

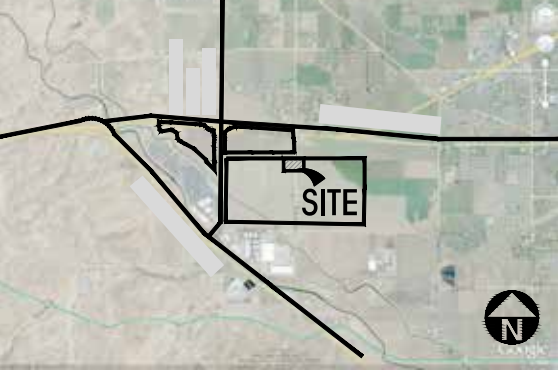
TENANT IMPROVEMENT

- UNIT 101

ARCHITECTURAL

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SHEET INDEX



VICINITY MAP

tel:  
fax:  
email:

Owner:

tel:

Project:

Consultants:

Civil:  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title: Cover Sheet

Project Number:

Drawn by: JS

Date: 12/21/2018

Revision:

Sheet:

TI-A0.1

OWNER: STRUCTURAL

ARCHITECT:

ELECTRICAL:

MECHANICAL:

PLUMBING:

PROJECT REPRESENTATIVES

BUILDING & PLANNING DEPT.

TBD

OWNER / APPLICANT

PHONE:  
CONTACT:

BUILDING ADDRESS:

ASSESSOR'S PARCEL NO.:

209-220-12

CODE

CBC 2016  
CPC 2016  
CMC 2016  
CEC 2016  
CFC 2016  
ENERGY STANDARDS 2016  
CGBC 2016

WINDLOAD RESISTANCE

WINDLOAD RESISTANCE = 110 MPH, EXPOSURE C

DEFERRED SUBMITTALS

-FIRE ALARM  
-FIRE SPRINKLES  
-CONSTRUCTION WASTE MANAGEMENT

PLAN CHECK NOTE

- BUILDING IS UNLIMITED IN BUILDING AREA BASED ON SECTION 507 CBC.  
- BUILDING IS PROTECTED BY HEAT AND SMOKE VENTS BASED ON SECTION 910 CBC.

CODE ANALYSIS

BUILDING OCCUPANCY: B & S-1  
CONSTRUCTION TYPE: II - B  
FIRE SPRINKLERS: YES (EARLY SUPPRESSION FAST RESPONSE)

SCOPE OF WORK:

TENANT IMPROVEMENT PROJECT. AREAS OF IMPROVEMENT INCLUDE:  
- NEW OFFICE AREA  
- ADDITIONAL ROOFTOP MECHANICAL EQUIPMENT

FLOOD ZONE DESIGNATION

- THE PROPERTY IS SHOWN ON THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR SAN JOAQUIN COUNTY:

A: MAP NUMBER 06077C0725F, DATED OCTOBER 16, 2009, AS BEING LOCATED WITHIN FLOOD ZONE "X UNSHADED" (DEFINED ON SAID MAP AS "AREA'S DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN")

B: AND MAP NUMBER 06077C0730F WHICH IS LISTED ON THE INDEX SHEET FOR THE SAN JOAQUIN COUNTY FLOOD MAPS (MAP NUMBER 06077C0730F, DATED OCTOBER 16, 2009) AS "PANEL NOT PRINTED-ALL ZONE X (NO SPECIAL FLOOD HAZARD AREAS)"

PROJECT DATA:

SITE AREA	UNIT 101	NOT A PART	TOTAL
in s.f.			728,971 s.f.
in acres			16.75 ac
BUILDING AREA			
office	4,580	0	4,580 s.f.
warehouse	49,378	234,731	284,109 s.f.
TOTAL	53,958	234,731	288,689 s.f.
	7.40%	32.20%	39.60%
COVERAGE (50% MAX.)			
AUTO PARKING REQUIRED			
office @ 1/250 s.f.	18	0	18 stalls
warehouse 1st 20K @ 1/2,000 s.f.	10	20	40 stalls
2nd 20K @ 1/2,000 s.f.	10	10	20 stalls
above 40K @ 1/4,000 s.f.	3	49	52 stalls
TOTAL	51	79	130 stalls
AUTO PARKING PROVIDED			
standard (9'x20')	51	173	224 stalls
TRAILER PARKING PROVIDED			
trailer (10' x 53')	10	83	93 stalls
MAXIMUM FLOOR AREA RATIO			
F.A.R. = .50			
JOINING ORDINANCE FOR THE CITY			
Zone Ordinance			
Cordes Ranch Specific Plan - Business Park			
SETBACKS			
Fronting Road - 15'			
Front Horse Barbours - 25'			
Old Schulte Road - 25'			
Build Limits way - 15'			

PROJECT DATA & CODE SUMMARY

## GENERAL NOTES

1. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK, SHOWN OR NOT SHOWN, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.

2. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.

3. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR FINISH SURFACE OF ALL WALLS AND PARTITIONS UNLESS NOTED OTHERWISE.

4. DO NOT SCALE DRAWINGS.

5. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS, IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.

6. DIMENSIONS, DETAILS, NOTATIONS, AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.

7. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION IN THIS PROJECT.

8. WHENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR IN THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE INSTALLATION.

9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNDESIRABLE CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK ON, ON, OR ABOUT THE JOB SITE. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.

11. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT" AND THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

12. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

13. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE MODIFIED WITHOUT PERMISSION/ACCEPTANCE OF THE STRUCTURAL ENGINEER OF RECORD.

14. WHETHER OR NOT DETAILED ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKSUPPORTS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SYSTEMS MEETING ALL APPLICABLE CODE REQUIREMENTS.

16. ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVINGS PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATION, CODE CONFORMANCE, AND COST.

17. NEITHER THE ARCHITECT'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECT'S ATTENTION (IN WRITING) TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION. NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.

18. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1201 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HIGH IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.

19. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATION AND TRENCHING TO AVOID INTERFERING EXISTING PIPING OR CONDUITS.

20. THE CONTRACTOR SHALL SUBMIT A SOILS REPORT AND A COMPACTION REPORT TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FOUNDATION INSPECTIONS.

21. THE CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION OF ALL SITE UTILITIES AND TO COORDINATE AND AVOID CONFLICT IN THE LOCATIONS OF NEW UNDERGROUND AND SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY FEES, METERS, AND CONNECTIONS IN HIS BID.

22. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.

23. ON A SET OF DRAWINGS FURNISHED BY THE ARCHITECT AND ON THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL KEEP AN UP-TO-DATE RECORD OF "AS BUILT" CONDITIONS OF THE WORK UPON COMPLETION OF THE WORK. THAT SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS OF THE ACTUAL CONSTRUCTION OF THE PROJECT. THIS SHALL INCLUDE REVISIONS IDENTIFIED IN RFIs, ASiS' ADDENDUMS AND FIELD CHANGES. RECORD DRAWINGS SHALL BE SIGNED BY SUBCONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECT AS WELL AS THE GENERAL CONTRACTOR.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL RETURN JOB SIGN TO ARCHITECT UPON COMPLETION OF PROJECT IN GOOD CONDITION OR PROVIDE A REPLACEMENT OR THE COST OF A REPLACEMENT.

25. ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS, AND THOSE SHOWN ON THE RECORDS EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD HFA INC. HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF SUCH UTILITIES OR STRUCTURES NOT REPORTED BY HFA INC., NOT INDICATED ON THE RECORDS EXAMINED, LOCATED AT VARIANCE W/ THOSE REPORTED, OR SHOWN ON RECORDS EXAMINED. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES FOUND AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE OWNER(S) OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

## PARTITIONS

1. ALL STUDS AT NON-BEARING INTERIOR PARTITIONS SHALL BE STEEL 3-5/8" WIDE X 20 GAUGE OR 2 X 4 DF#2 (MIN.) AT 16" O.C. UNLESS NOTED OTHERWISE.

2. PROVIDE AND INSTALL HEAVY GAUGE STUDS, STIFFENERS, BRACING, BACK-UP PLATES, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURES OR OTHER EQUIPMENT.

3. SEE WALL LEGENDS OR CALLOUTS ON PLANS FOR GYPSUM BOARD THICKNESS AND FIRE RATING AND FOR INSULATION AS REQUIRED.

4. ALL WALL GYPSUM BOARD USED IN JANITOR'S ROOMS AND TOILET ROOMS SHALL BE WATER RESISTANT.

## STAIRS, EXITS & OCCUPANT LOADS

1. REQUIRED EXIT DOORS

A. EXCEPT AS SPECIALLY PERMITTED BY SECTION CBC 1008.1.9 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORTS. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE CONDITIONS PER CBC SECTION 1010.1.9.3.

B. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE LEVEL. EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%. THRESHOLD AT DOORWAYS SHALL NOT EXCEED 1/2" EXCEPT DWELLING UNITS SLEEPING DOOR PER CBC SECTION 1010.1.7.

C. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY PER CBC SECTION 1010.1.2.1

D. 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, 1-2 OR I-2.1 OCCUPANCIES SHALL NOT BE PROVIDED WITH LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE PER CBC SECTION 1010.1.1.0.

E. SHALL BE NOT LESS THAN 32" CLEAR WIDTH, THE MAXIMUM WIDTH OF A SWINGING SINGLE LEAF DOOR SHALL BE 48" NOMINAL AND THE HEIGHT OF DOORS OPENINGS SHALL NOT BE LESS THAN 44" PER CBC SECTION 1010.1.1.

2. LANDING AT DOORS: LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7". WHEN A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOOR IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF IT'S REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" PER CBC 1010.1.6

3. ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED BY, AND IN ACCORDANCE WITH APPLICABLE LAWS. REFER TO CBC SECTION 1025.

4. ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL HAVE EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL PER CBC SECTION 1013.1

5. CORRIDORS SHALL BE FIRE RESISTANCE RATED IN ACCORDANCE WITH CBC TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE RATED SHALL COMPLY WITH SECTION 703 FOR RATED CONSTRUCTION. FOR FIRE PARTITIONS, A FIRE -RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN A GROUP B OCCUPANCY WHEN THE SPACE COMPLIES WITH CBC TABLE 1015.1 REQUIRING ONLY A SINGLE MEAN OF EGRESS.

6. DEAD ENDS: WHEN MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH PER CBC SECTION 1020.4.

A. IN GROUP B, E, F, M, R-1, R-2, R-2.1, R-4, S AND U OCCUPANCIES WHERE BUILDING IS EQUIPPED THROUGH OUT WITH AN AUTOMATIC SPRINKLER IN ACCORDANCE WITH CBC SECTION 903.3.1.1, THE LENGTH OF DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET PER CBC SECTION 1020.4 EXCEPTION 2.

B. A DEAD END CORRIDOR SHALL NOT BE LIMITED IN LENGTH WHERE THE LENGTH OF DEAD END CORRIDOR IS LESS THAN 2.5 TIMES THE LEAST WIDTH OF THE DEAD END CORRIDOR PER CBC SECTION 1020.4 EXCEPTION 3.

## MECHANICAL, PLUMBING & ELECTRICAL

1. PROVIDE AND LOCATE, AFTER APPROVAL, BY ARCHITECT, ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING, AND ELECTRICAL WORK IN ADDITION TO THOSE SHOWN ON THE DRAWINGS.

2. CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTORS SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.

3. MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY SIZE, SHAPE, AND LOCATION OF HOUSEKEEPING PADS FOR THEIR EQUIPMENT. ANY FIELD CHANGES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

4. WHERE RESTROOMS ARE PROVIDED, MECHANICAL VENTILATION SHALL BE PROVIDED TO ENSURE AN AIR CHANGE EVERY FIVE MINUTES.

5. IN WAREHOUSE AREAS, PROVIDE VENTILATION TO ENSURE MINIMUM CODE REQUIRED AIR CHANGES PER HOUR. AIR CHANGES ARE MET. REFER ROOF PLAN FOR VENTED SKYLIGHTS / SMOKE HATCHES.

## FIRE PROTECTION

1. PROVIDE FIRE PROTECTION FOR BUILDING UNDER CONSTRUCTION PER REQUIREMENTS OF LOCAL GOVERNING AGENCIES.

2. PROVIDE AND INSTALL MATERIALS FOR FIRE PROTECTION OF THE STRUCTURAL ASSEMBLIES OF THIS BUILDING TYPE, AS REQUIRED BY THE BUILDING CODE.

3. WHERE REQUIRED BY CODE, CORRIDORS, ELEVATOR LOBBIES, AND ELECTRICAL ROOMS SHALL BE OF ONE-HOUR CONSTRUCTION THROUGHOUT.

4. DOORS OPENING INTO ONE-HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE AND DRAFT CONTROL FIRE ASSEMBLIES HAVING A MINIMUM 20-MINUTE RATING WITH SELF-CLOSERS.

5. EXIT STAIR ENCLOSURES SHALL BE OF MIN. ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURES SHALL BE PROTECTED BY ONE-HOUR SELF-CLOSING FIRE RATED ASSEMBLIES.

6. PROVIDE AND INSTALL FIRE DAMPERS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS WHERE REQUIRED BY CODE OR LOCAL GOVERNING AGENCY.

7. WHERE NONCOMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE A FIRE-RATED ASSEMBLY PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OF MINERAL WOOL FIBER TO DRAFTSTOP AND MAINTAIN THE FIRE SAFE INTEGRITY OF THE ASSEMBLY.

8. RETURN AIR PLENUMS BETWEEN FLOOR OR ROOF ASSEMBLIES AND SUSPENDED CEILINGS BELOW SHALL MEET THE FOLLOWING REQUIREMENTS.

A. SHALL HAVE NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME SPREAD RATING MORE THAN 25 AND A SMOKE DEVELOPED RATING MORE THAN 50.

B. ALL WIRING IN PLENUMS SHALL BE IN NONCOMBUSTIBLE CONDUIT.

C. WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE OF NOT LESS THAN 50 NOR MORE THAN 125 DEGREES FAHRENHEIT, AND MOISTURE CONTENT CONTROLLED, SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.

D. ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINISH SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF ONE LAYER 1/2" TYPE "X" GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. PROVIDE AND INSTALL ALL FURRING AND BOARDING AND TAPE JOINTS AS REQUIRED.

E. FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS WHEN APPROVED BY LOCAL GOVERNING AGENCY.

9. FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATION IN ACCORDANCE WITH CBC SECTION 718.

10. INTERIOR WALL AND CEILING FINISHES SHALL BE OF THE FOLLOWING FLAME SPREAD CLASSIFICATION:

	FLAME SPREAD	SMOKE-DEVELOPED
CLASS A	0-25	0-450
CLASS B	26-75	460-750
CLASS C	76-200	0-450

11. INTERIOR FINISH REQUIREMENT BY OCCUPANCY PER CBC TABLE 803.11

		SPRINKLERED	NONSPRINKLERED
A-1 A-2	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS B	CLASS A
	CORRIDORS	CLASS B	CLASS A
	ROOMS & ENCLOSED SPACES	CLASS C	CLASS B
A-3 A-4 A-5	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS B	CLASS A
	CORRIDORS	CLASS B	CLASS A
	ROOMS & ENCLOSED SPACES	CLASS C	CLASS C
B C M	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS B	CLASS A
	CORRIDORS	CLASS C	CLASS B
R-1	ROOMS & ENCLOSED SPACES	CLASS C	CLASS B
F	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS C	CLASS B
	CORRIDORS	CLASS C	CLASS C
	ROOMS & ENCLOSED SPACES	CLASS C	CLASS C
H	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS B	CLASS A
	CORRIDORS	CLASS B	CLASS A
	ROOMS & ENCLOSED SPACES	CLASS C	CLASS B
S	EXIT ENCLOSURE & EXIT PASSAGEWAY	CLASS C	CLASS B
	CORRIDORS	CLASS C	CLASS B
	ROOMS & ENCLOSED SPACES	CLASS C	CLASS C

12. WHEN REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM SYSTEM. PLANS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL OF SYSTEM LAYOUT AND HEADS PRIOR TO SUBMITTAL TO LOCAL AGENCIES FOR REVIEW AND ACCEPTANCE. PRIOR TO INSTALLATION, SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED. ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTORS EXPENSE WITH NO ADDITIONAL CHARGE TO OWNER. WHERE ENUNCIATOR PARASOLS, ALARMS, ETC. ARE EXPOSED, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS & CABINET/COVER PLATE FINISHES TO ARCHITECT FOR REVIEW AND ACCEPTANCE. PRIOR TO INSTALLATION.

13. PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPE, QUANTITY, AND LOCATION DETERMINABLE BY FIRE DEPARTMENT INSPECTOR AND PER CBC SECTION 906.

14. PROVIDE AND INSTALL WET OR DRY STANDPIPES AS REQUIRED BY CODE AND THE LOCAL FIRE DEPARTMENT.

15. PROVIDE AND INSTALL OUTSIDE GAS SHUT-OFF VALVE AND SIGNS IDENTIFYING MAIN GAS AND ELECTRICAL SHUT-OFFS PER DIRECTION OF LOCAL FIRE DEPARTMENT.

16. PROVIDE SMOKE DETECTORS, DETECT DETECTORS AND OTHER SUCH DETECTION DEVICES PER CBC SECTION 907 AND GOVERNING AUTHORITIES HAVING JURISDICTION.

17. PROVIDE ALL PAINTING OR MARKING, INCLUDING BUT NOT LIMITED TO, RED CURBS OR RED ADDRESSES AS REQUIRED BY FIELD INSPECTOR OR LOCAL GOVERNING JURISDICTION.

18. ALL FIRE-RATED DOORS SHALL HAVE GASKETS AT HEAD & JAMBS TO PROVIDE SMOKE SEAL.

19. ON SITE FIRE HYDRANTS AND UNDERGROUND MAINS SHALL BE SUBMITTED TO THE GOVERNING JURISDICTION BY THE FIRE PROTECTION SYSTEM CONTRACTOR FOR REVIEW AND APPROVAL.

20. AUTOMATIC SPRINKLER SYSTEMS AUTOMATIC SPRINKLER SYSTEMS SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION PER CBC SECTION 903.4.1.

21. ALL DETAILS OF THE FIRE ALARM, FIRE SPRINKLERS, FIRE PUMP, SMOKE CURTAINS OR UNDERGROUND FIRE MAINS ARE CONSIDERED NOT WITHIN THE SCOPE OF THIS CONSTRUCTION PLAN REVIEW. DETAILS, PLANS OF THESE MUST BE SUBMITTED FOR REVIEW UNDER SEPARATE FIRE DEPARTMENT CONSTRUCTION PERMIT PRIOR TO INSTALLATION.

22. PROVIDE MASTER KEY KNOX-BOX AT EACH BUILDING ENTRY IN ACCORDANCE WITH FIRE DEPARTMENT. REFER TO THE SITE PLANS FOR LOCATIONS

23. PROVIDE A KNOX-BOX AT EACH SWING AND ROLLING GATE.

24. BUILDING ADDRESS SHALL BE OF A SIZE AS TO BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, PER LOCAL GOVERNING ORDINANCES.

25. TRASH ENCLOSURES OR COMPACTORS LOCATED ADJACENT TO BUILDING SHALL BE FIRE SPRINKLERED. SEE FIRE PROTECTION PLANS.

## DISABLED ACCESSIBILITY

ACCESS FOR PERSONS WITH DISABILITIES SHALL COMPLY WITH CHAPTER 11A AND 11B FOR ACCESSIBILITY. ALL EXITS REQUIRED BY CHAPTER 10 MUST BE ACCESSIBLE BY PERSONS WITH DISABILITIES OR THAT A SAFE AREA FOR EVACUATION ASSISTANCE IS REQUIRED.

1. PARKING STALLS:

A. CAR AND VAN PARKING SPACES SHALL BE 216" (18') LONG MINIMUM. CAR PARKING SPACES SHALL BE 9'6" (9'6") WIDE AND A VAN PARKING SHALL BE 144" (12') WIDE MINIMUM PER CBC SECTION 11B-502.2.

B. VAN PARKING SPACES SHALL BE PERMITTED TO BE 108" (9') PROVIDED A 96" (8') ACCESS AISLE IS PROVIDED PER CBC SECTION 11B-502.2 EXCEPTION.

C. ACCESS AISLES MAY BE BETWEEN TWO STALLS AND SERVE BOTH PER CBC SECTION 11B-502.3.

D. PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL COMPLY WITH CBC SECTION 11B-302. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: MAXIMUM SLOPE OF 2% (1:48) IN ANY DIRECTION PER CBC SECTION 11B-502.4.

2. PARKING STALL MARKINGS:

A. EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER CBC SECTIONS 11B-502.6.4.1 OR 11B-502.6.4.2.

(1). THE PARKING SPACE SHALL BE MARKED WITH AN "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE ON A BLUE BACKGROUND A MINIMUM 36"W x 36"H, MAXIMUM 6' FROM CENTERLINE OF THE PARKING SPACE, PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE [SECTION 11B-502.6.4.1]

(2). THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE AND SHALL BE MARKED BY THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" WITH A MINIMUM 36"W x 36"H IN WHITE OR A SUITABLE CONTRASTING COLOR [SECTION 11B-502.6.4.2]

B. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED WITH A REFLECTORIZED SIGN WITH A MINIMUM AREA OF 70 SQUARE INCHES AND SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PERMANENTLY POSTED OR THE PROJECTED PARKING SPACE WIDTH AT THE HEAD OF THE PARKING SPACE. WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISH GRADE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE. CBC SECTION 11B-502.6

3. UNAUTHORIZED VEHICLE SIGN:

AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING:

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_"

PROVIDE ADDITIONAL SIGNAGE BELOW THE 70 SQUARE INCH SIGN FOR THE SYMBOL OF ACCESSIBILITY STATING: A. "MINIMUM FINE \$250" PER CBC SECTION 11B-502.6.2.

GENERAL CONTRACTOR TO OBTAIN & PROVIDE LOCATION & PHONE NUMBER(S) ON SIGN.

4. RAMPS ON ACCESSIBLE ROUTES:

A. TOP LANDINGS SHALL BE 60" (5') WIDE MINIMUM PER CBC SECTION 11B-405.7.2.1 AND BOTTOM LANDING SHALL EXTEND 72" (6') MINIMUM IN THE DIRECTION OF RAMP RUN PER CBC SECTION 11B-405.7.3.1.

B. RAMPS SHALL HAVE A MAXIMUM 2% (1:48) SLOPE PER CBC SECTION 11B-405.7.1.

C. CURB RAMP FLARED SIDES: MAXIMUM 10% (1:10) SLOPE PER CBC SECTION 11B-406.2.2.

D. CURB RAMPS SHALL HAVE A 12" WIDE GROOVED BORDER AT TOP OF RAMP AND ALONG THE OUTSIDE EDGES OF THE FLARED SIDES WITH 1/4" WIDE X 1/4" DEEP AT 3/4" ON CENTER PER CBC SECTION 11B-406.1.1.

5. RAMPS TO BUILDING SHALL COMPLY WITH CBC SECTION 11B-405.

A. THE MINIMUM CLEAR WIDTH SHALL BE 48" PER CBC SECTION 11B-405.5.

B. SLOPE SHALL BE 1:12 MAXIMUM WITH A MAXIMUM 2.0% (1:48) CROSS SLOPE PER CBC SECTION 11B-405.2 & 11B-405.3.

C. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF THE RAMPS PER CBC SECTION 11B-505. HEIGHT OF HANDRAIL SHALL BE 34" MINIMUM AND 38" MAXIMUM VERTICALLY ABOVE WALKING SURFACE PER CBC SECTION 11B-505.4.

D. WARNING CURB 6" HIGH REQUIRED WHERE DROP-OFF AT SIDE EXCEEDS 4".

E. REQUIRED RAMPS SHALL HAVE A CURB AT LEAST 2" HIGH, OR BARRIER ON EACH SIDE OF RAMP LANDING THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE PER CBC SECTION 11B-405.9.2.

F. LANDINGS:

1.) TOP: MINIMUM 60" SQUARE OR 42" x DOOR WIDTH LONG BY 60" WIDE WHERE DOOR ENCROACHES PER CBC SECTION 11B-405.7.2.1 & 11B-405.7.5.

2.) INTERMEDIATE: 60" LONG AT STRAIGHT RAMP, 72" LONG AT CHANGE IN DIRECTION OVER 30 DEGREES (MAXIMUM CHANGE IN ELEVATION BETWEEN LANDINGS TO BE 30" PER CBC SECTION 11B-405.7.4.

6. STAIRS AND HANDRAILS PER CBC SECTIONS 11B-504 & 11B-505:

A. TREADS: SMOOTH WITH ROUNDED OR CHAMFERED EDGES AT TOP AND BOTTOM OF NOSING AND 11" MINIMUM PER CBC SECTION 11B-504.2.

B. NOSING: TO EXTEND A MAXIMUM OF 1/2" BEYOND FACE OF RISER UNLESS RISER IS ANGLED 30 DEGREES FROM VERTICAL MAXIMUM EXTENDING THE NOSING PROJECTION TO 1-1/4" MAXIMUM.

C. RISERS: TO BE MINIMUM 4" HEIGHT & 7" MAXIMUM HEIGHT PER CBC SECTION 11B-504.2.

D. HANDRAILS: HEIGHT FOR HANDRAILS SHALL BE 34" TO 38" MINIMUM VERTICALLY ABOVE WALKING SURFACE. STAIR NOSING AND RAMP SURFACE PER CBC SECTION 11B-505.4. EXTEND 12" BEYOND TOP NOSING, 12" PLUS ONE TREAD WIDTH BEYOND BOTTOM NOSING AT EACH FLIGHT. RETURN EXTENSION TO FACE OF INTERSECTING WALL WHERE IT WOULD BE HAZARDOUS IF STRAIGHT PER CBC SECTION 11B-505.10.1.

E. PROVIDE A 2" WIDE STRIP OF EQUALLY SLIP-RESISTANT MATERIAL IN CONTRASTING COLOR AT 1" FROM EDGE OF THE LOWEST TREAD AND THE UPPER APPROACH TO EACH STAIR. MARK ALL TREADS AT EXTERIOR STAIRS WITH PAINT OR OTHER APPROVED MATERIAL. PER CBC SECTION 11B-504.5.

F. LEVEL FLOOR: FOR DISABLED ACCESS, PROVIDE A CLEAR SPACE OF AT LEAST 60" INSIDE WHERE DOOR SWINGS X 60" WIDE (18"/24" BEYOND DOOR STRIKE EDGE INTERIOR/EXTERIOR DOOR) AND 44" OUTSIDE (48" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER).

7. DOORS AND HARDWARE:

A. OPENING SHALL HAVE A MINIMUM OF 32" WIDE CLEAR OPENING PER CBC SECTION 11B-404.2.3.

B. MAIN ENTRY DOORS AND GATES ACCESSIBLE TO PERSONS WITH DISABILITIES MUST HAVE A MINIMUM 10" HIGH SMOOTH SURFACE AT BOTTOM ON PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER CBC SECTION 11B-404.2.10.

C. CENTER OF HARDWARE TO BE 34" MINIMUM AND 44" MAXIMUM ABOVE FLOOR PER CBC SECTION 11B-404.2.7.

D. THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL OPEN A DOOR SHALL COMPLY FOLLOWINGS: PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30" FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE. PUSH OR PULL FORCE FOR A SLIDING OR FOLDING DOOR SHALL BE MEASURED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH PER CBC SECTION 11B-404.2.9.

1. REQUIRED FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 lb.

2. OTHER THAN REQUIRED FIRE DOORS, INTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lb.

3. SLIDING OR FOLDING DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lb. MAXIMUM.

4. OTHER THAN REQUIRED FIRE DOORS, EXTERIOR DOORS SHALL HAVE A MAXIMUM OPENING FORCE OF 5 lb. MAXIMUM.

E. PROVIDE SYMBOLS ON DOORS LEADING TO SANITARY FACILITIES:

1.) MEN'S: 1/4" THICK EQUILATERAL TRIANGLE WITH 12" SIDES VERTEX UP PER CBC SECTION 11B-703.7.2.6.1.

2.) WOMEN'S: 1/4" THICK 12" DIAMETER CIRCLE PER CBC SECTION 11B-703.7.2.6.2.

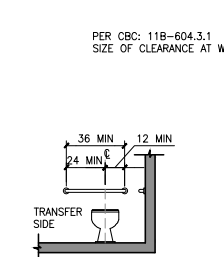
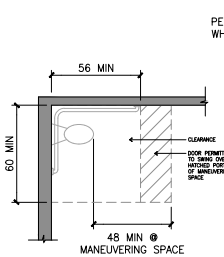
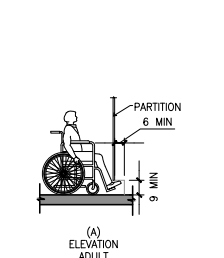
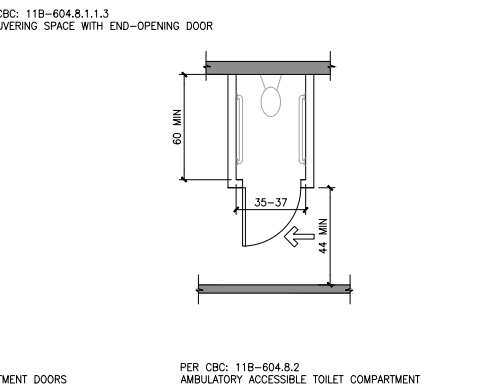
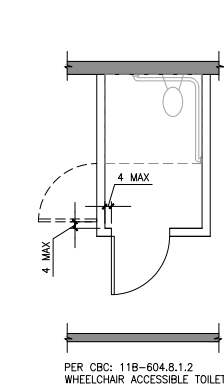
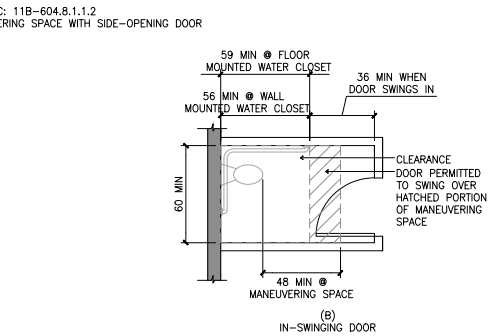
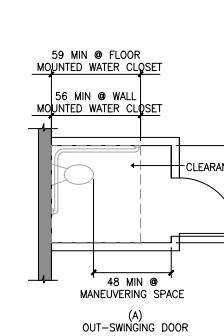
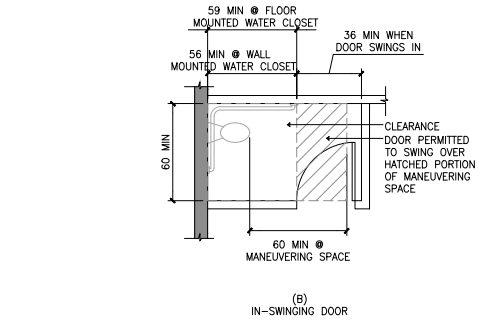
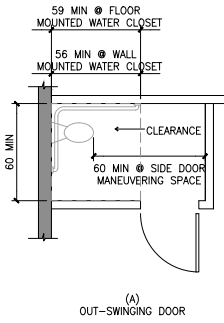
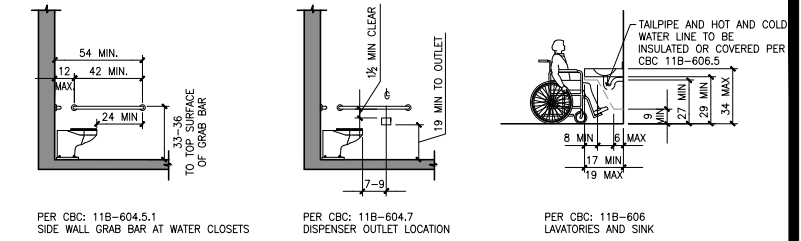
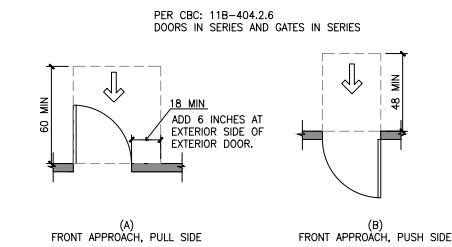
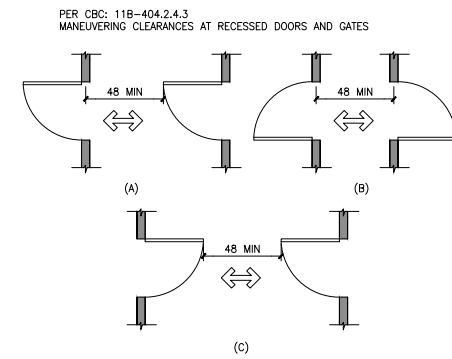
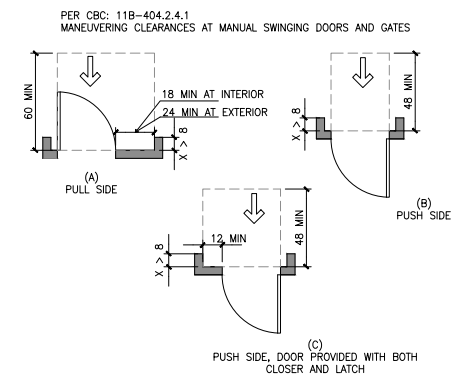
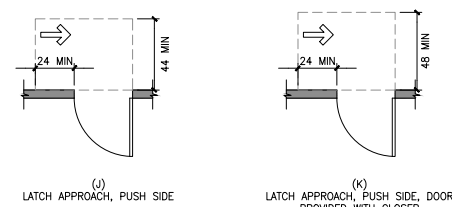
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Owner:

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Project:

Consultants:

Civil:  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title: Accessibility Details

Project Number:   
 Drawn by: JS  
 Date: 12/21/2018  
 Revision:

Sheet:

## TI-A0.3.3

**2016 CALIFORNIA GREEN BUILDING STANDARDS CODE**  
**NONRESIDENTIAL MANDATORY MEASURES, SHEET 1**

INSPECTOR SIGNOFF	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	INSPECTOR SIGNOFF		INSPECTOR SIGNOFF
	301.1 SCOPE. BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.	SHELL / A1.1 & A.1	5.106.5.2.1 – PARKING STALL MARKING. PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AR / VAN POOL / EV	
	301.2 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC] THE PROVISIONS OF INDIVIDUAL SECTIONS OF CHAPTER 5 APPLY TO NEWLY CONSTRUCTED BUILDINGS; BUILDING ADDITIONS OF 1,000 SQUARE FEET OR GREATER, AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF \$200,000 OR ABOVE (FOR OCCUPANCIES WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION). CODE SECTIONS RELEVANT TO ADDITIONS AND ALTERATIONS SHALL ONLY APPLY TO THE PORTIONS OF THE BUILDING BEING ADDED OR ALTERED WITHIN THE SCOPE OF THE PERMITTED WORK.		NOTE: VEHICLES BEARING CLEAN AIR VEHICLE STICKERS FROM EXPIRED HOV LANE PROGRAMS MAY BE CONSIDERED ELIGIBLE FOR DESIGNATED PARKING SPACES.	
A CODE SECTION WILL BE DESIGNATED BY A BANNER TO INDICATE WHERE THE CODE SECTION ONLY APPLIES TO NEWLY CONSTRUCTED BUILDING [N] OR TO ADDITIONS AND ALTERATIONS [AA]. WHEN THE CODE SECTION APPLIES TO BOTH, NO BANNER WILL BE USED.	SECTION 302 MIXED OCCUPANCY BUILDINGS	SHELL / ELECTRICAL PLANS	5.106.8 LIGHT POLLUTION REDUCTION. [N] OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING: 1. THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY CODE FOR LIGHTING SECTIONS 1-4 AS DEFINED IN CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE; AND 2. BRIGHTLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN ES TM-15-11; AND 3. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE 5.106.8, OR COMPLY WITH A LOCAL ORDINANCE LAWFULLY ENACTED PURSUANT TO SECTION 101.7, WHICHEVER IS MORE STRINGENT.	
	302.1 MIXED OCCUPANCY BUILDINGS. IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.		EXCEPTIONS: [N] 1. LUMINAIRES THAT QUALIFY AS EXCEPTIONS IN SECTION 147 OF THE CALIFORNIA ENERGY CODE. 2. EMERGENCY LIGHTING.	
ABBREVIATION DEFINITIONS: HCD DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BSC CALIFORNIA BUILDING STANDARDS COMMISSION DSA-SS DIVISION OF THE STATE ARCHITECT, STRUCTURAL SAFETY OSHPD OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT LR LOW RISE HR HIGH RISE HA ADDITIONS AND ALTERATIONS N NEW		SHELL / CIVIL PLANS	NOTE: [N] SEE ALSO CALIFORNIA BUILDING CODE, CHAPTER 12, SECTION 1205.6 FOR COLLEGE CAMPUS LIGHTING REQUIREMENTS FOR PARKING FACILITIES AND WALKWAYS. 5.106.10 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: 1. SWALES 2. WATER COLLECTION AND DISPOSAL SYSTEMS. 3. FRENCH DRAINS 4. WATER RETENTION GARDENS 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.  EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.	
			DIVISION 5.2 ENERGY EFFICIENCY  SECTION 5.201 GENERAL 5.201.1 SCOPE. FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADAPT MANDATORY BUILDING STANDARDS.	
CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES DIVISION 5.1 PLANNING AND DESIGN	SECTION 5.101 GENERAL 5.101.1 SCOPE. THE PROVISIONS OF THIS CHAPTER OUTLINE PLANNING, DESIGN AND DEVELOPMENT METHODS THAT INCLUDE ENVIRONMENTALLY RESPONSIBLE SITE SELECTION, BUILDING DESIGN, BUILDING SITING AND DEVELOPMENT TO PROTECT, RESTORE AND ENHANCE THE ENVIRONMENTAL QUALITY OF THE SITE AND PRESERVE THE INTEGRITY OF ADJACENT PROPERTIES. SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 (AND ARE INCLUDED HERE FOR REFERENCE)  CUTOFF LUMINAIRES. LUMINAIRES WHOSE LIGHT DISTRIBUTION IS SUCH THAT THE CANDLEPA PER 1000 LAMP LUMENS DOES NOT NUMERICALLY EXCEED 25 (2.5 PERCENT) AT AN ANGLE OF 90 DEGREES ABOVE NAHR, AND 100 (10 PERCENT) AT A VERTICAL ANGLE OF 90 DEGREES ABOVE NAHR. THIS APPLIES TO ALL LATERAL ANGLES AROUND THE LUMINAIRE.  LOW-EMITTING AND FUEL EFFICIENT VEHICLES. ELIGIBLE VEHICLES ARE LIMITED TO THE FOLLOWING: 1. ZERO EMISSION VEHICLE (ZERO EMISSION NEIGHBORHOOD ELECTRIC VEHICLES (NEV), PARTIAL ZERO EMISSION VEHICLE (PZEV), ADVANCED TECHNOLOGY PZEV (AT PZEV) OR CNG FUELED (ORIGINAL EQUIPMENT MANUFACTURER ONLY) REGULATED UNDER HEALTH AND SAFETY CODE SECTION 43800 AND CCR, TITLE 13, SECTIONS 1961 AND 1962. 2. HIGH-EFFICIENCY VEHICLES, REGULATED BY U.S. EPA, BEARING HIGH-OCCUPANCY VEHICLE (HOV) CAR POOL LANE STICKERS ISSUED BY THE DEPARTMENT OF MOTOR VEHICLES.  NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A MOTOR VEHICLE THAT MEETS THE DEFINITION OF "LOW-SPEED VEHICLE" EITHER IN SECTION 385.5 OF THE VEHICLE CODE OR IN 4905791.5100 (AS IT EXISTED ON JULY 1, 2000), AND IS CERTIFIED TO ZERO-EMISSION VEHICLE STANDARDS.  TENANT-OCCUPANTS. BUILDING OCCUPANTS WHO INHABIT A BUILDING DURING ITS NORMAL HOURS OF OPERATION AS PERMANENT OCCUPANTS, SUCH AS EMPLOYEES, AS DISTINGUISHED FROM CUSTOMERS AND OTHER TRANSIENT VISITORS.  VANPOOL VEHICLE. ELIGIBLE VEHICLES ARE LIMITED TO ANY MOTOR VEHICLE, OTHER THAN A MOTORBIKE OR TRUCK TRACTOR, DESIGNED FOR CARRYING MORE THAN 10 BUT NOT MORE THAN 15 PERSONS INCLUDING THE DRIVER, WHICH IS MAINTAINED AND USED PRIMARILY FOR THE NONPROFIT WORK-RELATED TRANSPORTATION OF ADULTS FOR THE PURPOSE OF REDISHARING.  NOTE: SOURCE: VEHICLE CODE, DIVISION 1, SECTION 668	SHELL / PLUMBING PLANS	DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION  SECTION 5.301 GENERAL 5.301.1 SCOPE. THE PROVISIONS OF THIS CHAPTER SHALL ESTABLISH THE MEANS OF CONSERVING WATER USE INDOORS, OUTDOORS AND IN WASTEWATER CONVEYANCE.  SECTION 5.302 DEFINITIONS 5.302.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 (AND ARE INCLUDED HERE FOR REFERENCE)  GRAYWATER. PURSUANT TO HEALTH AND SAFETY CODE SECTION 17922.12, "GRAYWATER" MEANS UNTREATED WASTEWATER THAT HAS NOT BEEN CONTAMINATED BY ANY TOILET DISCHARGE, HAS NOT BEEN EXPOSED BY INSECTICIDES, CONTAMINATED, OR UNHEALTHY BODYLY WASTES, AND DOES NOT PRESENT A THREAT FROM CONTAMINATION BY UNHEALTHFUL PROCESSING, MANUFACTURING, OR OPERATING WASTES. "GRAYWATER" INCLUDES, BUT IS NOT LIMITED TO WASTEWATER FROM BATHROOMS, SHOWERS, BATHROOM WASHBASINS, CLOSETED WASHING MACHINES AND LAUNDRY TUBS, BUT DOES NOT INCLUDE WASTE WATER FROM KITCHEN SINKS OR DISHWASHERS.  MODEL WATER EFFICIENT LANDSCAPE ORDNANCE (MWELO). THE CALIFORNIA ORDINANCE REGULATING LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE PRACTICES THAT WILL ENSURE COMMERCIAL, MULTIFAMILY AND OTHER DEVELOPER INSTALLED LANDSCAPES GREATER THAN 2,500 SQUARE FEET MEET AN IRRIGATION WATER BUDGET DEVELOPED BASED ON LANDSCAPED AREA AND CLIMATOLOGICAL PARAMETERS.  MODEL WATER EFFICIENT LANDSCAPE ORDNANCE (MWELO). [HCD] THE CALIFORNIA MODEL ORDINANCE CALIFORNIA CODE OF REGULATIONS, TITLE 23, DIVISION 2, CHAPTER 2.7, REGULATING LANDSCAPE DESIGN, INSTALLATION AND MAINTENANCE PRACTICES. LOCAL AGENCIES ARE REQUIRED TO ADOPT THE UPDATED MWELO, OR ADOPT A LOCAL ORDINANCE AT LEAST AS EFFECTIVE AS THE MWELO.  POTABLE WATER. WATER THAT IS DRINKABLE AND MEETS THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) DRINKING WATER STANDARDS. SEE DEFINITION IN THE CALIFORNIA PLUMBING CODE, PART 5.  POTABLE WATER. [HCD] WATER THAT IS SATISFACTORY FOR DRINKING, CULINARY, AND DOMESTIC PURPOSES, AND MEETS THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) DRINKING WATER STANDARDS AND THE REQUIREMENTS OF THE HEALTH AUTHORITY HAVING JURISDICTION.  RECYCLED WATER. WATER WHICH, AS A RESULT OF TREATMENT OF WASTE, IS SUITABLE FOR A DIRECT BENEFICIAL USE OR A CONTROLLED USE THAT WOULD NOT OTHERWISE OCCUR [WATER CODE SECTION 13059 (N)]. SIMPLY PUT, RECYCLED WATER IS WATER TREATED TO REMOVE WASTE WATER ATTAINING A QUALITY THAT IS SUITABLE TO USE THE WATER AGAIN.  SUBMETER. A METER INSTALLED SUBORDINATE TO A SITE METER, USUALLY USED TO MEASURE WATER INTENDED FOR ONE PURPOSE, SUCH AS LANDSCAPE IRRIGATION. FOR THE PURPOSES OF CALIFORNIA, A DEDICATED METER MAY BE CONSIDERED A SUBMETER.  WATER BUDGET. IS THE ESTIMATED TOTAL LANDSCAPE IRRIGATION WATER USE WHICH SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE CALCULATED IN ACCORDANCE WITH THE DEPARTMENT OF WATER RESOURCES MODEL EFFICIENT LANDSCAPE ORDNANCE (MWELO).  SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR THE USES DESCRIBED IN SECTIONS 503.1.1 AND 503.1.2.	SHELL / PLUMBING & LANDSCAPE PLANS
	5.106.1.1 LANDSCAPE ORDNANCE. COMPLY WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCE.		5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SQUARE FEET. SEPARATE SUBMETERS SHALL BE INSTALLED AS FOLLOWS: FOR EACH INDIVIDUAL LEASED, RENTED OR OTHER TENANT SPACE WITHIN THE BUILDING PROJECTED TO CONSUME MORE THAN 100 GAL/DAY (380 L/DAY), INCLUDING, BUT NOT LIMITED TO, SPACES USED FOR LAUNDRY OR CLEANERS, RESTAURANT OR FOOD SERVICE, MEDICAL OR DENTAL OFFICE, LABORATORY, OR BEAUTY SALON OR BARBER SHOP. WHERE SEPARATE SUBMETERS FOR INDIVIDUAL BUILDING TENANTS ARE UNFEASIBLE, FOR WATER SUPPLIED TO THE FOLLOWING SUBSYSTEMS: A. MAKEUP WATER FOR COOLING TOWERS WHERE FLOW THROUGH IS GREATER THAN 500 GPM (30 L/S). B. MAKEUP WATER FOR EXHAUSTING COOLERS GREATER THAN 6 GPM (0.04 L/S). C. SEAM AND HOT WATER BOILERS WITH ENERGY INPUT MORE THAN 500,000 BTU/H (147 KW).  5.303.1.2 EXCESS CONSUMPTION. A SEPARATE SUBMETER OR METERING DEVICE SHALL BE PROVIDED FOR ANY TENANT WITH A NEW BUILDING OR WITHIN AN ADDITION THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY.  5.303.2 WATER REDUCTION. PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE VALUES SHOWN IN TABLE 5.303.2.3  EXCEPTION: BUILDING THAT DEMONSTRATE 20% OVERALL WATER USE REDUCTION. IN THIS CASE, A CALCULATION DEMONSTRATING A 20% REDUCTION IN THE BUILDING "WATER USE BASELINE," AS ESTABLISHED IN TABLE 5.303.2.2, MAY BE PROVIDED.	
SHELL / CIVIL PLANS	5.106.1.2 BEST MANAGEMENT PRACTICES (BMP). PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL AND GOOD HOUSEKEEPING BMP. 1. SOIL LOSS BMP THAT SHOULD BE CONSIDERED FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: A. SCHEDULING CONSTRUCTION ACTIVITY. B. PRESERVATION OF NATURAL FEATURES, VEGETATION AND SOIL. C. DRAINAGE SWALES OR LEED DITCHES TO CONTROL STORMWATER FLOW. D. MULCHING OR HYDROSEEDING TO STABILIZE DISTURBED SOILS. E. EROSION CONTROL TO PROTECT SLOPES. F. PROTECTION OF STORM DRAIN INLETS (GRAVEL BAGS OR CATCH BASIN INSERTS). G. PERIMETER SEDIMENT CONTROL (PERIMETER SILT FENCE, FIBER ROLLS). H. SEDIMENT TRAP OR SEDIMENT BASIN TO RETAIN SEDIMENT ON SITE. I. STABILIZED CONSTRUCTION EXITS. J. WIND EROSION CONTROL. K. OTHER SOIL LOSS BMP ACCEPTABLE TO THE ENFORCING AGENCY. 2. GOOD HOUSEKEEPING BMP TO MANAGE CONSTRUCTION EQUIPMENT, MATERIALS AND WASTES THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: A. MATERIAL HANDLING AND WASTE MANAGEMENT. B. BUILDING MATERIALS STOCKPILE MANAGEMENT. C. MANAGEMENT OF WASHOUT AREAS (CONCRETE, PAINTS, STUCCO, ETC.). D. CONTROL OF VEHICLE/EQUIPMENT FUELING TO CONTROLS OF STRUCTURES STAGING AREA. E. VEHICLE AND EQUIPMENT CLEANING PERFORMED OFF SITE. F. SPILL PREVENTION AND CONTROL. G. OTHER HOUSEKEEPING BMP ACCEPTABLE TO THE ENFORCING AGENCY.	SHELL / PLUMBING PLANS	5.303.2.1 AREAS OF ADDITION OR ALTERATION. FOR THOSE OCCUPANCIES WITHIN THE AUTHORITY OF THE CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, THE PROVISIONS OF SECTION 5.303.2 AND SECTION 5.303.3 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.	NA- SHELL ONLY
SHELL / A1.1	5.106.4 BICYCLE PARKING. FOR BUILDINGS WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, COMPLY WITH SECTION 5.106.4.1.1 FOR BUILDINGS WITHIN THE AUTHORITY OF THE DIVISION OF THE STATE ARCHITECT PURSUANT TO SECTION 105, COMPLY WITH SECTION 5.106.4.2	SHELL / PLUMBING PLANS	5.303.3 WATER CLOSING. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:	
SHELL / A1.1 & A.1	5.106.4.1 BICYCLE PARKING. [BSC] COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2; OR MEET THE APPLICABLE LOCAL ORDINANCE, WHICHEVER IS STRICTER.	SHELL / PLUMBING PLANS	5.303.3.1 WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSPECIFICATION SPECIFICATION FOR TANK-TYPE TOILETS.  NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.	SHELL / A1.1 & A0.3 SHELL / A1.1 & A0.2
SHELL / A1.1 & A.1	5.106.4.1.1 SHORT-TERM BICYCLE PARKING. [BSC] IF THE PROJECT OR AN ADDITION OR ALTERATION IS ANTICIPATED TO GENERATOR VEHICLE TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITOR'S ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK. EXCEPTION: ADDITIONS OR ALTERATIONS WHICH ADD NINE OR LESS VISITOR VEHICULAR PARKING SPACES.	SHELL / PLUMBING PLANS	5.303.3.2 URINALS. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.	
	5.106.4.1.2 LONG-TERM BICYCLE PARKING. FOR NEW BUILDINGS WITH OVER 10 TENANT-OCCUPANTS OR FOR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT VEHICULAR PARKING SPACES, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE BICYCLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE SPACE. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET AND SHALL MEET ONE OF THE FOLLOWING: 1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES; 2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR 3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.  NOTE: ADDITIONAL INFORMATION ON RECOMMENDED BICYCLE ACCOMMODATIONS MAY BE OBTAINED FROM SACRAMENTO AREA BICYCLE ADVOCATES.	SHELL / PLUMBING PLANS	5.303.3.3 SHOWERHEADS. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PS. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSPECIFICATION SPECIFICATION FOR SHOWERHEADS.	SHELL / A1.1 & A.1
	5.106.4.2 BICYCLE PARKING. [DSA-SS] FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, COMPLY WITH SECTIONS 5.106.4.2.1 AND 5.106.4.2.2	SHELL / PLUMBING PLANS	5.303.3.4 WASTEWATER REDUCTION. [N] EACH BUILDING SHALL REDUCE BY 20 PERCENT WASTEWATER BY ONE OF THE FOLLOWING METHODS: 1. [BSC, DSA-SS] THE INSTALLATION OF WATER-CONSERVING FIXTURES (WATER CLOSETS, URINALS) MEETING THE CRITERIA ESTABLISHED IN SECTIONS 5.303.2 OR 5.303.3. 2. [BSC] UTILIZING NON-POTABLE WATER SYSTEMS (CAPTURED RAINWATER, GRAYWATER, AND MANUALLY TREATED WASTEWATER (RECYCLED WATER)) COMPLYING WITH THE CURRENT EDITION OF THE CALIFORNIA PLUMBING CODE OR OTHER METHODS DESCRIBED IN SECTION 45.304.8.	
	5.106.4.2.1 SHORT-TERM BICYCLE PARKING. PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE STUDENT ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF THE STUDENT POPULATION BASED ON THE TOTAL OCCUPANT LOAD OF THE CAMPUS, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.	SHELL / PLUMBING PLANS	5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.	TO BE PROVIDED BY GENERAL CONTRACTOR
SHELL / A1.1 & A.1	5.106.4.2.2 LONG-TERM BICYCLE PARKING. PROVIDE SECURE BICYCLE PARKING FOR 5% OF EMPLOYEES, BASED ON THE TOTAL NUMBER OF MOTORIZED VEHICLE PARKING CAPACITY IN THE START PARKING LOT, WITH A MINIMUM OF ONE SPACE. ACCEPTABLE BICYCLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET OR START PARKING AREA AND SHALL MEET ONE OF THE FOLLOWING: 1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES; 2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR 3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.  5.106.5.2 DESIGNATED PARKING. IN NEW PROJECTS OR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE VEHICULAR PARKING SPACES, PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES AS FOLLOWS:			
	TABLE 5.106.5.2 – PARKING			

FIXTURE TYPE	FLOW RATE	DURATION	DAILY USES	OCCUPANTS/2
SHOWER HEADS	2.0 GPM @ 80 PSI	5 MIN.	1	X20
LAVATORY FAUCETS (NON-RESIDENTIAL)	0.5 GPM @ 60 PSI	25 MIN.	3	X
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	4 MIN.	1	X20
REPLACEMENT AERATORS	2.2 GPM @ 60 PSI			
WASH FOUNTAINS	2.2 [RIM SPACE (IN)/20 GPM@60 PSI]			X
METERING FAUCETS	0.25 GAL/CYCLE	0.25 MIN.	3	X
METERING FAUCETS FOR WASH FOUNTAINS	.25 [RIM SPACE (IN)/20 GPM@60 PSI]	0.25 MIN.		X
GRAVITY TANK WATER CLOSET	1.28 GAL/FLUSH	1 FLUSH	1 MALE1, 3 FEMALE	X
FLUSHOMETER TANK WATER CLOSET	1.28 GAL/FLUSH	1 FLUSH	1 MALE1, 3 FEMALE	X
FLUSHOMETER VALVE WATER CLOSET	1.28 GAL/FLUSH	1 FLUSH	1 MALE1, 3 FEMALE	X
ELECTROMECHANICAL HYDRAULIC WATER CLOSET	1.28 GAL/FLUSH	1 FLUSH	1 MALE1, 3 FEMALE	X
	0.5 GAL/FLUSH	1 FLUSH	2 MALE	X

FIXTURE "WATER USE" = FLOW RATE X DURATION X OCCUPANTS X DAILY USES

1. THE DAILY USE NUMBER SHOULD BE INCREASED TO THREE IF URINALS ARE NOT INSTALLED IN THE ROOM.
2. REFER TO TABLE A, CHAPTER 4, CALIF. PLUMBING CODE, FOR OCCUPANT LOAD FACTORS.  
a. SHOWER USE BY OCCUPANTS DEPENDS ON THE TYPE OF A BUILDING OR PORTION OF A BUILDING, E.G., TOTAL OCCUPANT LOAD FOR A HEALTH CLUB, BUT ONLY A FRACTION OF THE OCCUPANTS IN AN OFFICE BUILDING AS DETERMINED BY THE ANTICIPATED NUMBER OF USERS  
b. NONRESIDENTIAL KITCHEN/FACILITY USE IS DETERMINED BY THE OCCUPANT LOAD OF THE AREA SERVED BY THE FIXTURE.
3. USE WORKSHEET WS-1 TO CALCULATE BASELINE WATER USED.

FIXTURE TYPE	MAX. FLOW RATE @ 20% REDUCTION
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
WASH FOUNTAINS	1.8 [RIM SPACE (IN.) / 20 GPM @ 60 PSI]
METERING FAUCETS	0.20 GALLONS / CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	.20 [RIM SPACE (IN.) / 20 GPM @ 60 PSI]

5.3.04.1 **5.3.04 OUTDOOR WATER USE**  
 A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION USE THAT IS INSTALLED IN CONJUNCTION WITH A NEW BUILDING OR AN ADDITION OR ALTERATION CONFORMS TO THE LOCAL WATER EFFICIENT LANDSCAPE OR LANDSCAPE OR TO THE CALIFORNIA DEPARTMENT OF WATER RESOURCES WATER EFFICIENT LANDSCAPE ORDINANCE WHERE NO LOCAL ORDINANCE IS APPLICABLE.

NOTE:  
 PRESCRIPTIVE MEASURES TO ASSIST IN COMPLIANCE WITH THE WATER BUDGET ARE LISTED IN SECTIONS 492.5 THROUGH 492.8, 492.10 AND 492.11 OF THE ORDINANCE, WHICH MAY BE FOUND AT:  
<http://www.water.ca.gov/irrigation/Regulations/492s/492.5-492.8-492.10-492.11.pdf>

5.3.04.2 **OUTDOOR POTABLE WATER USE**, FOR NEW WATER SERVICE OR FOR ADDITION OR ALTERATION REQUIRING UPGRADED WATER SERVICE FOR LANDSCAPED AREAS OF AT LEAST 1,000 SQUARE FEET BUT NOT MORE THAN 5,000 SQUARE FEET (THE LEVEL AT WHICH WATER CODE §6355 APPLIES), SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED TO MONITOR AND MEASURE WATER CONSUMPTION.

5.3.04.3 **IRRIGATION SYSTEMS**, IN NEW NONRESIDENTIAL CONSTRUCTION WITH AT LEAST 1,000 BUT NOT MORE THAN 2,500 SQUARE FEET OF CLIMATICALLY LANDSCAPED AREA (THE LEVEL AT WHICH THE UNIFORM APPLIES), INSTALL IRRIGATION CONTROLLERS AND SENSORS WHICH INCLUDE THE FOLLOWING CRITERIA, AND MEET MANUFACTURER'S RECOMMENDATIONS.

5.3.04.3.1 **IRRIGATION CONTROLLERS**, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

- 1. CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN WEATHER OR SOIL MOISTURE NEEDS AS WEATHER CONDITIONS CHANGE.
- 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL CLIMATE DATA SHALL BE SET TO A PRE-DETERMINED SCHEDULE. WEATHERLESS RAIN SENSORS WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S), SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

NOTE: MORE INFORMATION REGARDING IRRIGATION CONTROL SYSTEM AND SPECIFICATIONS IS AVAILABLE FROM THE IRRIGATION ASSOCIATION.

DESIGN 4.04 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

5.407.1 GENERAL

5.407.1.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE, CONSTRUCTION WASTE REMOVAL, EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS, AND BUILDING MATERIALS SELECTION.

5.407.2 DEFINITIONS

5.407.2.1 DEFINITION: THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2 (AND ARE INCLUDED HERE FOR REFERENCE)

5.407.2.1.1 SPEED OR ADJUST A FASTER

ADJUST: TO REGULATE FLOW RATE AND AIR PATTERNS AT THE TERMINAL EQUIPMENT, SUCH AS TO REDUCE FAN SPEED OR ADJUST A FASTER

BALANCE: TO PROPORTION FLOWS WITHIN THE DISTRIBUTION SYSTEM, INCLUDING SUB-MANS, BRANCHES AND TERMINALS, ACCORDING TO DESIGN QUANTITIES.

BUILDING COMMISSIONING: A SYSTEMATIC QUALITY ASSURANCE PROCESS THAT SPANS THE ENTIRE DESIGN AND CONSTRUCTION PROCESS, INCLUDING VERIFYING AND DOCUMENTING THAT BUILDING SYSTEMS AND COMPONENTS ARE PLANNED, DESIGNED, INSTALLED, TESTED, OPERATED AND MAINTAINED TO MEET THE OWNER'S PROJECT REQUIREMENTS.

TEST: A PROCEDURE TO DETERMINE QUANTITATIVE PERFORMANCE OF A SYSTEM OR EQUIPMENT

5.407.2.2 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.2.2.1 EXTERIOR WALLS: EXTERIOR WALLS SHALL BE CONSTRUCTED WITH A WATER-RESISTANT BARRIER AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1403.2 (WEATHER PROTECTION) AND CALIFORNIA ENERGY CODE SECTION 150, (MANDATORY FEATURES AND DETAILS), MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ADOPTED CODES. THE BARRIER SHALL BE MORE STRINGENT THAN THE FOLLOWING:

5.407.2.2.1.1 MOISTURE CONTROL: EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS.

5.407.2.2.1.1.1 SPRINKLERS: DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPAY ON STRUCTURES.

5.407.2.2.1.1.2 ENTRIES AND OPENINGS: DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC OR

4. THE DOOR IS PROTECTED BY A MINIMUM OVERHANG OF 3 FEET IN DEPTH.

5. THE DOOR IS RECESSED AT LEAST 4 FEET.

6. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

5.407.2.2.2. FLASHING: INSTALL FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING:

5.408.1 CONSTRUCTION WASTE MANAGEMENT, REDUCTION AND RECYCLING: FOR THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3, MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORIGINATOR, WHICHEVER IS MORE STRINGENT.

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLANE: WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORIGINATOR, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT:

- 1. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL, BY IDENTIFYING THE TYPE OF CONSTRUCTION, REDUCTION, REUSE, RECYCLING, REUSE OR SALVAGE FOR FUTURE USE OR REUSE OF THE MATERIALS.
- 2. DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE.
- 3. IDENTIFIES DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
- 4. SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

5.408.1.2 WASTE MANAGEMENT COMPANY: UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL MEETS THE FOLLOWING:

NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

EXCEPTIONS TO SECTIONS 5.408.1.1 AND 5.408.1.2:

5.40.3 EXCAVATED SOIL AND LAND CLEARING DERIVED. [BSC] 100 PERCENT OF TREES, STUMPS, ROCKS AND ANCHORED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

EXCEPTION: REUSE, EITHER ON OR OFF-SITE, OF VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST INFESTATION.

NOTES:

1. IF CONTAMINATION BY DISEASE OR PEST INFESTATION IS SUSPECTED, CONTACT THE COUNTY AGRICULTURAL COMMISSIONER AND FOLLOW HIS DIRECTION FOR RECYCLING OR DISPOSAL OF THE MATERIAL.

2. FOR A MAP OF KNOWN PEST AND/OR DISEASE QUARANTINE ZONES, CONSULT WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. ([WWW.CDFAC.AGOV](http://WWW.CDFAC.AGOV))

5.40.4 BUILDING MAINTENANCE AND OPERATIONS

SECTION 5.40.4 BUILDING BY OCCUPANTS. PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED BY SIGNAGE. PROVIDE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

5.40.4.1 ADDITIONS. [A] ALL ADDITIONS CONDUCTED WITHIN A 12-MONTH PERIOD UNDER SINGLE OR MULTIPLE PERMITS, RESULTING IN AN INCREASE OF 30% OR MORE IN FLOOR AREA, SHALL PROVIDE RECYCLING AREAS ON SITE.

EXCEPTION: ADDITIONS WITHIN A TENANT SPACE RESULTING IN LESS THAN A 30% INCREASE IN THE TENANT SPACE FLOOR AREA.

5.40.4.2 SAMPLE ORIENTATION. SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OF THE PUBLIC RESOURCES CODE. CHAPTER 18 IS KNOWN AS THE CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACT (SWRRA). [A]

NOTE: A SAMPLE ORIENTATION BY USE BY LOCAL AGENCIES MAY BE FOUND IN APPENDIX A OF THE DOCUMENT AT THE CALRECYCLE'S WEB SITE.

5.40.2 COMMISSIONING. [N] FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESSES OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING OPERATIONS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. COMMISSIONING REQUIREMENTS SHALL INCLUDE:

1. OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS.

2. BASIS OF DESIGN.

3. COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS.

4. COMMISSIONING PLAN.

5. FUNCTIONAL PERFORMANCE TESTING.

6. DOCUMENTATION AND TRAINING.

7. COMMISSIONING REPORT.

EXCEPTIONS:

1. DRY STORAGE WAREHOUSES OF ANY SIZE.

2. AREAS UNDER 10,000 SQUARE FEET USED FOR OFFICES OR OTHER CONDITIONED ACCESSORY SPACES WITHIN DRY STORAGE WAREHOUSES.

3. TENANT IMPROVEMENTS UNDER 10,000 SQUARE FEET AS DESCRIBED IN SECTION 303.1.1

4. COMMISSIONING REQUIREMENTS FOR ENERGY SYSTEMS COVERED BY THE 2016 CALIFORNIA ENERGY CODE.

## VOC, ARCHITECTURAL COATINGS & FORMALDEHYDE LIMITS TABLES

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
<b>SPECIALTY APPLICATIONS</b>	
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 and trim adhesive	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

COATING CATEGORY	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
<b>Specialty Coatings</b>	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	130
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Film selective coatings	350
Floor coatings	130
Form-release compounds	250
Graffiti anti-coatings (sign paints)	500
High-temperature coatings	450
Industrial maintenance coatings	250
Low solids coatings <sup>4</sup>	130
Marguerite cement coatings	450
Mastic tile-over coatings	100
Metallic pigmented coatings	500
Multicolor coatings	420
Pre-treatment wash primers	420
Primer, sealers and undercoaters	100
Reactive processing sealers	250
Recycled coatings	250
Roof coatings	50
Roof pre-protective coatings	250
Shellac	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	300
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particle board	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard <sup>2</sup>	0.13

[illegible]



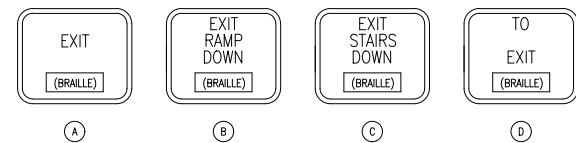


## MEANS OF EGRESS NOTES

- EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD.
- EGRESS DOORS SHALL COMPLY WITH SECTION 1010.1 & 1022.2
- READILY DISTINGUISHABLE
  - 32" CLEAR OPENING
- HINGED DOORS
  - FORCE TO OPEN FOR FIRE DOORS- 15LBS, FOR OTHER DOORS- 5 LBS
- ELEMENTS SHALL NOT PROJECT WITHIN THE REQUIRED WIDTH MORE THAN 4"
- THE PROJECT IS FULLY SPRINKLED - RATED CORRIDORS NOT REQUIRED PER TABLE 1018.1
- ALL ROOMS HAVE A MIN. 9'-0" CLEAR CEILING HEIGHT.
- EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1011
- EXIT SIGNS SHALL BE ILLUMINATED PER CBC 1013.3 - SEE ELECTRICAL
- ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE.
- POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY BACK UP PER CBC SECTION 1008.3 - SEE ELECTRICAL
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE BACK-UP POWER FOR A DURATION OF NOT LESS THAN 90-MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. PER CBC SECTION 1008.3 - SEE ELECTRICAL
- WHEN KEY-LOCKING HARDWARE IS PROPOSED AT MAIN EXIT, PROVIDE A SIGN ON EGRESS SIDE ABOVE THE DOOR STATING "THIS DOOR TO REMAIN UN LOCKED WHEN THIS SPACE IS OCCUPIED". SIGN TO BE 1" HIGH LETTERS ON A CONTRASTING BACKGROUND. THE LOCKING DEVICE MUST BE READILY DISTINGUISHABLE AS BEING LOCKED. CBC 11B-703.4.1
- EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER 1010.1.9
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/8" ABOVE THE FINISHED FLOOR OR LANDING. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNITE VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE) PER 1010.1.7.
- LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL
- DOORS INTO STAIR LANDINGS SHALL NOT EXCEED 7" INTO REQUIRED EGRESS WIDTH
- TACTILE EXIT SIGNS SHALL BE PROVIDED PER 1013.4, EXTERIOR DOOR "EXIT", AT EXIT STAIRS "EXIT STAIR DOWN" MAKE PATH "EXIT ROUTE"
- ALL CORRIDORS SERVING 10 OR MORE OCCUPANTS ARE A MIN. OF 44' WIDE
- ALL CORRIDORS WITH A TRAVEL DISTANCE GREATER THAN 200' ARE MIN. 60' WIDE
- CIRCULATION AISLES SHALL BE A MIN. OF 36" WIDE
- EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED
- AIRES SHALL COMPLY WITH 11B-403.5
- TWO EXITS REQUIRED WHEN OCCUPANT LOAD EXCEEDS 50 OCCUPANTS.
- AN ADDITIONAL EXIT SIGNS & EMERGENCY LIGHTING MAY BE REQUIRED BASED ON FIELD INSPECTIONS.
- ON EXIT SIGNS LOCATED ABOVE THE REQUIRED EXIT, THE HEIGHT SHALL NOT EXCEED THE MANUFACTURER'S REQUIREMENTS, NOR BE OUT OF VISUAL SIGHT, NOR MORE THAN 14" A.F.F.

## TACTILE EGRESS SIGNS

SEE SHEET 5/AD.1 FOR DIMENSIONS AND DETAILS PER CBC SECTION 1013.4 TO COMPLY WITH 2016 CBC 11B-703.3 AND 11B-703.4.



\*NOTE

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. X 18" MIN. CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF ANY SWING BETWEEN THE CLOSED 45 DEGREE OPEN POSITION PER CBC 11B 703.4.2

BRILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI LINED, BRILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRILLE SHALL BE SEPARATED 3/8 INCH MIN. AND 1/2 INCH MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENT PER CBC 11B-703.3.2

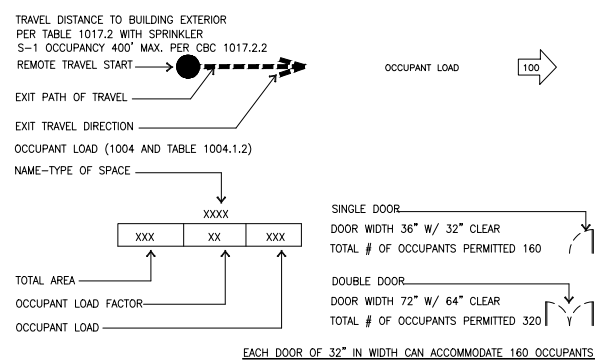
**NOTE:** REQUIRED EXIT

ALL EXIT SIGNS SHALL PROVIDE THE REQUIRED 90 MINUTE BACK UP PER CBC 1013.6.3, ALSO SEE ELECTRICAL

● PROVIDE SIGNAGE: "NOT ACCESSIBLE" AND PROVIDE DIRECTIONAL SIGNAGE TO THE NEAREST ACCESSIBLE ROUTE PER CBC 1008.10

ALL SIGNAGE SHALL BE ON THE STRIKE SIDE OF THE DOOR AND WITH DOUBLE DOORS SHOW THE SIGNAGE ON THE RIGHT SIDE OF THE DOOR

## EXITING LEGEND



## MISCELLANEOUS SIGNAGE

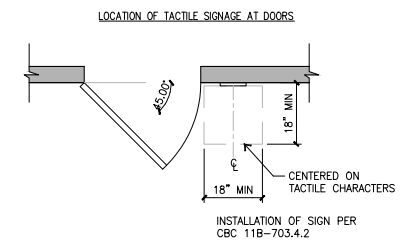
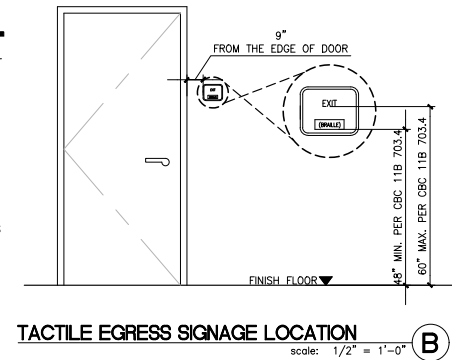
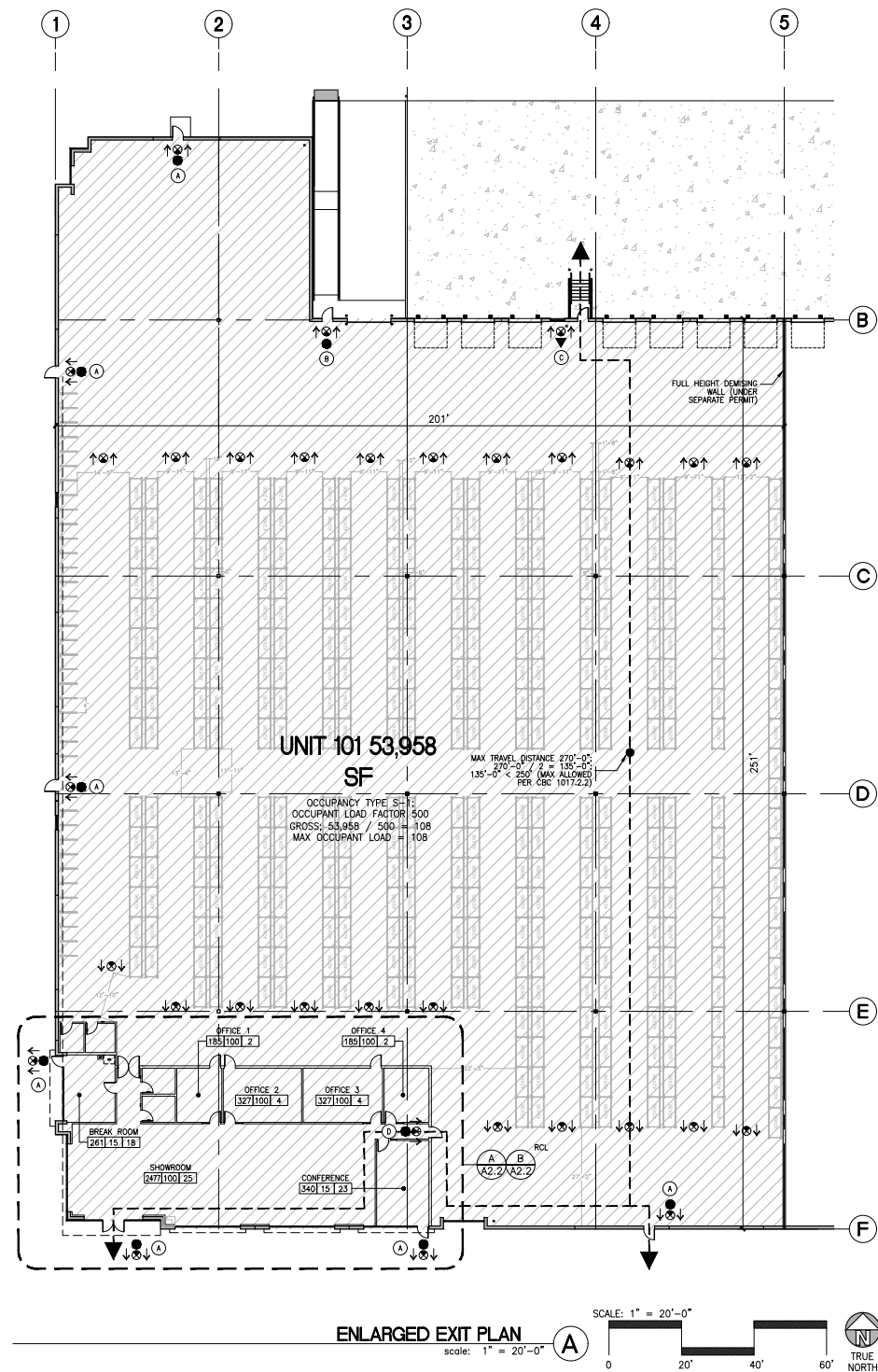
- INTERNATIONAL ACCESSIBILITY SYMBOL TO BE PLACED AT ALL ACCESSIBLE ENTRANCES PER CBC SECTION 11B-206.4/11B-216.6. SIGN SHALL COMPLY WITH CBC SECTION 11B-703.7.  
SEE SHEET AD.1/20 FOR DETAILS.
- LEGIBLE PERMANENT DESIGN SIGN. SIGNS TO BE POSTED NEAR MAIN EXIT OR EXIT ACCESS DOORWAY PER CBC SECTION 1004.3  
SEE 10/AD.1 FOR DETAILS.

## EXITING CALCULATION

S1 OCC  
WAREHOUSE S.F. = 53,958 SF  
OCCUPANT LOAD = 53,958/500 = 108  
TOTAL = 108 OCC

EXIT WIDTH:  
108 X 0.2 = 21.6" REQUIRED  
10 X 32 = 320" PROVIDED

NOTE:  
- STORAGE RACK AND EQUIPMENT WILL BE UNDER SEPARATE PERMIT.  
MINIMUM DISTANCE BETWEEN SHELVING AND RACKS TO BE 44" PER 11B-403.5.1 CBC OR 2016 CFC WHICHEVER IS MOST RESTRICTIVE.



Title: \_\_\_\_\_

Project Number: \_\_\_\_\_

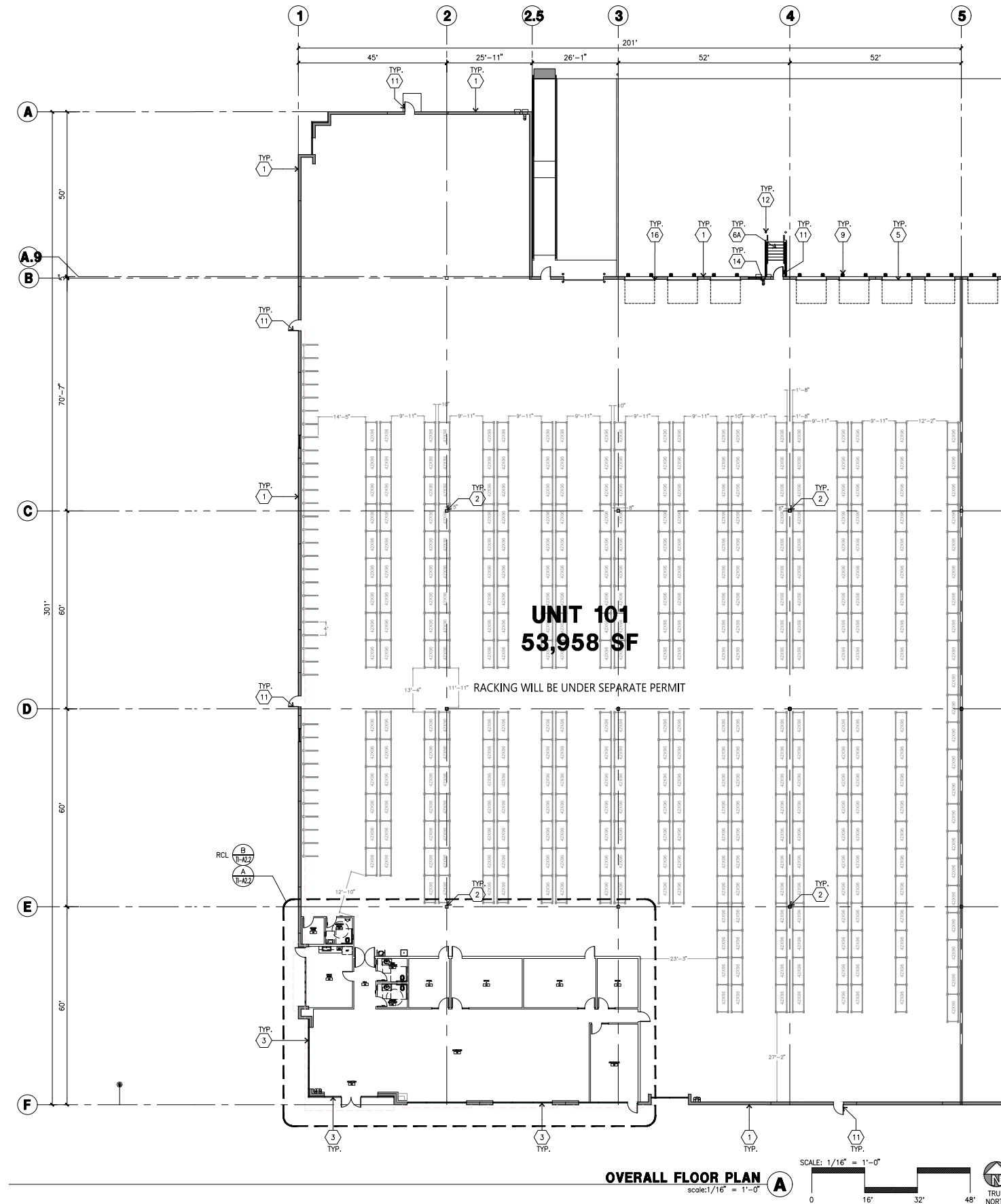
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Date: 12/21/2018

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Sheet: \_\_\_\_\_

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#### KEYNOTES - FLOOR PLAN

- (E) CONCRETE TILT-UP PANEL.
- (E) STRUCTURAL STEEL COLUMN.
- (E) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (N) CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- (E) 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- (E) EXTERIOR METAL STEEL STAIR.
- (E) EXTERIOR CONCRETE STAIR.
- (E) 5'-0\"X5'-0\"X4\" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4\" : 12\" MAX.
- (E) 4\"X8\" METAL LOUVER.
- (E) DOCK DOOR BUMPER.
- (E) NOT USED.
- (E) NOT USED.
- (E) CONC. FILLED GUARD POST, 6\" DIA. U.N.O.. 48\"H.
- (E) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- (E) INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- (E) INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- (E) Z GUARD.
- (E) INTERIOR BIKE RACK.
- (E) ELECTRICAL ROOM.
- (E) METAL CANOPY ABOVE.

tel:  
fax:  
email:

Owner:

tel:

Project:

Consultants:

Civil:  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title: Overall floor plan

Project Number:

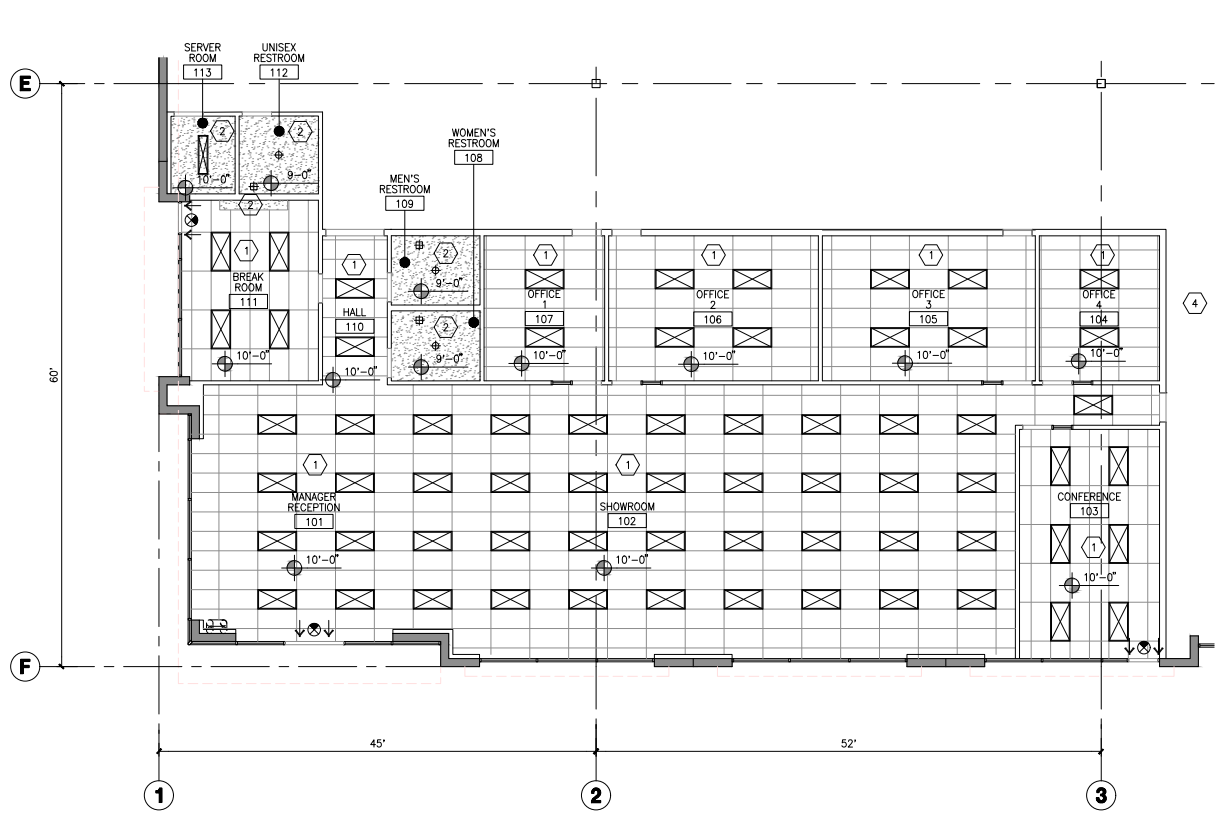
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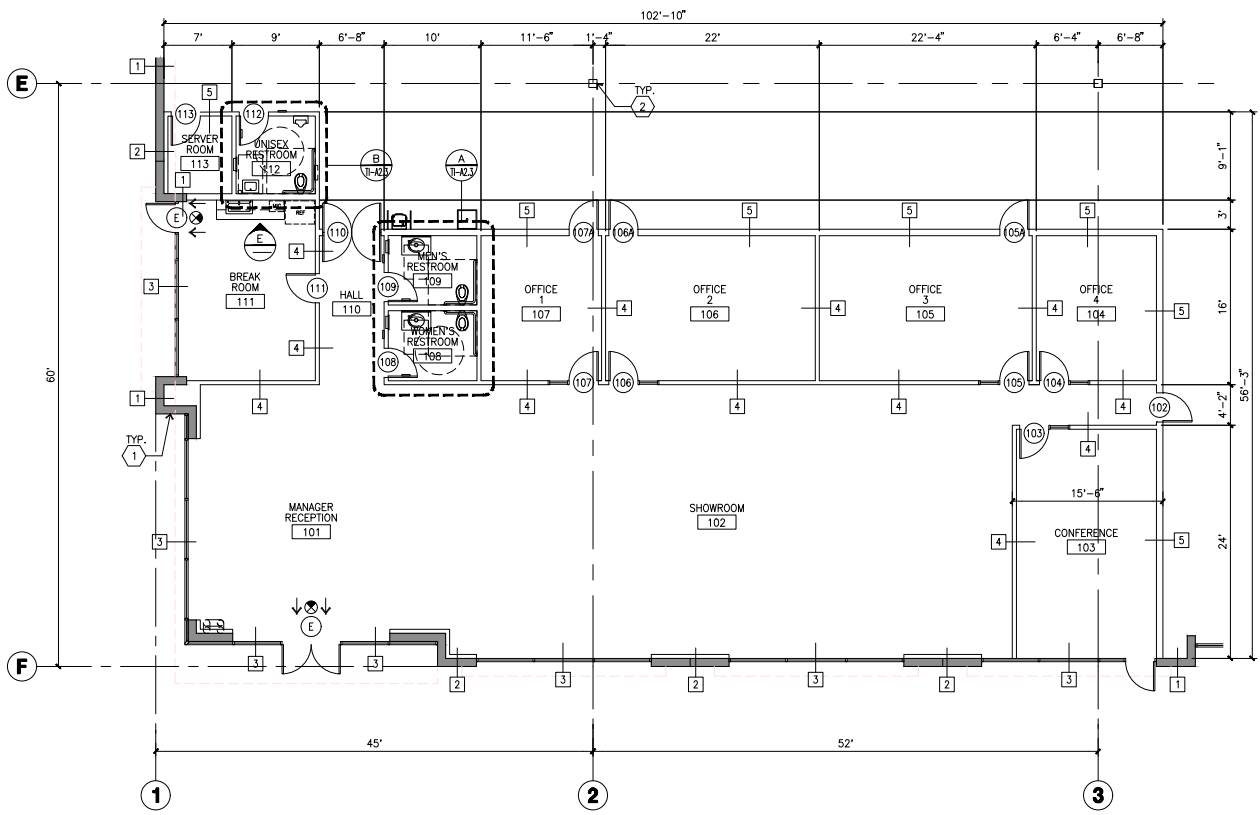
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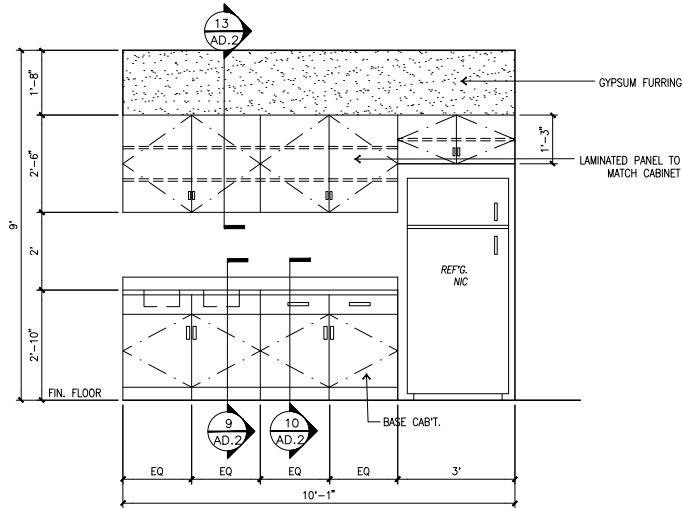
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**REFLECTED CEILING PLAN**  
scale: 1/8" = 1'-0" **B**



**ENLARGED FLOOR PLAN**  
scale: 1/8" = 1'-0" **A**



**MILLWORK AT BREAK ROOM #111**  
scale: 1/2" = 1'-0" **E**

#### KEYNOTES - REFLECTED CEILING PLAN

1. 2' X 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM SEE DETAILS, 12 & 13/AD.2.
2. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. SEE DETAIL 1/AD.2.
3. OPEN TO ROOF FRAMING ABOVE.

#### LEGEND - REFLECTED CEILING PLAN

- 2' X 4' SECOND LOOK TEGULAR EDGE CEILING AT 10'-0" A.F.F. U.N.O.
- 5/8" GYP. BD. UNDER CEILING JOISTS AT 10'-0" A.F.F. PER DETAIL 6/AD.7.
- 2'-0" X 4'-0" RECESSED LED FIXTURE. SEE ELECTRICAL DRAWINGS.
- EMERGENCY EXIT LIGHTS
- 1'-0" X 4'-0" FLUORESCENT LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" RETURN AIR GRILLE, SEE ELECTRICAL DRAWINGS.
- 2'-0" X 2'-0" DIFFUSER, SEE ELECTRICAL DRAWINGS.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.

#### GENERAL NOTES - REFLECTED CEILING PLAN

1. ALL DRYWALL LIGHTS TO BE RECESSED TYPE.
2. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
3. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.
4. ALL ROOMS TO BE 10'-0" CLEAR HEIGHT. U.N.O.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
6. FOR DRYWALL STUD FRAMING SEE DETAIL 1/AD.8
7. PROVIDE WINDOW ROLLER SHADES @ ALL OFFICE WINDOW (EXTERIOR GLAZING) LOCATIONS ONLY.
8. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
9. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

#### KEYNOTES - FLOOR PLAN

- (E) CONCRETE TILT-UP PANEL.
- (F) STRUCTURAL STEEL COLUMN.
- (G) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (N) CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- (E) 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- (E) EXTERIOR METAL STEEL STAIR.
- (E) EXTERIOR CONCRETE STAIR.
- (E) 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- (E) 4'X8' METAL LOUVER.
- (E) DOCK DOOR BUMPER.
- NOT USED.
- NOT USED.
- (E) CONC. FILLED GUARD POST. 6" DIA. U.N.O., 48"H.
- (E) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- (E) INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- (E) INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- (E) Z GUARD.
- (E) INTERIOR BIKE RACK.
- (E) ELECTRICAL ROOM.
- (E) METAL CANOPY ABOVE.

#### PAINT NOTES

INTERIOR GYP. BD. WALLS : SINGLE COAT OF ACRYLIC PAINT FRAZEE "WHITE" ON INTERIOR WALLS.  
ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.  
INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10' A.F.F. ABOVE 12' APPLY ONE COAT OF WHITE PAINT  
PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".  
EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.  
ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

NOTE:  
INSTALL WATER RESISTANT GREEN BOARD AT ALL REST ROOMS, MOP SINKS, COUNTER SINKS AND OTHER AREAS SUBJECT TO SPLASH AND/OR HIGH HUMIDITY.

#### WALL LEGEND - ALL FLOOR PLANS

1. EXISTING CONCRETE TILT-UP WALL (SHELL, UNDER SEPARATE SUBMITTAL)
  2. CONCRETE TILT-UP WALL (SAME AS ABOVE) WITH 3 5/8" 20GA. METAL STUDS @ 16" O.C. TYPE "X" GYP. BD.
  3. EXISTING STOREFRONT SYSTEM.
  4. 3 5/8" 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 12" ABOVE CEILING SEE 8/AD.1
  - 4A. SAME AS 4 EXCEPT EXTEND TO 14" A.F.F.
  5. FULL HEIGHT WALL WITH 8" 20GA METAL STUDS 5/8" TYPE "X" GYP. BD. TO EXTEND TO 12" A.F.C., SEE 11/AD.1
  6. 10" FINISH PLUMBING WALL WITH 3 5/8" METAL STUD @ 16" C EXTEND TO 12" A.F.F.
- OVERALL INSULATION:  
BATT SOUND INSULATION, THERMAL INSULATION  
● WALLS BETWEEN CONDITIONED AND NON-CONDITIONED AREA.  
R-11 BETWEEN CONDITIONED AREA  
R-22 BETWEEN CONDITIONED AND NON-CONDITIONED AREA  
R-30 UNDER ROOF DECK.  
R-13 FURRED WALLS UP AGAINST CONCRETE WALLS. VERIFY WITH MECHANICAL DRAWINGS.  
BATT. INSULATION ● WALLS WITHIN OFFICE AREAS.

tel:  
fax:  
email:

Owner:

tel:

Project:

Consultants:

Civil:  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title: Enlarged floor plan

Project Number:

Drawn by: JS

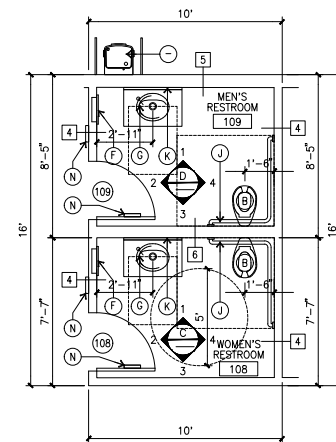
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Revision:

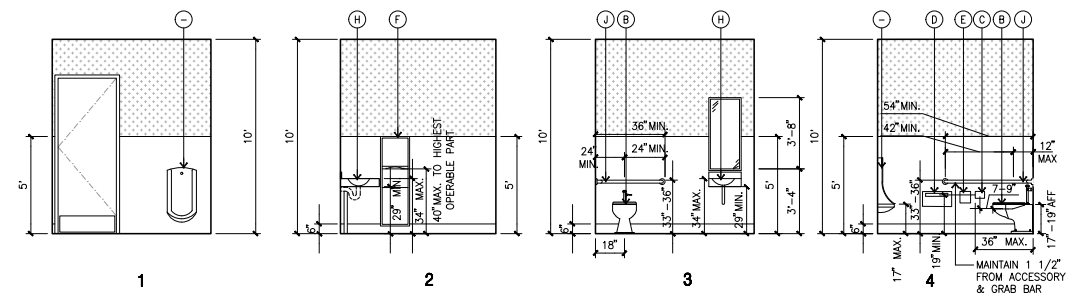
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**ENLARGED RESTROOM PLAN** scale: 1/4" = 1'-0" **A**




**UNISEX RESTROOM #112 ELEVATIONS**   
scale: 1/4" = 1'-0"

**A HS. DOOR**  
INTERIOR

**B WOOD DOOR**  
INTERIOR

**C WOOD DOOR**  
INTERIOR

**E WOOD DOOR**  
INTERIOR

FLOORING & BASE					Sheet 6
*NOTE: Petcraft National Program applies only on Carpet, LVT, Sheet Vinyl, Shaw corono tile. Sub contractor must contact Petcraft National customer for the program benefits.		Account Manager : Andrew Brown, 708.553.7468 andrew.brown@petcraft.com Please Integrated Solutions, Ltd Overall Head (Shawnee GA, office)			
REF	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES
SC1		Center of Area Lobby, open office, break room	Formula One Dye Selectable plus water Carpet tile Coating Cable Seal Grp	Bob Tarnas, P 708.750.2175 tarnas.bob@petcraft.com	
C1		Private offices	Petcraft Broadloom Carpet: Sapphire soaked Finished pile thickness 1/8" x 12"	Andrew Brown, 708.553.7468, andrew.brown@petcraft.com	
C2		Open Office Work station area Round Carpet	Petcraft Broadloom Carpet: Sapphire soaked Finished pile thickness 1/8" x 12"	Andrew Brown, 708.553.7468, andrew.brown@petcraft.com	Work Station area only Round with Edge Grabs below
Edge Garbs		Round Carpet Edging	Roppe Edge Garbs 1/8" Deep Area Custom Laser Edging 1/8"	Andrew Brown, 708.553.7468, andrew.brown@petcraft.com	Undercut 1/4" Notched at 1/8" installation 1/8" x 1/4" x 1/8" Per side (per')
T1		Office Reception	Pataskals Baked Lamin Pro v Fume seppie	Andrew Brown, 708.553.7468, andrew.brown@petcraft.com	Stacked Installation 1/8" Tight Joint Grout - Custom Grouts #333 White Grp
T1 OPT		Office Reception	Artistic Tile Intercept Series 12" x 24" x 1/8" tan	Pataskals #7-701-6451 #7-701-6451 #7-701-6451	Plumbing not only Standard, 1/8" Tight Joint Grout - Custom Grouts #333 White Grp
SV1		Warehouse Reception entire	Petcraft 45% Acoustic recy Obdian homogeneous Sheet 18.54" x 36"	Andrew Brown, 708.553.7468, andrew.brown@petcraft.com	0" continue self covered base with White vinyl tile on the top edge

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BIDE BOARD		SIDE BOARD		
<b>B1</b> Rubber Base 	Cerebral Acrylic QK No top 4"Hi 130 Deep Navy Straight, Textless			
<b>B2</b> Double Metal Core 	Office Restrooms Powder Rooms Double Core Profile A Modified Aluminum Silver matt finish	Rachel Nammack P: 714 978 4403 rnammack@iconor ix.com	When using the wall on the floor	
<b>B3</b> Metal Core With the Combo 	Office Restrooms <b>Deep Ribbed Acrylic Tile</b> 1/2" Deep Glossy Panel Size 12" x 6" <b>Base Acrylic Tile</b> 1/2" Deep Glossy 4" x 16" x 1/2"mm <b>Aluminum Groove (B)</b>	Rachel Nammack P: 714 978 4403 rnammack@iconor ix.com	None Plumbing Wall (Paint Wall) Only One row at bottom Great: Custom Building Products Jolly Platinum	

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WALL FINISH						SHEET
						7
* Paint Note:	Smooth Texture Finish General Walls : Eggshell Enamel S-W ProMar 200, B+W 2200 Series Restrooms & Janitor : Semi-Gloss Enamel S-W ProMar 200, B+W 2200 series, {} () color of Eggshell finish, over primer					
<b>FINISH SCHEDULE</b>						
REF.	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES	
P1		General	Shawen Williams SW 6215 Olympic White			
P2		General	Shawen Williams SW 910 Duetline			
P3		General	Shawen Williams SW 7062 Indigo Rusk			
T2		Restrooms	Arizona Tile HC, Desert Glossy 4"x6"	Rachel Nammark P: 714-918-6493 rnammark@arizonatile.com	Flushing Not Only Stacked installation up to 5' A/E if 18" tight joint Grout: Custom Building Products Fris Platinum	
Trim		Restrooms	Arizona Tile HC, Desert Glossy Pencil Bullnose 1 1/2" x 8"	Rachel Nammark P: 714-918-6493 rnammark@arizonatile.com	Use for T2 to terminate at 5' A/E	
FRP		Fiberglass Restrooms Storage Janitor's Closet	Martine Standard FRP Polished texture Surface F-100 White 4' x 8' x 1/2"		Up to 5' A/E Use Vinyl Edge to terminate at 5' A/E Match Color	

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17284 W. Commerce Way | Tracy, CA 95377 | United States

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PLUMBING FIXTURES					SHEET
					12
REF.	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES
<b>PF1</b> Faucet		Break Room	Delta Classic Single handle standard Kitchen Faucet with side sprayer Colima, 3/4" Wx 10.5" Chrome		
<b>PF2</b> Sink		Break Room	Starting MultiBowl Drop-in 17" Single bowl kitchen sink ADA compliant		Order parts, Accessories Per Contractor
<b>PF3</b> Faucet		Office Restrooms	Peerless Line 4" Commet Single handle Chrome		Order parts, Accessories Per Contractor
<b>PF4</b> Sink		Office Restrooms	Kohler Lenton Oval Bathroom Sink K-1210-0		Order parts, Accessories Per Contractor
<b>PF5</b> Toilet		Office Restrooms	Kohler Highline #4-4401 White		Order parts, Accessories Per Contractor
<b>PF6</b> Urinal		Men's Restrooms	EDLER Dexter 8-115 CPT Urinal with Top Spout in white		Order parts, Accessories Per Contractor
<b>PF7</b> Sink		Warehouse Restrooms	KOHLER Greenmount Wall Mount Lavatory K-1035, White 20-3/4" x 18-1/4"		Order parts, Accessories Per Contractor

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17284 W. Commerce Way | Tracy, CA 95377 | United States

[illegible]

17284 W. Commerce Way | Tracy, CA 95377 | United States

tel: [REDACTED]  
fax: [REDACTED]  
email: [REDACTED]

Owner:

tel: [redacted]

Project:

**Consultants:**

Civil:

Structural:

Mechanical:

Plumbing:

Electrical:

Landscape:

Fire Protection:

Soils Engineer:

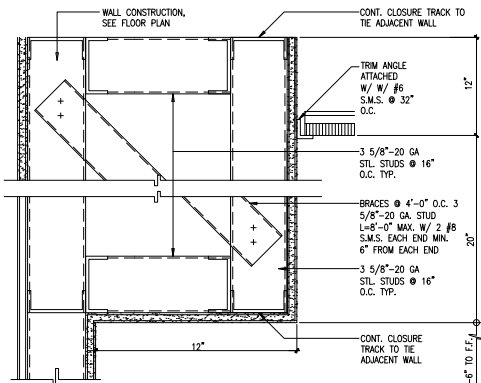
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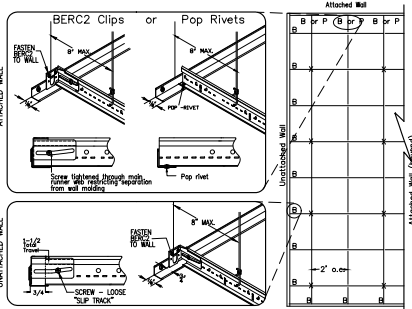
SOFFIT @ UPPER CABINET  
SCALE: 3/4"=1'-0"

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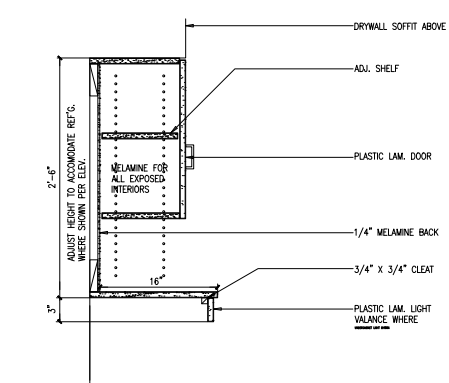
NOTES:  
SUSPENDED ACUSTICAL CEILING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF 2016 CBC AND ASCE 7-10, 13.5.6  
A. HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.  
B. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 INCHES. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 INCHES CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.  
C. FOR CEILING AREA EXCEEDING 1,000 S.F., HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.  
D. FOR CEILING AREA EXCEEDING 2,500 S.F., A SEISMIC SEPARATION JOINT SEE DETAIL 14 OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 S.F. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSIS ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C.  
E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTION, SPRINKLER HEADS AND OTHER PENETRATION SHALL HAVE A 2.0 INCH OVERSIZED RING, SLEEVES, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1.0 INCH IN ALL HORIZONTAL DIRECTIONS.  
F. CHANGES IN CEILING PLAN ELEVATIONS SHALL BE PROVIDED WITH POSITIVE BRACING.  
G. CABLE TRAY AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.  
H. SUSPENDED CEILING SHALL BE SUBJECT TO SPECIAL INSPECTION OF SECTION 11A.1.3.9 OF ASCE STANDARD.

HEAVY DUTY T-BAR CEILING (CATEGORY D,E,F)  
NO SCALE

12

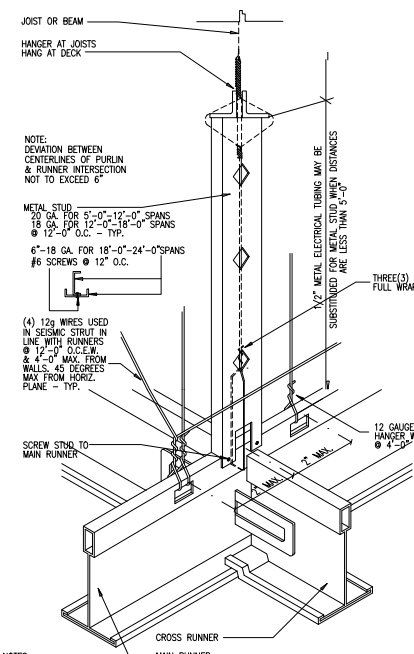


ASSEMBLY LEGEND:  
1. Heavy Duty T-Bar  
2. BERC2 Clip  
3. Pop Rivet  
NOTES:  
1) MUST USE ANGLE IRON SEISMIC RIS SUSPENSION SYSTEM (CATEGORY D,E,F INSULATION)  
2) T-BAR TO BE HEAVY DUTY PRELUS XL 12/16" EXPOSED TEE SYSTEM WITH 1/2" x 1/2" WALL WALL WELDING  
3) IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE IN THE CLOSURE ANGLE.

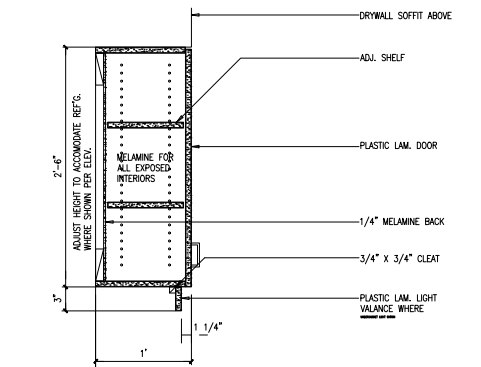


30" HIGH UPPER CABINET  
SCALE: 1-1/2"=1'-0"

6



NOTES:  
1. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 INCHES. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 INCHES CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.  
2. PERIMETERS HANGERS / MAIN RUNNERS: 8" FROM EACH WALL W/ 12 GAGE CROSS RUNNERS: 8" FROM EACH WALL W/ 12 GAGE WIRE.  
3. LIGHTING FIXTURES:  
SUSPENSION SYSTEM OF DIRECT SUPPORT.  
4. CEILING MOUNTED AIR TERMINALS OR SERVICES WEIGHING LESS THAN 20 POUNDS SHALL BE POSITIVELY ATTACHED TO THE CEILING SUSPENSION MAIN RUNNERS OR TO CROSS RUNNER WITH THE SAME CARRYING CAPACITY AS THE MAIN RUNNERS. TERMINALS OR SERVICES WEIGHING 20 POUNDS BUT NOT MORE THAN 56 POUNDS IN ADDITION TO THE ABOVE, SHALL HAVE TWO NO. 12 GAGE HANGERS CONNECTED FROM THE TERMINAL OR SERVICE TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE. THESE WIRES MAY BE SLACK. TERMINAL OR SERVICES WEIGHING MORE 56 POUNDS SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.  
5. PROVIDE SUSPENDED CEILING SYSTEM IN ACCORDANCE WITH 2013 CBC, ASCE 7, CISCA, ASTM C635, ASTM C636.

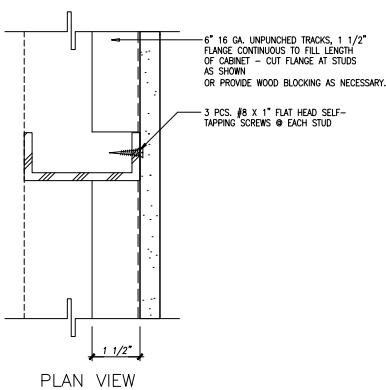


30" HIGH UPPER CABINET  
SCALE: 1-1/2"=1'-0"

19

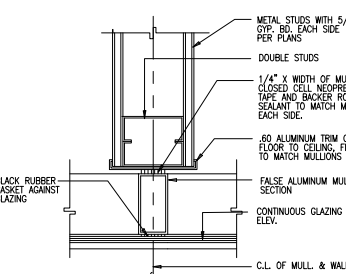
CABINET MOUNTING TRACKS  
SCALE: NTS

15

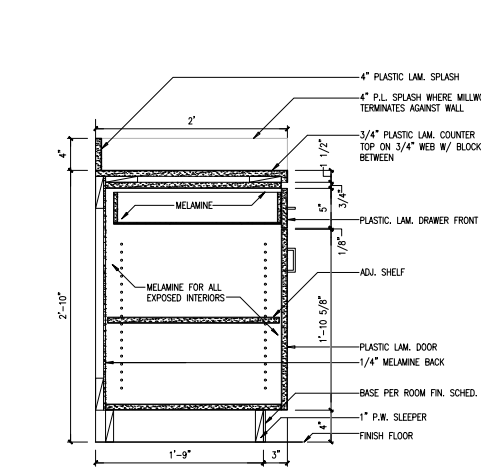


WALL @ FALSE MULLION  
SCALE: 3/4"=1'-0"

11



NOTES:  
1. SEE FLOOR PLANS FOR LOCATION OF WALL INSULATION.  
2. SEE FLOOR PLAN FOR FIRE RATED WALL LOCATIONS.

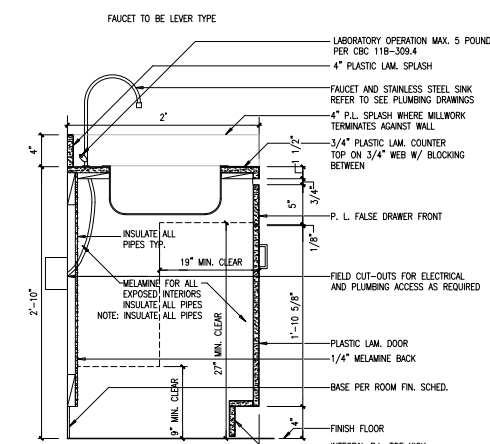
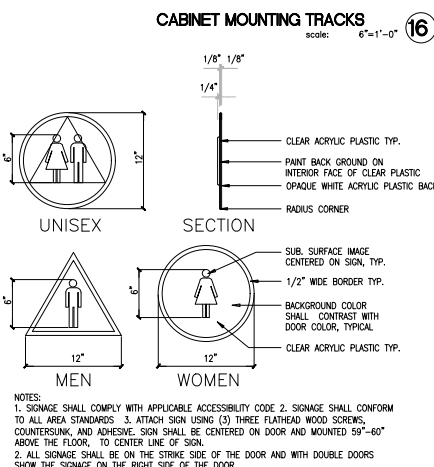


34" HIGH BASE CABINET  
SCALE: 1-1/2"=1'-0"

18

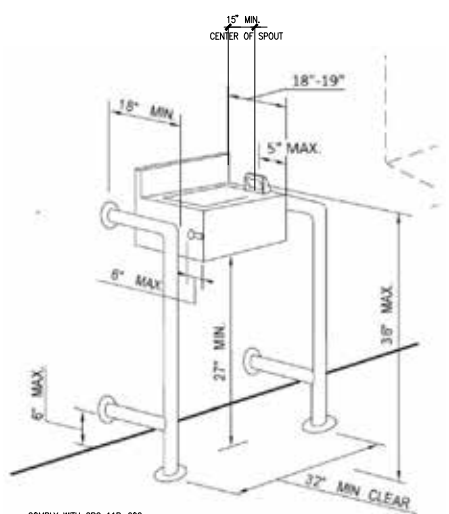
RESTROOM DOOR SYMBOLS  
SCALE: NTS

14



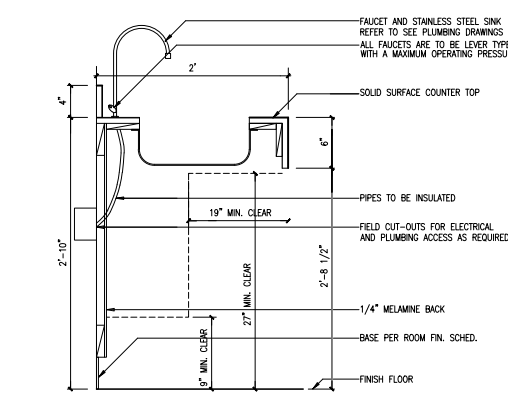
34" HIGH BASE CABINET @ SINK  
SCALE: 1-1/2"=1'-0"

10



DRINKING FOUNTAIN MOUNTING  
NO SCALE

5

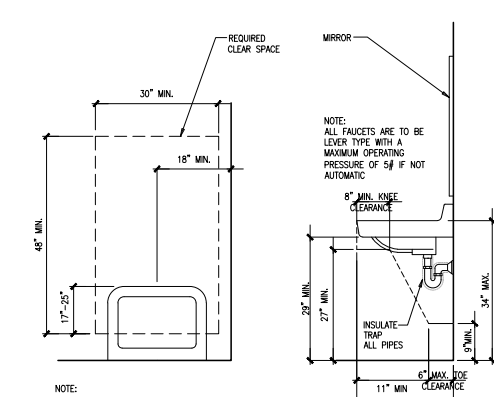
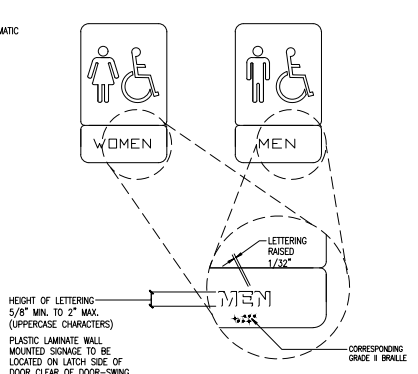


34" HIGH SOLID SURFACE @ SINK  
SCALE: 1-1/2"=1'-0"

17

H.C. WALL MOUNTED SIGN  
SCALE: NTS

13



LAVATORY MOUNTING  
NO SCALE

4

tel:  
fax:  
email:

Owner:

tel:

Project:

Consultants:

Civil:  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title:

Project Number:  
Drawn by: JS  
Date: 12/21/2018  
Revision:

TI-AD.2