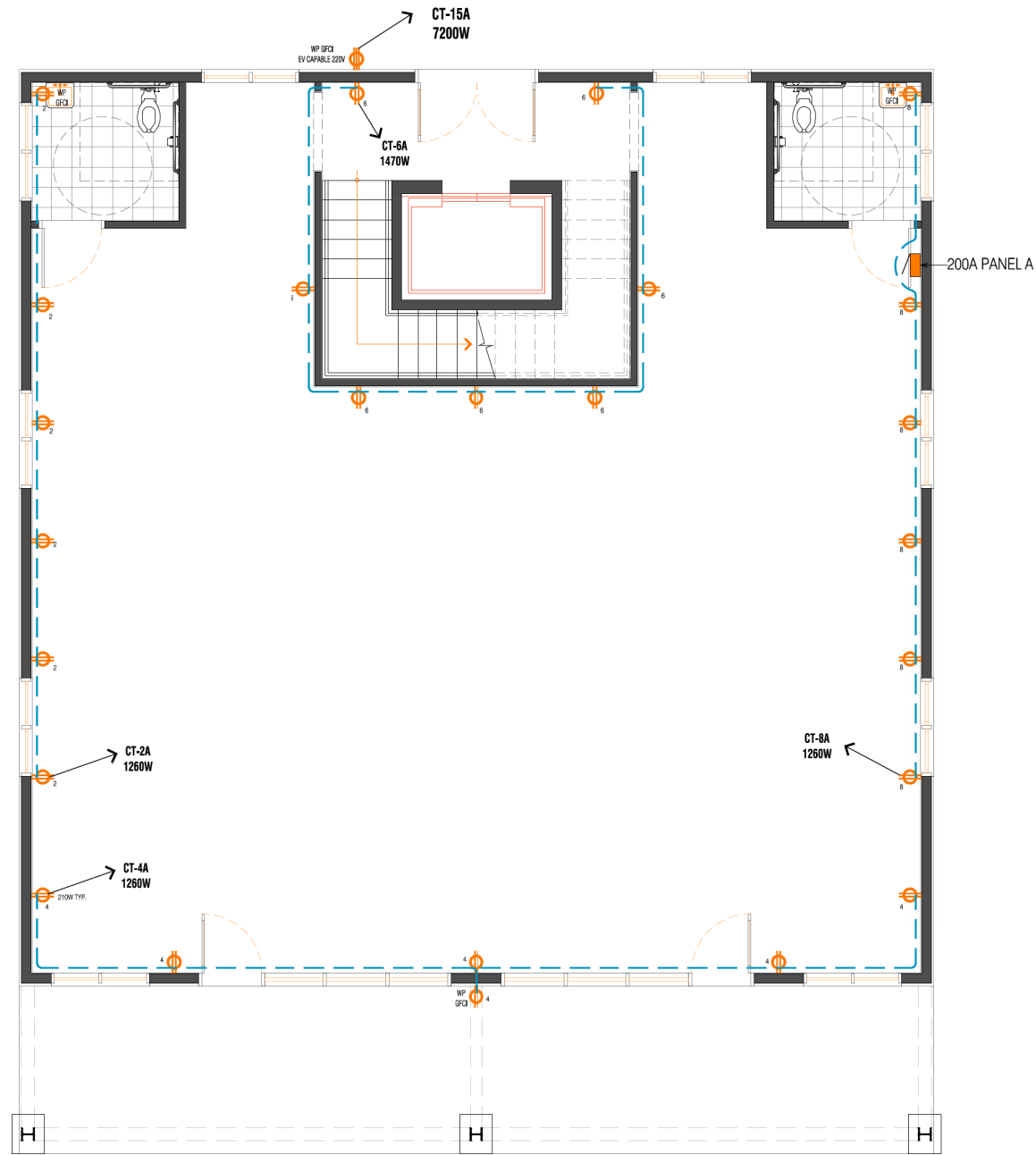


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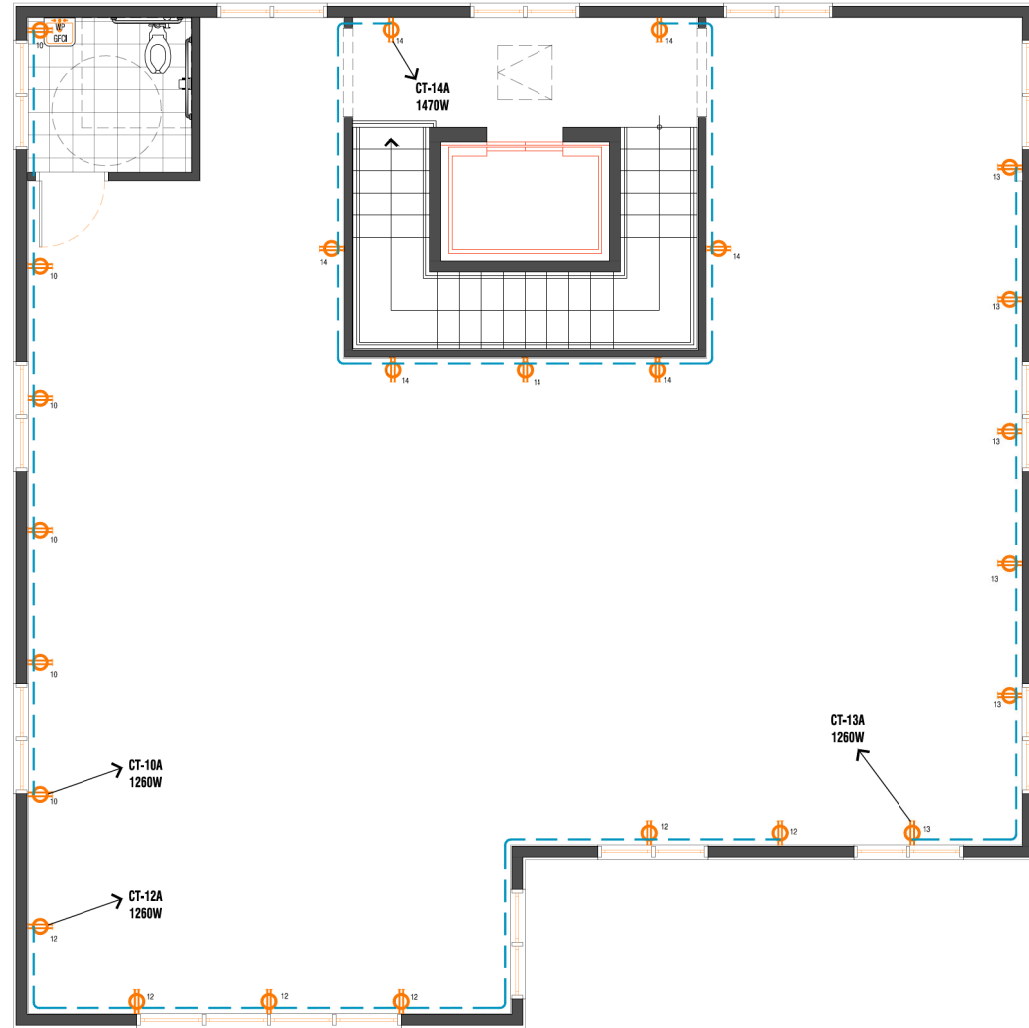
SHEET CONTENTS :
GROUND & SECOND FLOOR
LIGHTING LAYOUT PLAN

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OF SHEETS	



1 GROUND FLOOR POWER LAYOUT PLAN
E3 SCALE: 1/4" = 1'



2 SECOND FLOOR POWER LAYOUT PLAN
E3 SCALE: 1/4" = 1'

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements
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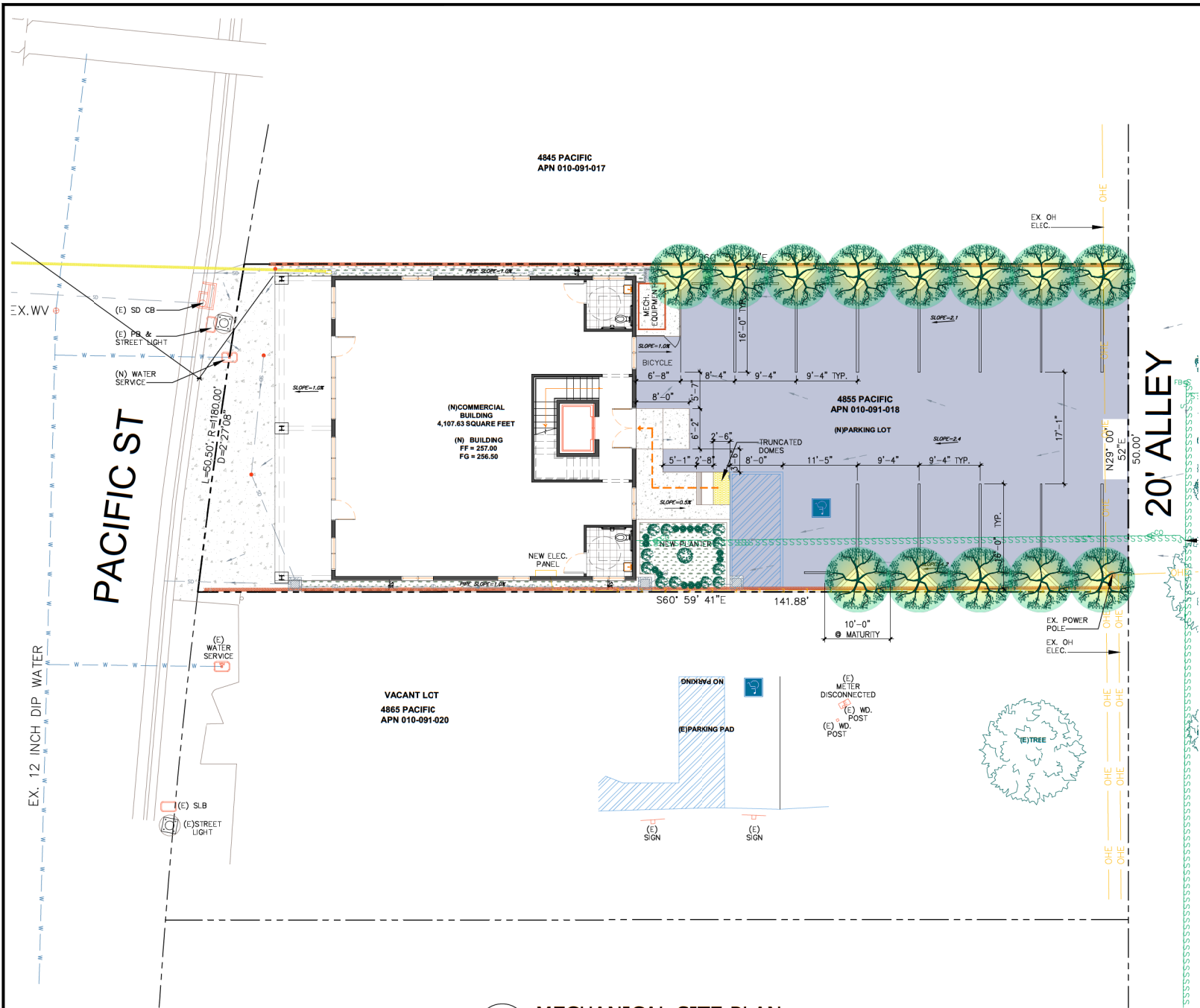


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GROUND & SECOND FLOOR
POWER LAYOUT PLAN

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SHEET NO.	E3
OF SHEETS	



1 MECHANICAL SITE PLAN
M1 SCALE: 1"=10'

AC PACKAGE UNIT SCHEDULE													
MARK QTY	MANUFACTURER & MODEL #	RATED COOLING CAPACITY (BTU/HR)	SEER	Outside Air Requirement Per Unit	S/T BTU/h RATIO	SUPPLY AIR (CFM)	VOLTAGE	MIN. CIR. AMPERITY	ELECTRICAL DATA				WT. (LBS)
									MOCP	PH	RLA	LRA	
AC 1	DAY & NIGHT N4A560GKC	60,000	14	-	-	-	208	-	-	-	-	-	218/197
EXIST UNITS ARE DOWNFLOW CONFIGURED, NEW UNITS SHALL BE PROVIDED W/ AN INTEGRATED ECONOMIZER CONTROLLED BY AN ENTHALPY SENSOR & 100% RELIEF DAMPER, COMPRESSOR CYCLE DELAY, HIGH-AND-LOW-PRESSURE SWITCHES AND ROOF CURB. UNITS SHALL BE EQUIPPED WITH AUTOMATIC SHUTOFF. AUTOMATIC SHUTOFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE UNITS UPON DETECTION OF SMOKE IN THE MAIN SUPPLY. AIR DUCT BY A SMOKE DETECTOR. DETECTORS SHALL BE LABELED BY AN APPROVED AGENCY FOR AIR DUCT INSTALLATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S APPROVED INSTRUCTIONS, MOUNT UNITS PLUMB AND LEVEL ON ROOF CURB PER MANUFACTURER'S STANDARD.													
NOTE: WHEN POSSIBLE, CENTER ANY NEW OR RELOCATED UNITS ON A STRUCTURAL MAIN MEMBER. INSTALL REQUIRED SEISMIC STRAPS AND WATERPROOF ROOF CONNECTION POINTS.													

EXHAUST FAN SCHEDULE SCHEDULE											
MARK	MANUFACTURE & MODEL #	AIR QUANTITY (CFM)	S.P. (IN)	ELECTRICAL DATA			REMARKS				
				AMP	V	PH					
EF1 QTY. = 3	QTXE080	80	.10/80	1	120	1	CEILING MCUNT				
EF2 QTY. = 1	-	113	.10/100	1	120	1	CEILING MCUNT OVERALL HOUSE EXHAUST FAN				

MECHANICAL NOTES:

- THE WORDS: PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE, SHALL BE UNDERSTOOD TO PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE BY MECHANICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CALIFORNIA MECHANICAL CODE, 2019 EDITION, AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND OSHA REQUIREMENTS APPLYING TO THE PROPOSED CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN THE ABOVE AND THESE PLANS AND SPECIFICATIONS, THE MOST RESTRICTIVE SHALL GOVERN.
- MECHANICAL CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS REQUIRED, AND PAY FOR SAME.
- MECHANICAL CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- MECHANICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, INSTALLATION, ETC., FOR A COMPLETE AND PROPERLY OPERATING SYSTEMS.
- ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE OF THE HIGHEST GRADE AND OF THEN SAME MANUFACTURE FOR EACH CLASS OR GROUP OF EQUIPMENT, AND SHALL BE INSTALLED IN MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED. MATERIAL AND EQUIPMENT SHALL BE LISTED BY THE APPROPRIATED AGENCY.
- MECHANICAL CONTRACTOR SHALL PROVIDE "AS-BUILT" RECORD DRAWINGS FOR ALL WORK UNDER THIS CONTRACT. RECORD DRAWING SHALL SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS INSTALLED, INCLUDING WORK ADDED TO THE CONTRACT, WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS. RECORD DRAWING SHALL DELIVERED TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE WORK.
- COMPLETE JOBSHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE DATE BY THE OWNER.
- MECHANICAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF PREMISES ON WHICH WORK IS PERFORMED, AND FOR SAFETY OF ALL PERSONS ON THE SITE DURING PERFORMANCE OF CONTRACT UNTIL FINAL ACCEPTANCE BY OWNER.
- MECHANICAL CONTRACTOR SHALL DO ALL BORING, CUTTING, AND PATCHING TO MATCH EXISTING FACILITIES
- MECHANICAL CONTRACTOR SHALL REMOVED AND DISPOSE OF ALL EXISTING HVAC EQUIPMENT, INCLUDING BUT LIMITED TO, PACKAGE ROOFTOP AIR-CONDITIONING UNITS, CONDENSING UNITS, FAN-COILS, EXHAUST FANS, DIFFUSERS, DUCTS, PIPES, AND RELATED ITEMS.
- GENERAL CONTRACTOR SHALL INSTALL ROOF CURBS, PROVIDED BY MECHANICAL CONTRACTOR, FOR MOUNTING AIR-CONDITIONING UNITS. INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTION AND MOUNTING SURFACE SHALL BE PLUMB AND LEVEL. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CONFORMANCE OF ROOF CURBS.
- ELECTRICAL CONTRACTOR SHALL MAKE POWER CONNECTIONS TO EQUIPMENT INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL RELAYS, SWITCHES, FUSES, DISCONNECT, CONDUITS AND TRANSFORMERS AS REQUIRED. ALL IN ACCORDANCE WITH WIRING DIAGRAMS AND LOCAL CODE REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL PROVIDE 120 VOLTS RECEPTACLES, LOCATED WITH IN 25 FEET OF MECHANICAL EQUIPMENT.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS AND CONDENSATE PIPING AS REQUIRED FOR MECHANICAL EQUIPMENT.
- ALL EQUIPMENT IN DAMP LOCATIONS AND ALL EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
- DUCTWORK SHALL BE LOW VELOCITY CONSTRUCTION AS DEFINED BY SMACNA MANUAL, LATEST EDITION, FLEXIBLE DUCT MAY BE USED WHEN CONCEALED FROM VIEW FOR LAST 6' OF RUN.
- IF EXPOSED DUCTWORK IS USED IN THIS PROJECT, PROVIDE MATERIALS WHICH ARE FREE FROM VISUAL IMPERFECTIONS INCLUDING PIPING, SEAM MARKS, ROLLER MARKS, OIL CANNING, STAINS AND DISCOLORATIONS, AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING. DUCTS AND FITTINGS SHALL BE GALVANIZED STEEL OF SPIRAL CONSTRUCTION AS MANUFACTURED BY UNITED SHEET METAL, OR APPROVED EQUAL. CORRUGATED OR FLEXIBLE METAL DUCTS ARE NOT ACCEPTABLE. IF VISIBLE DURING OPERATING HOURS AT NORMAL ILLUMINATION LEVELS DURING OPERATIONS.
- ALL DUCTWORK SHALL BE INSULATED WITH MINIMUM R = 4.2 INSULATION AND PROVIDED WITH VAPOR BARRIER. ALL TRANSVERSE JOINTS IN DUCTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE. EXPOSED DUCTS IN CONDITIONED SPACE DO NOT REQUIRE INSULATION.
- INSULATION AND COVERING ON DUCTS AND PIPES SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE [1714(b), CBC].
- DIFFUSERS ARE SHOWN DIAGRAMMICALY FOR CLARITY. COORDINATE EXACT LOCATIONS PER ARCHITECTURAL, AND ELECTRICAL REFLECTED CEILING PLANS; DIFFUSED SIZES MAY BE FIELD RE-SIZED TO ACHIEVE FUNCTION INTENDED.
- FLASH AND SEAL ALL ROOF PENETRATION. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE AUTOMATIC CONTROL SYSTEMS, INCLUDING TIME CLOCKS, BY-PASS TIMERS, WIRING AND CONDUITS. CONTROL WIRING MUST BE U.L. LISTED FOR COMPLIANCE WITH N.E.C.
- MOUNTING HEIGHT OF ALL DEVICES SHALL CONFORM TO ADA REQUIREMENTS AND CALIFORNIA STATE ACCESSIBILITY STANDARDS.
- MECHANICAL CONTRACTOR SHALL NOT BORE, NOTCH, WELD OR IN ANY WAY CUT IN TO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER OR ARCHITECT.
- ALL MECHANICAL EQUIPMENT, DUCTWORK AND PIPING SHALL BE BRACED OR ANCHORED. ANCHORAGES AND RESTRAINING DEVICES SHALL CONFORM TO C.C.R. TITLE 24, SECTION 2336(b) AND TABLE 23-P, AND INSTALLED PER SMACNA GUIDELINES FOR SEISMIC RESTRAIN, OR PER UBC/IMC.
- EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY MAINTENANCE INFORMATION WHICH SHALL BE CLEARLY STATED AND INCORPORATED ON AN ACCESSIBLE LABEL ON THE EQUIPMENT.
- RETURN AIR PROVISIONS: NO R.A. DUCTS SHALL BE PROVIDED IN RESTROOMS, SMOKING ROOMS, KITCHEN FACILITIES, PARKING GARAGES, OR ROOMS LESS THAN 80 S.F. RETURN AIR IN SMALL ROOMS SHALL BE ACCOMPLISHED WITH A 1" GAP AT THE BOTTOM OF THE DOOR. AREAS WITHOUT DOORS WHICH DO NOT PRODUCE ODORS OR GAS MAY / OR MAY NOT BE PROVIDED WITH RETURN AIR UPON EVALUATION BY CONTRACTOR.
- BALANCE ALL AIR SYSTEMS TO AIR QUANTITIES INDICATED ON THE DRAWING.

- DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTION OF THE HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH CHAPTER 15, PART II REFERENCE STANDARDS OF THE CALIFORNIA MECHANICAL CODE.
- EACH MAIN SUPPLY AIR DUCT SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTOR.
- TRADEMARKED COMPONENTS ON THIS PLAN MAY BE SUBSTITUTED BY CONTRACTOR WITH OWNER'S PERMISSION WHEN EQUAL PERFORMANCE IS GUARANTEED.
- AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS DESCRIBED IN SEC. 10-103 (A) 2. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME, MATERIAL IDENTIFICATION, AND THE INSTALLED R-VALUE.
- JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOP THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EX-FILTRATION.
- ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.
- 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 2007 CALIFORNIA MECHANICAL CODE.
- SUPPLY AIR AND RETURN AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS DUCTS ARE IN CONDITIONED SPACE.
- THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
 - 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).
 - EACH THERMOSTATIC CONTROL REQUIRED BY SECTION (A) SHALL BE CAPABLE OF BEING SET LOCALLY OR REMOTELY BY ADJUSTMENT OR SELECTION OF SENSORS TO CONTROL:
 - COMFORT HEATING DOWN TO 55°F OR LOWER.
 - COMFORT COOLING UP TO 85°F OR HIGHER.
 - 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 THE SUPPLY HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM SEC. 122 (A) & (B).
- OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.
- EACH SPACE-CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT COMPLY WITH ITEMS 1 AND 2 BELOW:
 - ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON-USE AND SHALL HAVE:
 - AN AUTOMATIC TIME SWITCH CONTROL DEVICE COMPLYING WITH SEC. 119(C), WITH AN ACCESSIBLE MANUAL OVERRIDE THAT ALLOWS OPERATION OF THE SYSTEM FOR UP TO 4 HOURS; OR
 - AN OCCUPANCY SENSOR; OR
 - A FOUR-HOUR TIMER THAT CAN BE MANUALLY OPERATED. EXCEPTION: MECHANICAL SYSTEMS SERVING RETAIL STORES AND ASSOCIATED MALLS, RESTAURANTS, GROCERY STORES, CHURCHES, AND THEATRES EQUIPPED WITH 7-DAY PROGRAMMABLE TIMERS.
 - AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN:
 - A SETBACK HEATING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL HEATING; AND
 - A SETUP COOLING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL COOLING. EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF LESS THAN 100°F. EXCEPTION: SYSTEMS SERVING HOTEL/MOTEL GUEST ROOMS, IF THEY HAVE A READILY ACCESSIBLE MANUAL SHUT-OFF SWITCH.
- OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN.

LEGEND:

- AC WALL MOUNTED OUT PUT VENT PER MANUFACTURE DESIGNED
- DUCT SIZE PER MANUFACTURE AND INSTALLER THAT TO COMPLIANCE WITH MANUAL D REQUIREMENTS PRIOR TO FRAMING INSPECTION
- AIR RETURN INTAKE VENT WITH FILTER (CEILING MOUNTED)

NOTE:
HVAC PROVIDER SHALL PROVIDE THE CUT SHEET WITH VENT AND CUT CALCULATION, THAT COMPLIANCE WITH MANUAL D PER ENERGY STANDARD, PRIOR TO INSTALLATION

OWNER / CONTRACTOR NOTE:

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements

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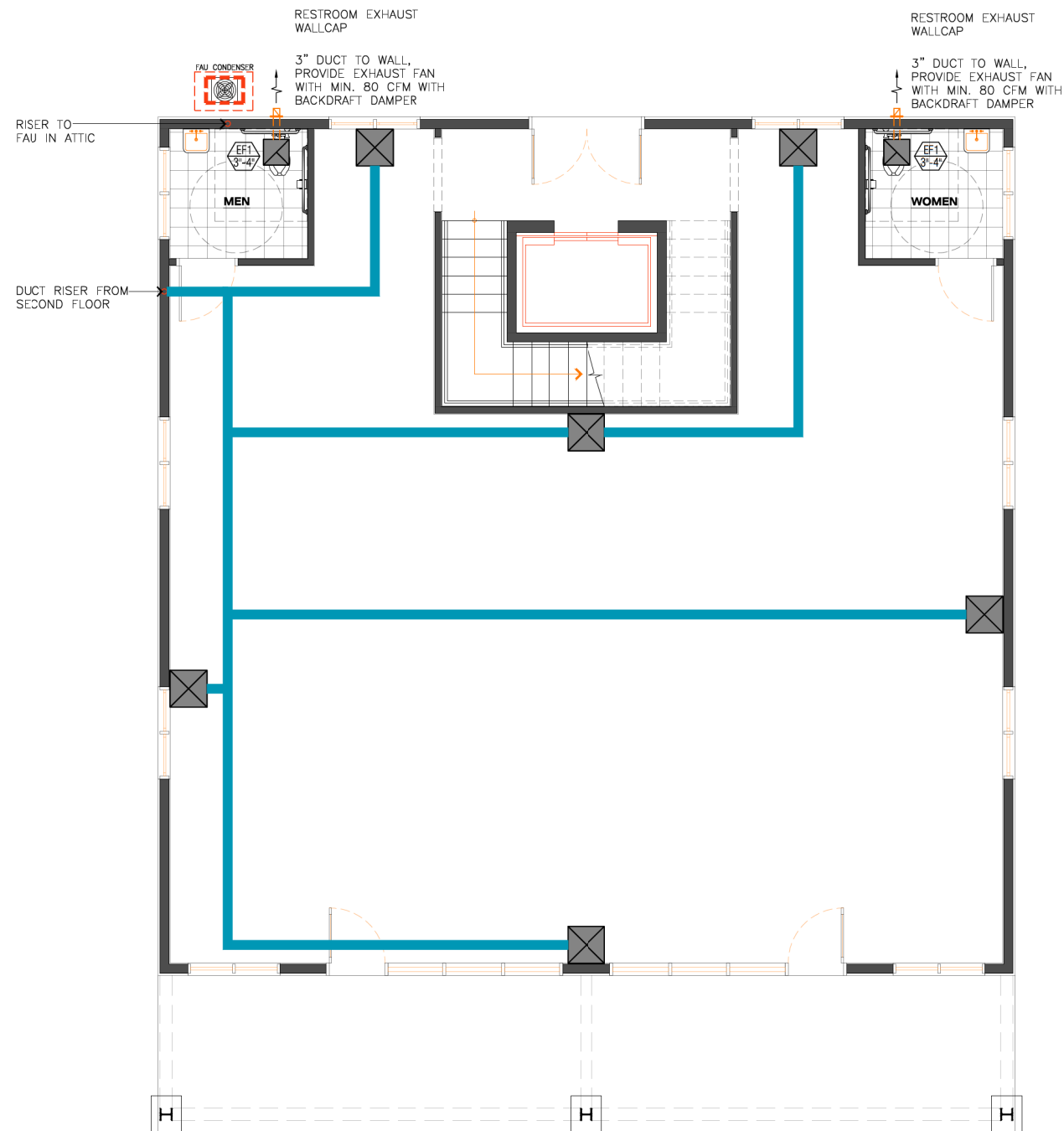


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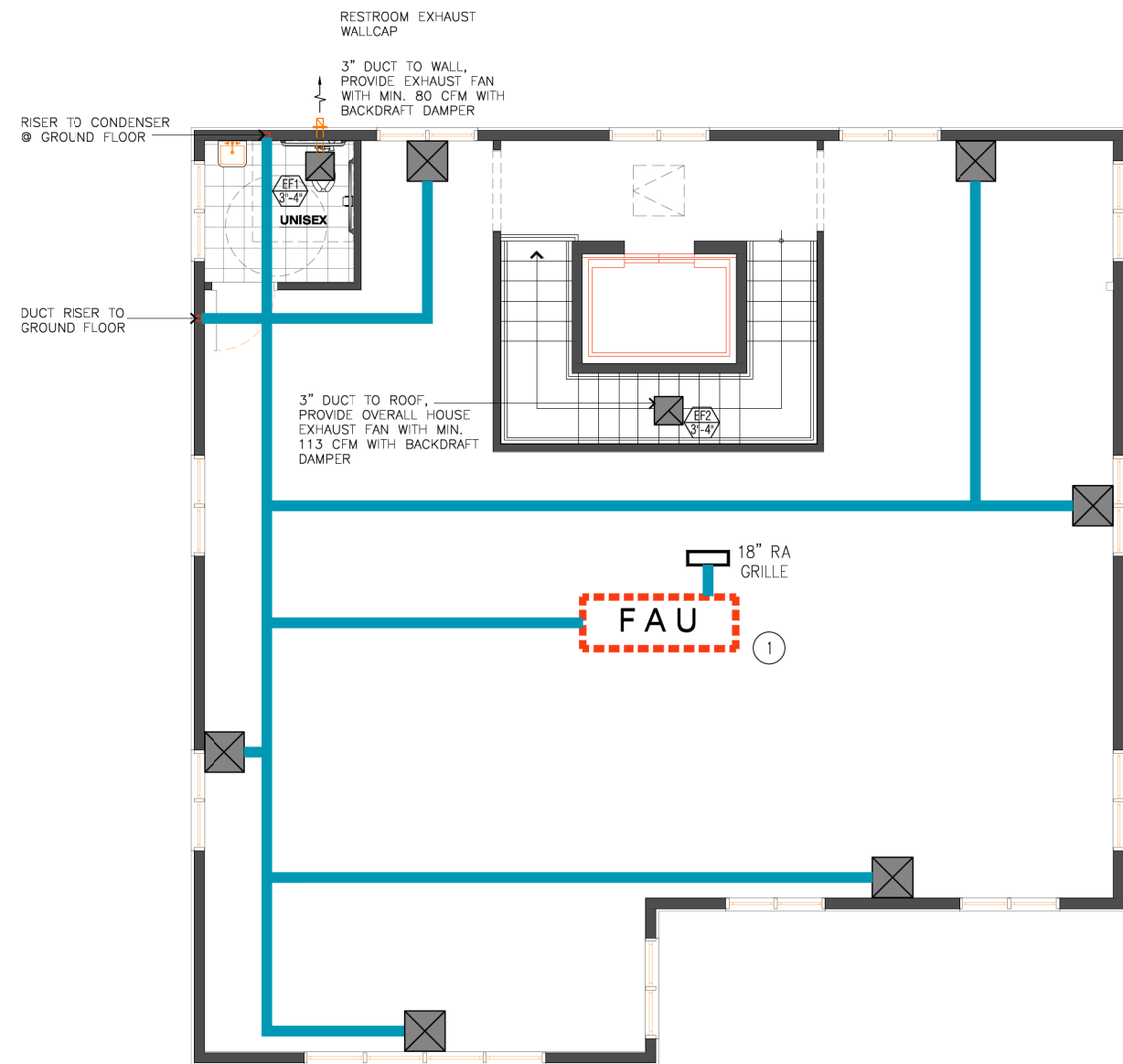
MECHANICAL SITE PLAN

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TITLE	
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SCALE	AS NOTED
DRAWN	MZL
JOB NO.	
SHEET NO.	M1
OF	SHEETS



1 GROUND FLOOR MECHANICAL LAYOUT PLAN
SCALE: 1/4" = 1'



2 SECOND FLOOR MECHANICAL LAYOUT PLAN
SCALE: 1/4" = 1'

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements
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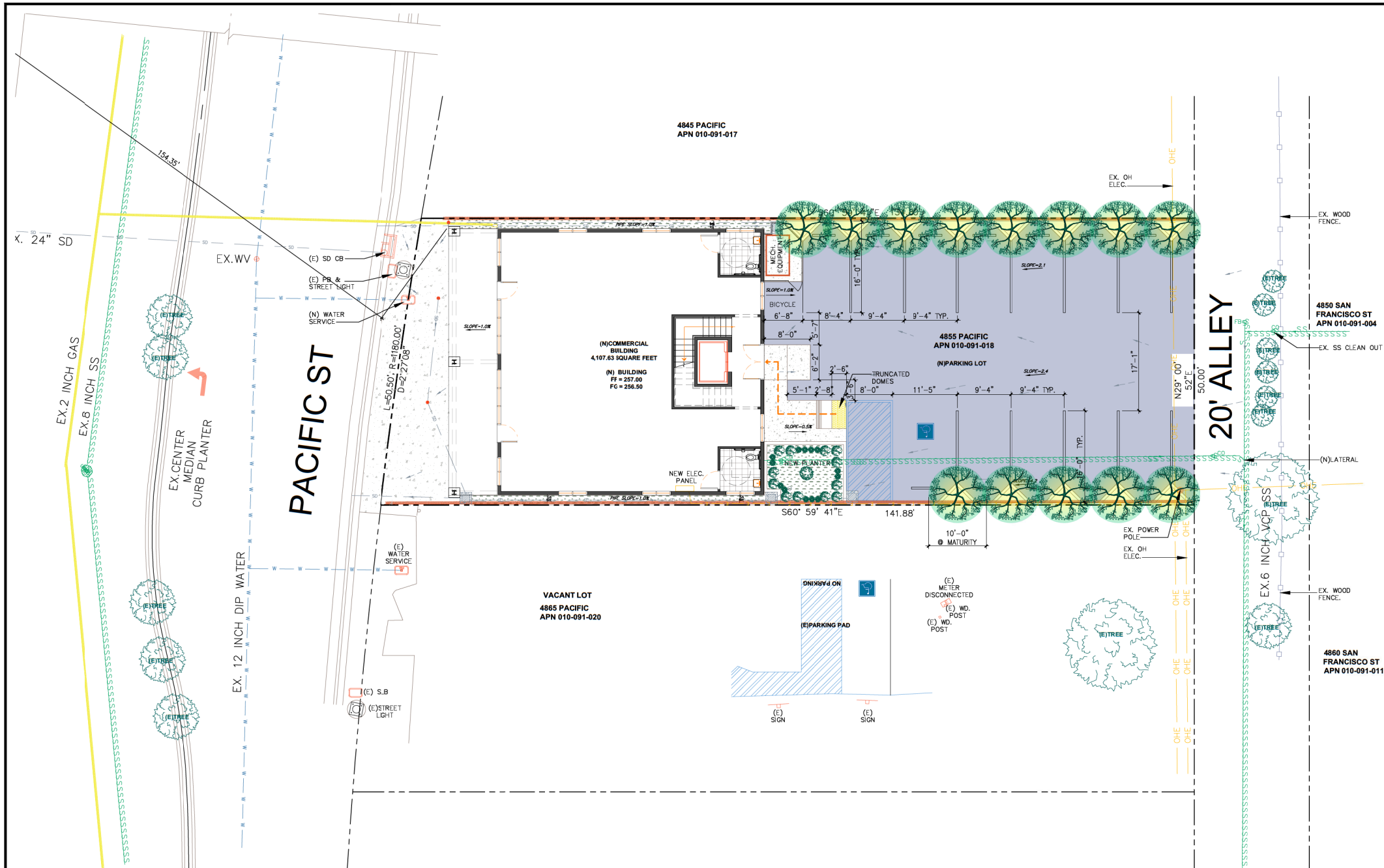
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TITLE	
DATE	SEPT. 9, 2021
SCALE	AS NOTED
DRAWN	MZL
JOB NO.	
SHEET NO.	M2
OF	SHEETS



1 PLUMBING SITE PLAN
P1 SCALE: 1"=20'

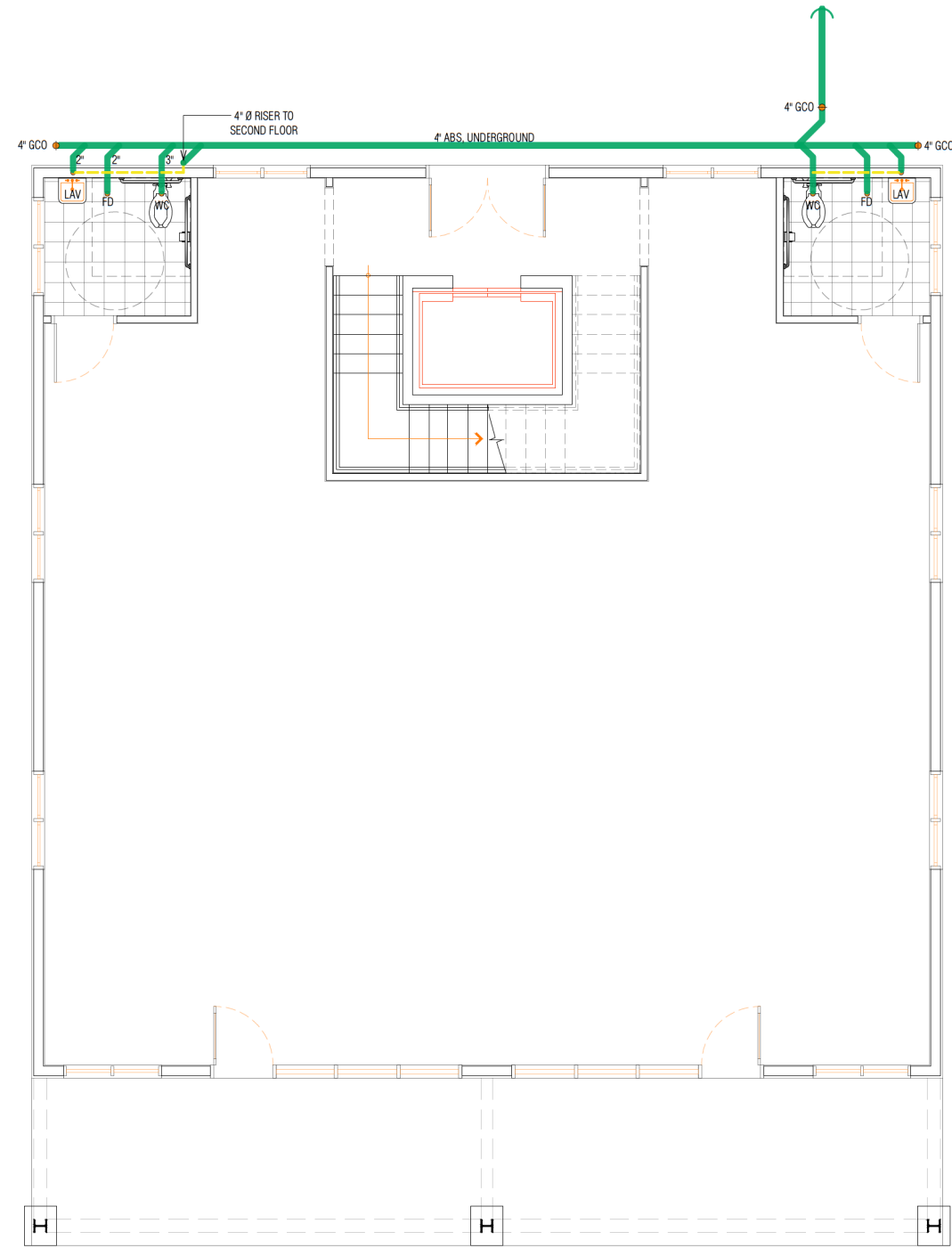
NOTE:
ALL SEWER SHALL BE CONSTRUCTED PER
SPMUD STANDARDS AND SPECIFICATIONS UP TO
AND INCLUDING THE TWO-WAY CLEANOUT.

- PLUMBING NOTES:**
- THE WORDS: PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE, SHALL BE UNDERSTOOD TO PROVIDE, FURNISH, INSTALL, CONNECT AND INCLUDE BY PLUMBING CONTRACTOR, UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CALIFORNIA PLUMBING CODE, 2019 EDITION, AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND OSHA REQUIREMENTS APPLYING TO THE PROPOSED CONSTRUCTION. IN THE EVENT OF A CONFLICT BETWEEN THE ABOVE AND THESE PLANS AND SPECIFICATIONS, THE MOST RESTRICTIVE SHALL GOVERN.
 - PLUMBING CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS REQUIRED, AND PAY FOR SAME.
 - PLUMBING CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
 - PLUMBING CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, INSTALLATION, ETC., FOR A COMPLETE AND PROPERLY OPERATING SYSTEMS.
 - ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE OF THE HIGHEST GRADE AND OF THEN SAME MANUFACTURE FOR EACH CLASS OR GROUP OF EQUIPMENT, AND SHALL BE INSTALLED IN MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED. MATERIAL AND EQUIPMENT SHALL BE LISTED BY THE APPROPRIATED AGENCY.
 - PLUMBING CONTRACTOR SHALL PROVIDE "AS-BUILT" RECORD DRAWINGS FOR ALL WORK UNDER THIS CONTRACT. RECORD DRAWING SHALL SHOW ALL DIFFERENCES BETWEEN THE CONTRACT WORK AS DRAWN AND AS INSTALLED, INCLUDING WORK ADDED TO THE CONTRACT, WHICH IS NOT SHOWN ON THE CONTRACT DRAWINGS. RECORD DRAWING SHALL DELIVERED TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE WORK.
 - COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE DATE BY THE OWNER.
 - PLUMBING CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF PREMISES ON WHICH WORK IS PERFORMED, AND FOR SAFETY OF ALL PERSONS ON THE SITE DURING PERFORMANCE OF CONTRACT UNTIL FINAL ACCEPTANCE BY OWNER.
 - PLUMBING CONTRACTOR SHALL DO ALL BORING, CUTTING, AND PATCHING TO MATCH EXISTING FACILITIES.
 - PLUMBING CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING PLUMBING EQUIPMENT, AND FIXTURES, INCLUDING BUT NOT LIMITED TO: GAS WATER HEATER, WATER CLOSETS, SINKS, LAVATORIES, PIPING AND RELATED ITEMS NOT BEING OTHERWISE REUSED. EXISTING PIPING WHICH IS NOT BEING REUSED SHALL BE CAPPED AND SHALL TERMINATE IN WALL BELOW FLOOR OR ABOVE CEILING.
 - DRAWINGS INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF THE PIPING SYSTEMS. OUTLETS LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. LOCATION OF ALL PIPING SHALL BE VERIFIED TO SUIT FIELD CONDITIONS, AVOID INTERFERENCES, PRESERVE HEAD ROOM AND KEEP OPENINGS AND PASSAGEWAY CLEAR.
 - ELECTRICAL CONTRACTOR SHALL MAKE POWER CONNECTIONS TO EQUIPMENT INSTALLED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL, AND CONNECT ALL RELAYS, SWITCHES, FUSES, DISCONNECT, CONDUITS AND TRANSFORMERS AS REQUIRED. ALL IN ACCORDANCE WITH WIRING DIAGRAMS AND LOCAL CODE REQUIREMENTS.
 - PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS AND CONDENSATE PIPING FOR ROOF MOUNTED AIR-CONDITIONING EQUIPMENT. CONDENSATE LINES SHALL HAVE A SLOPE OF NOT LESS THAN 1/8" PER FOOT.
 - NEW WATER PIPING SHALL BE TYPE "M" COPPER WITH WROUGHT COPPER FITTINGS. WATER PIPING SHALL BE ISOLATED FROM FRAMING WITH 1/4" FELT OR EQUIVALENT MEANS OF INSULATION EXCEPT PVC SCH40 OUTDOOR, TYPE "L" BELOW SLAB.
 - WASTE AT MINIMUM OF 1/4" PER FOOT, UNLESS OTHERWISE NOTED OR APPROVED. ABS OK BELOW 3 STORY IN L.A. COUNTY.
 - NEW VENT PIPE 6" ABOVE GROUND, 3" AND SMALLER, AND CONDENSATE PIPING SHALL BE TYPE "DWV" COPPER. NEW VENT PIPES LARGER THAN 3" AND NEW UNDERGROUND VENT PIPING TO BE CAST IRON. VENTS THRU ROOF SHALL TERMINATE NOT LESS THAN 10'-0" AWAY FROM OR 3'-0" ABOVE ANY OUTSIDE-AIR INTAKES. ABS WASTE AND VENT PIPING MAY BE USED I.L.D. ABOVE IN JURISDICTIONS WHICH PERMIT SUCH PIPE.
 - ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. UNPROTECTED METALLIC PIPING EXPOSED TO THE OUTSIDE SHALL HAVE PROTECTIVE PAINT COATING PER HBMC, EXCEPT FLEX PIPE AT APPLIANCES.
 - PIPE INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DEVELOP RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD 42-1.
 - ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, FIXTURES, ETC.
 - FLASH AND SEAL ALL ROOF PENETRATION.
 - NEW EQUIPMENT, FIXTURES AND PIPING SHALL BE BRACED OR ANCHORED ANCHORAGES AND RESTRAINING DEVICES SHALL CONFORM TO C.C.R. TITLE 24, SECTION 233606 AND TABLE 23-P AND INSTALLED PER SMACNA GUIDELINES FOR SEISMIC RESTRAINTS.
 - MOUNTING HEIGHT OF ALL FIXTURES SHALL CONFORM TO ADA REQUIREMENTS AND CALIFORNIA STATE ACCESSIBILITY STANDARDS. EXACT LOCATIONS AND MOUNTING HEIGHT OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
 - PLUMBING CONTRACTOR SHALL NOT BORE, NOTCH, WELD OR IN ANY WAY CUT IN TO ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER OR ARCHITECT.
 - PLUMBING CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND SHALL MAKE APPLICATIONS FOR SERVICE IN THE NAME OF THE OWNER.
 - EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY MAINTENANCE INFORMATION WHICH SHALL BE CLEARLY STATED AND INCORPORATED ON AN ACCESSIBLE LABEL ON THE EQUIPMENT.
 - CARBONATOR IF INSTALLED SHALL BE PROVIDED WITH BACKFLOW PREVENTER RP DEVICE.
 - ALL MATERIALS USED IN THE NEW WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL USED IN THE EXISTING BUILDING PIPING. (CPC 103.2.3, 316.2.4 & 604.1).
 - ANTI-SCALDING SHOWER AND TUB-SHOWER COMBINATION VALVES ARE REQUIRED (CPC SECTION 420).
 - TRADEMARKED COMPONENTS ON THIS PLAN MAY BE SUBSTITUTED BY CONTRACTOR WITH OWNER'S PERMISSION WHEN EQUAL PERFORMANCE IS GUARANTEED.

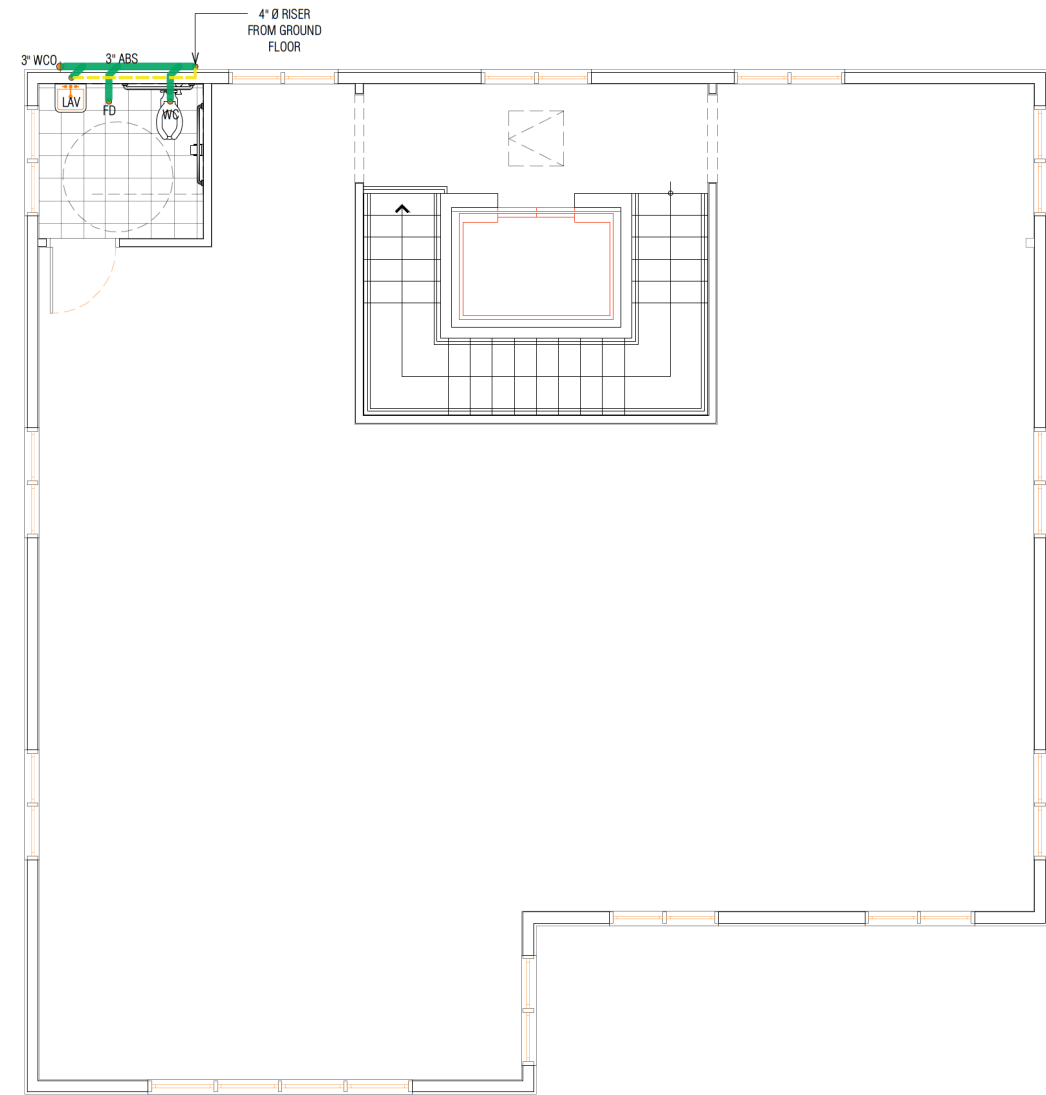
SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements

OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS /
MINUS DIMENSIONS ON THE PLANS
ARE TO BE DISCUSSED WITH THE
DESIGNER OR ENGINEER BEFORE
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CONTRACTOR AND OWNER



1 GROUND FLOOR WASTE LAYOUT PLAN
P2 SCALE: 1/4" = 1'



LEGEND:

- WC - WATER CLOSET
- FD - FLOOR DRAIN
- LAV - LAVATORY
- GCO - GROUND CLEANOUT
- FCO - FLOOR CLEANOUT
- WCO - WALL CLEANOUT

NOTE:
PLEASE SEE SHEET P1 FOR THE APPROXIMATE DISTANCE OF SEWER LINE FROM THE HOUSE TO THE PUBLIC SEWER

NOTE:
PAD HEIGHT IS AT 3' PLUS WHATEVER THE STREET HEIGHT IS

2 SECOND FLOOR WASTE LAYOUT PLAN
P2 SCALE: 1/4" = 1'

SEE page A1.1, A1.2 & AG1, AG1.1 for Building Code Requirements
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REVISIONS	BY

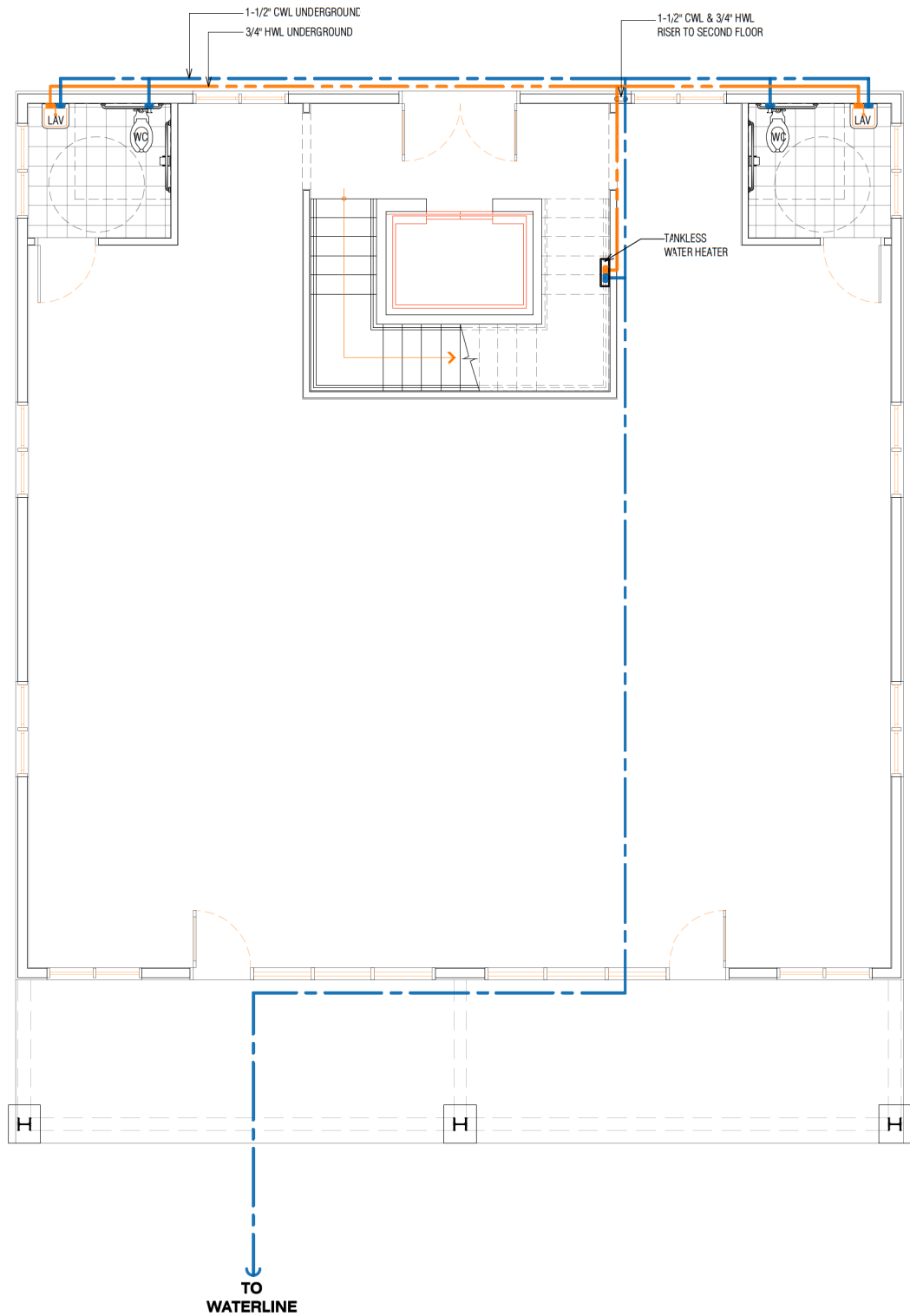
SHEET CONTENTS :
GROUND & SECOND FLOOR
WASTE LAYOUT PLAN

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE
DATE SEPT. 9, 2021
SCALE AS NOTED
DRAWN MZL
JOB NO.
SHEET NO.
P2
OF SHEETS

THIRTY NINTH ST
PROPERTIES
4120 DOUGLAS BLVD. #306-588,
GRANITE BAY, CA 95746

39TH ST PROPERTIES
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

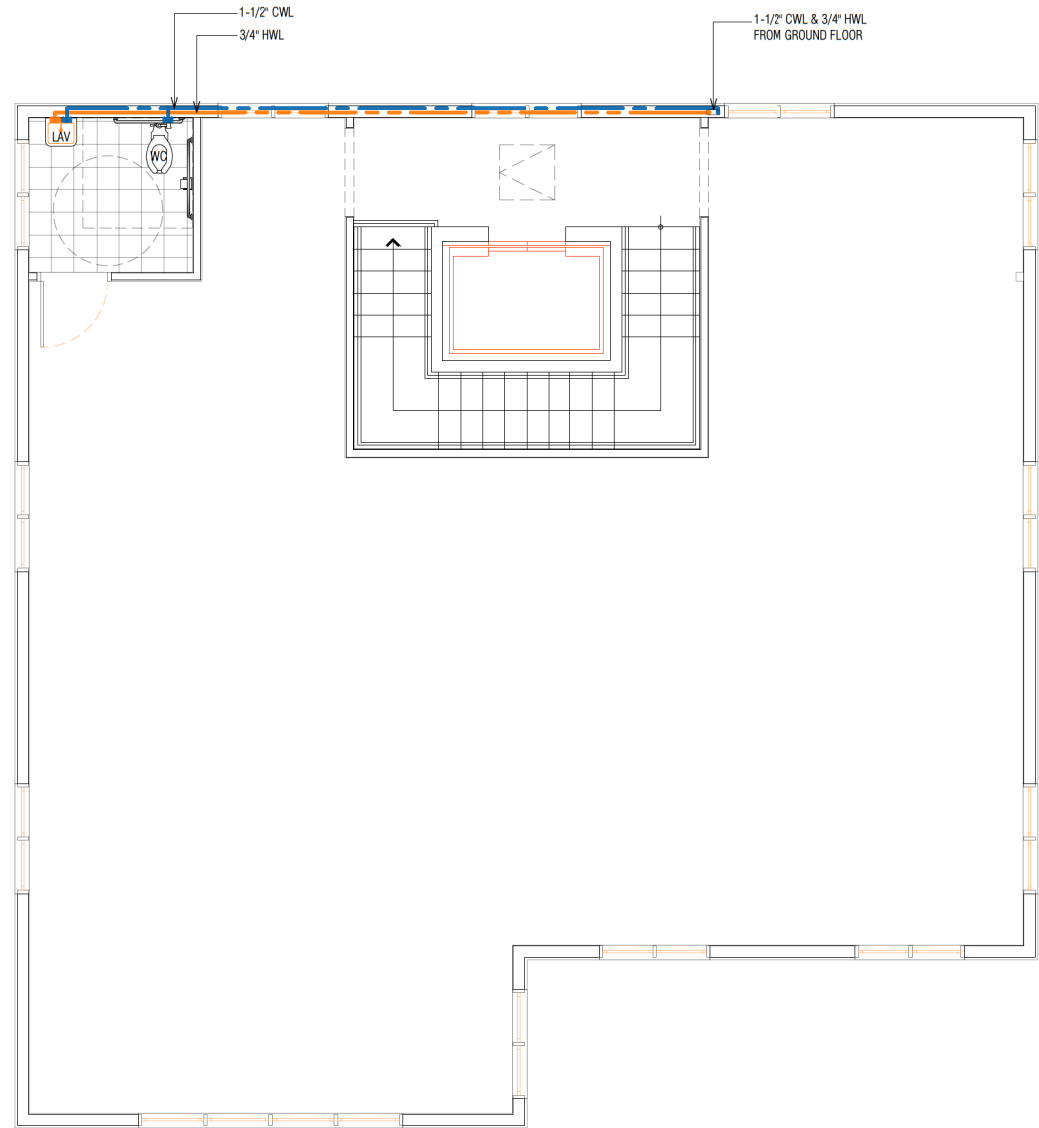


1 GROUND FLOOR SUPPLY LAYOUT PLAN
P3 SCALE: 1/4" = 1'

LEGEND:

WC - WATER CLOSET
LAV - LAVATORY

--- COLD WATER LINE
--- HOT WATER LINE



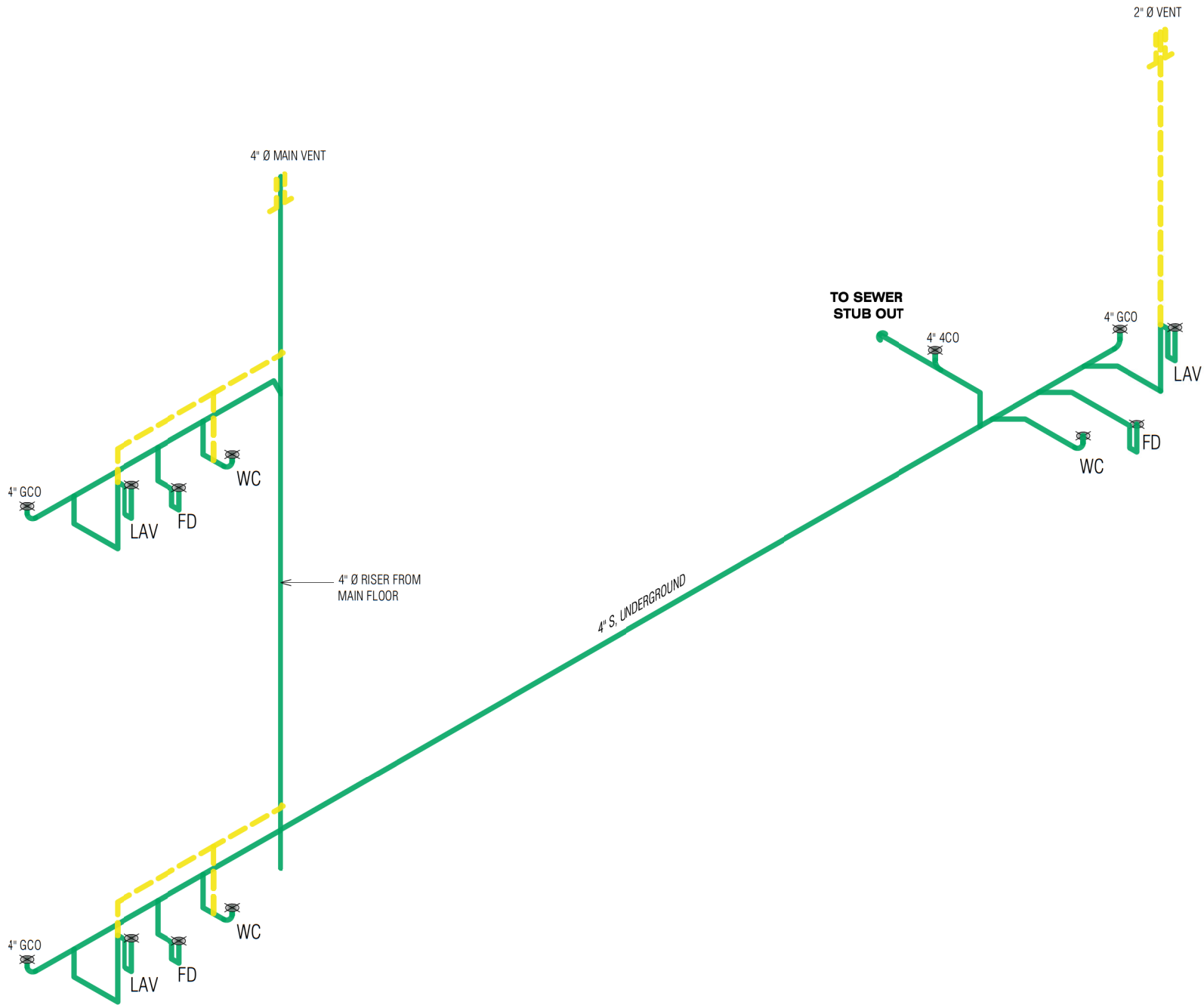
2 SECOND FLOOR SUPPLY LAYOUT PLAN
P3 SCALE: 1/4" = 1'

SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements
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REVISIONS	BY

SHEET CONTENTS :
GROUND & SECOND FLOOR
SUPPLY LAYOUT PLAN

COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677



1
P4

GROUND & SECOND FLOOR WASTE ISOMETRIC

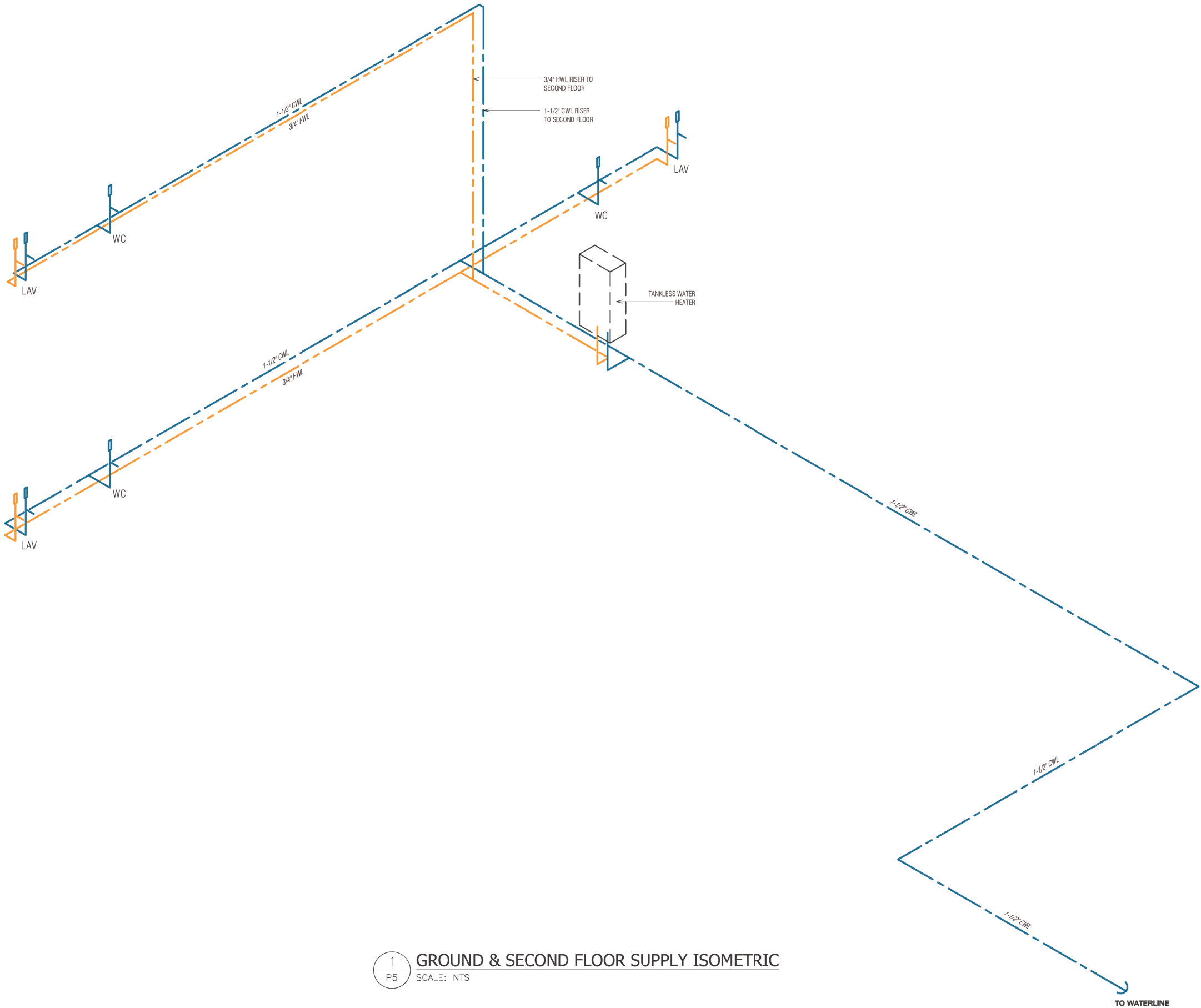
SCALE: NTS

SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements

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39TH ST PROPERTIES COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677		THIRTY NINTH ST PROPERTIES 4120 DOUGLAS BLVD. #306-588, GRANITE BAY, CA 95746	
REVISIONS	BY		
SHEET CONTENTS :		GROUND & SECOND FLOOR WASTE ISOMETRIC	
TITLE		COMMERCIAL BUILDING 4855 PACIFIC STREET, ROCKLIN, CALIFORNIA 95677	
DATE	SEPT. 9, 2021		
SCALE	AS NOTED		
DRAWN	MZL		
JOB NO.			
SHEET NO.	P4		
OF	SHEETS		



1
P5

GROUND & SECOND FLOOR SUPPLY ISOMETRIC

SCALE: NTS

SEE page A1.1, A1.2 &
AG1, AG1.1
for Building
Code Requirements
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REVISIONS	BY

GROUND & SECOND FLOOR
SUPPLY ISOMETRIC

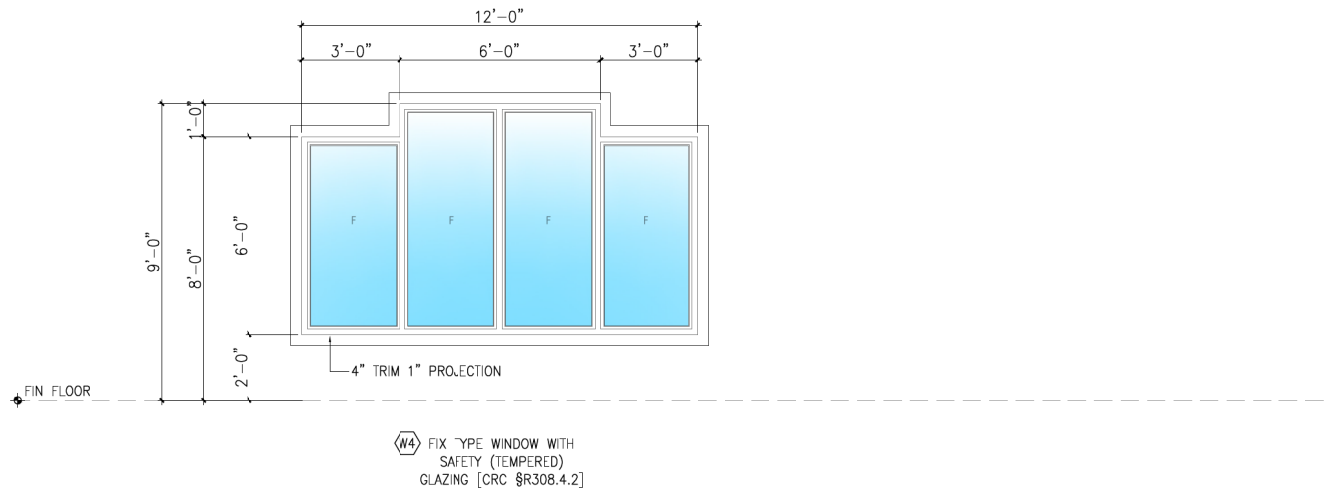
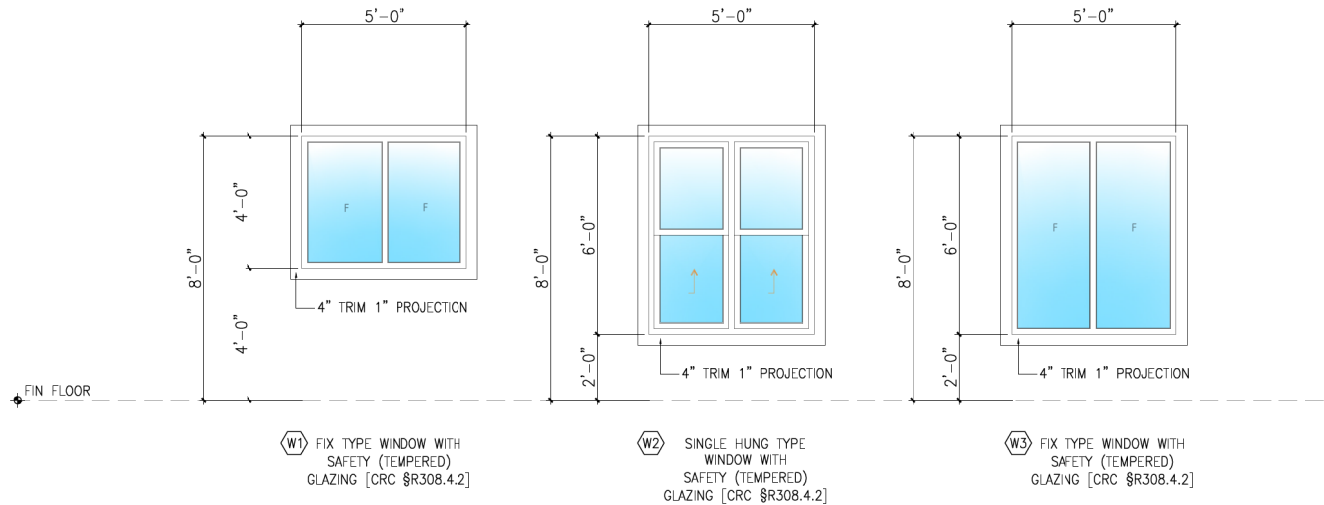
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

TITLE
DATE SEPT. 9, 2021
SCALE AS NOTED
DRAWN MZL
JOB NO.
SHEET NO. P5
OF SHEETS



39TH ST PROPERTIES
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

4120 DOUGLAS BLVD., #306-588,
GRANITE BAY, CA 95746



WINDOW SCHEDULE							
NO.	QTY.	SILL HT.	WIDTH	HEIGHT	FRAME	SCREEN	GLASS
W1	2	4'-0"	5'-0"	4'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20
W2	2	2'-0"	5'-0"	6'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20
W3	18	2'-0"	5'-0"	6'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20
W4	1	2'-0"	12'-0"	6'-0" 7'-0"	ALUMINUM	NO	DUAL GLAZED LOW E U-0.29, SHGC-0.20

1 WINDOW SCHEDULE
WS1 SCALE: 3/8" = 1'

SEE page A1.1, A1.2 &
AG1, AG1.1
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Code Requirements
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COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
CALIFORNIA 95677

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WINDOW SCHEDULE

SHEET CONTENTS :

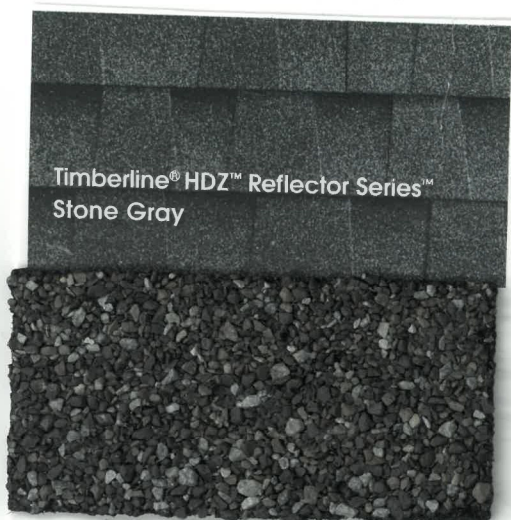
COMMERCIAL BUILDING
4855 PACIFIC STREET, ROCKLIN,
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TITLE	
DATE	SEPT. 9, 2021
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JOB NO.	
SHEET NO.	WS1
OF	SHEETS

4855 PACIFIC ST
MATERIAL BOARD

STOREFRONT BLACK
WINDOWS/DOORS

ROOF



WINDOW TRIM
GUTTERS/SPOUTS



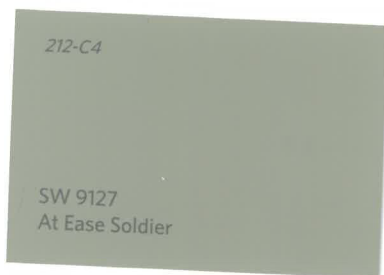
ENTRY COVER

STONE



Alderwood Stacked Stone

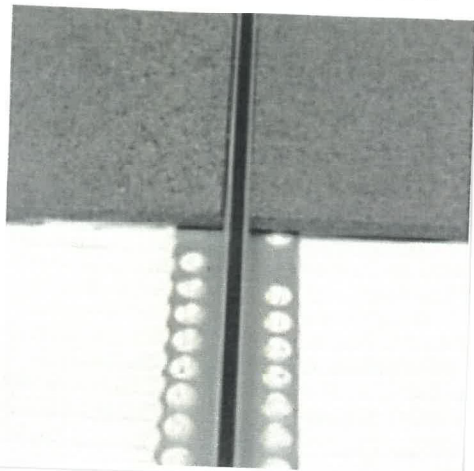
SIDING BODY



BODY TRIM



STUCCO JOINT



STUCCO



BLACK METAL ROOF
AT ENTRY

