SAN JOSE COUNTRY CLUB

CONSTRUCTION PERMIT SUBMITTAL
15571 ALUM ROCK AVE SAN JOSE CA

SHEET INDEX

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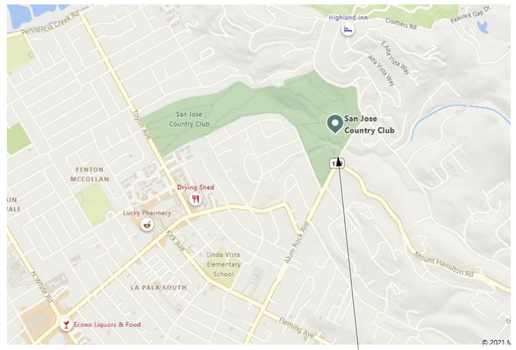
SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

ABBREVIATIONS

&	And	MECH.	Mechanical
@	At	MTL.	Metal
∅	Diameter or Round	MIN.	Minimum
#	Pound or Number	MISC.	Miscellaneous
(E)	Existing	(N)	New
A.F.F.	Above Finish Floor	N.I.C.	Not in Contract
ACOUS.	Acoustical	NO. or #	Number
ALUM.	Aluminum	N.T.S.	Not to Scale
ARCH.	Architectural	O/	Over
BD.	Board	OCC.	Occupants
BLDG.	Building	O.C.	On Center
BLK.	Block	O.D.	Outside Diameter (Dim.)
BLKG.	Blocking	OFCI	Owner Furnished Contractor Installed
CLG.	Ceiling	OPP.	Opposite
CLR.	Clear	PL.	Plate
CONC.	Concrete	P.LAM.	Plastic Laminate
CONT.	Continuous	PLYWD.	Plywood
DEPT.	Department	REF.	Reference
DET.	Detail	REINF.	Reinforced
DIA.	Diameter	REQ.	Required
DR.	Door	RM.	Room
DWG.	Drawing	R.O.	Rough Opening
(E)	Existing	S.	South
EA.	Each	S.C.	Solid Core
EL.	Elevation	SCHED.	Schedule
ELEC.	Electrical	SD.	Smoke Detector
EXIST.	Existing	SECT.	Section
EXT.	Exterior	SED.	See Electrical Drawings
F.E.	Fire Extinguisher	SIM.	Similar
F.E.C.	Fire Extinguisher Cabinet	SMD	See Mechanical Drawings
F.O.C.	Face of Concrete	SPD	See Plumbing Drawings
F.O.F.	Face of Finish	SSD	See Structural Drawings
F.O.S.	Face of Studs	STD.	Standard
FT.	Foot or Feet	STL.	Steel
GA.	Gauge	STOR.	Storage
GALV.	Galvanized	T.&G.	Tongue and Groove
G.B.	Grab Bar	TYP.	Typical
GYP.	Gypsum	U.O.N.	Unless Otherwise Noted
H.B.	Hose Bibb	VCT.	Vinyl Composition Tile
H.C.	Hollow Core	V.I.F.	Verify In Field
HDWD.	Hardwood	VEST.	Vestibule
INT.	Interior	W/	With
JAN.	Janitor	WD.	Wood
LAM.	Laminate	WH	Water Heater
MAX.	Maximum	W/O	Without
		WT.	Weight

VICINITY MAP



N

PROJECT LOCATION
15571 ALUM ROCK AVE, SAN JOSE, CA

PROJECT DATA

APN	599-32-002
TOTAL SITE AREA	--------- SF.
EXISTING BUILDING AREA	27,435 SF.
PROPOSED BUILDING AREA	27,435 SF.
LOWER LEVEL:	11,977 SF
MAIN LEVEL:	13,658 SF
MECH. MEZZANINE:	1,725 SF
	27,360 SF
OCCUPANCY	A2, B, S2
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	V-A
FIRE SPRINKLERED	YES

SCOPE OF WORK:

THE INTERIOR IMPROVEMENTS INCLUDE REPLACING A FEW EXTERIOR DOORS, ADDING A SLIDING DOOR WALL, UPGRADING EXISTING FINISHES AT THE GAS FIREPLACE AND GENERAL FINISH UPGRADES. THE EXTERIOR IMPROVEMENTS ARE UPDATING PATIO PAVING, ADDING STAIR FOR ACCESS FROM MAIN LEVEL TO PATIO, REPLACE EXISTING GAS FIRE PITS AND ENTRY PORTE COCHERE CANOPY.

PROJECT TEAM

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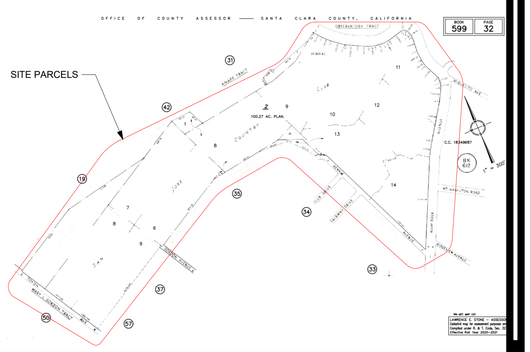
PARCEL MAP

SITE PARCELS



Job Number
19024
Date
05/03/2021
Drawn
Author
Sheet Title
COVER SHEET
Scale
3/32" = 1'-0"

Revisions
2 8/30/21 Resubmittal

1. THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE WORDS "RELEASED FOR CONSTRUCTION" ARE AFFIXED ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.
3. THESE PLANS AND PRINTS THEREOF, AS INSTRUMENTS OF SERVICE, ARE OWNED BY THE ARCHITECT AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS FORBIDDEN.

PRINTED ON RECYCLED PAPER

A0.1

SYMBOLS

- 10A — WALL TAG
- TOP CONDITION. SEE DETAIL ON A5.1
- WALL TYPE. SEE DETAIL ON A5.1
- 101 — DOOR SYMBOL
- 1t — WINDOW SYMBOL
- ? — KEYNOTE OR REFERENCE NOTE SYMBOL
- ℄ — CENTERLINE SYMBOL
- 1 — REVISION NUMBER SYMBOL
- 1 Ref / A101 / 1 Ref — ELEVATION NUMBER/SHEET REFERENCE SYMBOL
- NORTH ARROW SYMBOL
- 1 / A101 SIM — DETAIL NUMBER/SHEET REFERENCE SYMBOL
- Name / Elevation — FLOOR LEVEL HEIGHT REFERENCE SYMBOL
- Room name / 101 / 150 SF — ROOM TAG SYMBOL
- 1 / A101 SIM — SECTION NUMBER/SHEET REFERENCE SYMBOL
- 1 — View Name — 1/8" = 1'-0"
- 0 — COLUMN OR GRID LINE SYMBOL

DEFERRED SUBMITTALS

2. 1. DESIGN BUILD STAIR
2. PORTE COCHERE CANOPY
3. FIRE SPRINKERS

GOVERNING CODES

CALIFORNIA BUILDING CODE	2019
CALIFORNIA ELECTRIC CODE	2019
CALIFORNIA MECHANICAL CODE	2019
CALIFORNIA PLUMBING CODE	2019
CALIFORNIA ENERGY CODE	2019
CALIFORNIA FIRE CODE	2019
CALIFORNIA GREEN BUILDING STANDARD CODE	2019

GENERAL NOTES - 01 TI

1 THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, AND 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 FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.

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

4 DO NOT SCALE THE DRAWINGS

5 WHERE APPLICABLE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS EXPECTED TO AND 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, NOTES 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 WITHIN THIS PROJECT.

8 WHENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR 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 SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN. 9.THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED 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 PERFORMANCE OF WORK IN, ON OR ABOUT THE JOB SITE. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUB-CONTRACTORS.

11 ALL CONTRACTORS AND SUB-CONTRACTORS 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. ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AS WELL AS WITH ANY AND ALL OTHER APPLICABLE FEDERAL, STATE AND/OR LOCAL SAFETY REGULATIONS, HOLDING COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE REQUIREMENT TO UPHOLD ALL RESPONSIBILITY FOR PROJECT SAFETY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. 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 AS DRAWN AND DESCRIBED IN THESE PLANS AND SPECIFICATIONS IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE TEMPORARY CONSTRUCTION TECHNIQUES USED FOR STABILITY, INCLUDING BUT NOT LIMITED TO THE 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 THE WRITTEN AUTHORIZATION OF THE ARCHITECT.

14 AS NECESSARY FOR SOUND INSTALLATION, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, 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 BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS. ALL NECESSARY BRACING, STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS ARE NOT NECESSARILY REPRESENTED IN ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, AND CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE PLACEMENT AND DISBURSEMENTS OF ATTACHING MEMBERS.

15 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION THAT ALL SYSTEMS MEET APPLICABLE FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.

16 ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE REPORTED IN WRITING TO THE OWNER AND ARCHITECT. ATTACHED TO SAID WRITTEN NOTIFICATION OF MODIFICATIONS TO THE BUILDING SHELL, ANY AND ALL REQUIRED COSTS OR SAVINGS SHALL BE DETAILED PRIOR TO CONSTRUCTION FOR APPROPRIATE DESIGN CONSIDERATION. ANY MODIFICATION NOT REPORTED TO THE OWNER AND ARCHITECT WILL BE ASSUMED BY THE CONTRACTOR AS TO THE APPROPRIATE COORDINATION, CODE COMPLIANCE AND ADDITIONAL COST SATISFACTION.

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 THE CONTRACTOR HAS IDENTIFIED THE DEVIATION AND CALLED THE ARCHITECT'S ATTENTION TO SUCH DEVIATION IN WRITING AT THE TIME OF SUBMISSION. ABSENT WRITTEN NOTIFICATION AND CONFIRMATION, THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.

18 INSTALLATION OF GLASS SHALL CONFORM TO THE CONSUMER PRODUCT SAFETY COMMISSION'S FEDERAL SPECIFICATION 16-CFR-1201 SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS. GLASS SUBJECT TO HUMAN IMPACT, INCLUDING BUT NOT LIMITED TO STORM DOORS, DOORS, BATHTUB DOORS, SHOWER DOORS AND SLIDING GLASS DOORS, AND SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS TO MEET THE IMPACT AND ENVIRONMENTAL TEST REQUIREMENTS OF SECTION 1201.4. FURTHER, APPLICABLE GLASS SHALL BE LABELED BY MANUFACTURERS IN ACCORDANCE WITH SECTION 1201.5. LABELING TO INCLUDE THE DATE AND PLACE OF MANUFACTURE, A SUITABLE IDENTIFICATION OF THE MANUFACTURER, AND CERTIFICATION THAT THE GLASS MEETS ALL APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.

19 THE CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS. DISCREPANCIES, IF ANY, SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

20 ALL MATERIALS AND FINISHES INDICATED ON PLANS SHALL BE NEW AND UNUSED, UNLESS NOTED OTHERWISE

21 PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL VERIFY WITH ANY EXISTING TENANT AND/OR OWNER AS TO THE LOCATION OF ALL ELECTRICAL AND PLUMBING OUTLETS, AS WELL AS ANY OTHER FEATURE UNIQUE TO THIS PROJECT. THE CONTRACTOR IS ADVISED TO MEET WITH THE TENANT AND/OR OWNER, OR THEIR AGENT(S) ON THE JOB SITE TO ACCOMPLISH THE ABOVE VERIFICATIONS.

22 THE CONTRACTOR SHALL PERFORM ANY AND ALL CUTTING, PATCHING, REPAIR, AND RESTORATION AS NECESSARY TO COMPLETE THE WORK AND TO REMEDY ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THE ORIGINAL CONDITION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

23 THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO, AND FUNCTION FOR, THE PHYSICALLY HANDICAPPED PER C.C.R. TITLE 24, ACCESSIBILITY REGULATIONS, AND PER THE U.S. AMERICAN WITH DISABILITIES ACT.

24 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.

GENERAL NOTES - 02 PARTITIONS

1 ALL STUDS AT NON-BEARING, INTERIOR PARTITIONS SHALL BE CONSTRUCTED OF STEEL THREE AND FIVE-EIGHTHS INCH (3-5/8") WIDE BY TWENTY-FIVE (25) GAGE, OR ALTERNATIVELY, 2X4 DF. #2 (MIN.) AT TWENTY-FOUR INCH (24") O.C. UNLESS NOTED OTHERWISE.

2 PROVIDE AND INSTALL HEAVIER GAGE STUDS, STIFFENERS, BRACING BACK-UP PLATES, ETC., AS REQUIRED AT STUD WALLS FOR SUPPORT OF TOILET ROOM FIXTURE 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 GYPSUM BOARD USED AT WALLS IN JANITOR'S ROOMS AND ALL TOILET ROOMS SHALL BE WATER RESISTANT.

GENERAL NOTES - 03 FIRE PROTECTION

1 PROVIDE ALL APPLICABLE FIRE PROTECTION FOR BUILDING AS PER CONSTRUCTION REQUIREMENTS AND ACCORDING TO FEDERAL, STATE AND LOCAL REGULATION GOVERNING THIS PROJECT.

2 BEFORE AND DURING CONSTRUCTION OF AN EXISTING BUILDING THAT RETAINS TENANTS AND/OR PROPERTY RELIANT ON FIRE RESISTANT ASSEMBLIES, PROTOCOLS OR SPRINKLER SYSTEMS, IF SUCH FIRE RESISTANT ASSEMBLIES, PROTOCOLS OR SPRINKLER SYSTEMS ARE ADAPTED, ADJUSTED, TEMPORARILY AND/OR PERMANENTLY DISABLED, THEN CONTRACTOR SHALL INSURE THAT ALL FIRE VULNERABILITIES ARE SAFEGUARDED, THE SAFETY AND WELFARE OF EXISTING TENANTS AND/OR PROPERTY IS PROTECTED, AND ALL PROCEDURES FOR COMPLIANCE WITH THE LOCAL FIRE MARSHALL'S DICTATES ARE SATISFIED IN AN ASSURANCE OF THE SAFETY AND PROTECTION OF THE TENANTS AND PROPERTY PRESENT DURING THE TIME OF TRANSITION BETWEEN THE BEGINNING OF CONSTRUCTION AND FINAL PROJECT DELIVERY.

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

4 CORRIDORS, ELEVATOR LOBBIES, AND LOBBIES SHALL BE ONE (1) HOUR FIRE-RATED CONSTRUCTION WHERE REQUIRED BY CODE. ONE (1) HOUR FIRE-RATED PARTITIONS INCORPORATING METAL STUD CONSTRUCTION SHALL BE ASSEMBLED PER ITEM #13-1.1 TABLE 721.1(2), CALIFORNIA BUILDING CODE, TITLE 24, PART 2.

5 DOORS OPENING INTO ONE (1) HOUR FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH SMOKE AND DRAFTSTOP FIRE ASSEMBLIES HAVING A MINIMUM OF A TWENTY (20) MINUTE FIRE-RESISTIVE RATING WITH SELF-CLOSURES.

6 STAIR ENCLOSURES, WHERE REQUIRED, SHALL BE OF ONE (1) HOUR MINIMUM FIRE-RESISTIVE CONSTRUCTION. ALL DOORS OPENING INTO STAIR ENCLOSURE SHALL BE PROTECTED BY A ONE (1) HOUR SELF-CLOSING FIRE ASSEMBLY.

7 PER CBC SECTION 703.7 FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

A)BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE;

B)BE LOCATED WITHIN FIFTEEN FEET (15') OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING THIRTY FEET (30') MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND

C)INCLUDE LETTERING NOT LESS THAN THREE INCHES (3") IN HEIGHT WITH A MINIMUM THREE-EIGHTS INCH (3/8") STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING. "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS" OR OTHER WORDING.

EXCEPTION: WALLS IN GROUP R-2 OCCUPANCIE THAT DO
NOT HAVE A RELMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

8 PROVIDE AND INSTALL FIRE/SMOKE DAMPERS WHERE AIR DUCTS PENETRATE A FIRE-RATED WALL OR CEILING, IN ADDITION TO ANY LOCATIONS REQUIRED BY CODE OR LOCAL GOVERNING AGENCY.

9 WHERE NON-COMBUSTIBLE CONDUIT, PIPES, OR VENTS PENETRATE A FIRE-RATED ASSEMBLY, PROVIDE AND INSTALL APPROVED FIRE-RATED SEALANT OF MINERAL WOOL FILLER TO DRAFTSTOP AND MAINTAIN THE FIRE SAFE INTEGRITY OF THE ASSEMBLY.

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

NO EXPOSED MATERIALS WITHIN THE PLENUM WITH A FLAME SPREAD RATING MORE THAN TWENTY-FIVE (25) OR A SMOKE DEVELOPED RATING MORE THAN FIFTY (50).

A.ALL WIRING IN PLENUM SHALL BE IN NON-COMBUSTIBLE CONDUIT OR SHALL BE PLENUM RATED CABLE.

B.WHERE GYPSUM PRODUCTS ARE EXPOSED WITHIN THE PLENUM, AIR TEMPERATURE SHALL BE RESTRICTED TO A RANGE NOT LESS THAN FIFTY DEGREES (50°) OR MORE THAN ONE HUNDRED TWENTY-FIVE DEGREES (125°) FAHRENHEIT, FURTHER, MOISTURE CONTENT SHALL BE CONTROLLED SO THAT THESE PRODUCTS ARE NOT ADVERSELY AFFECTED.

C.ALL EXPOSED COMBUSTIBLE FRAMING MEMBERS AND FINISH SURFACES WITHIN RETURN AIR PLENUMS SHALL BE COVERED WITH A MINIMUM OF ONE (1) LAYER ONE-HALF INCH (½") TYPE 'X' GYPSUM BOARD SECURELY NAILED OR OTHERWISE FASTENED PER APPLICABLE CODE. CONTRACTOR SHALL PROVIDE AND INSTALL ALL FURRING, BLOCKING AND TAPE JOINTS AS REQUIRED.

D.WITH THE APPROVAL OF AUTHORIZED BUILDING OFFICIAL, FIRE-RETARDANT WOOD PER BUILDING CODE MAY BE EXPOSED WITHOUT COVER IN RETURN AIR PLENUMS.

11 PROVIDE DRAFT STOPS PER CALIFORNIA BUILDING CODE SECTION 718.4.3, IN EXPOSED COMBUSTIBLE CONSTRUCTION AS FOLLOWS: DRAFTSTOPPING SHALL BE INSTALLED IN ATTICS AND CONCEALED ROOF SPACES, SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED THREE THOUSAND (3,000) SQUARE FEET.

EXCEPTIONS:

A.IN OTHER THAN HIGH-RISE BUILDINGS, GROUP A, E, H, I AND L OCCUPANCIES AND OTHER APPLICATIONS LISTED IN SECTION 1111 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, DRAFTSTOPPING IS NOT REQUIRED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

B.IN HIGH-RISE BUILDINGS, GROUP A, E, H, I AND L OCCUPANCIES AND OTHER APPLICATIONS LISTED IN SECTION 111 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHALL, WHERE AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 IS INSTALLED, THE AREA BETWEEN DRAFTS STOPS MAY BE NINE THOUSAND (9,000) SQUARE FEET AND THE GREATEST HORIZONTAL DIMENSION MAY BE ONE HUNDRED (100) FEET.

12 INTERIOR WALLS AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723 AND GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:

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

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

REFERENCE TABLE 803.9: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY, CHAPTER 8 OF THE 2013 CALIFORNIA BUILDING CODE FOR DEFINITION OF THE MAXIMUM FLAME SPREAD CLASSIFICATIONS AS IT CONCERNS CLASS A, B AND C.

13 CARPETING WHEN PLACED ON WALLS SHALL HAVE A CLASS A FLAME SPREAD RATING.

14 WHERE REQUIRED OR SPECIFIED, PROVIDE AND INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM AND ALARM. SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO SUBMITTAL TO LOCAL AGENCIES FOR REVIEW AND APPROVAL. ARCHITECT SHALL REVIEW SYSTEM LAYOUT AND HEAD DISTRIBUTION PRIOR TO AGENCY SUBMITTAL AND CONTRACTOR INSTALLATION. SEPARATE PLAN CHECK AND PERMITS ARE REQUIRED AS PER BUSINESS ACTIVITY, AND ANY CHANGES TO ACCOMMODATE FIELD CONDITIONS SHALL BE RESUBMITTED AT THE CONTRACTORS EXPENSE WITH NO ADDITIONAL CHARGE TO THE OWNER. WHERE ENUNCIATOR PANELS, ALARMS, ETC. ARE REQUIRED IN AN EXPOSED LOCATION, CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS AND CABINET/COVER PLATE FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

15 PROVIDE PORTABLE FIRE EXTINGUISHERS OF TYPE, QUANTITY, AND LOCATION DETERMINED BY FIRE DEPARTMENT INSPECTOR.

16 PROVIDE AND INSTALL WET OR DRY STANDPIPES AS REQUIRED BY CODE AND/OR THE LOCAL FIRE DEPARTMENT

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

18 PROVIDE SMOKE DETECTORS, DUCT DETECTORS AND OTHER SUCH DETECTION DEVICES AS MAY BE REQUIRED BY CODES AND/OR GOVERNING AUTHORITIES HAVING JURISDICTION.

GENERAL NOTES - 04 EXITS & OCCUPANT LOADS

1 REQUIRED EXIT DOORS SHALL MEET THE FOLLOWING REQUIREMENTS:

A.SHALL BE OPENABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THIS NEED NOT APPLY TO THE MAIN EXTERIOR EXIT DOOR OR DOORS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M, AND F THAT ARE PROVIDED WITH A LOCKING DEVICE READILY VISIBLE AS LOCKED AND AN ADJACENT SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH (25 mm) HIGH ON A CONTRASTING BACKGROUND.

B.FLOOR ELEVATION. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) PER CBC 1008.1.5.

C.THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2 INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4 INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE) PER CBC 1008.1.7.

D.ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN FIFTY (50) OCCUPANTS OR A GROUP H OCCUPANCY PER CBC SECTION 1008.1.2.

E.PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS THAT SERVICE GROUP H OCCUPANCIES AND SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF FIFTY (50) OR MORE IN A GROUP A OCCUPANCY, INCLUDING DOORS OF CORRIDORS AND STAIRWAYS UNTIL EGRESS IS PROVIDED FROM THE BUILDING.

F.ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6 FEET (1829 MM) WIDE THAT CONTAIN OVERCURRENT 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.

G.SHALL BE NOT LESS THAN THREE FEET, ZERO INCHES (3'-0") WIDE BY SIX FEET, EIGHT INCHES (6'-8") HEIGHT WITH NO SINGLE LEAF EXCEEDING FOUR FEET, ZERO INCHES (4'-0") IN WIDTH. DOOR SHALL BE CAPABLE OF OPENING AT LEAST NINETY DEGREES (90°) AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF EXIT WAY IS NOT LESS THAN THIRTY-TWO INCHES (32") CLEAR.

2 THE FLOOR ADJACENT TO DOORS AND DOORWAYS SHALL BE LEVEL FOR A DISTANCE AS SHOWN IN FIGURE #25 ON THIS SHEET.

3 ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED BY, AND IN ACCORDANCE WITH, APPLICABLE LAWS.

4 ALL REQUIRED EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE DIRECTIONAL EXIT SIGNS WITH A PRINCIPAL STROKE NOT LESS THAN THREE-FOURTHS INCH (¾") WIDE AND SIX INCHES (6") HIGH AND AS REQUIRED BY THE LOCAL FIRE MARSHALL.

5 WALLS AND CEILING OF CORRIDORS SHALL BE ONE (1) HOUR MINIMUM FIRE RATED CONSTRUCTION WHERE NOTED ON PLAN.

6 TACTILE EXIT SIGNS PER CALIFORNIA BUILDING CODE SECTION 1011.4, SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

A.EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT".

B.EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

i. "EXIT STAIR DOWN"
ii."EXIT RAMP DOWN"
iii."EXIT STAIR UP"
iv."EXIT RAMP UP"
C.EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

D.EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

E.EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH WORDS, "TO EXIT".

GENERAL NOTES - 05 MECH., PLUMB., &...

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

2 PRIOR TO PROCEEDING WITH CONTRACTED WORK, CONTRACTOR SHALL VERIFY SIZE, LOCATIONS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT PLATFORMS, INCLUDING BUT NOT LIMITED TO PLATFORM BASES, ANY POWER SUPPLY, NECESSARY WATER SOURCE OUTLETS AND DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTOR'S 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 EXCHANGE EACH FIVE (5) MINUTES.

GENERAL NOTES - 06 ACCESSIBILITY REQ'S

1 RAMPS TO BUILDING SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

A.RAMPS SHALL BE CONSTRUCTED WITH SLIP RESISTANT SURFACES.

B.MINIMUM WIDTH OF RAMPS SHALL BE FORTY-EIGHT INCHES (48"). REFER TO PLANS FOR ACTUAL DIMENSIONS.

C.RAMP SLOPE SHALL BE AT A MINIMUM OF 1:20 AND A MAXIMUM OF 1:12 SLOPE. CROSS SLOPE SHALL BE AT A MAXIMUM OF ONE-FOURTH INCH (1/4") PER ONE FOOT (1'), AND WITH A MAXIMUM RISE OF THIRTY INCHES (30") FOR ANY CONTINUOUS RUN.

D.HANDRAILS SHALL BE PROVIDED ON EACH SIDE. THE TOP OF THE GRIPPING SURFACE SHALL BE 34" MINIMUM AND 38" MAXIMUM FOR SLOPES EXCEEDING 1:20 AND ANY RISE GREATER THAN SIX INCHES (6"). THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP AND SHALL EXTEND ONE FOOT (1') BEYOND THE TOP AND BOTTOM OF THE RAMP. HANDRAILS SHALL RETURN AT TERMINUS AT THE END OF RAMP.

E.REQUIRED RAMPS SHALL HAVE A CURB AT LEAST FOUR INCHES (4") HIGH, OR A WHEEL GUIDE RAIL TWO INCHES (2") TO FOUR INCHES (4") HIGH ON EACH SIDE OF THE RAMP LANDING THAT HAS A VERTICAL DROP EXCEEDING FOUR INCHES (4") AND THAT IS NOT BOUNDED BY A WALL OR FENCE.

F.WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL, THE RAMP SHALL PROVIDE EITHER:

i.A GUIDE CURB A MINIMUM OF TWO INCHES (2") IN HEIGHT AT EACH SIDE OF THE RAMP;

iiA WHEEL GUIDE RAIL CENTERED THREE INCHES (3")PLUS OR MINUS ONE INCH (1") ABOVE THE SURFACE OF THE RAMP.

G.LANDINGS:

1. TOP LANDINGS SHALL BE SIXTY INCHES (60") SQUARE MINIMUM OR AT LEAST FORTY-TWO INCHES (42"+) IN ADDITION TO THE DOOR WIDTH SQUARE WHERE DOOR ENCROACHES THE ROUTE OF CIRCULATION.

2. INTERMEDIATE LANDINGS SHALL BE SIXTY INCHES (60") LONG AT INCIDENTS OF A STRAIGHT RAMP, SEVENTY-TWO INCHES (72") LONG AT INCIDENTS OF A CHANGE IN DIRECTION OVER THIRTY DEGREES (30°). THE MAXIMUM CHANGE IN HEIGHT BETWEEN LANDINGS SHALL BE THIRTY INCHES (30").

3. BOTTOM LANDINGS SHALL BE SEVENTY-TWO INCHES (72") LONG.

GENERAL NOTES - 06 ACCESSIBILITY REQ'S

2 STAIRS AND HANDRAILS PER CALIFORNIA BUILDING CODE WHERE NECESSARY SHALL INCLUDE THE FOLLOWING FEATURES:

A.TREADS SHALL BE SMOOTH WITH ROUNDED OR CHAMFERED EDGES AT TOP AND BOTTOM OF NOSING AND EXTEND FOR A MINIMUM OF ELEVEN INCHES (11").

B.NOSING SHALL EXTEND A MAXIMUM OF ONE AND ONE-QUARTER INCHES (1-1/4") BEYOND THE FACE OF RISER. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN ONE-HALF INCH (½"). RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT LESS THAN THIRTY DEGREES (30°) FROM THE VERTICAL PLANE.

C.RISERS SHALL BE CLOSED AT A MINIMUM OF A FOUR INCH (4") MINIMUM AND AT A MAXIMUM OF A SEVEN INCH (7") RISE.

D.HANDRAILS, WHERE REQUIRED, THE TOP OF THE GRIPPING SURFACE SHALL BE +34" MINIMUM AND 38" MAXIMUM ABOVE THE NOSING OR TREADS. FURTHER, HANDRAILS SHALL EXTEND TWELVE INCHES (12") BEYOND TOP OF NOSING AND TWELVE INCHES (12") PLUS ONE TREAD WIDTH BEYOND BOTTOM NOSING AT EACH LANDING. HANDRAILS SHALL RETURN AND EXTEND TO THE FACE OF THE INTERSECTION WALL OR TERMINUS.

E.PROVIDED ON THE STAIR SURFACE SHALL BE A 2" WIDE TO A 4" WIDE MAXIMUM STRIP OF EQUALLY SLIP RESISTANT MATERIAL IN CONTRASTING COLOR AT NOT MORE THAN ONE INCH (1") FROM THE EDGE OF THE LOWER TREAD AND THE UPPER APPROACH TO EACH STAIR. THE EXTERIOR OF ALL TREADS SHALL BE SIMILARLY MARKED WITH PAINT OR OTHER ACCEPTABLE MATERIAL.

3 DOORS AND HARDWARE SHALL COMPLY WITH THE FOLLOWING CONDITIONS:

A.OPENINGS SHALL BE A MINIMUM OF THIRTY-TWO INCHES (32") WIDE BY EIGHTY INCHES (80") HIGH WHEN DOOR IS OPEN AND AT A RIGHT ANGLE TO CLOSED POSITION.

B.AT THE BASE OF THE DOOR, THE BOTTOM TEN INCHES (10") OF SAID DOOR SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEELCHAIR FOOT REST.

C.THE OPERABLE PARTS OF HARDWARE COMPONENTS SHALL BE THIRTY FOUR INCHES (34") TO FORTY-FOUR INCHES (44") ABOVE FLOOR. LATCHING DOOR HARDWARE SHALL BE AS SUCH THAT LOCKING SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER, OR IN THE ALTERNATIVE, VIA A PUSH-PULL TYPE HARDWARE.

D.MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED FIVE POUNDS (5#) FOR EXTERIOR DOORS AND FIVE POUNDS (5#) FOR INTERIOR DOORS, WITH A PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES, INCLUDING BUT NOT LIMITED TO AUTOMATIC DOOR OPERATORS, MAY BE UTILIZED TO MEET THE ABOVE ENUMERATED STANDARDS. UNDER SUCH CONDITIONS WHEREBY FIRE DOORS ARE REQUIRED, ALLOWANCES FOR THE MAXIMUM EFFORT TO OPERATE THE FIRE DOOR MAY BE INCREASED UP TO, BUT NOT TO EXCEED, FIFTEEN POUNDS (15#) WITH CLOSER.

E.PROVIDE SIGNAGE ON DOORWAYS LEADING TO SANITARY FACILITIES AS FOLLOWS:

MEN'S SANITARY FACILITIES SHALL INCLUDE SIGNAGE THAT IS ONE-FOURTH INCH (1/4") THICK, IS SHAPED IN THE FORM OF AN EQUILATERAL TRIANGLE WITH TWELVE INCH (12") SIDES, AND ORIENTED SO THAT THE VERTEX IS POINTED UPWARDS.

WOMEN'S SANITARY FACILITIES SHALL INCLUDE SIGNAGE THAT IS ONE-FOURTH INCH (1/4") THICK, IS SHAPED IN THE FORM OF A CIRCLE WITH A TWELVE INCH (12") DIAMETER.

PROVIDE BRAILLE SIGNAGE ON WALLS ADJACENT TO LATCH SIDE OF THE DOOR SO THAT A PERSON SHALL BE ABLE TO APPROACH THE SIGN WITHIN THREE INCHES (3") WITHOUT INTERFERENCE FROM PROTRUDING OBJECTS OR THE SWING OF THE DOOR. BRAILLE SIGNAGE SHALL BE CENTERED AT SIXTY INCHES (60") HEIGHT, AND FINISHED IN A COLOR CONTRASTING TO THAT OF THE DOOR.:

F.IF A DOOR AND HAS A CLOSER, THE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER CBC SECTION 11B-404.2.8.1.

G.DOOR THRESHOLDS WHERE PROVIDED SHALL BE A MAXIMUM OF ONE-HALF INCH (½") HIGH WITH A 1:2 MAXIMUM BEVEL AT THE UPPER ONE-QUARTER INCH (1/4") EDGE.

4 DRINKING FOUNTAINS ARE TO BE IN ALCOVES OR POSITIONED SO AS NOT TO BE IN A CORRIDOR AND SHALL MEET THE FOLLOWING REQUIREMENTS:

A.ALCOVE SHALL BE A MINIMUM OF THIRTY-TWO INCHES (32") WIDE BY EIGHTEEN INCHES (18") DEEP INCORPORATING A "HI-LOW" COMBINATION DRINKING FOUNTAIN, MOUNTED TO PROVIDE A TWENTY-SEVEN INCH (27") HIGH KNEE CLEARANCE AND NINE INCH (9") HIGH TOE CLEARANCE UNDERNEATH ONE DRINKING FOUNTAIN.

B.ONE DRINKING FOUNTAIN SHALL BE ORIENTED SO AS TO ALLOW A FRONT APPROACH, INCORPORATING A HAND OPERATED LEVER WITHIN SIX INCHES (6") OF THE FRONT OF THE FOUNTAIN AND THIRTY-THREE INCHES (33") ABOVE THE FLOOR. SAID DRINKING FOUNTAIN SHALL AS WELL INCORPORATE A WATER STREAM THAT SPRAYS PARALLEL TO THE FRONT EDGE OF THE FOUNTAIN.

5 ACCESSIBLE WATER CLOSET AND COMPARTMENTS SHALL MEET THE FOLLOWING REQUIREMENTS:

A.WATER CLOSET SEAT HEIGHT TO BE A MINIMUM OF SEVENTEEN INCHES (17") AND A MAXIMUM OF NINETEEN INCHES (19"). FLUSH CONTROLS SHALL BE OPERABLE BY AN OSCILLATING HANDLE NO HIGHER THAN FORTY-FOUR INCHES (44") ABOVE THE FLOOR SURFACE AND SHALL BE MOUNTED ON THE OPEN SIDE OF THE TOILET WITH A MAXIMUM FORCE REQUIRED TO OPERATE OF FIVE POUNDS (5#), OR ALTERNATIVELY, BY A REMOTE CONTROL BUTTON.

B.LOCATE CENTERLINE OF WATER CLOSET TOILET A MINIMUM OF SEVENTEEN INCHES (17") TO EIGHTEEN INCHES (18") MAXIMUM FROM ONE SIDE OF CLOSET WALL, SEE PLANS FOR REQUIRED CLEARANCES.

C.TWO (2) GRAB BARS WITH AN ONE AND ONE-HALF INCH (1-1/2") OUTSIDE DIAMETER SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE FOLLOWING DIRECTIONS: ONE FORTY-TWO INCH (42") LONG BAR SHALL BE MOUNTED ON THE NEAR SIDE WALL EXTENDING TWENTY-FOUR INCHES (24") BEYOND THE FRONT OF WATER CLOSET TOILET AND ONE THIRTY-SIX INCH (36") LONG BAR SHALL BE MOUNTED, CENTERED ON THE WATERCLOSET TWELVE INCHES (12") MINIMUM ON ONE SIDE AND TWENTY FOUR (24") MINIMUM ON THE OTHER SIDE. GRAB BARS SHALL BE INSTALLED THIRTY-THREE INCHES (33") MINIMUM AND THIRTY-SIX (36") MAXIMUM ABOVE THE FLOOR SURFACE AND AT ONE AND ONE-HALF INCHES (1-1/2") CLEAR FROM THE WALL SURFACE. GRAB BARS SHALL BE INSTALLED SO AS TO SUPPORT A TWO HUNDRED FIFTY POUND (250#) LOAD IN ANY DIRECTION.

D.A TISSUE DISPENSER SHALL BE LOCATED ON THE NEAR SIDE WALL SEVEN INCHES (7") MINIMUM AND NINE INCHES (9") MAXIMUM IN FRONT OF TOILET SEAT AT A MINIMUM OF NINETEEN INCHES (19") ABOVE THE FLOOR SURFACE AND SHALL NOT BE LOCATED BEHIND THE GRAB BAR.

6 ACCESSIBLE URINALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A.URINALS SHALL BE STALL-TYPE OR WALL HUNG WITH AN ELONGATED RIM LOCATED AT A MAXIMUM OF SEVENTEEN INCHES (17") ABOVE THE FLOOR SURFACE AND THIRTEEN AND ONE-HALF INCHES (13 1/2") MINIMUM MEASURED FROM OUTER FACE OF URINAL RIM TO BACK OF FIXTURE.

B.A CLEAR FLOOR SPACE THIRTY INCHES (30") BY FORTY-EIGHT INCHES (48") SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FORWARD APPROACH AND SAID APPROACH SHALL ADJOIN AND/OR OVERLAP AN ACCESSIBLE ROUTE.

C.FLUSH CONTROLS SHALL BE HAND OPERATED BY OSCILLATING HANDLE OR AUTOMATIC MECHANISM MOUNTED NO MORE THAN FORTY-FOUR INCHES (44") ABOVE THE FLOOR WITH A MAXIMUM FORCE OF FIVE POUNDS (5#).

GENERAL NOTES - 06 ACCESSIBILITY REQ'S

7 LAVATORIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A.AT LAVATORIES, THE KNEE CLEARANCE SHALL BE 27 INCHES (686 MM) HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT A DEPTH OF 8 INCHES (203 MM) MINIMUM INCREASING TO 29 INCHES (737 MM) HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE.

B.A CLEAR FLOOR SPACE THIRTY INCHES (30") WIDE BY FORTY-EIGHT INCHES (48") LONG SHALL BE PROVIDED IN FRONT OF THE LAVATORY. SAID REQUIRED CLEAR SPACE MAY INCLUDE THE TOE AND KNEE SPACE LOCATED UNDER THE LAVATORY.

C.NO SHARP OR ABRASIVE SURFACES SHALL BE LEFT UNPROTECTED UNDER LAVATORIES, AND HOT WATER AND DRAIN PIPES SHALL BE COVERED OR INSULATED TO PROTECT USERS FROM HARM.

D.FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL NOT EXCEED FIVE POUNDS (5#).

8 TOILET ROOM ACCESSORIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS IN ADDITION TO DRAWN PLANS:

A.DISPENSERS AND DISPOSAL FIXTURES SHALL HAVE OPERABLE PARTS AND/OR OPENINGS LOCATED AT A MINIMUM OF TWENTY-FOUR INCHES (24") AND A MAXIMUM OF FORTY INCHES (40") ABOVE THE FINISH FLOOR.

B.BOTTOM EDGE OF MIRRORS MOUNTED ABOVE LAVATORIES OR COUNTER TOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE FORTY INCHES (40") MAXIMUM ABOVE THE FINISH FLOOR. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTER TOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE THIRTY-FIVE INCHES (35") MAXIMUM ABOVE FINISHED FLOOR.

9 PROTRUDING OBJECTS IN PATH OF TRAVEL SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A.OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGE BETWEEN TWENTY-SEVEN INCHES (27") AND EIGHTY INCHES (80") ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN FOUR INCHES (4") INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AND/OR AISLES. OBJECTS MOUNTED ON POSTS AND/OR PYLONS MAY OVERHANG A MAXIMUM DISTANCE OF TWELVE INCHES (12") ANYWHERE BETWEEN TWENTY-SEVEN INCHES (27") TO EIGHTY INCHES (80") ABOVE THE GROUND OR FINISHED FLOOR. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE AS SUCH.

B.WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES AND ALL OTHER CIRCULATION SPACES SHALL HAVE A VERTICAL CLEARANCE OF 80 INCHES HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A GUY SUPPORT IS USED PARALLEL TO A CIRCULATION PATH, INCLUDING BUT NOT LIMITED TO SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION.

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

10 ELECTRICAL OUTLETS AND RECEPTACLES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

A.15-20-30 AMPERE RECEPTACLE SHALL BE INSTALLED NOT LESS THAN FIFTEEN INCHES (15") ABOVE THE FINISHED FLOOR, MEASURED FROM THE BOTTOM OF THE OUTLET BOX, AND NOT MORE THAN 48 INCHES (48") ABOVE THE FINISHED FLOOR, MEASURED FROM THE TOP OF THE OUTLET BOX.

B.THE SWITCH FOR LIGHT, APPLIANCE, OR OTHER GENERAL USES SHALL BE LOCATED NOT LESS THAN FIFTEEN INCHES (15") ABOVE THE FINISHED FLOOR, MEASURED FROM THE BOTTOM OF THE OUTLET BOX, AND NOT MORE THAN 48 INCHES (48") ABOVE THE FINISHED FLOOR, MEASURED FROM THE TOP OF THE OUTLET BOX.

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GENERAL NOTES
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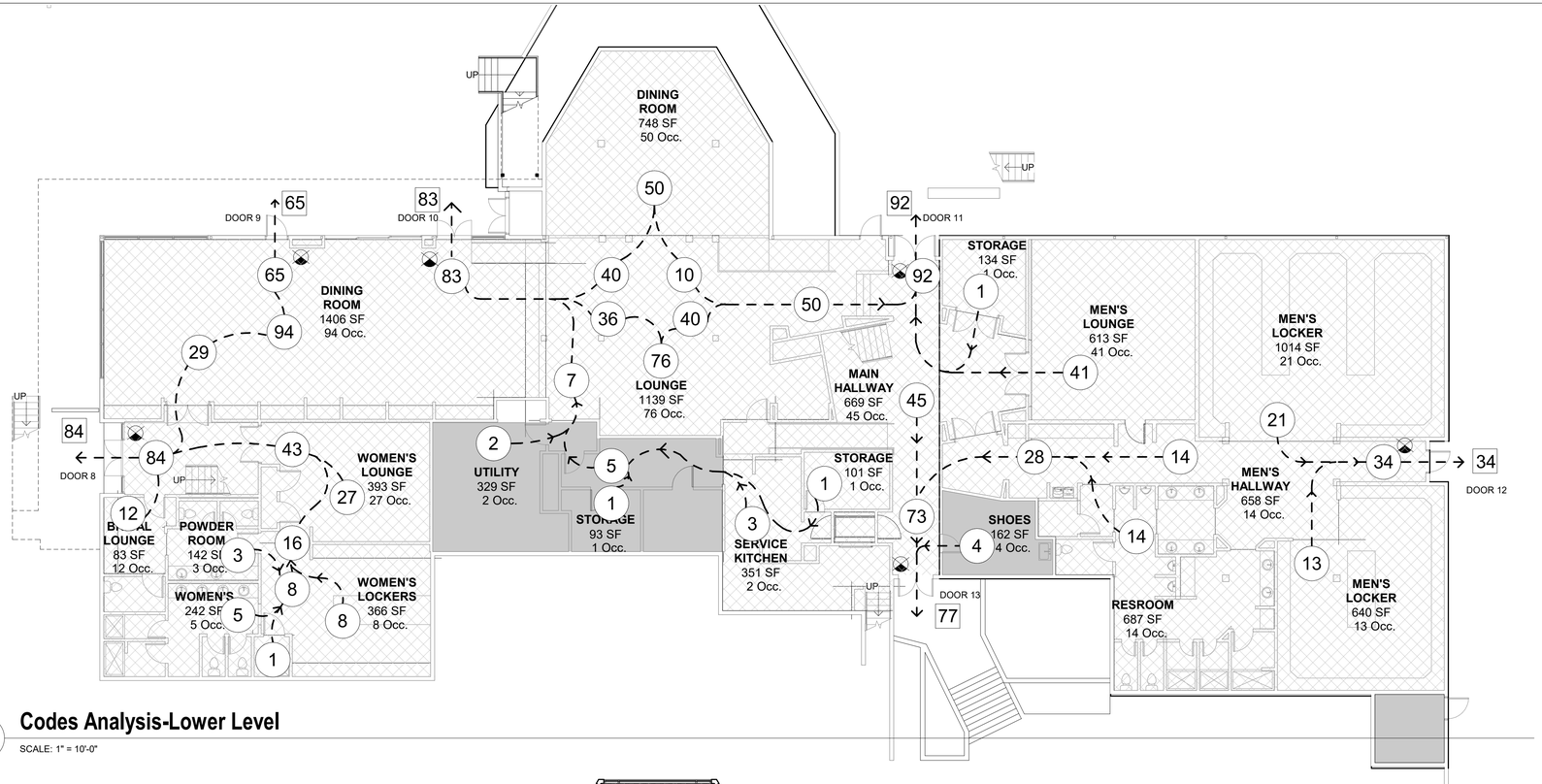
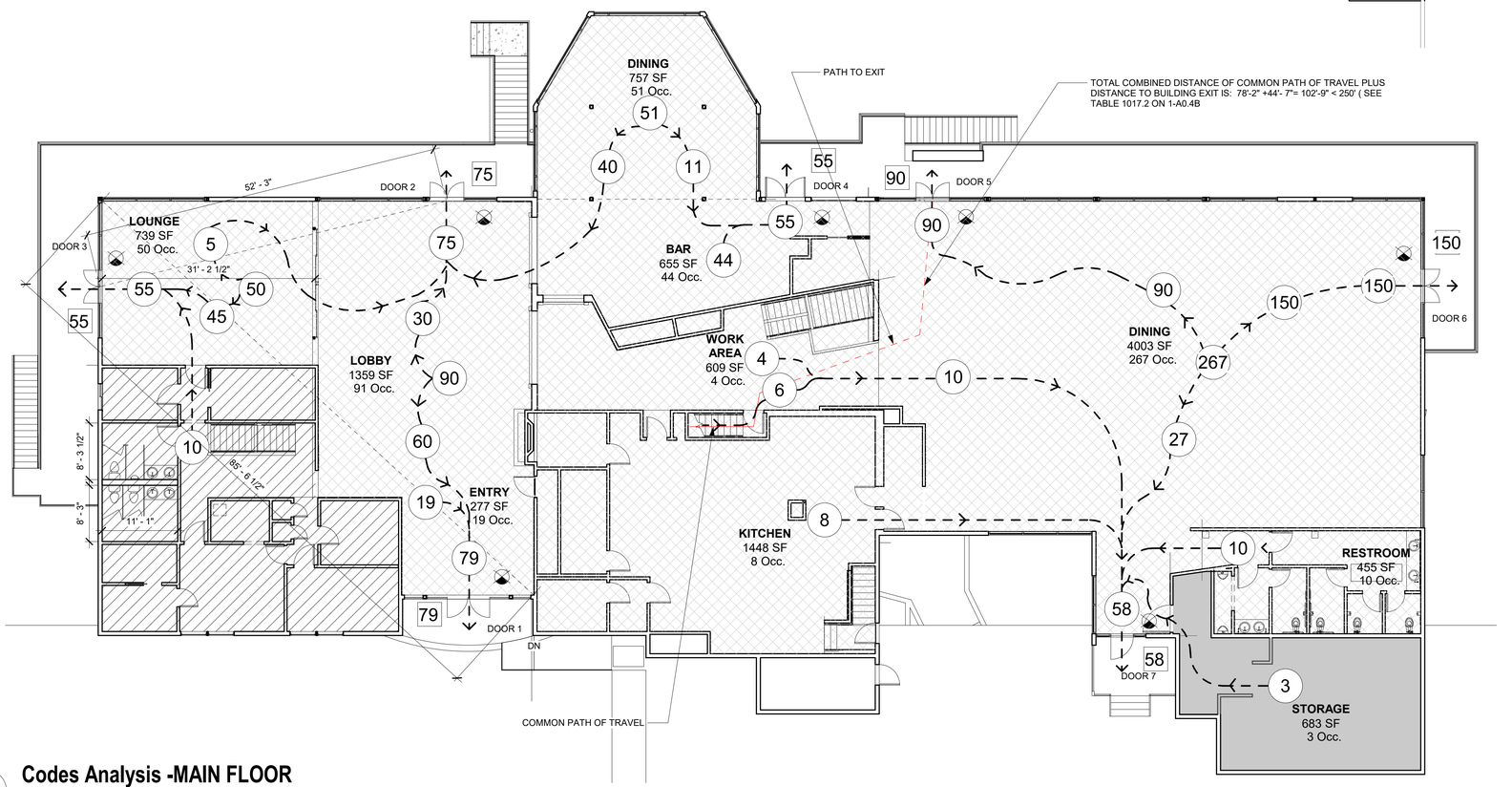
Revisions



1 Codes Analysis-Lower Level

SCALE: 1" = 10'-0"



2 Codes Analysis -MAIN FLOOR

SCALE: 1" = 10'-0"

EXIT LEGEND

- PATH OF TRAVEL
- (21) ROOM OCCUPANT LOAD
- A2 OCCUPANCY 21,362 SF
- B OCCUPANCY 1,438 SF
- 907 SF
- [28] OCCUPANT LOAD AT EXIT.
- ACCESSORY USE & ILLUMINATED EXIT SIGN LOCATION, TATILE EGRESS SIGN SEE
- [F03] F.E.C. FIRE EXTINGUISHER CABINET LOCATION CONFIRMED BY FIRE DEPARTMENT BUT NOT LESS THAN 75' APART, HARDWARE SHALL BE 48" MAX. AFF, WITH A RATING OF NOT LESS THAN 2A. SEE DETAIL:

EXIT WIDTHS

EXIT #	OCCUPANT LOAD	EGRESS WIDTH REQ'D (IN INCHES)	EGRESS WIDTH PROVIDED	
DOOR 1	79	x .2 = 15.8"	74"	✓
DOOR 2	75	x .2 = 15.0"	60"	✓
DOOR 3	55	x .2 = 11.0"	58"	✓
DOOR 4	55	x .2 = 11.0"	70"	✓
DOOR 5	90	x .2 = 18.0"	58"	✓
DOOR 6	150	x .2 = 30.0"	58"	✓
DOOR 7	58	x .2 = 11.6"	39"	✓
DOOR 8	84	x .2 = 15.8"	60"	✓
DOOR 9	65	x .2 = 13.0"	40"	✓
DOOR 10	83	x .2 = 16.6"	60"	✓
DOOR 11	92	x .2 = 18.4"	72"	✓
DOOR 12	34	x .2 = 6.8"	36"	✓
DOOR 13	73	x .2 = 14.6"	60"	✓

BUILDING HEIGHT and AREA CALS

	EXISTING
BLDG HEIGHT (STORIES)	2
AREAS:	
LOWER LEVEL	12,044
MAIN LEVEL	13,659
MECH. LEVEL	1,732
TOTAL AREA	27,435

ALLOWABLE AREA NOTES:
PER TABLE 506, OCCUPANCIES IN TYPE V-A CONSTRUCTION:
A2 - 34,500 (2 STORIES)
B - 54,000 (2 STORIES)
S2 - 63,000 (3 STORIES)

REQUIRED OCCUPANCY SEPERATIONS:
A2-B - NONE
A2-S2 - NONE
B-S2 - NONE

EXITING NOTES

1 THIS BUILDING IS PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER THROUGHOUT PER SECTION 903.3.1.1.
PER SECTION 1007.1.1, EXCEPTION 2
"WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED."

2 DESIGNATES ILLUMINATED EXIT SIGN LOCATIONS PER SECTION 1013. PER SECTION 1013.6.2 "THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES (54 lux).

3 SIGN THAT INDICATES "NOT AN EXIT" PLACED AT DOOR

4 TACTILE EGRESS SIGN, PER CBC 1013.4 SEE DETAIL:

SUBMITTAL SET

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A0.3A

TABLE 1017.2

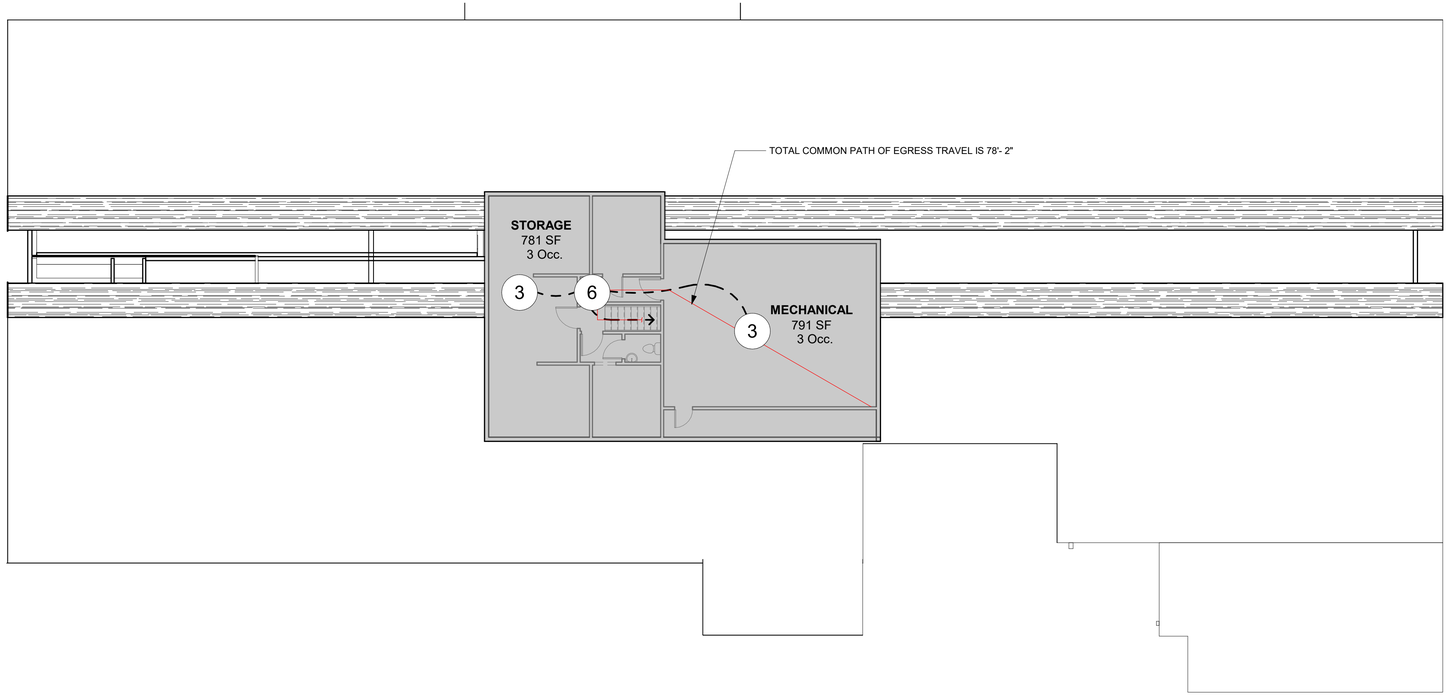
EXIT ACCESS **TRAVEL DISTANCE**[a]

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200[e]	250[b]
R-2.1	Not Permitted	250[b]
B	200	300[c]
F-2, S-2, U	300	400[c]
H-1	Not Permitted	75[d]
H-2	Not Permitted	100[d]
H-3	Not Permitted	150[d]
H-4	Not Permitted	175[d]
H-5	Not Permitted	200[c]
I-2, I-2.1, I-3[f]	Not Permitted	200[c]
I-4	150	200[c]
L	Not Permitted	200[c]

TABLE 508.4

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)[h]

OCCUPANCY	A, E		I-4, R-2.1		I-2, I-2.1		I-3		R-1, R-2, R-3, R-3.1, R-4		F-2, S-2[b], U		B[f], F-1[g, h], M, S-1		L		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	2	2	2	NP	2	NP	1	2	N	1	1	2	2	NP	NP	NP	3	4	2	3	2	NP
I-4, R-2.1	—	—	1[e]	NP	2	NP	2	NP	1	NP	1	2	1	2	2	NP	NP	NP	4	NP	2	NP	2	NP
I-2, I-2.1	—	—	—	—	N	NP	2	NP	2	NP	2	NP	2	NP	2	NP	NP	NP	4	NP	2	NP	2	NP
I-3	—	—	—	—	—	—	N	NP	2	NP	2	2	2	2	2	NP	NP	NP	4	NP				
R-1, R-2, R-3, R-3.1, R-4	—	—	—	—	—	—	—	—	N	N	1[c]	2[c]	1	2	4	NP	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b], U	—	—	—	—	—	—	—	—	—	—	N	N	1	2	1	NP	NP	NP	3	4	2	3	2	NP
B, F-1, M, S-1	—	—	—	—	—	—	—	—	—	—	—	—	N	N	1	NP	NP	NP	2	3	1	2	1	NP
L	—	—	—	—	—	—	—	—	—	—					1	NP	NP	NP	2	NP				
H-1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	NP	NP	NP	NP	NP	NP
H-2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	1	NP	1	NP
H-3, H-4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1[d]	NP	1	NP	1[d]	NP	1	NP
H-5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	N	NP	—	—	N	NP



1 **Codes Analysis - MECHANICAL LEVEL**

SCALE: 1" = 10'-0"

it access travel distance shall not exceed the values given in Table 1017.2.

TABLE 1017.2

EXIT ACCESS **TRAVEL DISTANCE**[a]

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (feet)	WITH SPRINKLER SYSTEM (feet)
A, E, F-1, M, R, S-1	200[e]	250[b]
R-2.1	Not Permitted	250[b]
B	200	300[c]
F-2, S-2, U	300	400[c]
H-1	Not Permitted	75[d]
H-2	Not Permitted	100[d]
H-3	Not Permitted	150[d]
H-4	Not Permitted	175[d]
H-5	Not Permitted	200[c]
I-2, I-2.1, I-3[f]	Not Permitted	200[c]
I-4	150	200[c]
L	Not Permitted	200[c]

TABLE 1004.5

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR[a]
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangars	500 gross
Airport terminal Baggage claim Baggage handling Concourse Waiting areas	 20 gross 300 gross 100 gross 15 gross
Assembly Gaming floors (keno, slots, etc.) Exhibit gallery and museum	 11 gross 30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats Concentrated (chairs only—not fixed) Standing space Unconcentrated (tables and chairs)	 7 net 5 net 15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas Concentrated business use areas	150 gross See Section 1004.8
Courtrooms—other than fixed seating areas	40 net
Day care	35 net
Dormitories	50 gross
Educational Classroom area Shops and other vocational room areas	 20 net 50 net
Exercise rooms	50 gross
Group H-5 fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	 240 gross 100 gross 120 gross
Kitchens, commercial	200 gross
Laboratory *Educational (K—12th grade)* *Laboratories, non-educational* *Laboratory suite*[b]	 *50 net* *100 net* *200 gross*
Library Reading rooms Stack area	 50 net 100 gross
Locker rooms	50 gross
Mall buildings—covered and open	See Section 402.8.2
Mercantile Storage, stock, shipping areas	 60 gross 300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools Rink and pool Decks	 50 gross 15 gross
Stages and platforms	15 net
Warehouses	500 gross

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2.

a. Floor area in square feet per occupant.
b. *See Section 453.2.*

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number
19024
Date
05/03/2021
Drawn
Author
Sheet Title
CODE ANALYSIS
Scale
1" = 10'-0"

Revisions

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A0.3B

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ex: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included 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.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] 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.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

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.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

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
AA	Additions and Alterations
N	New

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 siting and development to protect, restore and enhance the environmental quality of the site and respect 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 candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. 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 (ZEV), including 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 49CFR571.500 (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 motortruck 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 ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined 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 BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

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. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

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

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff 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 FOR CLEAN AIR VEHICLES. 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

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

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 AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

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 Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [4]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING - (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable: refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

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.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

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)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

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 affected by infectious, contaminated, or unhealthy bodily 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 bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (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 13050 (n)]. Simply put, recycled water is water treated to remove waste matter 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 CALGreen, 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 Ordinance (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.

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

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (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.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

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

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

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

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

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

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

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

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

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Revisions

1. THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.
3. THESE PLANS AND PRINTS THEREOF, AS INSTRUMENTS OF SERVICE, ARE OWNED BY THE ARCHITECT AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS FORBIDDEN.

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY	
			5.303.3.4 Faucets and fountains.
			5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.
			5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
			5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].
			5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.
			5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].
			Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
☐	X		**5.303.4 COMMERCIAL KITCHEN EQUIPMENT.**
			5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer Installation.
☐	X		**5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.
☐	X		**5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.
			SECTION 5.304 OUTDOOR WATER USE
☐	X		**5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
			Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2. 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.
☐	X		**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.
			Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.
			5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.
			5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.
			DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
			SECTION 5.401 GENERAL
			5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.
			SECTION 5.402 DEFINITIONS
			5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*
			ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.
			BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.
			BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.
			ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.
			TEST. A procedure to determine quantitative performance of a system or equipment

Y	N/A	RESPON. PARTY	
X	☐		**5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods.
			5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.
			5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:
			5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection.
			5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.
			SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
X	☐		**5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.
			5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 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 complies with this section. **Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.
			5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.
			5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1 through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. **Notes:** 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
X	☐		**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. **Note:** Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf
X	☐		**5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest Infestation. **Notes:** 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)
☐	X		**SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS**
			5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. **5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. **Exception:** Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. **5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). **Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

Y	N/A	RESPON. PARTY	
☐	X		**5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over.** For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. **Note:** For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements Commissioning requirements shall include: 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. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant Improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. **Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning. **Informational Notes:** 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.
			5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals. 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations.
			5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse system.
			5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests. c. Functions to be tested. d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.
			5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.
			5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.
			5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. 4. Major systems. 5. Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable.
			5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the Systems Manual. 4. Review of the record drawings on the system/equipment.
			5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.
☐	X		**5.410.4 TESTING AND ADJUSTING, New buildings less than 10,000 square feet.** Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.
			5.410.4.2 (Reserved)
			Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.
			5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems.
			5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.
			5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y	N/A	RESPON. PARTY	
			5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.
			5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. **5.410.4.5.1 Inspections and reports.** Include a copy of all inspection verifications and reports required by the enforcing agency.
			DIVISION 5.5 ENVIRONMENTAL QUALITY
			SECTION 5.501 GENERAL
			5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.
			SECTION 5.502 DEFINITIONS
			5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*
			ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.
			A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.
			1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit.
			COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.
			COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).
			Note: See CCR, Title 17, Section 93120.1.
			DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10pm. to 7 am.).
			DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.
			ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-In hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.
			ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.
			ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.
			ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.
			EXPRESSWAY. An arterial highway with full control of access and with grade separations at intersections.
			FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.
			GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.
			GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.
			HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82,3 (as amended March 10, 2009).
			LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.
			LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82,3 (as amended March 10, 2009).
			MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.
			MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).
			PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
			PSIG. Pounds per square inch, guage.
			REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.
			SCHRADER ACCESS VALVES. Access fittings with a valve core installed.
			SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.
			SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.
			VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)
			Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.
☐	X		**SECTION 5.503 FIREPLACES**
			5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.
			SECTION 5.504 POLLUTANT CONTROL
X	☐		**5.504.1 TEMPORARY VENTILATION.** The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2–1999, or an average efficiency of 30% based on ASHRAE 52.1–1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.
X	☐		**5.504.3 Covering of duct openings and protection of mechanical equipment during construction.** At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number 19024
Date 05/03/2021
Drawn
Author
Sheet Title CAL GREEN 2
Scale

Revisions

1 THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.

2 THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

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

Y = YES; N/A = NOT APPLICABLE; RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
X	☐	

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 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 5.504.4.3 shall apply.

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

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

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

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

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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

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

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

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

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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[2]	0,13

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

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

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

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

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

Exceptions: Existing mechanical equipment.

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

Y	N/A	RESPON. PARTY
☐	X	

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

SECTION 5.505 INDOOR MOISTURE CONTROL

Y	N/A	RESPON. PARTY
☐	X	

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

SECTION 5.506 INDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
X	☐	

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

Y	N/A	RESPON. PARTY
X	☐	

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

Y	N/A	RESPON. PARTY
X	☐	

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

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

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

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

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

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
☐	X	

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

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

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

Y	N/A	RESPON. PARTY
☐	X	

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

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper Installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special Inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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.*

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number 19024
Date 05/03/2021
Drawn Author
Sheet Title CAL GREEN 3
Scale

Revisions

1 THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.

2 THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.

3 THESE PLANS AND PRINTS THEREOF, AS INSTRUMENTS OF SERVICE, ARE OWNED BY THE ARCHITECT AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS FORBIDDEN.

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1. Another handler (typically a business that specializes in collecting, storing, accumulating and shipping universal wastes). Examples:
   - A household hazardous waste facility
   - A "Take-it-Back Partner" such as a retailer or manufacturer
   - A collection event
2. A universal waste transporter. Examples:
   - A curbside HHW collection program
   - A package service (e.g., postal service, UPS)
   - A destination facility that offers a pick-up service
3. A universal waste destination facility (generally, a facility with a permit to treat, store, or dispose of hazardous waste).

Search engines available to find locations accepting universal waste in your area: E-Recycle.org; Earth911.org; CalRecycle database; DTSC map; HHW list;

For more information, see DTSC's Universal Waste Web page at: https://dtsc.ca.gov/universalwaste/

Contact your DTSC regulatory assistance officer at: (800) 728-6942

- Provide personnel training to personnel who manage universal waste, or who supervise personnel who manage universal waste and keep training records
- Respond to releases of universal waste or its contents; determine if spill residuals are hazardous waste
- Track shipments by keeping records of what was received and shipped (name, address, quantities) for three years

Universal Waste Transporters

A universal waste transporter is a person engaged in the offsite transportation of universal waste by air, rail, highway or water. A universal waste transporter may be:

1. Universal waste handler carrying universal waste in his or her own vehicle
2. A package shipping service (e.g., US Postal Service; FedEx, UPS)
3. A commercial carrier (e.g., a trucking company, a hauler specializing in universal waste, or the operator of a destination facility that offers a universal waste pick-up service)
   - If you do not own or operate a facility that accepts, generates, accumulates, or stores universal waste, but you pick up and transport universal waste (e.g., electronic devices from office complexes) to a recycling or collection facility, you are a universal waste transporter. Universal waste transporters do not need to notify DTSC or submit annual reports for their transportation activities.
   - Universal waste transporters may store universal waste at a transfer facility for up to 10 days (depending on local zoning). A universal waste transporter who exceeds this limit is considered a universal waste handler and is subject to the handler requirements summarized above.

Destination Facilities

A destination facility is a fully-regulated hazardous waste facility that treats, disposes of, or recycles a specific type of universal waste. Examples of destination facilities are hazardous waste recycling facilities and hazardous waste landfills. A destination facility shall manage the universal waste in accordance with the requirements and conditions in its hazardous waste facility permit, unless authorized by section 66273.60 of title 22 of the California Code of Regulations to manage it pursuant to the reduced requirements applicable to universal waste handlers. A destination facility is required to follow certain rules for shipping universal wastes off-site and for rejecting shipments that contain universal waste and is required to keep records of all shipments received for three years. A facility that only accepts and accumulates universal waste is not a destination facility. Such a facility is regulated as a universal waste handler.

Fact Sheet, January 2010

Universal Waste Fact Sheet

California's Universal Waste Rule allows individuals and businesses to transport, handle and recycle certain common hazardous wastes, termed universal wastes, in a manner that differs from the requirements for most hazardous wastes. The more relaxed requirements for managing universal wastes were adopted to ensure that they are managed safely and are not disposed of in the trash.

What are Universal Wastes?

Universal wastes are hazardous wastes that are widely produced by households and many different types of businesses. Universal wastes include televisions, computers and other electronic devices as well as batteries, fluorescent lamps, mercury thermostats, and other mercury containing equipment, among others.

The hazardous waste regulations (Cal. Code Regs, title 22, division 4.5, chapter 11 section 66261.9) identify seven categories of hazardous wastes that can be managed as universal wastes. Any unwanted item that falls within one of these waste streams can be handled, transported and recycled following the simple requirements set forth in the universal waste regulations (UWR) (Cal. Code Regs, title 22, division 4.5, chapter 23)

Universal wastes are:

1. Electronic devices: Includes any electronic device that is a hazardous waste (with or without a Cathode Ray Tube (CRT)), including televisions, computer monitors, cell phones, VCRs, computer CPUs and portable DVD players.
2. Batteries: Most household-type batteries, including rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, alkaline batteries and other batteries that exhibit a characteristic of a hazardous waste
3. Electric lamps: Fluorescent tubes and bulbs, high intensity discharge lamps, sodium vapor lamps and electric lamps that contain added mercury, as well as any other lamp that exhibits a characteristic of a hazardous waste. (e.g., lead).
4. Mercury-containing equipment: Thermostats, mercury switches, mercury thermometers, pressure or vacuum gauges, dilators and weighted tubing, mercury rubber flooring, mercury gas flow regulators, dental amalgams, counterweights, dampers and mercury added novelties such as jewelry, ornaments and footwear.
5. CRTs: The glass picture tubes removed from devices such as televisions and computer monitors.
6. CRT glass: A cathode ray tube that has been accidently broken or processed for recycling.
7. Non-empty aerosol cans

Universal Wastes may not be disposed of in the trash!

Households and Conditionally Exempt Small Quantity Universal Waste Generators (CESQUWG)

Two categories of universal waste handlers—households and CESQUWGs—are exempt from most of the requirements of the universal waste regulations provided they comply with certain conditions. Handlers who qualify for these exemptions are not required:

- To obtain an EPA ID number or otherwise notify DTSC;
- To keep records of shipments or provide annual reports to DTSC; or
- To label their universal waste.

A household is defined to include a single detached residence (e.g., a house) or a single unit of a multiple residence unit (e.g., an apartment or condominium). Households that generate hazardous wastes other than universal wastes (e.g., paints and motor oil) can visit DTSC's Household Hazardous Waste web page for information on how to properly dispose of them.

A Conditionally Exempt Small Quantity Universal Waste Generator (CESQUWG) is a universal waste generator who produces less than 100 kilograms (220 pounds) of RCRA hazardous waste, including universal waste that is RCRA universal waste and less than 1 kilogram of acutely hazardous waste in a calendar month. (RCRA hazardous waste is hazardous waste that is regulated under the hazardous waste regulations adopted by the U.S. Environmental Protections Agency.)

Pursuant to section 66273.8 of title 22 of the California Code of Regulations, a generator who meets the definition of a household or a CESQUWG is exempt from universal waste handler requirements provided he or she:

1) Does not dispose of universal waste;
2) Relinquishes universal waste only to another universal waste handler, a universal waste transporter, a destination facility, or a curbside household hazardous waste collection program; and
3) Does not conduct treatment of universal waste, except for limited activities enumerated in the regulations (e.g., removing batteries, light bulbs, or mercury switches). This exemption applies only to universal waste generated by the household (e.g. light bulbs, computers, televisions, thermostats, cell phones, etc.), not to universal waste accepted from other people.

Where can I send universal wastes?

A handler may not send universal waste to a municipal solid waste (garbage) landfill or a non-hazardous waste recycling center. All handlers of universal waste must relinquish their universal waste to one of the following:

Regulatory Standards for Universal Waste

The UWR has separate requirements for each of the three types of regulated entities:

1. Universal waste handlers
2. Universal waste transporters
3. Destination Facilities

Universal Waste Handlers

A universal waste handler is a generator of universal waste or the owner or operator of a facility that receives universal waste from another universal waste handler, accumulates universal waste, and sends universal waste to another universal waste handler, a facility that accepts hazardous waste, or a foreign country.

A universal waste handler may be:

1. A person (e.g., a household or business) who generates universal waste but does not accept universal waste from others
2. A person who accepts and accumulates universal waste generated by others at his or her facility
3. A person who accepts universal waste generated by others and conducts certain treatment and recycling activities allowed by the universal waste handler regulations

Management Requirements for Universal Waste Handlers (Cal. Code Regs, title 22, sections 66273.30 through 66273.39; additional requirements for handlers who conduct authorized treatment, Cal. Code Regs, title 22, sections 66273.70 through .77)

- Do not dispose of universal waste or treat universal waste except as provided for in the regulations
- Notify DTSC and/or obtain an EPA identification number
- Use proper containment—non-leaking, compatible containers
- Segregate universal waste in distinct areas
- Determine if materials generated when handling/recycling are hazardous wastes
- Comply with applicable requirements for hazardous waste
- If applicable, comply with zoning requirements when storing universal wastes
- Have spill kits readily available to deal with accidental spills (mercury-containing devices)
- Use proper labeling and markings
- Accumulate universal waste no longer than one year

SUBMITTAL SET

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SAN JOSE COUNTRY CLUB
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Job Number 19024
Date 05/03/2021
Drawn Author
Sheet Title UNIVERSAL WASTE MANAGEMENT
Scale

Revisions

A0.5

1 **SITE PLAN - OVERALL**

SCALE: 1" = 200'-0"

SUBMITTAL SET

LICENSED ARCHITECT
STEVEN M. COX
C-13326
REN. 8-31-2019
STATE OF CALIFORNIA

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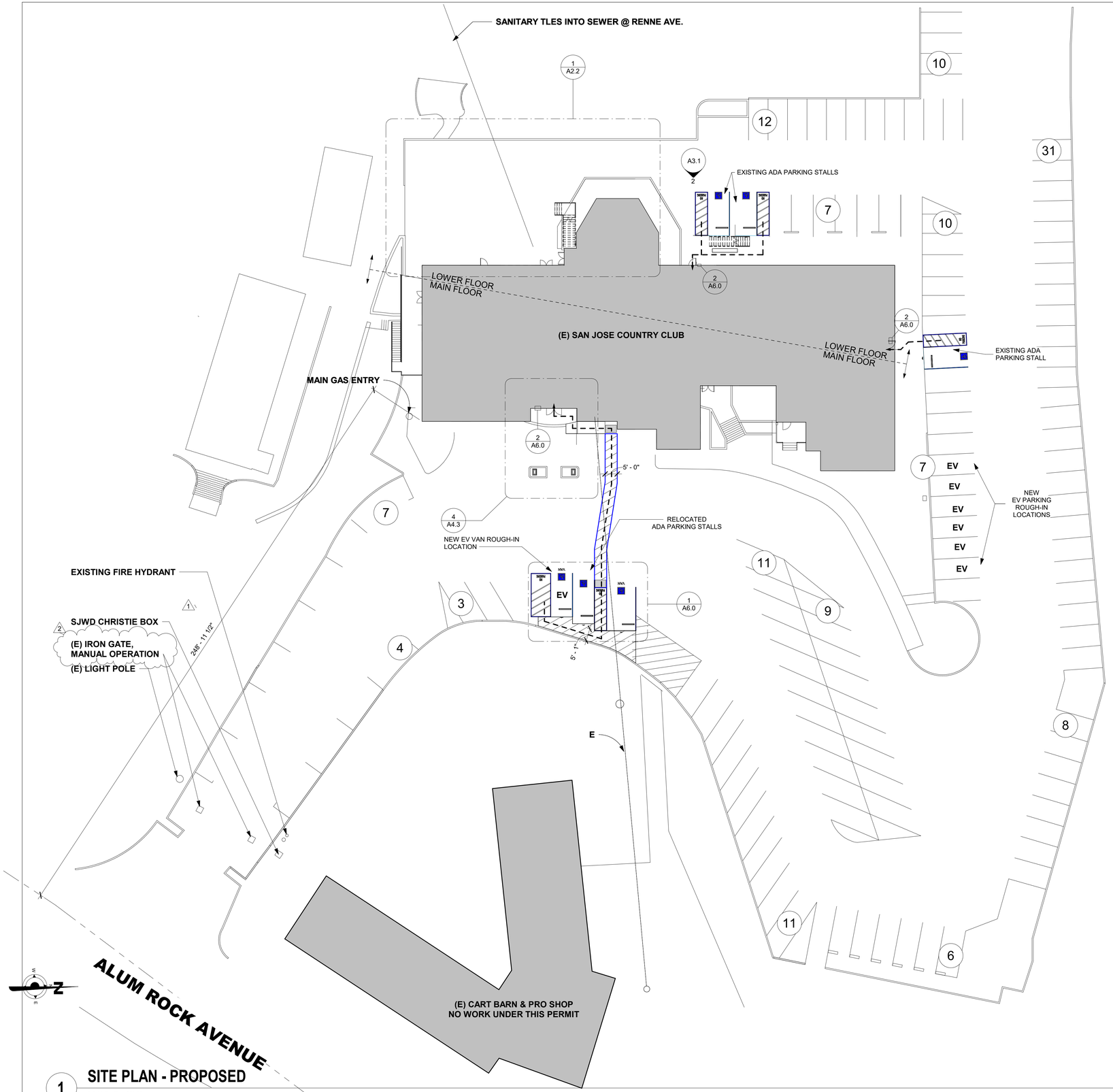
SAN JOSE COUNTRY CLUB

15571 ALUM ROCK AVE SAN JOSE CA

Job Number
19024
Date
05/03/2021
Drawn
Author
Sheet Title
OVERALL SITE PLAN
Scale
1" = 200'-0"

Revisions

A1.0



NOTES

1. ALL STRUCTURES ON PROPERTY OUTSIDE BOUNDS OF ENLARGED SITE PLAN NOTED ON OVERALL SITE PLAN

PARKING PROVIDED

TYPE	REQUIRED	PROVIDED
STANDARD	-	136 STALLS
ACCESSIBLE	101 TO 150 TOTAL SPACES - 5 STALLS	6 STALLS
STANDARD ACCESSIBLE		4 STALLS
VAN ACCESSIBLE	1 TO 6 ACCESSIBLE SPACES - 1 STALL	2 STALLS
FUTURE EV ROUGH-IN	101 TO 150 TOTAL SPACES - 7 STALLS	7 STALLS

1 SITE PLAN - PROPOSED

SCALE: 1" = 20'-0"

SUBMITTAL SET

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Job Number
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Date
05/03/2021
Drawn
Author
Sheet Title
ENLARGED SITE PLAN
Scale
1" = 20'-0"

Revisions

1	5/25/21	Owner Revisions
2	8/30/21	Resubmittal

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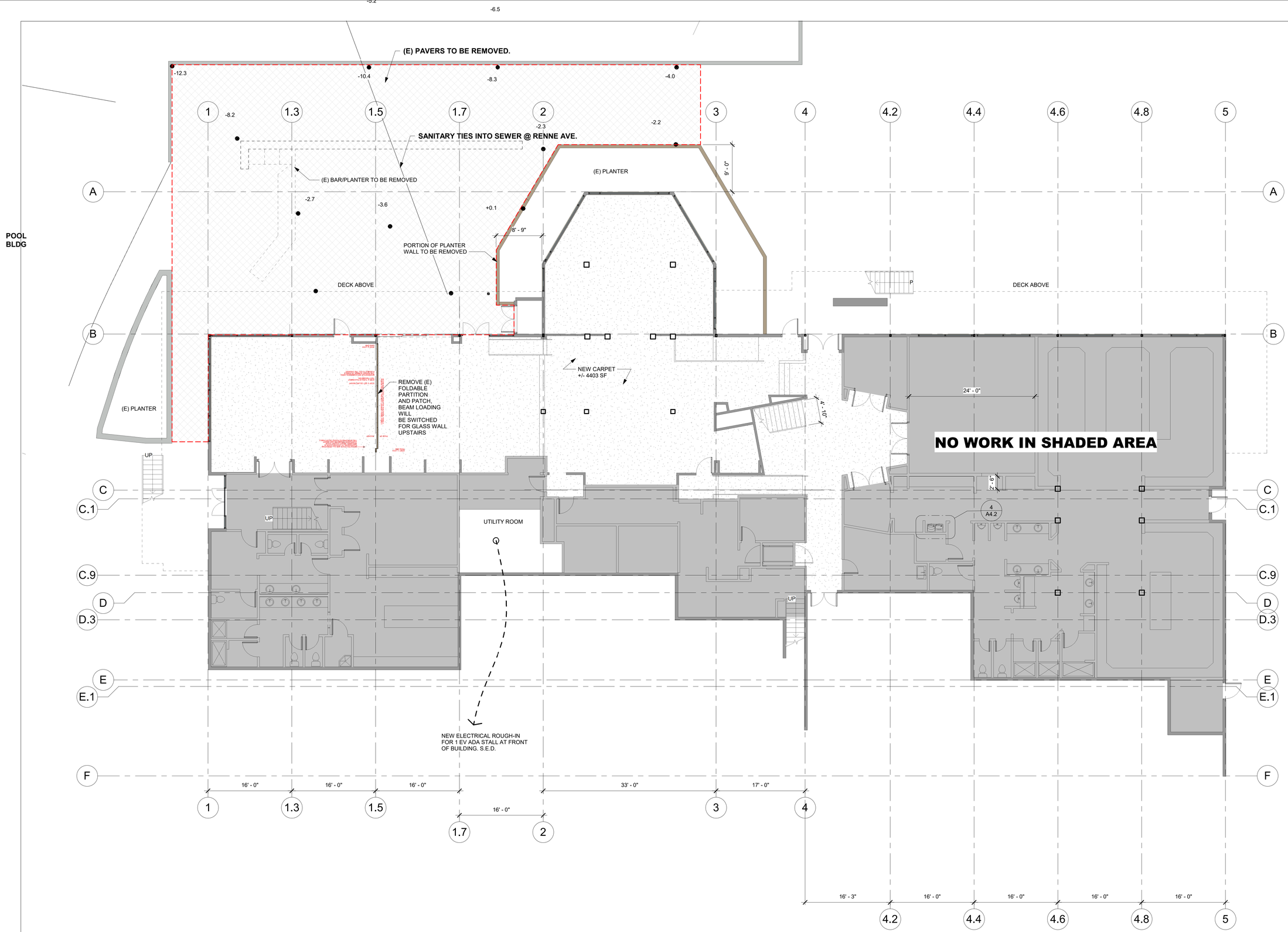
A1.1



1 EXISTING & DEMO LOWER FLOOR

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

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SUBMITTAL SET

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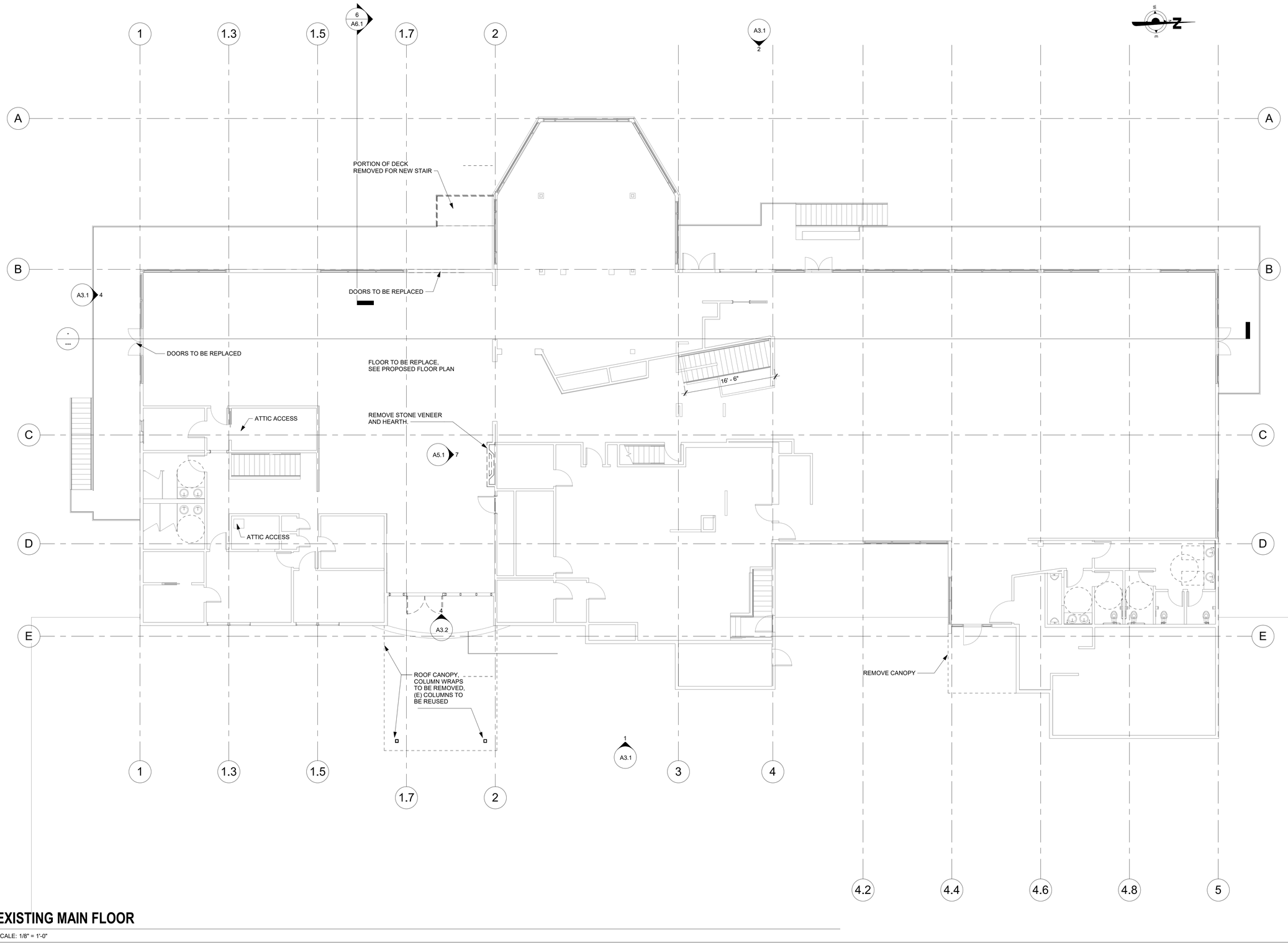
15571 ALUM ROCK AVE SAN JOSE CA

Job Number 19024
Date 05/03/2021
Drawn Author
Sheet Title EXISTING & DEMO LOWER FLOOR PLAN
Scale 1/8" = 1'-0"

Revisions

A1.2



1 EXISTING MAIN FLOOR

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

SUBMITTAL SET

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SAN JOSE COUNTRY CLUB

15571 ALUM ROCK AVE SAN JOSE CA

Job Number
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Date
05/03/2021

Drawn
Author

Sheet Title
EXISTING & DEMO MAIN FLOOR PLAN

Scale
1/8" = 1'-0"

Revisions

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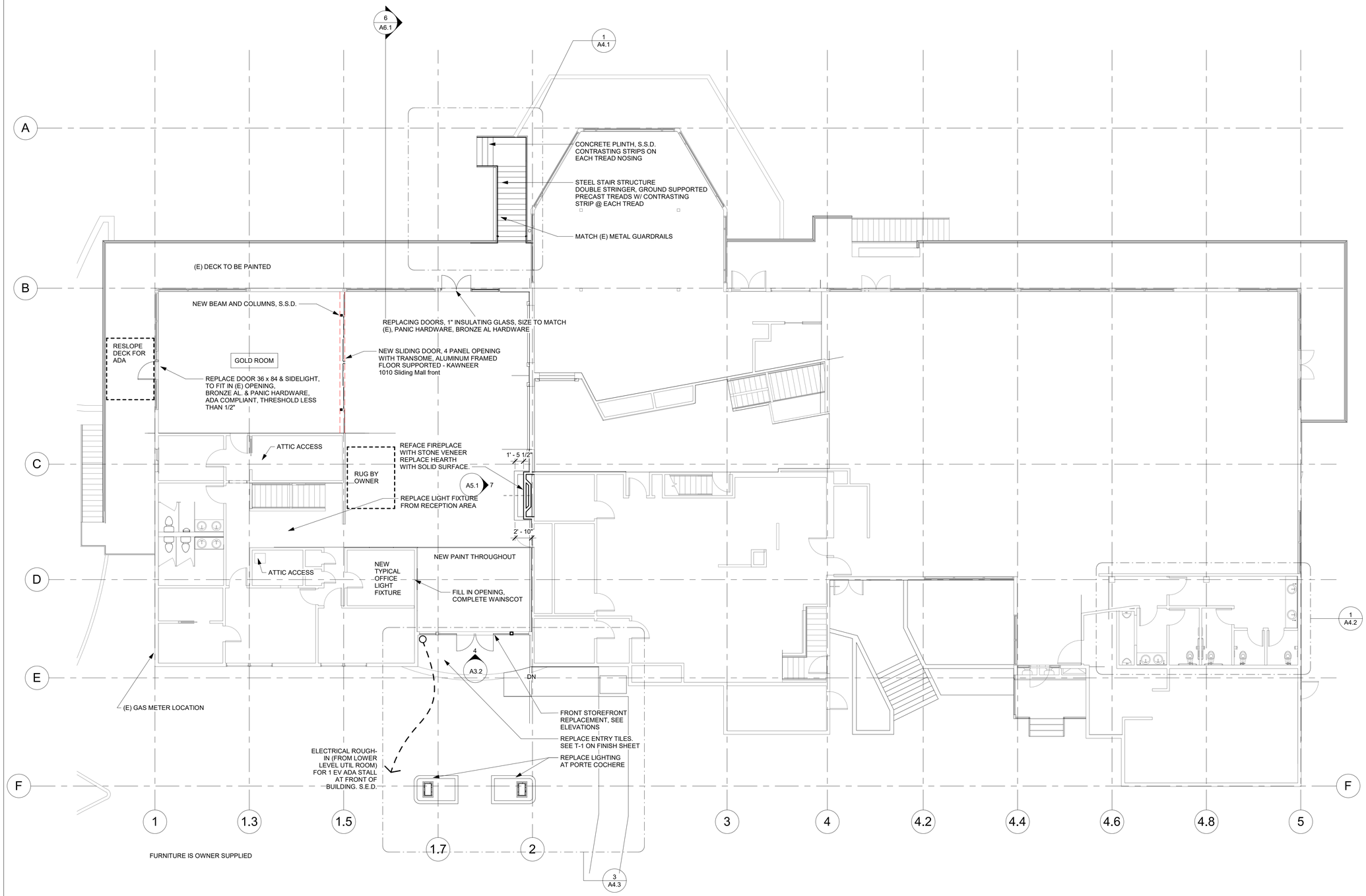

1 PROPOSED MAIN FLOOR

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

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Date
05/03/2021

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Author

Sheet Title
PROPOSED MAIN FLOOR PLAN

Scale
1/8" = 1'-0"

Revisions

1	5/25/21	Owner Revisions

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2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.
3. THESE PLANS AND PRINTS THEREOF, AS INSTRUMENTS OF SERVICE, ARE OWNED BY THE ARCHITECT AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS FORBIDDEN.

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A2.1

8 A6.0
LINEAR DRAIN
6 A6.1
5 A5.1
ABOUT 4200 SF NEW PAVING
4' - 6"
5' - 0"
13' - 0"
11' - 0"
8 A6.1
FIRE PIT
FIRE PIT
4' - 0"
4' - 0"
13' - 0"
STONE VENEER AND TILE TOP OVER PREFAB FIRE PIT
https://blackhillsfireplace.com/warming-trends-square-ready-to-finish-kit-fs4848ng/
CONFIRM WITH MANUFACTURE IS POWER IS NEEDED FOR IGNITOR.
(3) 1" CONDUIT FOR GFI PLUGS AT EACH FIRE PIT.
DISCONNECT AT HVAC CLOSET
GAS VALVE BOX
GFCI OUTLET
FUTURE FIRE PIT
3 A4.1
5 A4.1
4 A4.1
UP
WALL WASHER LIGHT IN LANDSCAPE BED (TYP. OF 3)
LIGHT AT STAIR (TBD)
5 A4.1
RE-ROUTE (E) DOWNSPOUT UNDER PLANTER AND PAVING, CONNECT TO LINEAR OR AREA DRAIN
FIRE PIT ELECTRICAL DISCONNECTS
TO POOL HOUSE
LINE OF DECK ABOVE
NEW UNDER DECK LIGHTING
REPLACE FIXTURES
(E) GAS LINE
TV - WALL MOUNTED
(E) HVAC CLOSET
A3.1 4
AIR CURTAIN
V.I.F. WIDTH
+/- 14'
TO GAS METER
MOVEABLE PARTITION REMOVED,
PATCH CEILING/WALLS
UP
(E) FRENCH DRAIN

1 **PROPOSED LOWER LEVEL PLAN**

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

SUBMITTAL SET

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SAN JOSE COUNTRY CLUB
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Date
05/03/2021
Drawn
Author
Sheet Title
ENLARGED PATIO PLAN
Scale
1/4" = 1'-0"

Revisions

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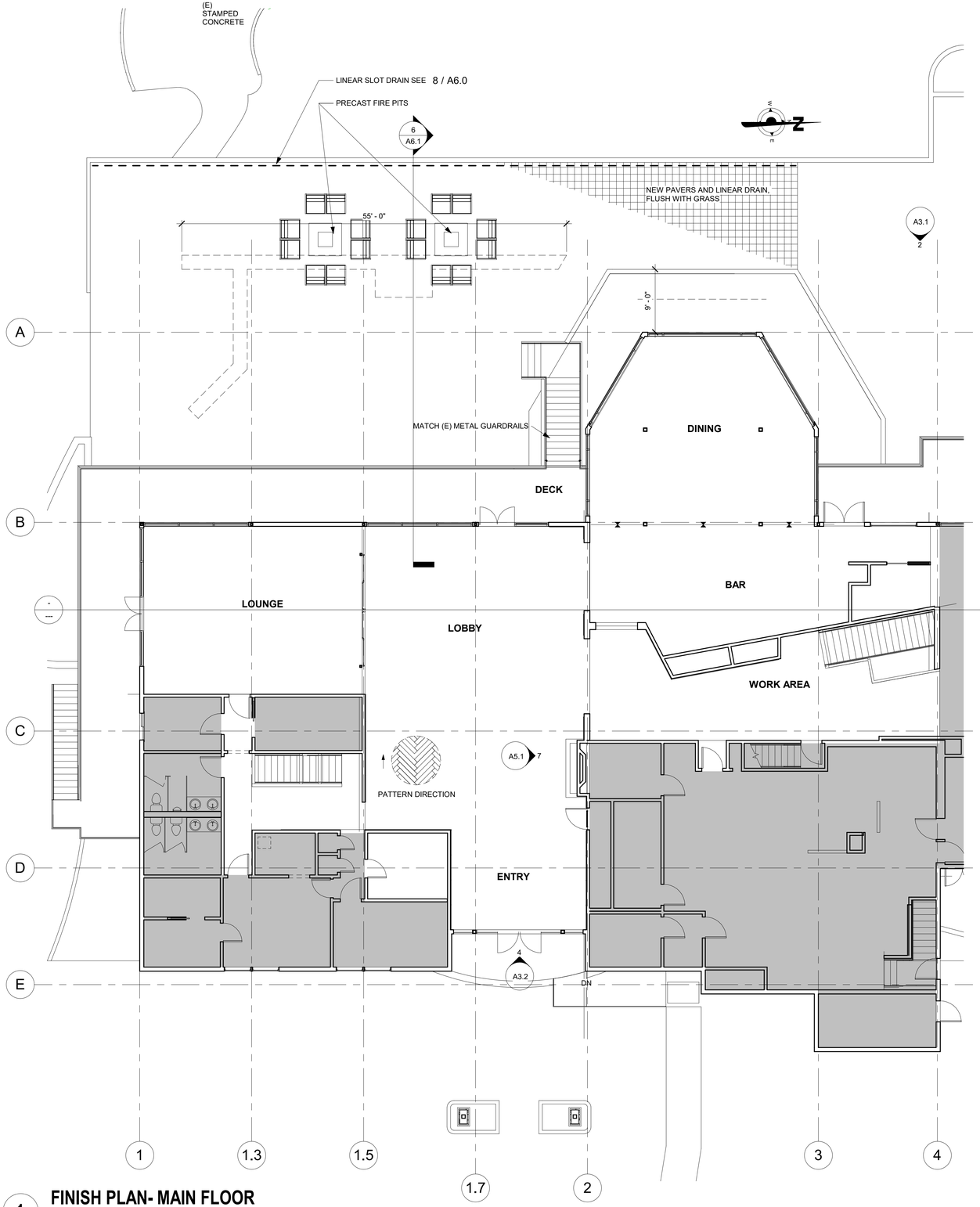

1 **FINISH PLAN- MAIN FLOOR**

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

FINISH SCHEDULE

NOTE: " SYMBOL INDICATES SAME AS PREVIOUS

Name	Floor Finish	Base Finish	Wall Finish: N	Wall Finish: E	Wall Finish: S	Wall Finish: W	Ceiling Finish	Comments
BAR	T-1	B-1	P-5	"	"	"	P-5	
DECK	P-1	-	-	-	-	-	-	
DINING	CT-1	B-1	(E)	"	"	"	(E)	
ENTRY	T-1	-	P-5	"	"	"	P-5	
LOBBY	T-1	-	P-5	"	"	"	P-5	
LOUNGE	CT-1	B-1	P-5	"	"	"	P-5	
OFFICE AREA	CT-1	B-1	P-5	"	"	"	P-5	
RECEPTION	(E)	(E)	P-5	"	"	"	P-5	
WORK AREA	T-1	-	P-5	"	"	"	P-5	
STAIR (BAR)	CT-2							
DOWNSTAIRS	CT-2							(roughly 8000 SF)

FINISH LEGEND

DOORS - PREFINISHED

D-1	MANUFACTURER COLOR NUMBER	
D-2	MANUFACTURER COLOR NUMBER	CONFERENCE ROOM EXTERIOR

FIREPLACE SOLID SURFACE

SS-1	MANUFACTURER COLLECTION FINISH THICKNESS COLOR	CAESARSTONE SUPERNATURAL HONED 5131 CALACATTA NUVO
SS-2		FIREPLACE SOLID SURFACE (EXTERIOR)

FLOOR - BASE

B-1	MANUFACTURER TYPE NUMBER COLOR SIZE	PAINTED WOOD BASE TO MATCH (E)

FLOOR - CARPET

CT-1	MANUFACTURER STYLE COLOR/NUMBER GRADE LOCATION	CROSSLEY AXMINSTER AXMINSTER AX9/280/46 LOBBY/DINING
CT-2	MANUFACTURER STYLE COLOR/NUMBER GRADE LOCATION	CROSSLEY AXMINSTER AXMINSTER AX8/280/47 N66 DOWNSTAIRS IN AREA OF WORK

FLOOR - TILE

HW-1	MANUFACTURER COLOR GRADE INSTALLATION DIMENSIONS	
T-1	MANUFACTURER STYLE COLOR SIZE PATTERN	ARIZONA TILE SAVANNAH COFFEE 8" X 40" HERRINGBONE

PAINT - EXTERIOR

P-1	MANUFACTURER COLOR NUMBER	DUNN-EDWARDS DARK ENGINE DE6350
P-2	MANUFACTURER COLOR NUMBER	DUNN-EDWARDS DE6358

PAINT - WALLS & CEILING

P-5	MANUFACTURER COLOR NUMBER	BENJAMIN MOORE OXFORD WHITE CC-30
P-7		WAINSCOT & TRIM

PAVERS - PATIO

PV-1	MANUFACTURER COLOR NUMBER	CALSTONE CREAM/TAN/BROWN MISSION 3

STONE VENEER

ST-1	MANUFACTURER PRODUCT COLOR	HERITAGE LEDGE (PENINSULA BLDG MTRLS CO.) W/ CORNER PIECES https://pbm1923.com/index.php?option=com_virtuemart&view=productdetails

FINISH NOTES

SLAB PREPARATION
1. FLOOR SURFACES SHALL BE INSPECTED BY THE CONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IF FLOOR LEVELING MUST BE NECESSARY FOR PROPER EXECUTION OF THE WORK.

2. CONCRETE SLABS ON GRADE OR NEW CONCRETE FLOORS SHALL BE TESTED FOR MOISTURE PRIOR TO ORDERING THE FLOORING. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF SLAB FAILS TO MEET THE MOISTURE REQUIREMENTS OF THE MANUFACTURER.

FINISHES - GENERAL
1. ALL FINISHES SHALL BE BID AS SPECIFIED. ANY SUBSTITUTION MUST BE APPROVED BY THE ARCHITECT PRIOR TO SUBMISSION OF BID.

2. ALL INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH LOCAL AND NATIONAL CODES. THE CONTRACTOR SHALL ADVISE THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF A THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF A NON-COMPLIANT FINISH.

3. ALL FINISHES SHALL BE INSPECTED UPON ARRIVAL TO THE JOB SITE FOR DEFECTS AND DYE LOT CONSISTENCY. NOTIFY ARCHITECT OF ANY DEFECTS PRIOR TO INSTALLATION. THE ARCHITECT SHALL ALSO BE NOTIFIED IMMEDIATELY OF ANY INSTALLATION PROBLEMS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY LEAD TIMES FOR ALL FINISHES. ALL DELIVERY TIMES MUST BE CONFIRMED AND ANY FINISHES THAT HAVE EXCESSIVE LEAD TIMES WHEREBY NOT PERMITTING INSTALLATION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

5. ALL FINISHES SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATIONS.

6. ALL SURFACES SHALL BE PREPARED APPROPRIATELY TO RECEIVE THE SPECIFIED FINISH.

7. NONE OF THE FINISHES SHALL BE INSTALLED UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OF THE WORK. ALL WORKMANSHIP WHICH IS JUDGED TO BE LESS THAN FIRST QUALITY BY THE ARCHITECT SHALL BE REJECTED.

8. PROTECT NEW INSTALLED FINISHES FOR DAMAGE THAT MAY OCCUR FROM OTHER TRADES.

9. EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND PROCEED WITH TOUCH-UP AS REQUIRED.

10. ALL FINISHES SHALL BE LEFT IN A "LIKE NEW" CONDITION.

11. FINISHES OF THE SAME KIND SHALL ALIGN AND NAP, WEAVE OR PATTERN SHALL RUN IN THE SAME DIRECTION, U.N.O.

FLOORING AND BASE
1. ALL IMPERFECTIONS AND SLIGHT DEPRESSIONS IN THE FLOOR SURFACE SHALL BE SKIM COATED.

2. WHERE FLOOR FINISHES OF DIFFERENT THICKNESS' MEET, FLOOR SHALL BE FILLED TO A MINIMUM SLOPE OF 1" PER 12'-0" TO ALLOW A SMOOTH TRANSITION.

3. WHERE FLOOR FINISHES MEET AT DOORWAYS, TRANSITION OF FINISHES SHALL OCCUR DIRECTLY BENEATH THE CENTER OF THE DOOR LEAF, U.N.O.

4. PROVIDE REDUCER STRIP WHERE FLOOR FINISHES OF DIFFERENT MATERIALS OCCUR APPROPRIATE TO THE TRANSITION. COLOR SHALL BE SELECTED BY THE ARCHITECT.

5. BASE SHALL BE INSTALLED USING WHOLE UNITS. NO PIECE SHALL BE SMALLER THAN 1'-0" AT A CORNER CONDITION.

TAPE, BED, TEXTURE AND PAINT
1. TREAT JOINTS AND FASTENERS IN GYP. BD. IN ACCORDANCE WITH GA-214.

2. LEVEL OF FINISH
- LEVEL 0 - NO TAPING OR FINISHING - TEMPORARY CONSTRUCTION.
- LEVEL 1 - FOR SURFACES IN PLENUM.
- LEVEL 2 - FOR WATER RESISTANT GYP. BD. , WAREHOUSE STORAGE.
- LEVEL 3 - FOR HEAVY SPRAY OR WHERE TEXTURE IS TO BE USED.
- LEVEL 4 - FOR FLAT PAINT, LIGHT TEXTURES, OR WALLCOVERING IS TO BE USED.
- LEVEL 5 - FOR HIGH OR SEMI-GLOSS PAINT, NON-TEXTURED FLAT PAINTS AND IN SEVERE LIGHTING CONDITIONS.

3. PAINT SURFACES PER MANUFACTURER'S RECOMMENDATION, BUT A MINIMUM OF:
- 1 COAT OF PRIMER
- 2 COATS OF PAINT

4. CAULK THE FOLLOWING LOCATIONS:
- CEILING GRID WALL ANGLE
- TOP OF FRP TRIM
- BETWEEN DOOR JAMB AND WALL
- AT BOTTOMS OF DOOR FRAMES AND VINYL FLOORING
- TOP OF METAL TRIM AT SHEET VINYL FLOORING
- CASEWORK TO WALL TRANSITIONS
- MULLION TO WALL TRANSITIONS

5. CAULK SHALL MATCH ADJACENT PAINT COLOR.

6. DRYWALL CEILING SHALL RECEIVE LEVEL FOUR FINISH WITH SMOOTH ROLLED FINISH, U.N.O. FIRST COAT SHALL BE LATEX QUICK DRY PRIME SEAL. SECOND AND THIRD COATS SHALL BE LATEX EGGSHELL SHEEN.

7. EXACT LOCATION OF ACCENT PAINTS AND/OR WALLCOVERING SHALL BE APPROVED ON SITE OR VIA EMAIL BY SATELLITE HEALTHCARE PRIOR TO ORDERING AND INSTALLATION.

EXTERIOR PAINT

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number
19024
Date
05/03/2021
Drawn
Author
Sheet Title
FINISH PLANS
Scale
1/8" = 1'-0"

Revisions

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2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT BEARS THE SEAL AND SIGNATURE OF THE ARCHITECT AND THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.

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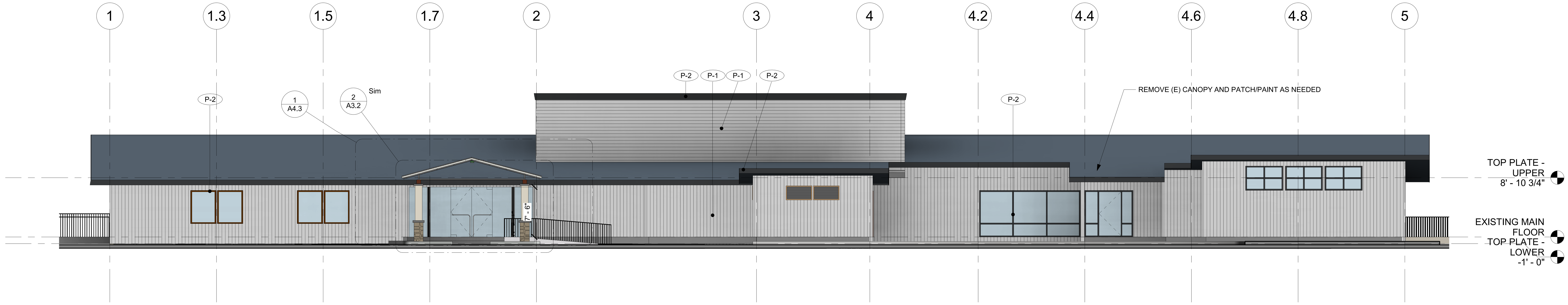
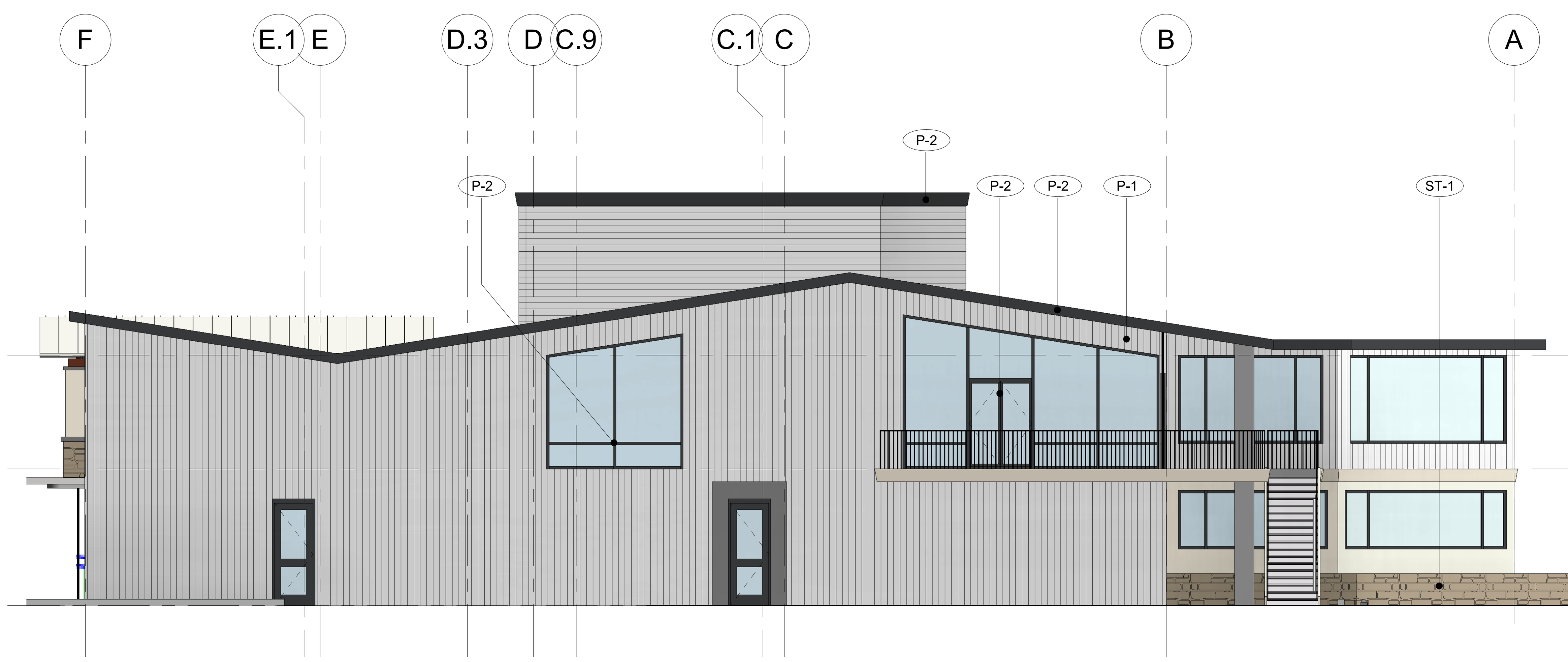


1 EAST ELEVATION

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

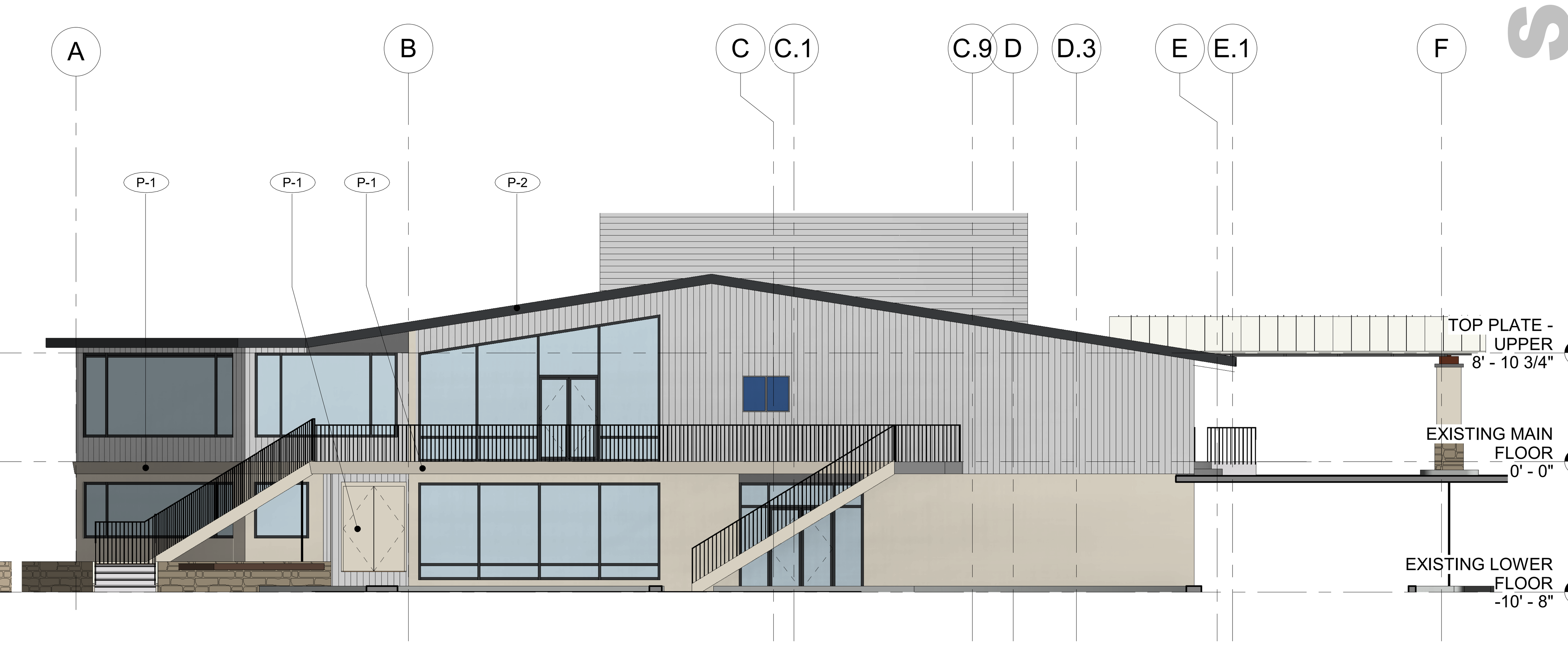
2 WEST ELEVATION

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



3 NORTH ELEVATION

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



4 SOUTH ELEVATION

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

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number
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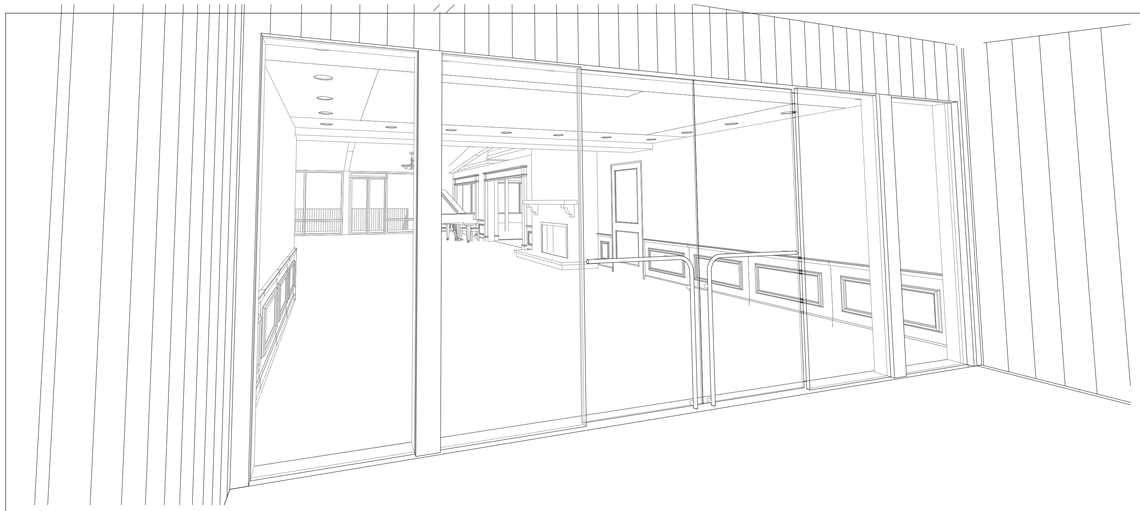
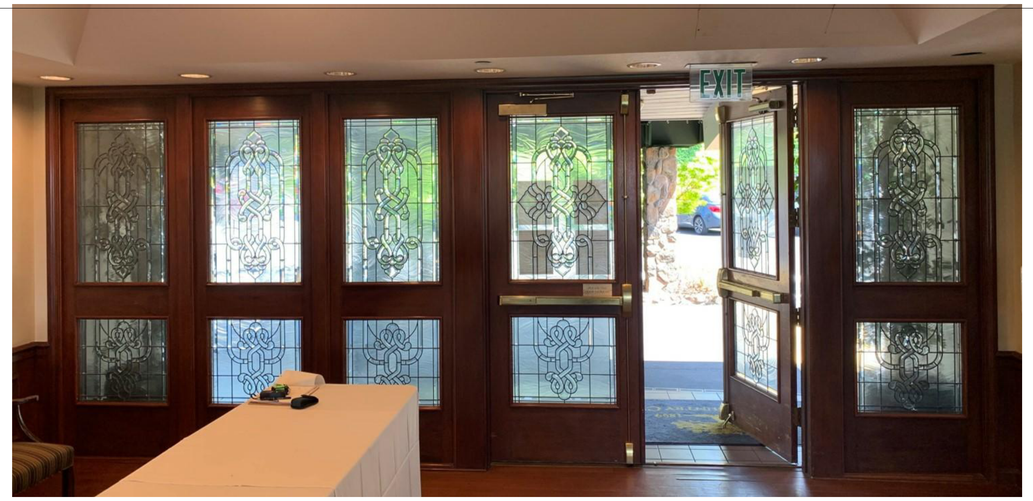
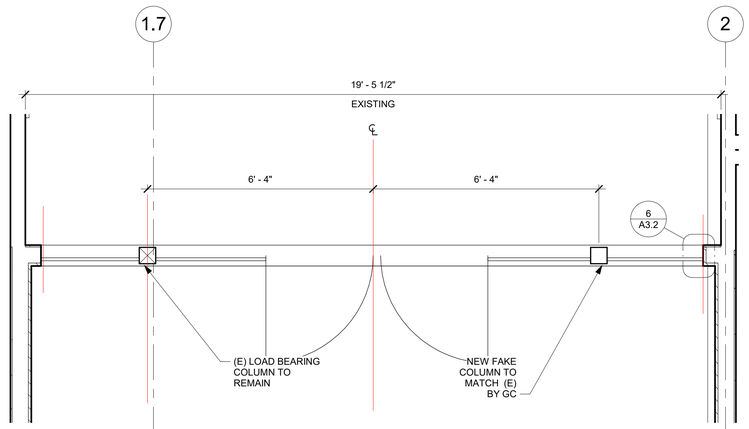
BUILDING ELEVATIONS
Scale
1/8" = 1'-0"

Revisions

A3.1

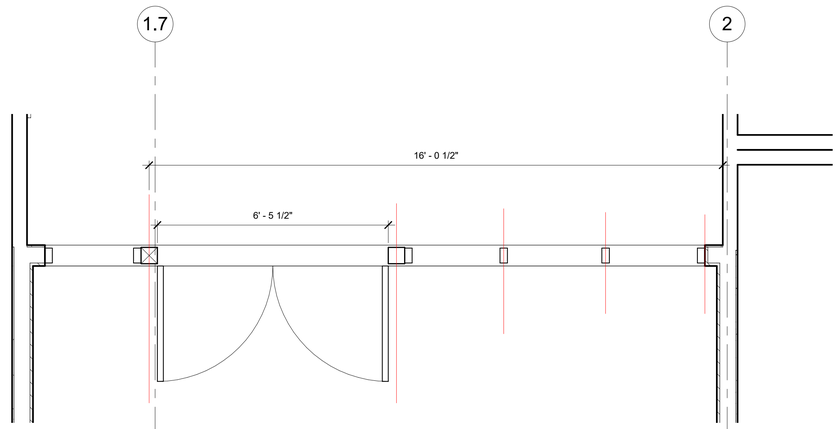






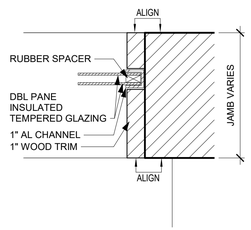
ENLARGED PLAN - ENTRY STOREFRONT (PROPOSED)

3 — SCALE: 1/2" = 1'-0"



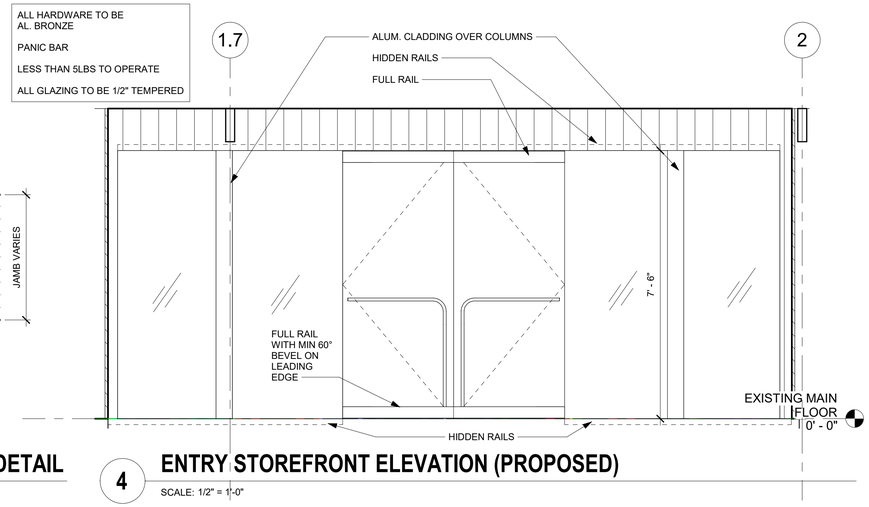
ENLARGED PLAN - ENTRY STOREFRONT (EXISTING)

1 — SCALE: 1/2" = 1'-0"



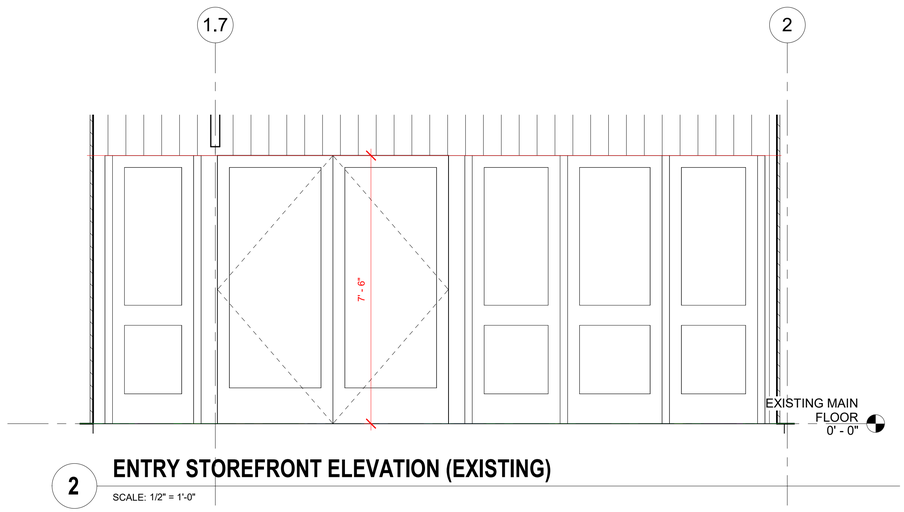
STOREFRONT JAMB DETAIL

6 — SCALE: 3" = 1'-0"



ENTRY STOREFRONT ELEVATION (PROPOSED)

4 — SCALE: 1/2" = 1'-0"



ENTRY STOREFRONT ELEVATION (EXISTING)

2 — SCALE: 1/2" = 1'-0"

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15571 ALUM ROCK AVE SAN JOSE CA

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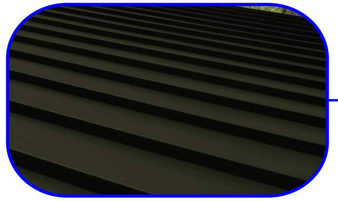
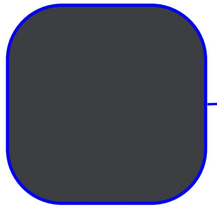
A3.2



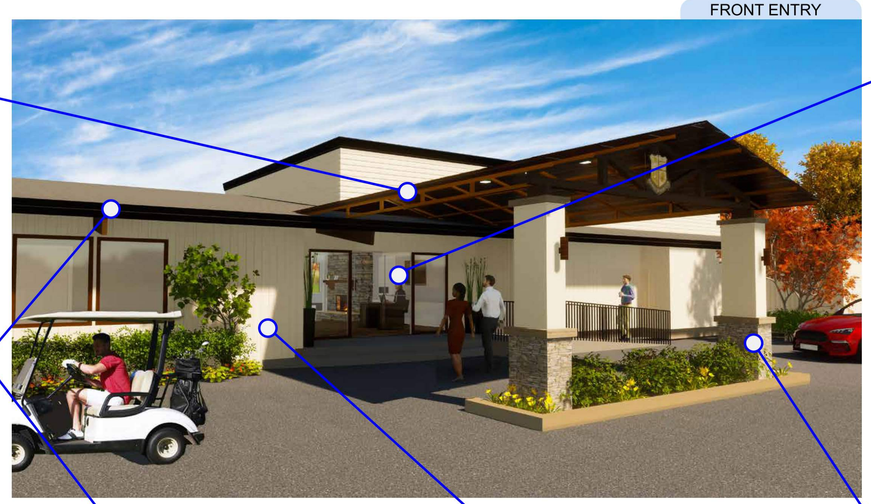
STANDING SEAM METAL ROOF



WINDOW FRAMES,
GUTTERS, & ACCENTS
DUNN EDWARDS
DARK ENGINE (DE6350)

PATIO PAVERS

FRONT ENTRY



REAR PATIO

ENTRY DOORS
PIVOT FRAMELESS SWING DOORS

STONE VENEER
PACIFIC BUILDING MATERIALS
PRODUCT: HERITAGE LEDGE
https://pbm1923.com/products-by-usage/walls-wain-scotts-backsplash-fireplaces/heritage-ledge-detail

WALL COLOR
DUNN EDWARDS
VAPOR (DE6358)

EXISTING EXTERIO PHOTOS

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2 8/30/21 Resubmittal

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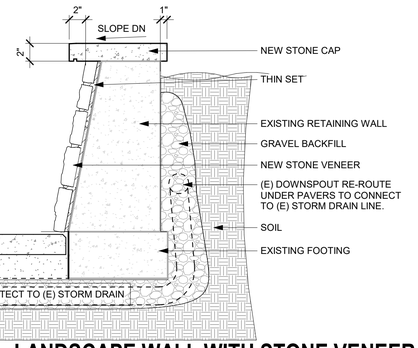
A3.4

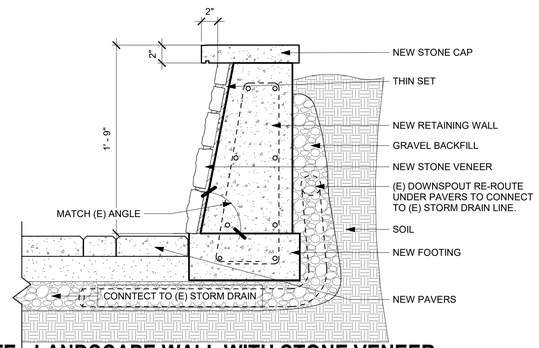
DEMO THE STONE FINISH ON MECHANICAL ROOM EXTERIOR WALL, APPLY STUCCO TO MATH THE REST

REFINISH EXISTING LANDSCAPE WALL W/ NEW STONE VENEER, SEE DETAIL 5/A4.1



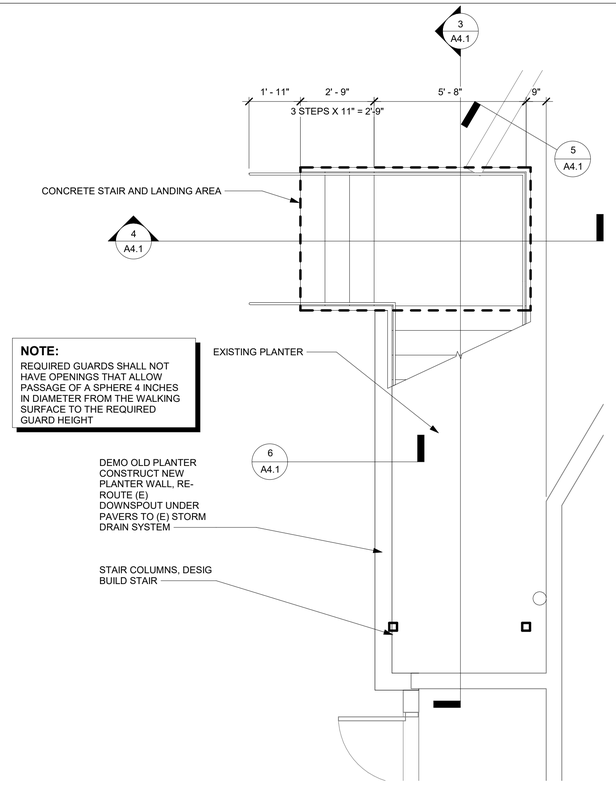
SITE - LANDSCAPE WALL WITH STONE VENEER (EXIST)

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



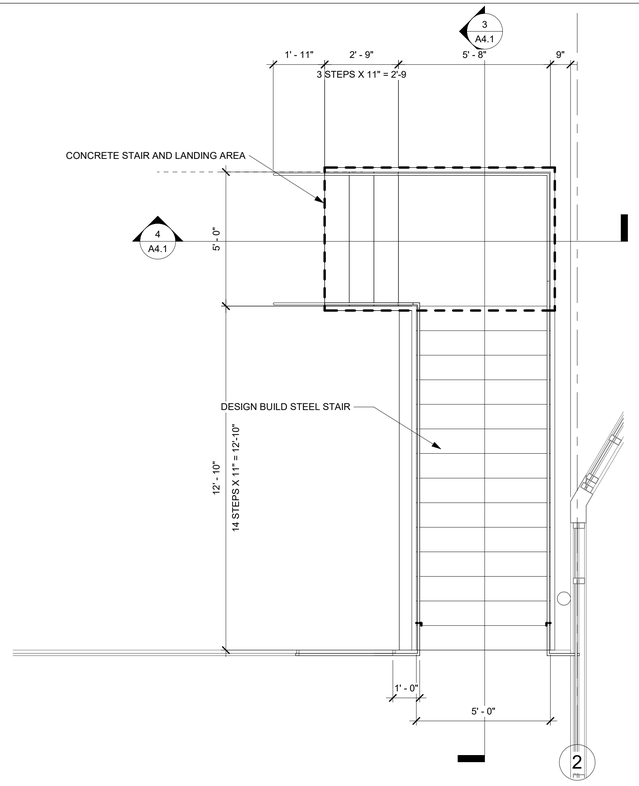
SITE - LANDSCAPE WALL WITH STONE VENEER (NEW)

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



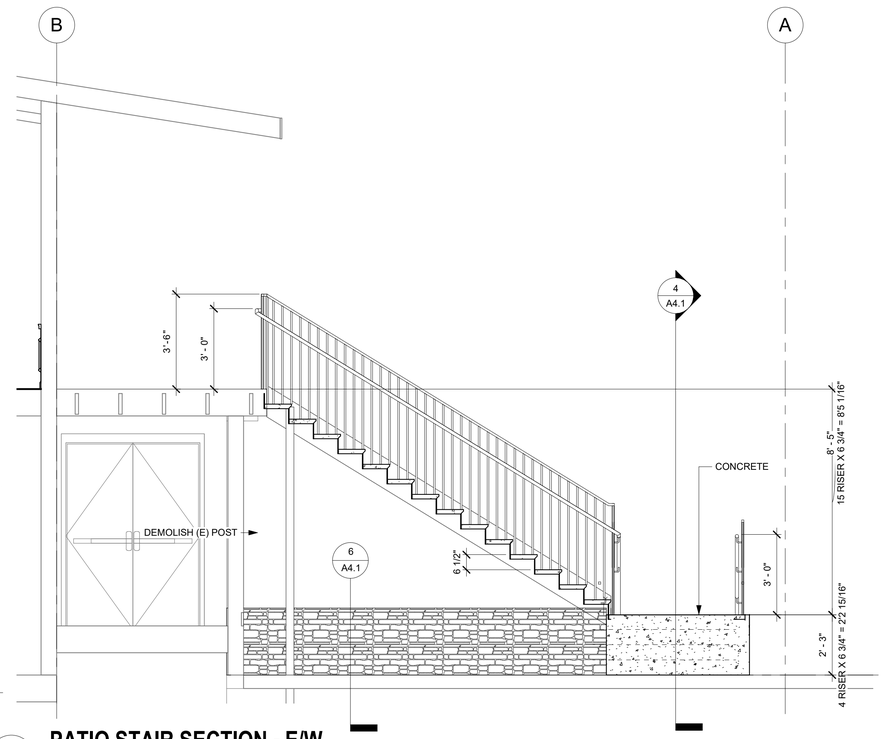
PROPOSED LOWER FLOOR - Callout 1

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



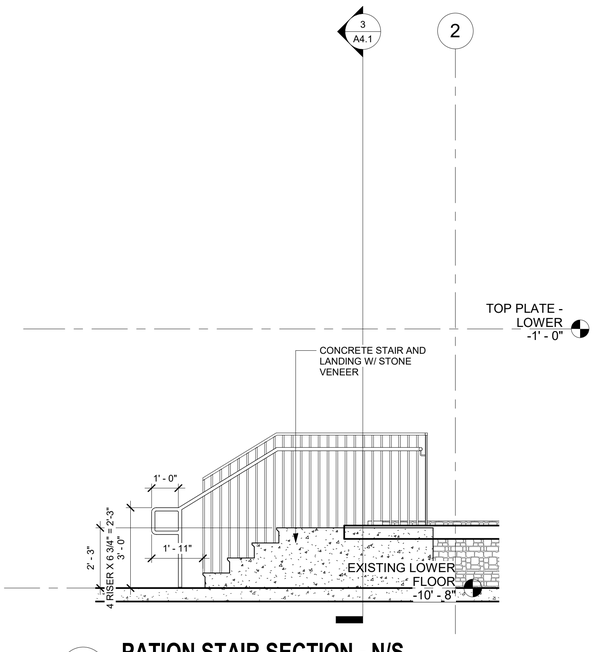
PROPOSED MAIN FLOOR - Callout 1

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



PATIO STAIR SECTION - E/W

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



PATION STAIR SECTION - N/S

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

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A4.1

PLASTIC LAMINATE SECURED TO CENTER OF DOOR FACE +60" A.F.F. (WOMEN SYMBOL 1/4" THINK, 12" DIAM. (MEN & ALL-GENDER SYMBOL 1/4" THICK, TRIANGLE 12" SIDES) COLOR SHALL BE DISTINCTLY DIFFERENT IN CONTRAST FROM THE DOOR COLOR.

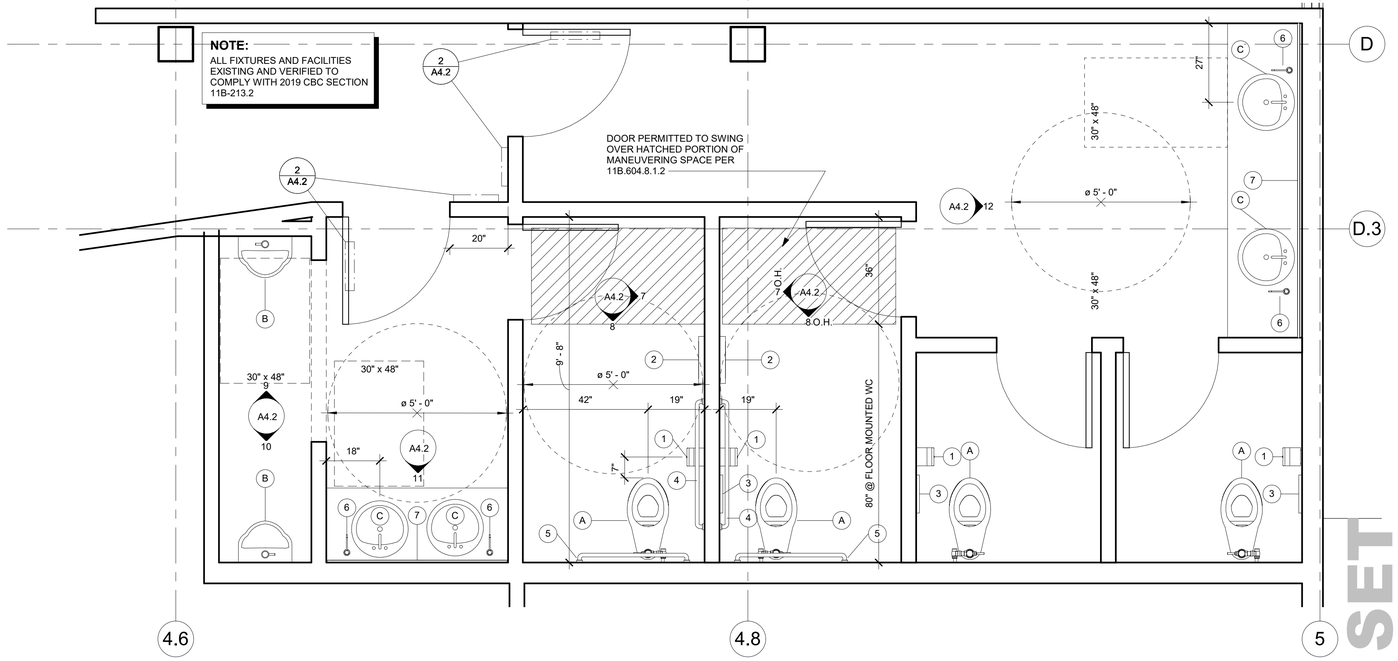
NOTE: EDGE OF ALL RAISED SIGNAGE SHALL BE ROUNDED, CHAMFERED, OR EASED. CORNERS OF SIGNS SHALL HAVE A MINIMUM RADIUS OF 1/8" PER CBC 11B-703.2.6.4

PROVIDE ADDITIONAL BRAILE SIGNAGE AT TOILET ROOMS COMPLYING WITH SECTION 4.30 OF THE A.D.A. MOUNT 48" A.F.F. TO LOWEST LINE, AND 60" TO BASE OF THE HIGHEST LINE. SIGN SHALL BE PLACED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.

ALL-GENDER SIGNAGE TECHNICAL REQUIREMENTS FOR RAISED CHARACTERS SHALL COMPLY WITH CBC 11B-703.2, 11B-703.3, 11B-703.4, AND 11B-703.5

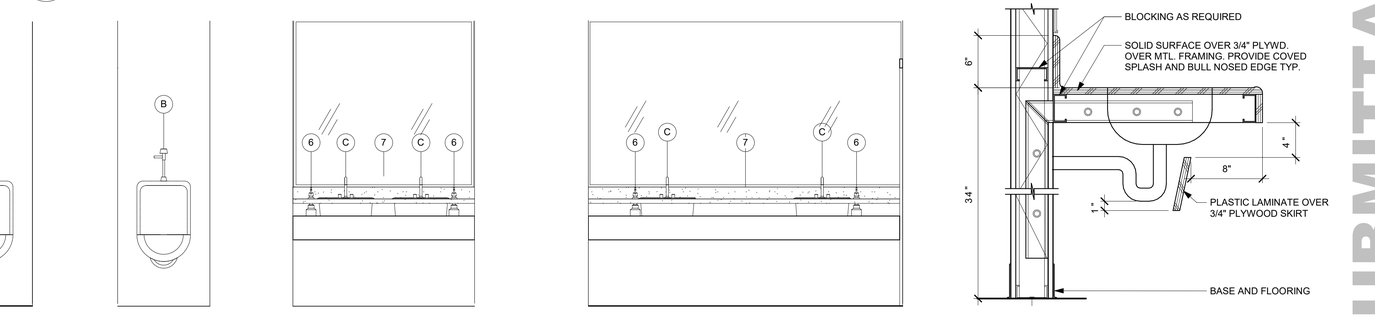
2 HC - RESTROOM DOOR SYMBOLS

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



1 ENLARGED PLAN - TOILET CORE

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



7 ACCESSIBLE STALL- A

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

8 ACCESS. STALL - B

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

9 MEN - A

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

10 MEN - B

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

11 MEN - LAVATORY

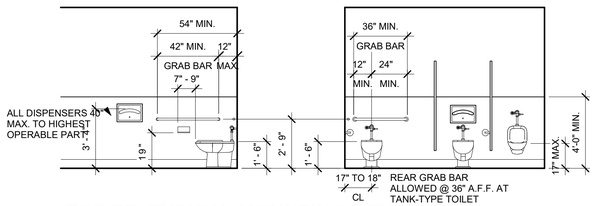
SCALE: 1/2" = 1'-0"

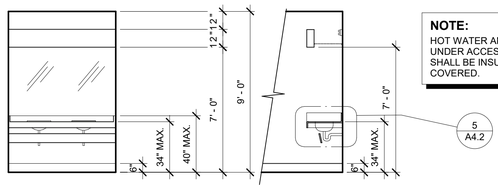
12 WOMEN - LAVATORY

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

5 TOILET - LAVATORY COUNTER

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

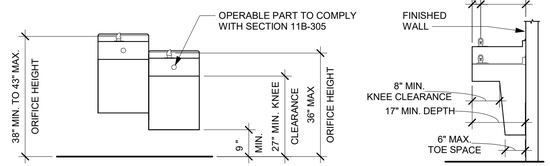


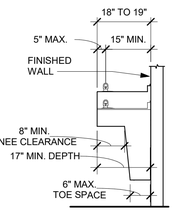


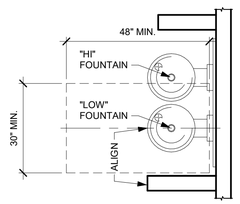
NOTE:
HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR COVERED.

3 TOILET -TYPICAL MOUNTING HEIGHTS

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







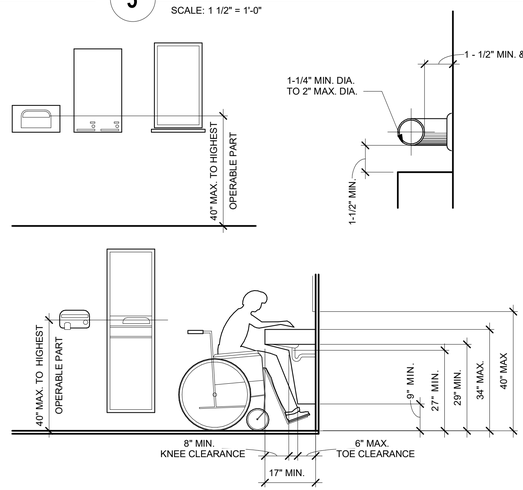
NOTES:
AT ALCOVES DEEPER THAN 24" ADDITIONAL 6" MANEUVERING CLEARANCE IS REQUIRED. SEE CBC 11B-305.7.1

AT "HI-LOW" TYPE OF FOUNRTAINS, CENTER THE 30" x 48" CLEAR FLOOR SPACE ON THE "LOW" FOUNTAIN FIXTURE.

PER CBC 11B-602.6 THE SPOUT SHALL PROVIDE A FLOW OF WATER 4" HIGH MIN.

4 TOILET - TYPICAL DRINKING FOUNTAIN DETAIL

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



6 HC - OPERABLE MOUNTING HEIGHTS

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

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Job Number 19024
Date 05/03/2021
Drawn Author
Sheet Title ENLARGED PLAN - TOILET
Scale As indicated

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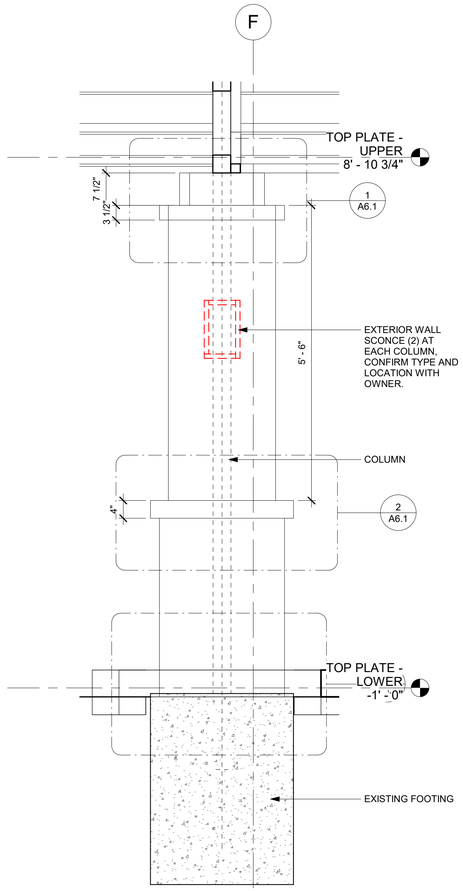
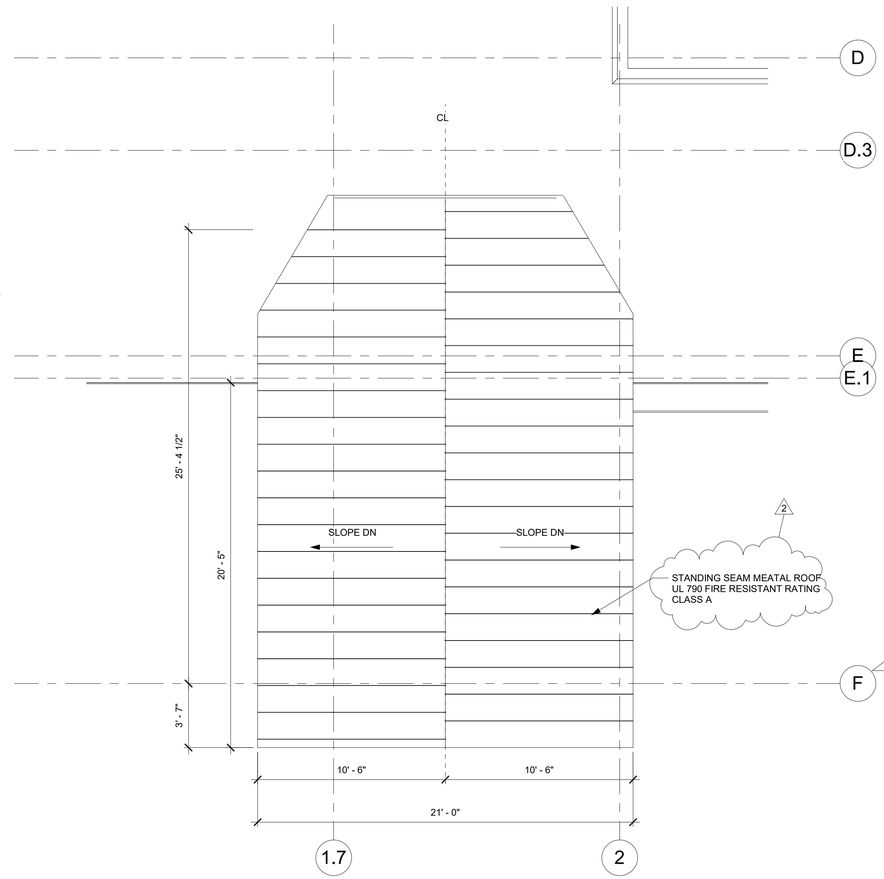


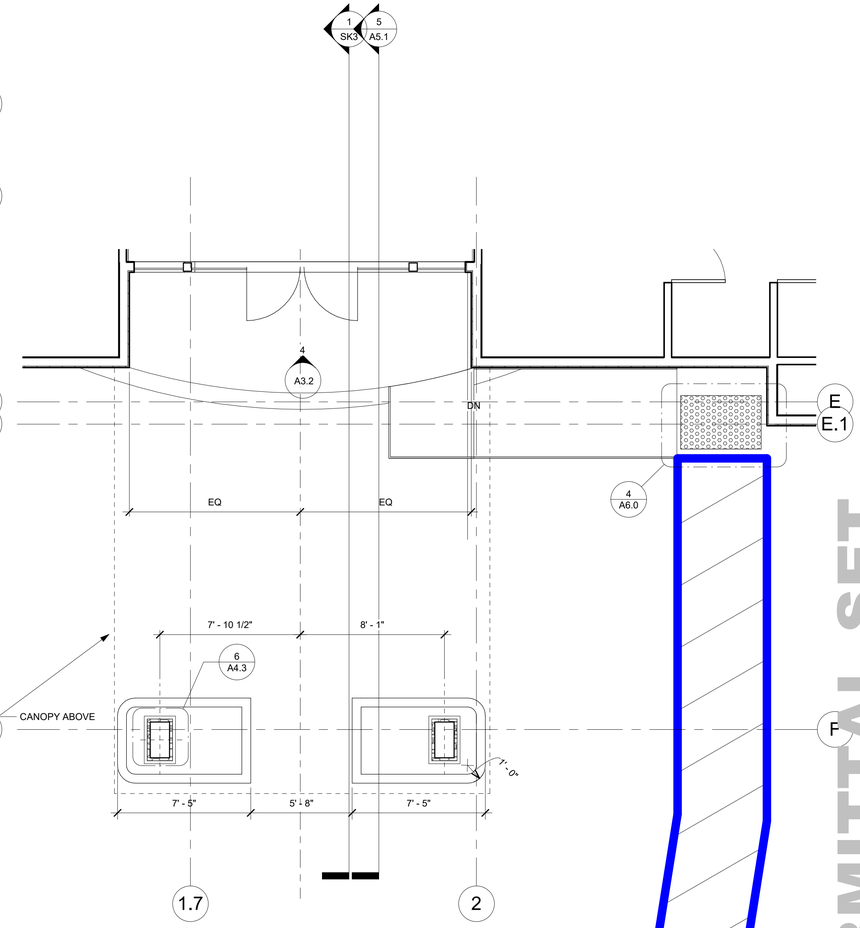
5 COLUMN SECTION DETAIL

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



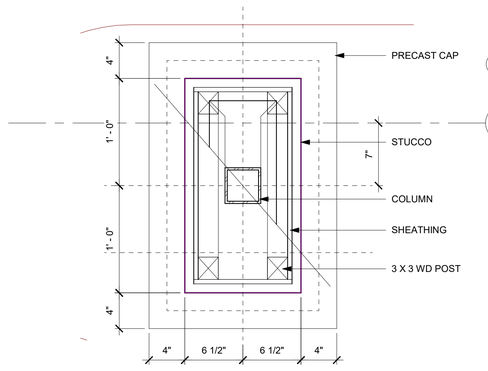
4 PROPOSED SITE PLAN - CANOPY

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



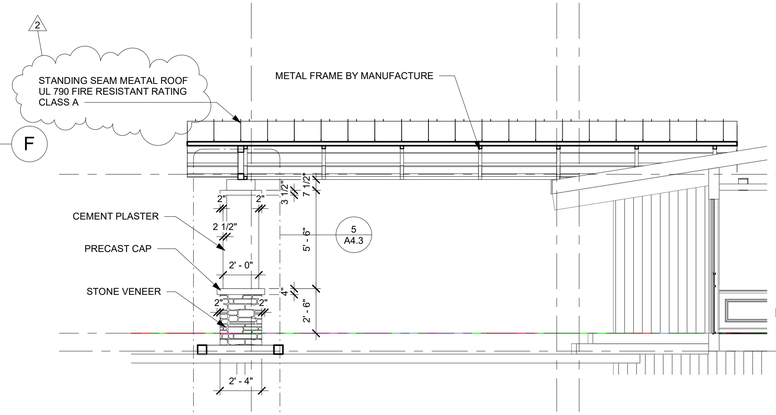
3 PROPOSED MAIN FLOOR - Callout 2

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



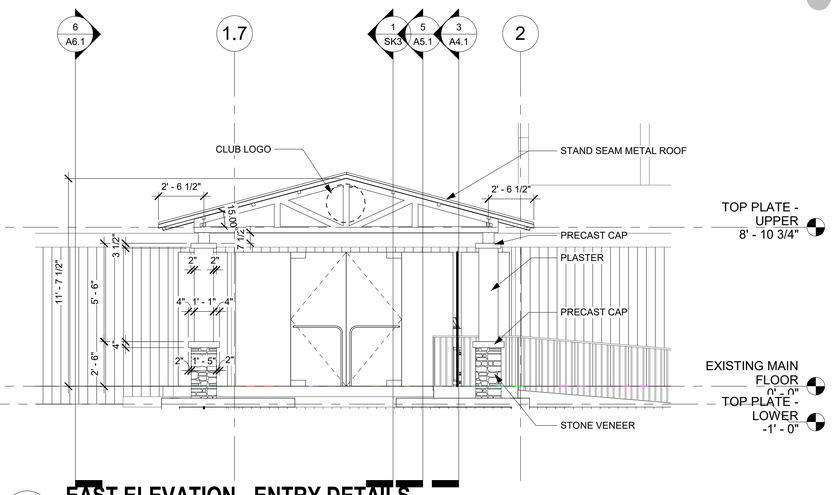
6 COLUMN FRAME PLAN1

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



2 BUILDING SECTION - Callout 1

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



1 EAST ELEVATION - ENTRY DETAILS

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

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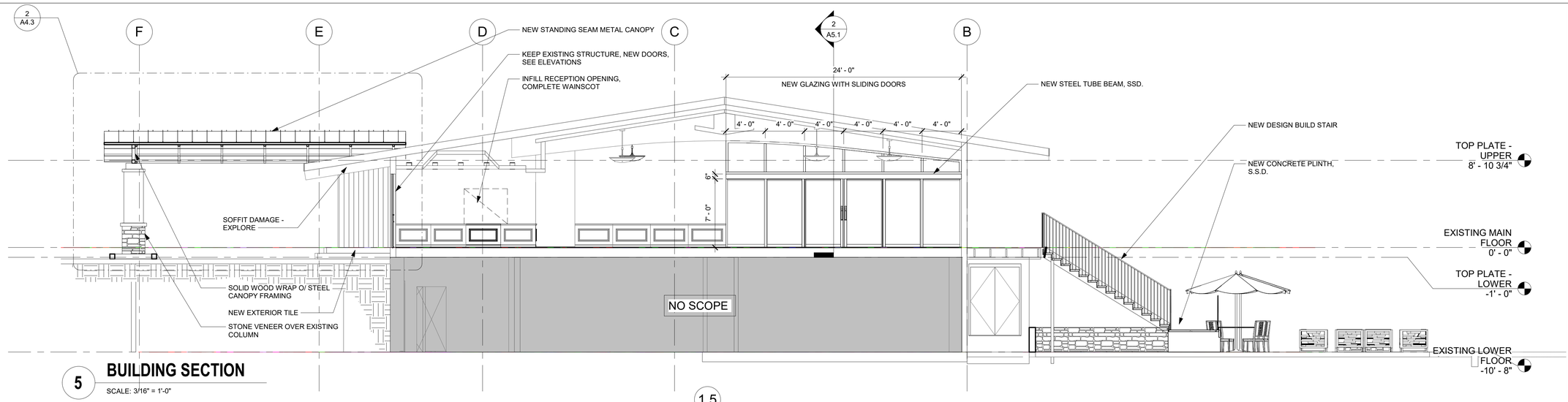
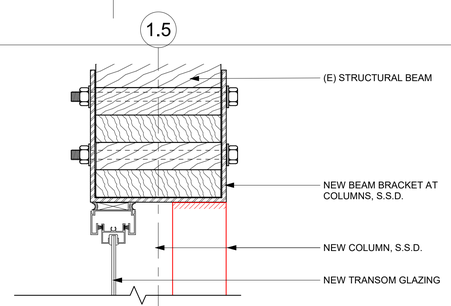


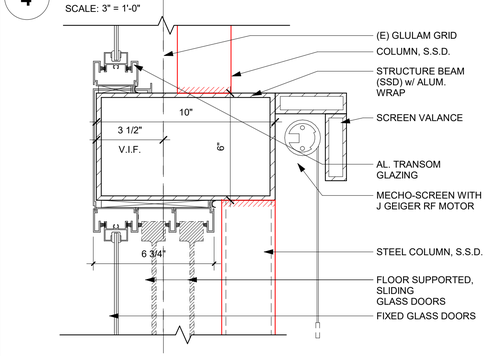
5 BUILDING SECTION

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



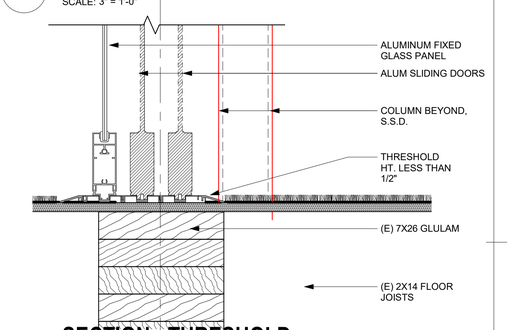
4 DETAIL - WINDOW HEAD

SCALE: 3" = 1'-0"



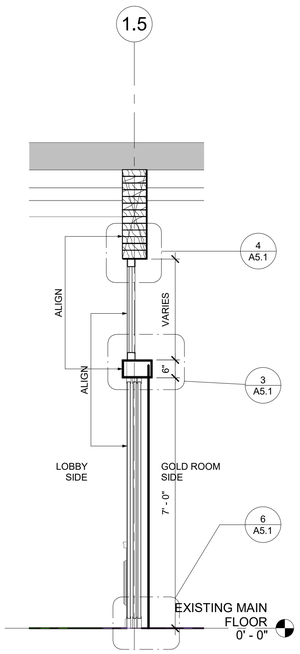
3 DETAIL - WINDOW MID

SCALE: 3" = 1'-0"



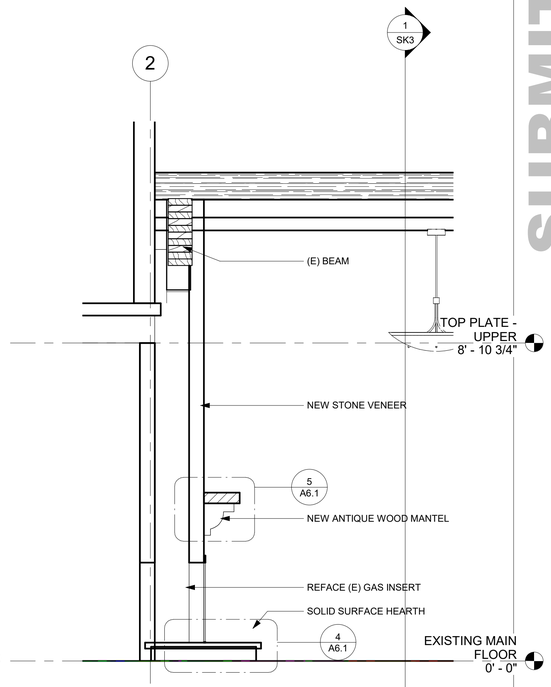
6 SECTION - THRESHOLD

SCALE: 3" = 1'-0"



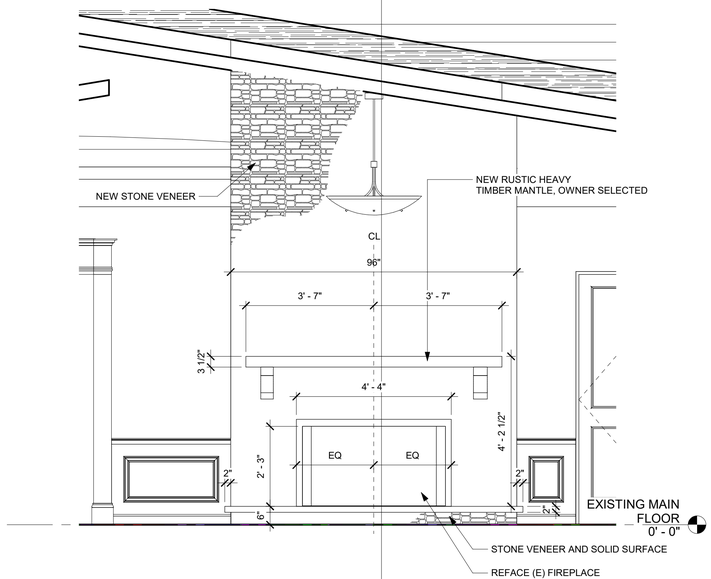
2 SECTION - GLAZED WALL

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



1 SECTION - FIREPLACE

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



7 FIREPLACE ELEVATION

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

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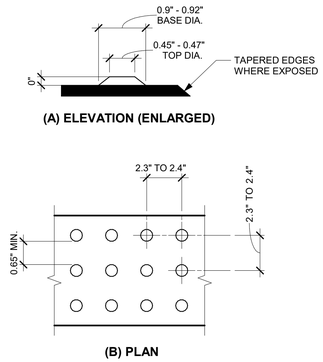
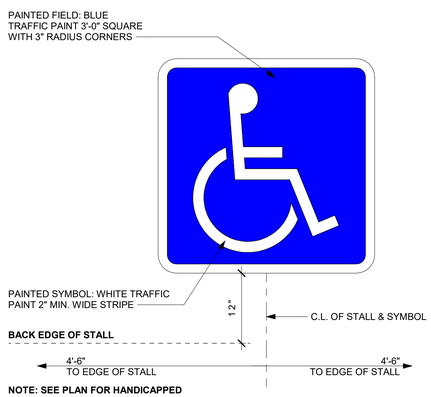


FIGURE 11B-706.1
SIZE AND SPACING OF TRUNCATED DOMES

TRUNCATED DOMES SHALL COMPLY WITH 2019 CBC SECTION 11B-705.1.1

4 SITE - TRUNCATED DOMES

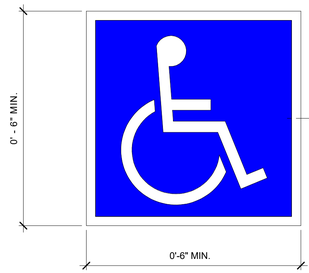
SCALE: 6" = 1'-0"



NOTE: SEE PLAN FOR HANDICAPPED PARKING LOCATIONS

3 HC - INTERNATIONAL SYMBOL OF ACCESSIBILITY - PARKING

SCALE: 6" = 1'-0"



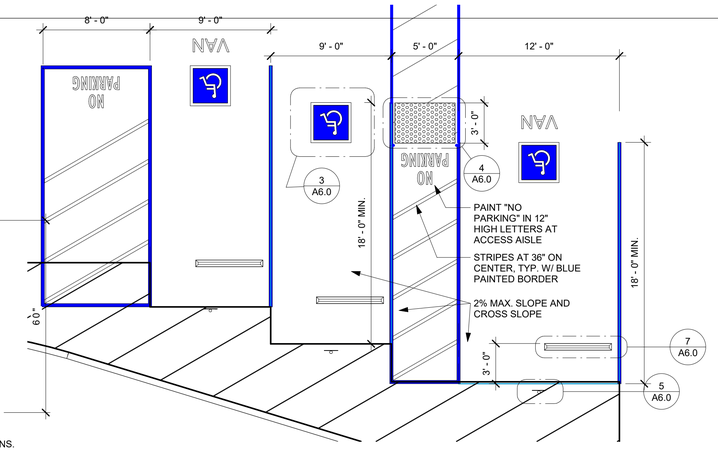
FINISH FLOOR LEVEL

NOTES:
SEE SITE PLANS FOR INTERNATIONAL ACCESSIBILITY SYMBOL LOCATIONS.

BLUE COLOR TO BE COLOR NO. 15090
PER FEDERAL STANDARD 595B.

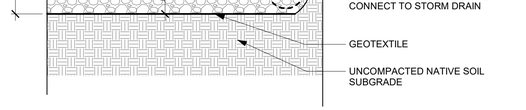
2 HC - INTERNATIONAL SYMBOL OF ACCESSIBILITY

SCALE: 6" = 1'-0"



1 TYP. ACCESSIBLE PARKING STALL

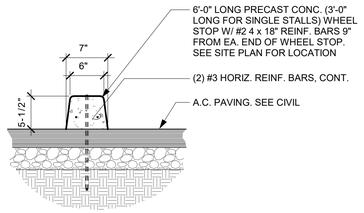
SCALE: 3/16" = 1'-0"



NOTES:
1. PEDESTRIAN USE ONLY
2. DESIGN, MATERIAL AND CONSTRUCTION GUIDELINES TO FOLLOW ICPI GUIDE SPECIFICATIONS
3. PAVER SURFACES SLOPE: MAX 1%
4. SOIL SUBGRADE MAX SLOPE: 1/2%
5. THICKER BASE AND/OR DRAIN PIPES MAY BE REQUIRED IF PATIO RECEIVES RUNOFF FROM ADJACENT IMPERVIOUS SURFACES OR ROOFS
6. CAST-IN-PLACE CONCRETE CURBS CAN BE WITHOUT PAVERS ON TOP, IN SUCH CASES, CURBS SHOULD BE LEVEL WITH CONCRETE PAVER FIELD

8 SITE - PAVER DETAIL

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



7 SITE - CONCRETE WHEEL STOP

SCALE: 1" = 1'-0"

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHED PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT

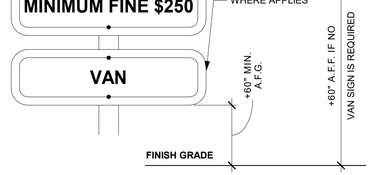
1234 ABCD STREET
MORGAN HILL, CA 95037

OR BY TELEPHONING
(408) 123-4567

NOTE: MIN. 17" x 22" SIGN AT EACH ENTRANCE TO OFF STREET PARKING FACILITY WITH MIN. 1" HIGH TEXT PER CBC SECTION 11B-502.8. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH BEADED TEXT OR EQUAL AND A HEIGHT OF 80" ABOVE FINISHED GRADE

6 SITE - ACCESSIBLE ENTRY SIGNAGE

SCALE: 12" = 1'-0"



70 SQUARE INCH SIGN AT INTERIOR END OF PARKING SPACE PER CBC 11B-703.7. WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY ON BLUE BACKBOARD.

NOTE: IF LOCATED AT CENTERLINE END OF STALL (HEIGHT SHALL BE 80" ABOVE FINISHED GRADE) IF ATTACHED TO BUILDINGS (60" ABOVE FINISH GRADE)

5 HC - ACCESSIBLE PARKING SIGN

SCALE: 6" = 1'-0"

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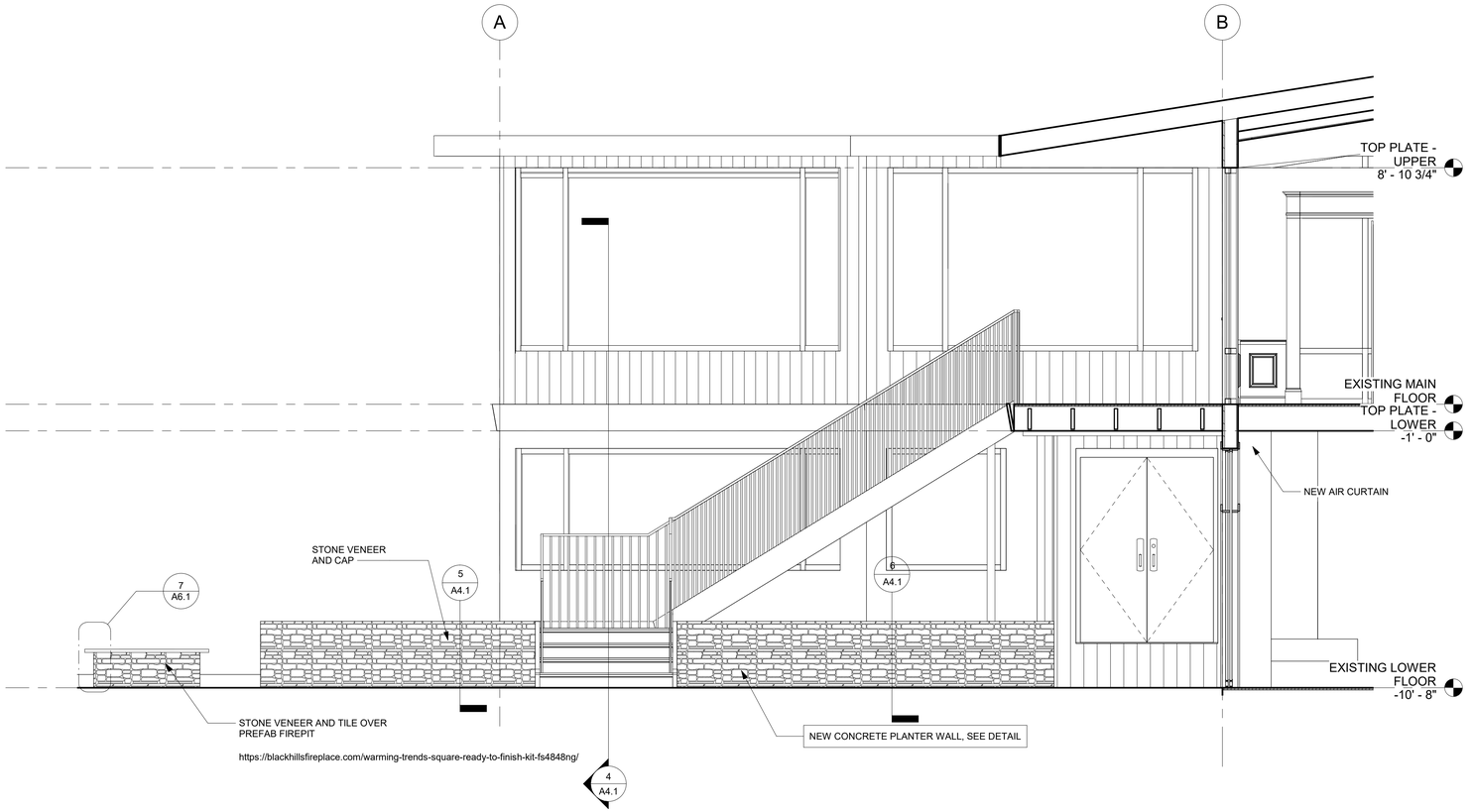
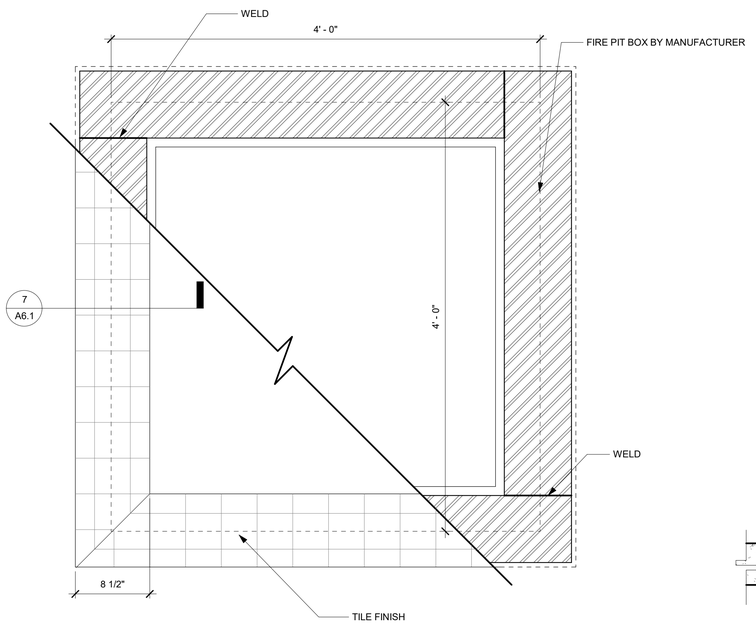


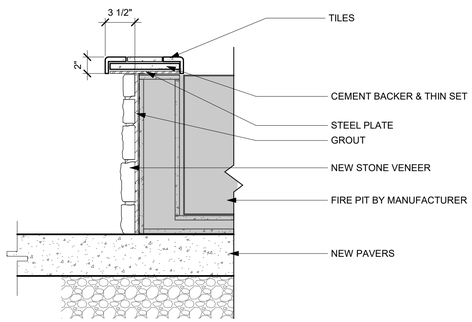
6 Section 10

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



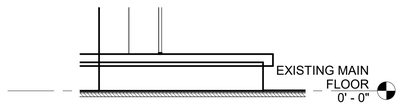
8 SITE - FIRE PIT PLAN DETAIL

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



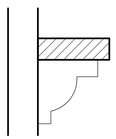
7 SITE - FIRE PIT DETAIL

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



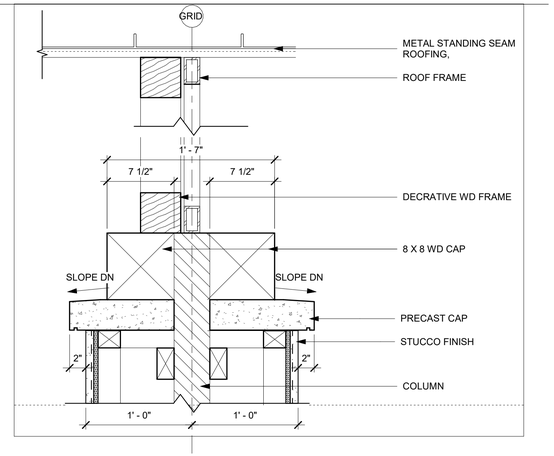
4 FIREPLACE - HEARTH SECTION

SCALE: 1" = 1'-0"



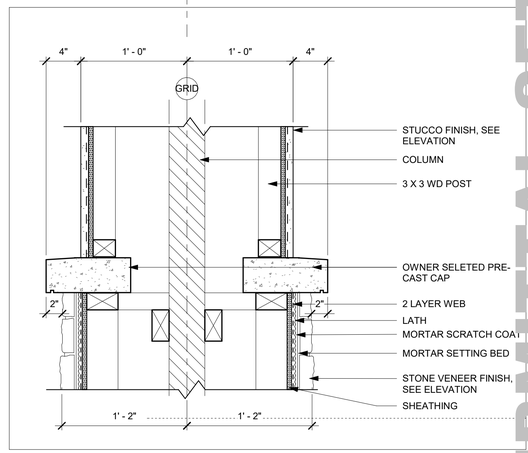
5 FIREPLACE - MANTLE SECTION

SCALE: 1" = 1'-0"



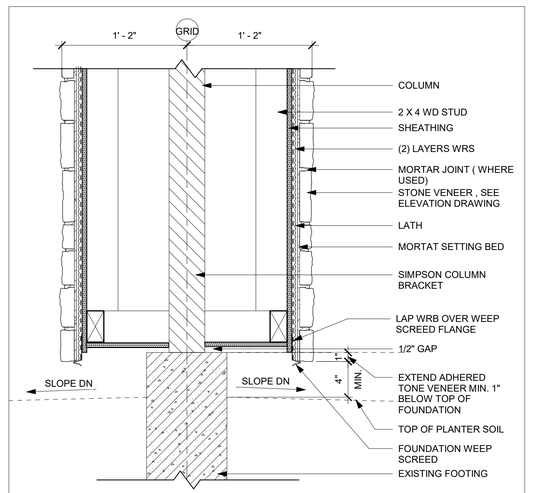
1 COLUMN CAP2

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



2 COLUMN CAP W/ STUCCO

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



3 COLUMN BASE -STONE VENEER

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

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ABBREVIATIONS

&	AND	INFO	INFORMATION
@	AT	INT.	INTERIOR
℄	CENTERLINE	INV.	INVERTED
ø	DIAMETER / ROUND	JST.	JOIST
#	POUND	JT.	JOINT
>	GREATER THAN	L	ANGLE
≥	GREATER THAN OR EQUAL TO	L.	LENGTH
<	LESS THAN	LAT.	LATERAL
≤	LESS THAN OR EQUAL TO	LB.	POUND
(E)	EXISTING	LF	LINEAR FEET
A&B	ABOVE AND BELOW	LLH	LONG LEG HORIZONTAL
A.B.	ANCHOR BOLT	LLV	LONG LEG VERTICAL
ABV	ABOVE	LSH	LONG SLOTTED HOLE
AGG.	AGGREGATE	MAT.	MATERIAL
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
APPROX.	APPROXIMATE	MC	MISCELLANEOUS CHANNEL
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	MFR.	MANUFACTURER
AVG.	AVERAGE	MIN.	MINIMUM
BLW	BELOW	MISC.	MISCELLANEOUS
BLDG.	BUILDING	MLB	MICRO LAM BEAM
BLKG.	BLOCKING	MFR.	MANUFACTURER
BM	BEAM	N/A	NOT APPLICABLE
B.O.	BOTTOM OF	NEF	NON-EXPANSIVE FILL
B.O.S.	BOTTOM OF STEEL	NO.	NUMBER
BOT.	BOTTOM	N.S.	NEAR SIDE
B.A.	BASEPLATE	O/	OVER
C	CHANNEL	o.c.	ON CENTER
C.I.P.	CAST IN PLACE	O.F.	OUTSIDE FACE
CL	CENTERLINE	O.H.	OPPOSITE HAND
C.J.	CONSTRUCTION JOINT	OPNG.	OPENING
CJP	COMPLETE JOINT PENETRATION	OPP.	OPPOSITE
CLR.	CLEAR	ORIENT.	ORIENTATION
CMU	CONCRETE MASONRY UNIT	OWSJ	OPEN WEB STEEL JOIST
COL.	COLUMN	P	PILE
CONC.	CONCRETE	P.C.	PRECAST CONCRETE
CONN.	CONNECTION	PERIM.	PERIMETER
CONT.	CONTINUOUS	PJP	PARTIAL JOINT PENETRATION
C.A.	COMPLETE PENETRATION	PL	PLATE
CTR.	CENTER	PLY	PLYWOOD
CTR'D	CENTERED	P.S.D.	PER STAIR DETAILER
CTSK.	COUNTERSINK	PSF	POUNDS PER SQUARE FOOT
D.B.A.	DEFORMED BAR ANCHOR	PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PT.	POINT
DET.	DETAIL	P.T.	PRESSURE TREATED
D.F.	DOUGLAS FIR	R	RADIUS
DIA.	DIAMETER	R.D.	ROOF DRAIN
DIAG.	DIAGONAL	RECT.	RECTANGULAR
DIM.	DIMENSION	REF.	REFERENCE
DIMS.	DIMENSIONS.	REINF.	REINFORCEMENT
DN.	DOWN	REQ'D	REQUIRED
DWG.	DRAWING	RF	ROOF
EA.	EACH	RS	ROUGH SAWN
E.B.	EXPANSION BOLT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.F.	EACH FACE	SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SECT.	SECTION
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	S.M.	SHEET METAL
EMBED	EMBEDMENT	SPEC.	SPECIFICAION
E.N.	EDGE NAIL	SQ.	SQUARE
E.O.	EDGE OF	SS	STAINLESS STEEL
E.O.D.	EDGE OF DECK	SSH	SHORT SLOTTED HOLE
E.O.S.	EDGE OF SLAB	STAG.	STAGGERED
E.S.	EACH SIDE	STD	STANDARD
EQ.	EQUAL	STD.	STANDARD
EQUIP.	EQUIPMENT	STIFF.	STIFFENER
EQS.	EQUAL SPACES	STL.	STEEL
ER.	ERECTION	STRL.	STRUCTURAL
ETC.	ET CETERA	SYM.	SYMMETRICAL
EXP.	EXPANSION	T&B	TOP AND BOTTOM
EXT.	EXTERIOR	T&G	TONGUE AND GROOVE
E.W.	EACH WAY	T.B.D.	TO BE DETERMINED
F.F.	FINISHED FLOOR	THK.	THICK
F.N.	FIELD NAIL	T.O.	TOP OF
F.O.	FACE OF	T.O.C.	TOP OF CONCRETE
F.O.C.	FACE OF CONCRETE	T.O.F.	TOP OF FOOTING
F.S.	FAR SIDE	T.O.S.	TOP OF STEEL
FT.	FOOT, FEET	TS	TUBE STEEL
GA	GAGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GL	GRID LINE	VERT.	VERTICAL
GLB	GLU-LAM BEAM	V.I.F.	VERIFY IN FIELD
H.D.	HOLD DOWN	V.S.D.	VERIFY WITH STAIR DETAILER
HDR	HEADER	V.W.A.	VERIFY WITH ARCHITECTURAL DRAWINGS
HORIZ.	HORIZONTAL	W	WIDE FLANGE BEAM
HSB	HIGH STRENGTH BOLT	W/	WITH
H.S.B.	HIGH STRENGTH BOLT	WF	WIDE FLANGE
HSS	HOLLOW STRUCTURAL STEEL	W/O	WITHOUT
HT.	HEIGHT	W.J.	WALL JOINT
I.D.	INSIDE DIAMETER	W.P.J.	WEAKENED PLANE JOINT
I.F.	INSIDE FACE	W.O.	WORK POINT
		WT	WIDE FLANGE TEE
		WT.	WEIGHT
		W.W.F.	WELDED WIRE FABRIC

SYMBOLS LEGEND

NOTE:
THE SYMBOLS LEGEND BELOW IS GENERIC. FOR ADDITIONAL INFORMATION AND REFERENCED CALLOUTS, SEE PLANS, REFERENCED DETAILS AND REFERENCED NOTES.

- CAST IN PLACE CONCRETE
- EXISTING CONCRETE OR CMU
- WALL BELOW
- OPENING OR PIT
- RAISED CONCRETE PAD
- EARTH / SOIL / GRADE
- ROCK OR GRAVEL
- CENTERLINE
- (B) GRID LINE
- GENERIC GRID LINE
- (2) REVISION CLOUD
- REVISION DELTA ID
- (4 / S5.0) DETAIL NUMBER
- SHEET NUMBER
- H — WF COLUMN
- □ — HSS COLUMN
- SLOPE — SLOPED SURFACE. ARROW HEAD POINTS TO LOWER ELEVATION
- CHANGE IN SLAB OR FLOOR ELEVATION, WITH RESPECT TO TYPICAL ELEVATION
- DEPRESSION IN CONCRETE SLAB OR DECK-SLAB
- W.P.J. — WEAKENED PLANE JOINT (W.P.J.)
- C.J. — CONSTRUCTION JOINT
- F.F. — FINISHED FLOOR
- ELEVATION TARGET
- A / A — SECTION REFERENCE CUT
- A–A — CORRESPONDING SECTION
- PHD2 — INDICATES SIMPSON HARDWARE OR APPROVED EQUAL
- SEE EL. ON XX/SX.X — ELEVATION DETAIL REFERENCE

GENERAL NOTES

GENERAL

1.1 CONSIDER GENERAL NOTES AS APPLYING TO ALL STRUCTURAL DRAWINGS.

1.2 DO ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL BUILDING CODES IN EFFECT AT THE PLACE OF THE BUILDING. DESIGN WAS PERFORMED IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE.

1.3 THE ENGINEER SHALL HAVE NO CONTROL OR CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.

1.4 USE THE FOLLOWING STRUCTURE DESIGN LOADS/PARAMETERS:

DESIGN LIVE LOADS		
LOAD TYPE	LOAD (PSF)	NOTES
ROOF	20	REDUCIBLE
FLOOR–OFFICE	50	REDUCIBLE
FLOOR–PARTITION (ADD)	15	NON–REDUCIBLE

SITE PARAMETERS							
SITE CLASS	S_S	S_1	S_{DS}	S_{D1}	RISK CATEGORY	Ie	SDC
D	2.262	0.877	1.81	–	II	1.00	D

COMPONENT PARAMETERS						
SEISMIC PARAMETERS				SEISMIC COEFFICIENT (Fp)	ULT. HOR WIND PRESSURE (PSF)	COMPONENT DESCRIPTIONS
Ap	Rp	Ip	Ω_o			
1.0	2.5	1.0	2.0	0.87	–	SLIDING PARTITION

1.5 CONSTRUCT THOSE FEATURES OF THE PROJECT, WHICH MAY NOT BE FULLY SHOWN, IN A MANNER SIMILAR TO THAT USED FOR SIMILAR FEATURES.

1.6 THE EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE DEVELOPED FROM AVAILABLE "RECORD" DRAWINGS AND SOME MINOR FIELD VERIFICATION. THE ENGINEER DOES NOT TAKE RESPONSIBILITY FOR THE COMPLETE ACCURACY OF THE PLANS. THE CONTRACTOR SHALL MAKE ALLOWANCES AND PROVISIONS FOR FIELD ADJUSTMENTS AS MAY BE REQUIRED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO START OF WORK FOR PRICING.

1.7 CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH WORK. COORDINATE STRUCTURAL DIMENSIONS WITH ARCHITECTURAL AND ALL OTHER DRAWINGS AND SPECIFICATIONS.

1.8 VERIFY ALL DIMENSIONS OF EXISTING CONSTRUCTION BEFORE FABRICATION. NOTIFY ENGINEER OF ANY CONDITIONS THAT DIFFER FROM AS REPRESENTED ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.

1.9 ALL WORK SHALL BE DONE SO AS TO MINIMIZE DAMAGE TO EXISTING STRUCTURE AND FINISHES.

1.10 (E) DENOTES EXISTING CONSTRUCTION.

1.11 SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR DISCREPANCY BETWEEN THE DRAWINGS AND FIELD CONDITION, THE ENGINEER SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR A PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES TYPOGRAPHICAL ERRORS IN THE SPECIFICATIONS AND ERRORS ON THE DRAWINGS.

1.12 IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ENGINEER.

1.13 THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING AND SHALL REPORT TO THE ENGINEER ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR OR SUBCONTRACTOR.

FOUNDATIONS

2.1 DO EXCAVATIONS AS NEARLY AS POSSIBLE TO NEAT LINES REQUIRED BY SIZE AND SHAPE OF FOOTINGS WHICH ARE POURED AGAINST EARTH WITHOUT FORMING, UNLESS OTHERWISE SHOWN. OVER EXCAVATIONS MAY BE FILLED WITH ADDITIONAL PLAIN CONCRETE OR MAY BE FORMED AND BACKFILLED WITH NATIVE EARTH COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. REFER TO SOILS REPORT (WHERE AVAILABLE) FOR ADDITIONAL REQUIREMENTS.

2.2 VOIDS CREATED FROM FORMED GRADEBEAMS OR FOUNDATION STEMWALLS SHALL BE BACKFILLED WITH NATIVE SOILS COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.

2.3 ALLOWABLE SOIL PRESSURES:
- 2.3.1 1500 LBS/SQ. FT. FOR DEAD LOADS.
- 2.3.2 1500 LBS/SQ. FT. FOR COMBINED DEAD AND LIVE LOADS.
- 2.3.3 2000 LBS/SQ. FT. FOR COMBINED DEAD, LIVE AND SEISMIC/WIND LOADS.

2.4 NO SOILS REPORT FOR THIS PROJECT HAS BEEN PREPARED. ALLOWABLE SOIL BEARING VALUES USED ARE PER TABLE 1806.2 OF THE CALIFORNIA BUILDING CODE.

CONCRETE

3.1 STRUCTURAL CONCRETE SHALL CONFORM TO ACI318-14 CODE REQUIREMENTS.

3.2 CEMENT: ASTM C150 TYPE II. CEMENT SHALL BE OF SAME BRAND, TYPE AND SOURCE THROUGHOUT PROJECT. WHERE AGGREGATES ARE POTENTIALLY REACTIVE, USE LOW ALKALI CEMENT.

3.3 AGGREGATES: ASTM C33 AND C88 FROM SOURCES WITH PROVEN HISTORY OF SUCCESSFUL USE. SOURCE SHALL BE CONSTANT UNLESS 10 DAYS PRIOR NOTICE IS GIVEN FOR APPROVAL AFTER RECHECK OF MIX DESIGN. SUBMIT SHRINKAGE CHARACTERISTICS AS DETERMINED BY ASTM C157 TO ENGINEER FOR REVIEW AND APPROVAL BEFORE USE.

3.4 CONCRETE MIXES SHALL BE NORMAL WEIGHT CONCRETE U.O.N. CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS REGARDLESS OF OTHER MINIMUM REQUIREMENTS SPECIFIED HEREIN OR ON THE DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE. DESIGNS SHALL SHOW PROPORTIONS OF CEMENT, FINE AND COARSE AGGREGATES AND WATER, AND GRADATION OF COMBINED AGGREGATES.

3.5 PROVIDE MIX DESIGNS THAT WILL MEET THE MINIMUM REQUIREMENTS LISTED BELOW. INCREASE CEMENT CONTENT OVER THAT SHOWN, IF REQUIRED TO OBTAIN THE COMPRESSIVE STRENGTH:

CONCRETE MIX DESIGN SCHEDULE				
LOCATION	MIN. 28–DAY COMPRESSIVE STRENGTH (PSI)	MAX WATER CEMENT RATIO	SLUMP RANGE (IN.)	MAX. AGGREGATE SIZE (IN.)
FOUNDATIONS	3000	0.60	3"–5"	1"
MISCELLANEOUS	3000	0.55	3"–5"	1"

3.6 USE INTERMEDIATE GRADE ASTM A615, GRADE 60 REINFORCING TYPICAL, U.O.N.

3.7 UNLESS OTHERWISE NOTED, OBSERVE THE FOLLOWING REINFORCEMENT CLEARANCES:
- 3.7.1 NON–PRESTRESSED CONCRETE POURED AGAINST EARTH: 3"
- 3.7.2 NON–PRESTRESSED CONCRETE EXPOSED TO EARTH OR WEATHER:
  - A. NO. 3 – NO. 5 BARS: 1 1/2"
  - B. NO. 6 – NO. 18 BARS: 2"
- 3.7.3 NON–PRESTRESSED CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
  - A. NO. 3 – NO. 11 BARS: 3/4"
  - B. NO. 14 – NO. 18 BARS: 1 1/2"

3.8 PROVIDE 3/4" CHAMFER AT EXPOSED EDGES OF CONCRETE, UNLESS OTHERWISE SHOWN.

3.9 SECURE REINFORCING, ANCHOR BOLTS, INSERTS, ETC. RIGIDLY IN PLACE PRIOR TO POURING CONCRETE.

3.10 SUPPORT HORIZONTAL REINFORCING ON GALVANIZED CHAIRS EXCEPT MORTAR BLOCKS OR OTHER APPROVED METHOD OF SUPPORT MAY BE USED AT FOOTINGS, AND SLABS ON GRADE.

3.11 REMOVE FORMS AT FOLLOWING MINIMUM TIMES AFTER POURING:
- 3.11.1 AT WALLS LESS THAN 4' HIGH – 36 HOURS
- 3.11.2 AT SLAB EDGES – 24 HOURS

3.12 MAKE HOOKS ACI 318–14 STANDARD HOOKS UNLESS OTHERWISE NOTED. PROVIDE 135 DEGREE MINIMUM TURN, PLUS 4" EXTENSION AT FREE ENDS OF COLUMN PILASTER TIES.

3.13 MAKE LAPS CONTACT SPLICES, DEVELOPMENT LENGTHS, HOOK EMBEDMENTS PER ACI 318–14, UNLESS OTHERWISE NOTED. STAGGER LAP SPLICES WHERE POSSIBLE.

3.14 ALL REBAR SHALL BE COLD BENT.

STRUCTURAL STEEL

4.1 STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES. USE AWS SPECIFICATIONS FOR WELDING.

4.2 AT CONTRACTORS/DETAILERS OPTION, TO FACILITATE ERECTION, FIELD WELDING MAY BE SUBSTITUTED FOR SHOP WELDING AND SHOP WELDING MAY BE SUBSTITUTED FOR FIELD WELDING.

4.3 STRUCTURAL STEEL MATERIAL SPECIFICATIONS SHALL BE AS FOLLOWS:

STEEL MATERIAL SCHEDULE	
ITEM	SPECIFICATION
ANGLES	ASTM A36
RECTANGULAR HSS TUBE STEEL	ASTM A500 GRADE B
HSS COL BASE PLATE	ASTM A36
MISCELLANEOUS PLATES	ASTM A36
MACHINE BOLTS (M.B.)	ASTM A307 GRADE A
LAG BOLTS	ASTM A307 GRADE A
THREADED RODS	ASTM A36
NUTS	ASTM A563
WELDING ELECTRODES	E70XX

4.3.1 E70T–4 OR NS–3M ELECTRODES SHALL NOT BE USED.

4.4 ALL STEEL MEMBERS SHALL BE MADE IN AN APPROVED FABRICATOR'S SHOP. WHEN SHOP SPECIAL INSPECTION IS NOT PROVIDED. THE APPROVED FABRICATOR SHALL SUBMIT THE CERTIFICATE OF COMPLIANCE TO THE BUILDING INSPECTOR PRIOR TO ERECTION.

LUMBER AND TIMBER FRAMING

5.1 LUMBER AND TIMBER FRAMING AND CONSTRUCTION SHALL CONFORM TO AMERICAN WOOD COUNCIL (AWC) "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" WITH 2018 SUPPLEMENT.

5.2 USE DOUGLAS FIR–LARCH FRAMING LUMBER, CLASSIFIED UNDER STRUCTURAL LIGHT FRAMING, MANUFACTURED AND GRADED IN ACCORDANCE WITH WCLIB OR WWPA GRADING RULES, UNLESS SPECIFICALLY SHOWN OTHERWISE AS FOLLOWS:
- 5.2.1 3x, 4x AND 6x JOISTS/BEAMS/SLEEPERS: #1 GRADE OR BETTER

5.3 PROVIDE BOLT HOLES IN WOOD 1/16" LARGER THAN BOLTS. U.O.N. PROVIDE STANDARD ROUND PLATE WASHERS AT HEADS AND/OR NUTS WHICH BEAR AGAINST WOOD TYP. U.O.N.

5.4 LAG SCREWS REQUIRE PREBORED LEAD HOLES. LEAD HOLES FOR THE SHANK SHALL HAVE A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER.

NOMINAL SCREW DIAMETER	DIAMETER OF LEAD HOLES FOR DOUGLAS FIR	
	UNTHREADED SHANK PORTION	THREADED SHANK PORTION
3/8"	3/8"	1/4"
1/2"	1/2"	5/16"
5/8"	5/8"	7/16"
3/4"	3/4"	1/2"
7/8"	7/8"	9/16"
1"	1"	11/16"

5.5 HD5 ETC. DENOTES "SIMPSON STRONG TIE" CONNECTORS, OR APPROVED EQUAL.

5.6 FASTENERS IN CONTACT WITH PRESSURE–PRESERVATIVE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE HOT–DIPPED GALVANIZED, STAINLESS STEEL, OR COPPER. HOT–DIPPED GALVANIZED FASTENERS SHALL CONFORM TO ASTM A153.

5.7 ALL STRUCTURAL CONNECTING METAL, HANGERS AND STRAPS IN CONTACT WITH PRESSURE–PRESERVATIVE TREATED MATERIAL SHALL BE HOT–DIPPED GALVANIZED PER ASTM A653 (CLASS G–185).

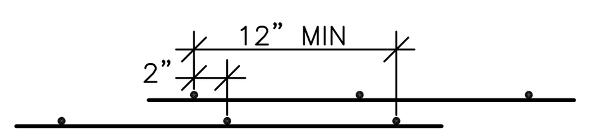
5.8 ALL WOOD FRAMING SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION.

5.9 PROVIDE MINIMUM STANDARD NAILING, USING COMMON NAILS, AT EACH BOARD OR MEMBER AT EACH POINT OF CONTACT, EXCEPT WHERE SHOWN OTHERWISE, AS FOLLOWS:
- 5.9.1 SOLID BLOCKING: 2–8d TOENAILS EACH END, EACH BLK.

UNCOATED REINFORCEMENT BAR LAP SPLICE (Ld) FOR NORMAL WEIGHT CONCRETE (CLASS "B" SPLICE)											
LOCATION	CONC. F'c (psi)	STEEL Fy (ksi)	BAR SIZE								
			3	4	5	6	7	8	9	10	11
			"Ld"=LAP SPLICE (in)								
TOP	3000	60	28	38	47	56	81	93	105	118	131
OTHER	3000	60	22	29	36	43	63	72	81	91	101
TOP	4000	60	25	33	41	49	71	81	91	102	114
OTHER	4000	60	19	25	31	37	54	62	70	79	87
TOP	5000	60	22	29	36	44	63	72	81	92	102
OTHER	5000	60	17	23	28	34	49	56	63	71	78
TOP	6000	60	20	27	33	40	58	66	74	84	93
OTHER	6000	60	16	21	26	31	45	51	57	64	71
TOP	7000	60	19	25	31	37	54	61	69	77	86
OTHER	7000	60	14	19	24	28	41	47	53	60	66

NOTES:
1. LAP LENGTHS SHOWN IN THE SCHEDULE ARE BASED ON CURRENTLY ADOPTED ACI–318 25.5 WITH CLEAR SPACING OF BARS BEING SPLICED NOT LESS THAN 2db AND CLEAR COVER NOT LESS THAN db, WHERE "db" IS THE NOMINAL BAR DIAMETER. WHERE EITHER OF THESE CONDITIONS IS NOT MET, INCREASE LAP LENGTH BY 50%. CONCRETE COVER SHALL NOT BE LESS THAN REQUIRED IN THE CONCRETE SECTION OF THE GENERAL NOTES.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
3. THE SMALLER LAP SPLICE LENGTH MAY BE USED WHEN TWO BARS OF DIFFERENT SIZES ARE TO BE LAPPED.
4. LAP SPLICE LENGTH SHALL BE INCREASED BY 34% FOR LIGHT WEIGHT CONCRETE.

W.W.F. – LAP SPLICE LENGTHS



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UNCOATED REINFORCEMENT BAR DEVELOPMENT LENGTH (ld) FOR NORMAL WEIGHT CONCRETE											
LOCATION	CONC. F'c (psi)	STEEL Fy (ksi)	BAR SIZE								
			3	4	5	6	7	8	9	10	11
			"ld"=DEVELOPMENT LENGTH (in)								
TOP	3000	60	22	29	36	43	63	72	81	91	101
OTHER	3000	60	17	22	28	33	48	55	62	70	78
TOP	4000	60	19	25	31	37	54	62	70	79	87
OTHER	4000	60	15	19	24	29	42	48	54	61	67
TOP	5000	60	17	23	28	34	49	56	63	71	78
OTHER	5000	60	13	17	22	26	38	43	48	54	60
TOP	6000	60	16	21	26	31	45	51	57	64	71
OTHER	6000	60	12	16	20	24	34	39	44	50	55
TOP	7000	60	14	19	24	28	41	47	53	60	66
OTHER	7000	60	12	15	18	22	32	36	41	46	51

NOTES:
1. DEVELOPMENT LENGTHS SHOWN IN THE SCHEDULE ARE BASED ON CURRENTLY ADOPTED ACI–318 25.4 WITH CLEAR SPACING OF BARS BEING DEVELOPED NOT LESS THAN 2db AND CLEAR COVER NOT LESS THAN db, WHERE "db" IS THE NOMINAL BAR DIAMETER. WHERE EITHER OF THESE CONDITIONS IS NOT MET, INCREASE DEVELOPMENT LENGTH BY 50%. CONCRETE COVER SHALL NOT BE LESS THAN REQUIRED IN THE CONCRETE SECTION OF THE GENERAL NOTES.
2. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
3. DEVELOPMENT LENGTH SHALL BE INCREASED BY 34% FOR LIGHT WEIGHT CONCRETE.

2

SPECIAL INSPECTIONS

6.1 PROVIDE SPECIAL INSPECTIONS AS REQUIRED BY CHAPTER 17 OF THE CALIFORNIA BUILDING CODE FOR THE FOLLOWING ITEMS:
- 6.1.1 PLACEMENT OF REINFORCING STEEL.
- 6.1.2 TAKING OF TEST SPECIMENS AND PLACING OF ALL CONCRETE.
- 6.1.3 STRUCTURAL WELDING.
- 6.1.4 STRUCTURAL STEEL MATERIAL VERIFICATION.

6.2 GENERAL CONTRACTOR SHALL OBTAIN SPECIAL INSPECTION FORMS FROM THE CITY. FORMS SHALL BE COMPLETED, SIGNED, AND RESUBMITTED PRIOR TO PERMIT ISSUE.

6.3 THE ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR INSPECTIONS, BUT WILL RESOLVE IN WRITING ITEMS BROUGHT TO HIS ATTENTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VERBAL INSTRUCTIONS.

6.4 SPECIAL INSPECTION AGENCY AND ALL SPECIAL INSPECTORS SHALL BE RECOGNIZED AND APPROVED BY THE CITY BUILDING OFFICIAL AS DESCRIBED IN THE CURRENT EDITION OF THE SPECIAL INSPECTION AGENCY RECOGNITION LIST WHICH IS PUBLISHED BY THE ICC SPECIAL INSPECTION COMMITTEE.

DEFERRED SUBMITTALS

7.1 DEFERRED SUBMITTALS REQUIRING CITY APPROVAL SHALL INCLUDE DRAWINGS AND STRUCTURAL CALCULATIONS, SIGNED BY A LICENSED CALIFORNIA CIVIL OR STRUCTURAL ENGINEER. THE SUBMITTAL SHALL BE STAMPED BY THE PROJECT ENGINEER OF RECORD AS HAVING BEEN REVIEWED AND APPROVED PRIOR TO SUBMITTAL TO THE CITY. NO CONSTRUCTION ON DEFERRED ITEMS WILL BE ALLOWED WITHOUT HAVING BEEN APPROVED BY THE BUILDING DEPARTMENT. DEFERRED STRUCTURAL SUBMITTALS FOR THIS PROJECT SHALL BE AS FOLLOWS:
- 7.1.1 DESIGN BUILD STAIRS AND GUARDRAILS

SHOP DRAWING SUBMITTALS

8.1 APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF GENERAL FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY SO INDICATED IN THE APPROVAL.

8.2 SHOP DRAWING SUBMITTALS SHALL BE STAMPED BY THE PROJECT ENGINEER OF RECORD AS HAVING BEEN REVIEWED/APPROVED PRIOR TO SUBMITTAL TO THE CITY (WHERE REQUIRED BY THE CITY) AND DISTRIBUTION TO THE JOB SITE. SUBMITTAL SHALL INCLUDE ONE EXTRA SET FOR ENGINEERS RECORDS. SUBMIT SHOP DRAWINGS FOR EACH OF THE FOLLOWING:
- 8.2.1 CONCRETE MIX DESIGN.
- 8.2.2 CONCRETE REINFORCING.
- 8.2.3 STRUCTURAL STEEL AND MISCELLANEOUS IRON.
- 8.2.4 STAIRS.

SHEET INDEX

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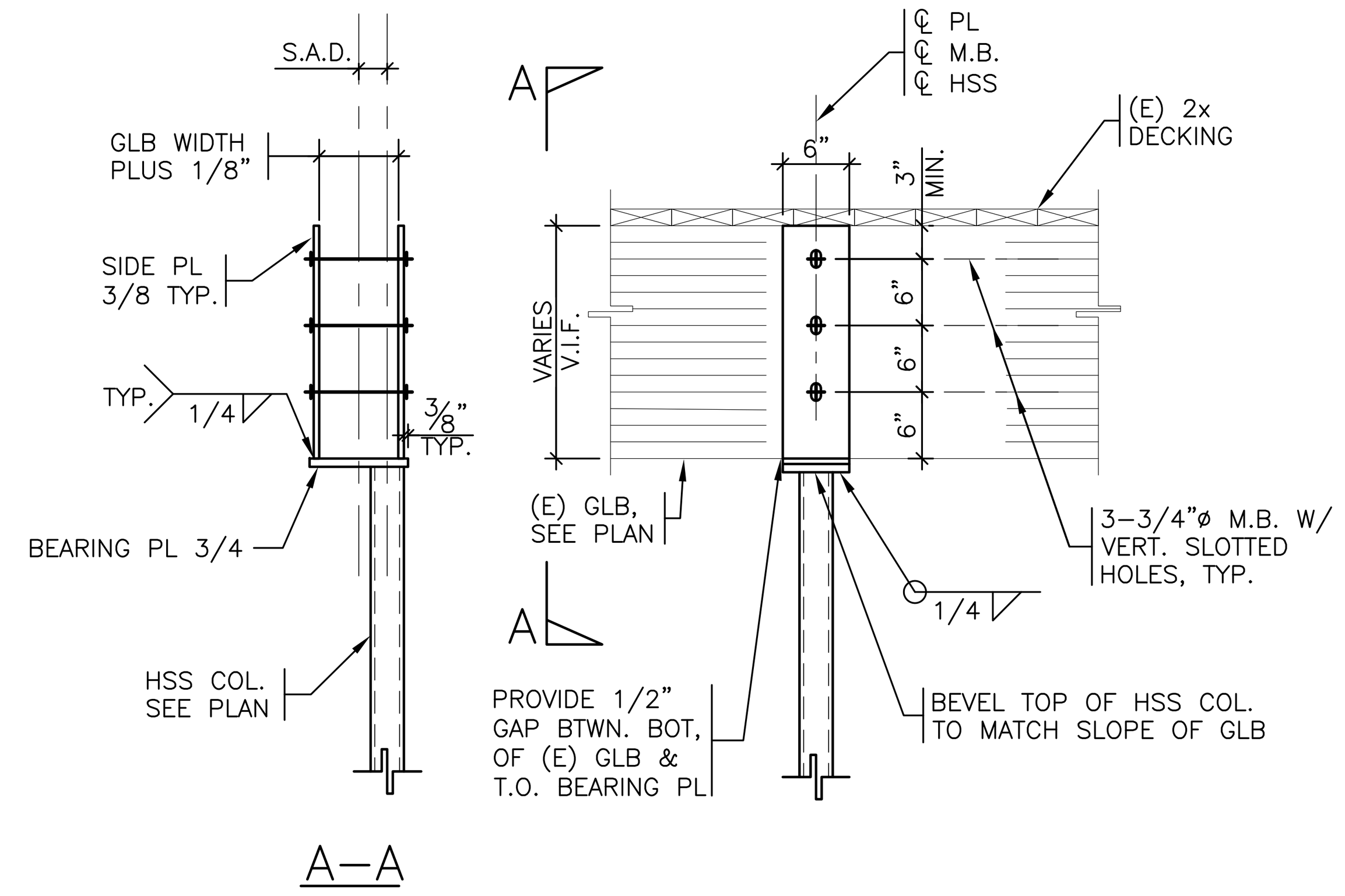
GENERAL NOTES
Scale
SEE PLAN
Revisions

S0.1



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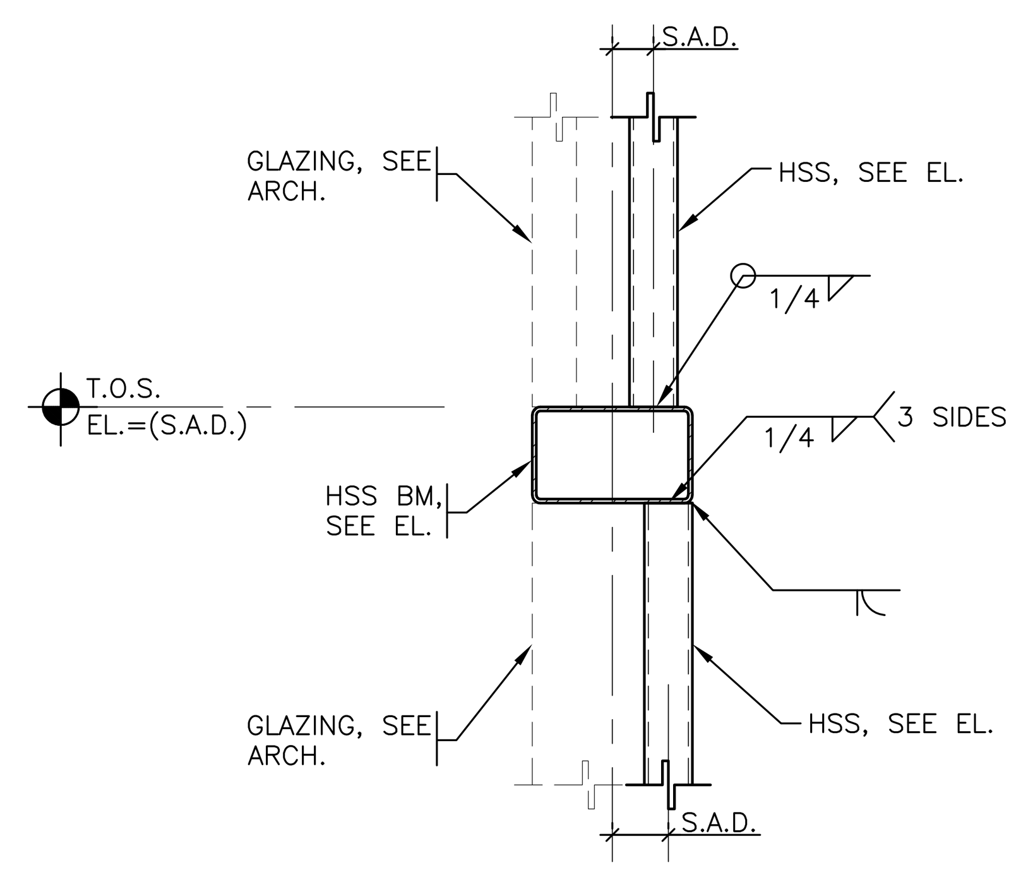
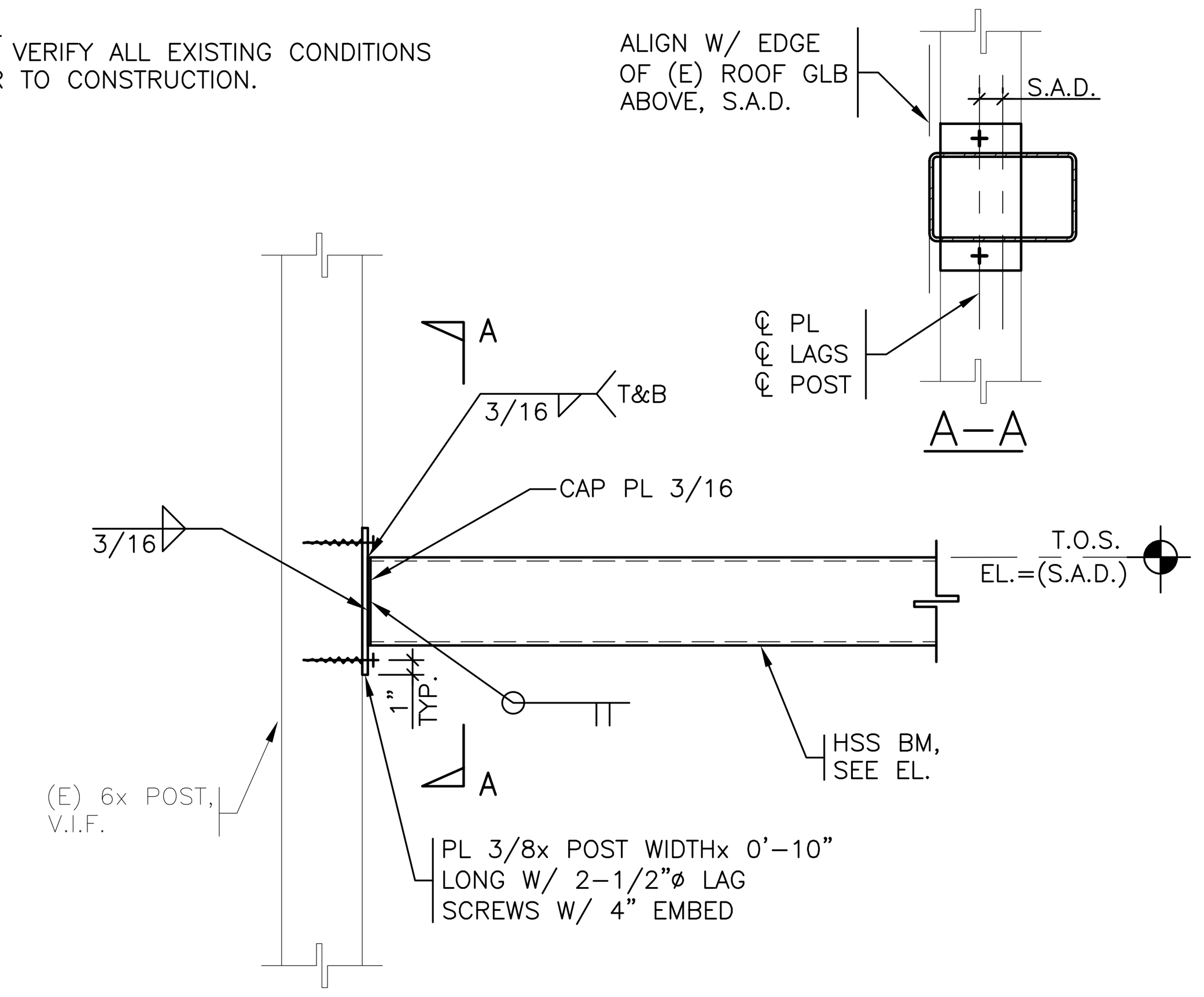


SECTION

10

NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



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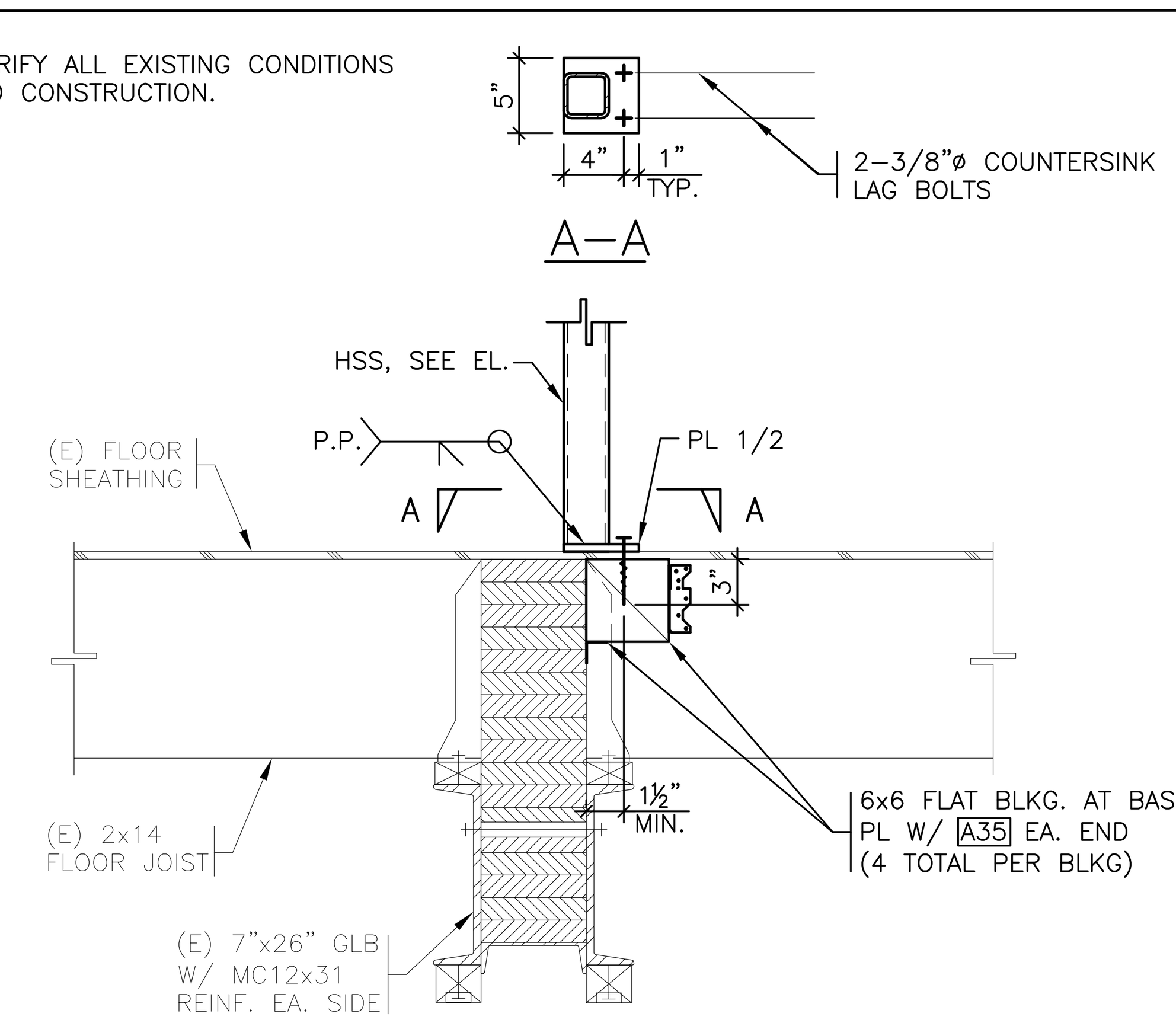
NOTE:
FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



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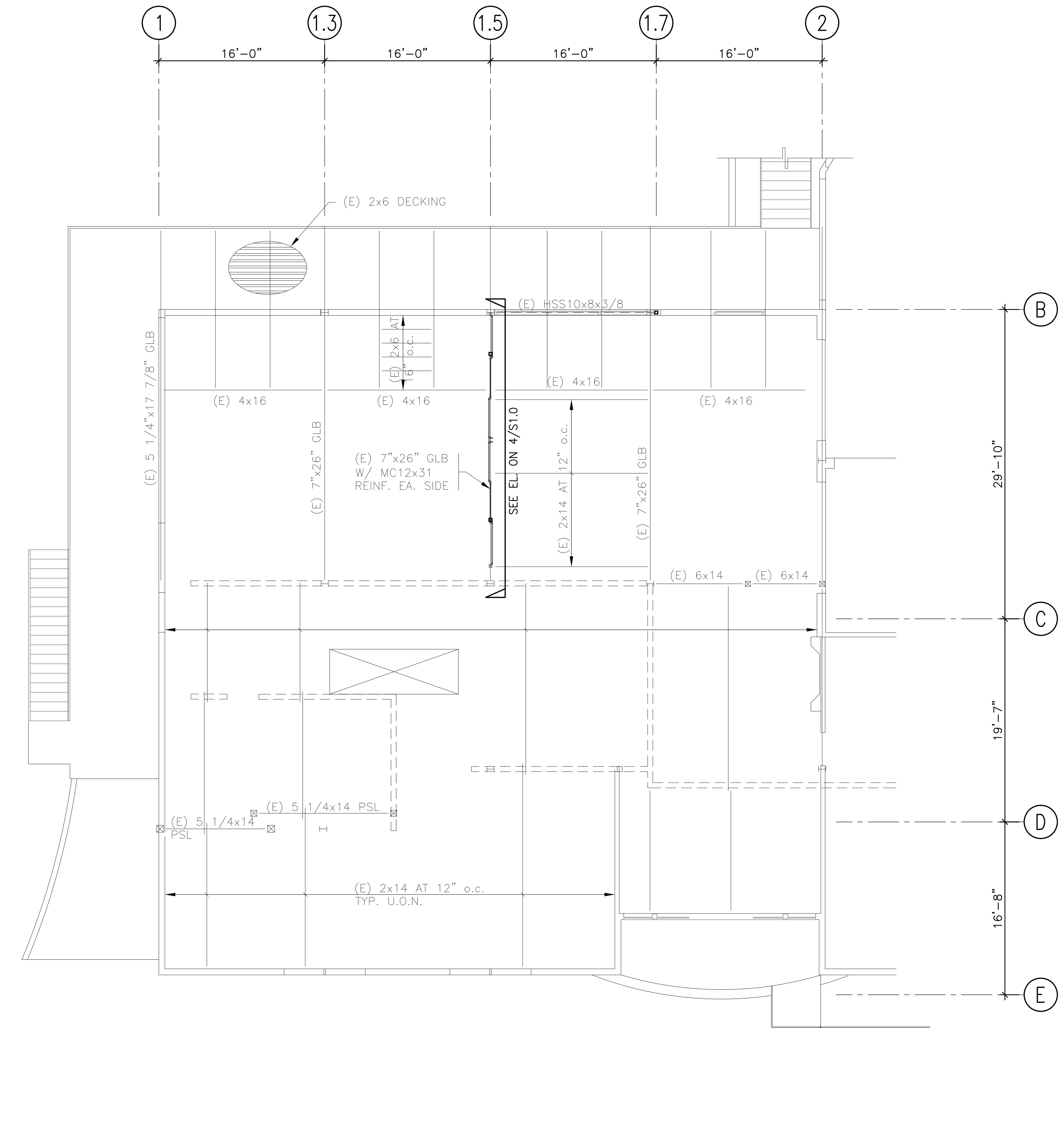
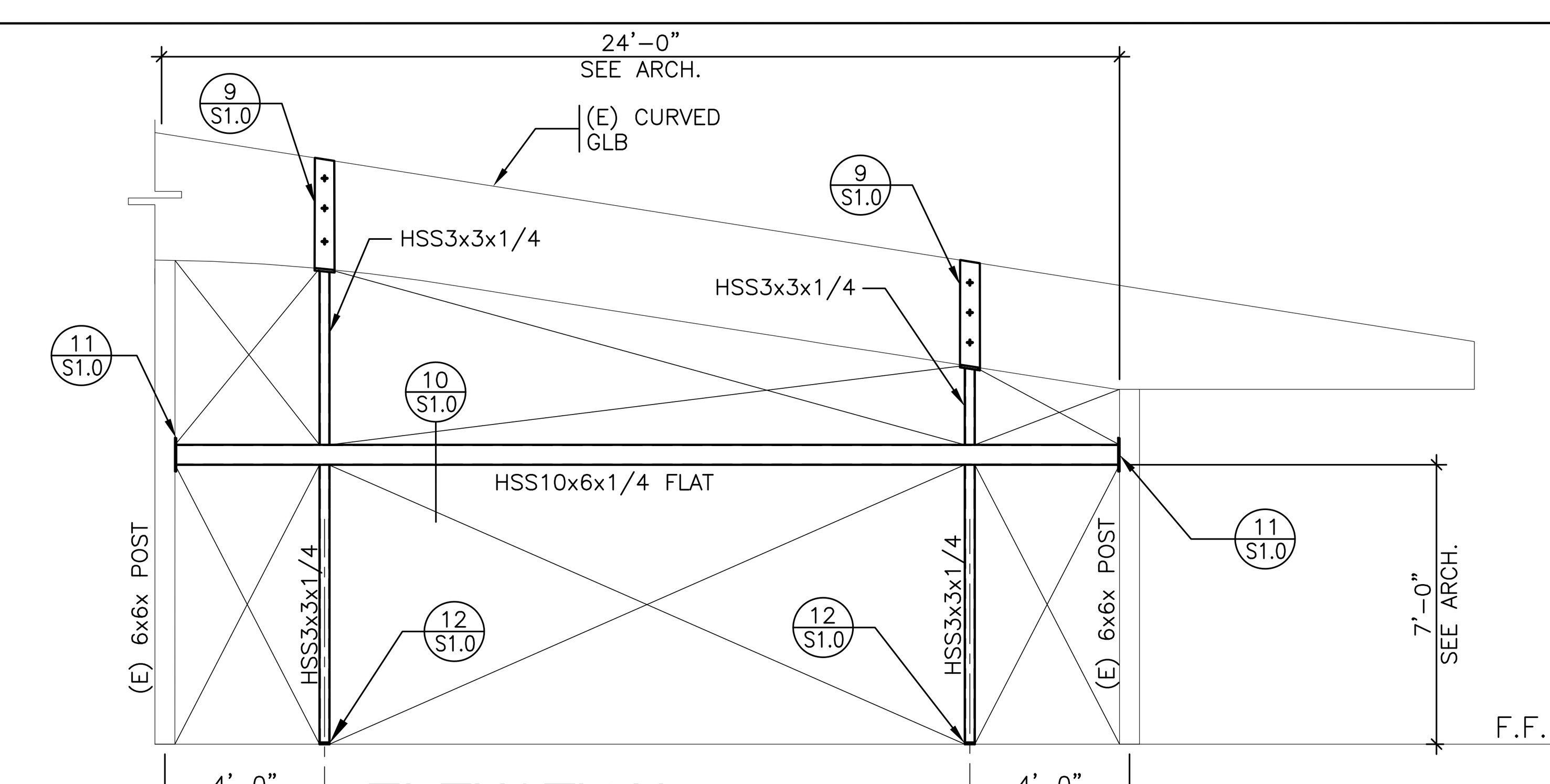


PARTIAL FLOOR FRAMING PLAN

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

NOTES:
1. SEE GENERAL NOTES ON SHEET S0.1.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

REFERENCE NORTH



ELEVATION

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

NOTES:
1. SEE GENERAL NOTES ON SHEET S0.1.
2. VERIFY DIMENSIONS W/ ARCH. DRAWINGS.

4

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PLANS AND DETAILS
Scale
SEE PLAN

Revisions

S1.0

CALGREEN NEW CONSTRUCTION MANDATORY MEASURES

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

5.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR REUSE OF A MINIMUM OF 50% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE SECTION 5.408.1.1, 5.408.1.2, OR 5.408.1.3: OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS GREATER.

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL CONTAIN THE FOLLOWING INFORMATION ABOUT THE DEMOLITION AND CONSTRUCTION WASTE MATERIAL: WHERE THE WASTE WILL BE TAKEN, HOW THE AMOUNT OF WASTE WILL BE MEASURED, HOW THE WASTE WILL BE DIVERTED FROM DISPOSAL AND THE METHOD IN WHICH THE WASTE MATERIAL WILL BE SORTED.

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 LANDFILL COMPLIES WITH STANDARD 5.408.1.

5.408.1.3 WASTE STREAM REDUCTION ALTERNATIVE. THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL DOES NOT EXCEED 2 LBS/SQFT OF THE BUILDING.

5.408.1.4 DOCUMENTATION. DOCUMENTATION DEMONSTRATING THE COMPLIANCE OF STANDARD 5.408.1 SHALL BE PROVIDED TO THE ENFORCING AGENCY.

BUILDING MAINTENANCE AND OPERATION

5.410.2 COMMISSIONING. COMMISSIONING REQUIREMENTS SHALL INCLUDE THE ITEMS LISTED IN SECTION 5.401.2 FOR BUILDINGS 10,000 SQFT AND OVER.

5.410.2.1 OWNER'S PROJECT REQUIREMENTS (OPR). THE OPR SHALL CONTAIN THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS AND SHALL INCLUDED THE ITEMS LISTED IN SECTION 5.410.2.1

5.410.2.2 BASIS OF DESIGN (BOD). THE BOD EXPLAINS HOW THE BUILDING SYSTEM WILL MEET OPR SPECIFICATIONS AND SHALL INCLUDE THE ITEMS LISTED IN SECTION 5.410.2.2

5.410.2.3 COMMISSIONING PLAN. COMPLETED PRIOR TO PERMIT ISSUE, IT SHALL DOCUMENT HOW THE PROJECT WILL BE COMMISSIONED AND INCLUDE THE ITEMS LISTED IN 5.410.1.3.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING. DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

5.410.2.5 DOCUMENTATION AND TRAINING. A SYSTEM MANUAL SHALL BE PROVIDED CONTAINING OPERATION ASPECTS OF THE BUILDING AND THE ITEMS LISTED IN SECTION 5.410.2.5.1. A SYSTEMS OPERATIONS TRAINING PROGRAM SHALL BE PROVIDED TO THE MAINTENANCE STAFF FOR EACH EQUIPMENT AND/OR SYSTEM AND WILL INCLUDE THE ITEMS IN SECTION 5.410.2.5.2.

5.410.2.6 COMMISSIONING REPORT. THE COMMISSIONING REPORT SHALL CONTAIN PROCESSES OF ACTIVITIES THROUGHOUT THE DESIGN AND CONSTRUCTION PHASES.

5.410.4 TESTING AND ADJUSTING. TESTING AND ADJUSTING SHALL BE PROVIDED FOR BUILDINGS UNDER 10,000 SQFT AND NEW SYSTEMS TO SERVE IN AN ADDITION OR ALTERATION TO SECTION 303.1.

5.410.4.2 SYSTEMS. A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. IT SHALL INCLUDE THE ITEMS LISTED IN 5.410.2.

5.410.4.3 PROCEDURES. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS. THE HVAC SYSTEMS SHALL BE BALANCED IN ACCORDANCE TO THE ENFORCING AGENCY.

5.410.4.4 REPORTING. A FINAL REPORT OF TESTING SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.

5.410.4.5 OPERATION AND MAINTENANCE (O&M) MANUAL. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS, AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

POLLUTANT CONTROL

5.404.1.3 TEMPORARY VENTILATION. IF HVAC SYSTEM IS USED DURING CONSTRUCTION USE MERV 8 AIR FILTERS OR AIR FILTERS WITH AN AVERAGE OF 30% BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.

5.404.3 COVERING ALL DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT. ALL DUCT AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH METHODS ACCEPTABLE TO THE ENFORCING AGENCY DURING STORAGE AND ROUGH INSTALLATION ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF HVAC EQUIPMENT.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS, AND CAULKS SHALL FOLLOW VOC LIMITS SHOWN IN TABLE 5.504.4.2 AND 5.504.4.3. OR LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY DISTRICT RULES. AEROSOL ADHESIVES AND ADHESIVES, SEALANTS OR CAULKING WEIGHING NO MORE THAN A POUND AND DO NOT CONSIST MORE THAN 16OZ SHALL COMPLY WITH VOC STANDARDS AND CALIFORNIA CODE OF REGULATIONS, TITLE 17.

5.504.4.3 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 5.504.4.4. UNLESS MORE STRINGENT LOCAL LIMITS APPLY.

5.504.5.3 FILTERS. MERV 8 FILTERS OR BETTER MUST BE INSTALLED IN ALL MECHANICALLY VENTILATED BUILDINGS PRIOR TO OCCUPANCY.

INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2 SECTIONS 1203 AND CHAPTER 14.

INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. FOR ALL VENTILATED SPACES IN BUILDINGS, MEET THE REQUIREMENTS OF SECTION 120.1 OF THE 2016 CALIFORNIA ENERGY CODE, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND DIVISION 1, CHAPTER 4 OF CCR, TITLE 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING. CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA ENERGY CODE, SECTION 120(C)(4).

OUTDOOR AIR QUALITY

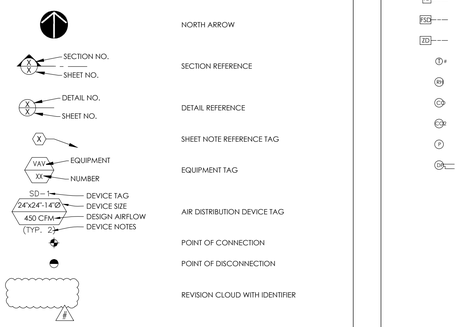
5.508.1.1 CHLOROFLUOROCARBONS (CFCS). INSTALL HVAC REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

5.508.1.2 HALONS. INSTALL HVAC REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

ABBREVIATIONS

AAV	AUTOMATIC AIR VENT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AL	ACOUSTICAL LINER
BDD	BACKDRAFT DAMPER
BFP	BACK FLOW PREVENTER
BHP	BRAKE HORSEPOWER
BMS	BUILDING MANAGEMENT SYSTEM
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
CAP	CAPACITY
CAV	CONSTANT AIR VOLUME
CFF	CAP FOR FUTURE
CFM	CUBIC FEET PER MINUTE
CLG	CEILING
CO	CLEAN OUT
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
COP	COEFFICIENT OF PERFORMANCE
CTE	CONNECT TO EXISTING
DB	DRY BULB
DIA	DIAMETER
DN	DOWN
DX	DIRECT EXPANSION
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EFF	EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE
EWB	ENTERING WET BULB TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
(F)	FUTURE
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FSD	FIRE/SMOKE DAMPER
FF	FINISHED FLOOR
FLA	FULL LOAD AMPS
FLR	FLOOR
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FT	FEET
FT2	SQUARE FEET
GND	GROUND
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HR	HOUR
IAQ	INDOOR AIR QUALITY
ID	INSIDE DIMENSIONS
IN	INCHES
IN WC	INCHES WATER COLUMN
IPLV	INTEGRATED PART LOAD VALUE
KW	KILOWATTS
KWH	KILOWATT HOURS
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LWB	LEAVING WET BULB TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MD	MOTORIZED CONTROL DAMPER
MERV	MINIMUM EFFICIENCY REPORTING VALUE
MFR	MANUFACTURER
MFS	MAXIMUM FUSE SIZE
MIN	MINIMUM
MOCP	MAXIMUM OVERCURRENT PROTECTION
MVD	MANUAL VOLUME DAMPER
(N)	NEW
NC	NORMALLY CLOSED
NFA	NET FREE AREA
NO	NORMALLY OPEN
NPLV	NON-STANDARD PART LOAD VALUE
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OADB	OUTSIDE AIR DRY BULB TEMPERATURE
OAWB	OUTSIDE AIR WET BULB TEMPERATURE
OCC	OCCUPIED
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POU	POINT OF USE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH (GAUGE)
QTY	QUANTITY
(RL)	RELOCATED
RA	RETURN AIR
RAO	RETURN AIR OPENING
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SENS	SENSIBLE
SM	SHEET METAL
SP	STATIC PRESSURE
SS	STAINLESS STEEL
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLTS
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
WB	WET BULB
WC	WATER COLUMN
WPD	WATER PRESSURE DROP (FT of H_2O)
ZD	ZONE DAMPER

DRAFTING SYMBOLS



NORTH ARROW

SECTION REFERENCE

DETAIL REFERENCE

SHEET NOTE REFERENCE TAG

EQUIPMENT TAG

AIR DISTRIBUTION DEVICE TAG

POINT OF CONNECTION

POINT OF DISCONNECTION

REVISION CLOUD WITH IDENTIFIER

HVAC SYMBOLS

SUPPLY AIR DIFFUSER

RETURN AIR GRILLE

EXHAUST AIR GRILLE

DIFFUSER THROW, 3-WAY INDICATED

SIDEWALL SUPPLY AIR DIFFUSER

SIDEWALL RETURN AIR GRILLE

REGISTER TAG (REGISTER / CFM)

SUPPLY DUCT RISER

RETURN DUCT RISER

ROUND DUCT RISER

DUCT, WIDTH X DEPTH (PLAN VIEW)

DUCT, DIAMETER (PLAN VIEW) - HARD SPIRAL

NEW DUCT (DARK)

ACOUSTICAL LINED DUCT, DIMENSIONS ARE NET INSIDE

EXISTING DUCT (LIGHT)

RELOCATE DUCT

SUPPLY DUCT

RETURN DUCT

EXHAUST DUCT

DEMOLITION INDICATED BY X's

SQUARE TO ROUND DUCT TRANSITION

RECTANGULAR DUCT ELBOW WITH TURNING VANES

ROUND DUCT ELBOW

RECTANGULAR DUCT ELBOW WITH FULL RADIUS TURNING VANES

SINGLE INLET VAV BOX WITH SQUARE TO ROUND

SINGLE INLET VAV BOX WITH HEATING COIL

DOUBLE DUCT INLET VAV BOX WITH SQUARE TO ROUND

VAV BOX WITH SOUND PLENUM

FAN COIL UNIT

MANUAL VOLUME DAMPER (MVD)

MOTORIZED CONTROL DAMPER

BACK DRAFT DAMPER

FIRE DAMPER

COMBINATION FIRE/SMOKE DAMPER

ZONE DAMPER

THERMOSTAT (WITH ID TAG)

HUMIDITY SENSOR

CARBON MONOXIDE SENSOR

CARBON DIOXIDE SENSOR

PRESSURE SENSOR

DIFFERENTIAL PRESSURE SENSOR

PIPING SYMBOLS

CHWS — CHILLED WATER SUPPLY

CHWR — CHILLED WATER RETURN

CD — CONDENSATE DRAIN (COILS)

G — GAS (NATURAL)

HHWS — HEATING HOT WATER SUPPLY

HHWR — HEATING HOT WATER RETURN

CWS — CONDENSER WATER SUPPLY

CWR — CONDENSER WATER RETURN

DCW — DOMESTIC COLD WATER

SAN — SANITARY WASTE

V — VENT

SD — STORM DRAIN

A — COMPRESSED AIR

VAC — WET-VAC (HOUSE CLEANING VACUUM, 5" HG. NOM.)

SLOPE LINE DOWN IN DIRECTION OF ARROW

PIPE ANCHOR

ALIGNMENT GUIDE

STRAINER W/BLOW DOWN

BASKET STRAINER

FLEX CONNECTION

PIPING REDUCER

UNION

MANUAL AIR VENT

AUTOMATIC AIR VENT

SENSOR WELL

PRESSURE/TEMPERATURE PORT

THERMOMETER

PRESSURE GAUGE

SUCTION DIFFUSER

FLOW SWITCH

FM — FLOW METER

PLUG VALVE

SOLENOID VALVE

BUTTERFLY VALVE

TEMPERATURE CONTROL VALVE

DIAPHRAGM VALVE

QUICK CLOSE VALVE

GATE VALVE

GLOBE VALVE

BALL VALVE

TEMPERATURE/PRESSURE RELIEF VALVE

NEEDLE VALVE

CHECK VALVE

BALANCE VALVE

TRIPLE DUTY VALVE (CHECK, BALANCE, ISOLATION VALVE)

PRESSURE REDUCING VALVE

PNEUMATIC OPERATOR

M — ELECTRIC MOTOR OPERATOR

OUTSIDE SCREW & YOKE GATE VALVE

FLOAT CONTROLLED VALVE

SHEET INDEX

SHEET NUMBERING KEY

X X . X X X

- DISCIPLINE (MECHANICAL, PLUMBING, ETC.)
- TYPE DESIGNATOR (PLANS, SECTIONS, DETAILS, ETC.)
- CONSECUTIVE NUMBER (NON-PLAN SHEETS)
- FLOOR LEVEL (PLANS), CONSECUTIVE NUMBER (NON-PLAN SHEETS)
- AREA DESIGNATOR (IF REQUIRED)

DISCIPLINE LEGEND		SHEET TYPE LEGEND		AREA LEGEND
M	MECHANICAL	0	GENERAL / SCHEDULES	A,B,C, etc. (SEE KEY PLAN)
MP	MECHANICAL PIPING	1	FLOOR (PLANS)	
E	ELECTRICAL	2	ELEVATIONS	
P	PLUMBING	3	SECTIONS	
S	STRUCTURAL	4	ENLARGED PLANS	
xD	DEMO	5	DETAILS	
		6	CONTROL DIAGRAMS	
		7	TITLE 24	

SCOPE OF WORK

PROVIDE NEW AIR CURTAIN FOR TENANT IMPROVEMENT OF EXISTING TWO STORY BUILDING.

GENERAL NOTES

A. ALL INSTALLATIONS SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA MECHANICAL CODE, CALIFORNIA ENERGY CODE, CALIFORNIA TITLE 24, AND LOCAL MUNICIPAL CODES.

B. ALL MATERIAL EXPOSED WITHIN THE DUCT OR PLENUM, OR APPLIED TO THE EXTERIOR OF THE DUCTS, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 50 PER CMC SECTION 602.2 AND 604

C. ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND PROPERLY LABELED PER CEC SECTION 110-2.

D. ALL DUCTS SHALL BE CONSTRUCTED AND INSTALLED PER CMC SECTION 602. ALL EXPOSED DUCTS SHALL BE GALVANIZED STEEL 24 GAUGE OR THICKER. ALL FLEXIBLE DUCT IS INSULATED WIRE FLEX.

E. FACTORY MADE AIR DUCTS, IF USED, SHALL BE LISTED CLASS 0 OR CLASS 1 AIR DUCTS.

F. ALL COMBINATION FIRE/SMOKE DAMPERS SHALL BE LISTED UL 555 1-1/2 HOUR RATED FOR USE IN 1 HOUR AND 2 HOUR PARTITIONS. INSTALLATION MANUAL FOR THE COMBINATION FIRE/SMOKE DAMPERS SHALL BE AVAILABLE IF REQUESTED BY THE CITY INSPECTOR AT THE JOB SITE.

G. RETURN AIR FILTERS WITH A MERV8 VALUE SHALL USED DURING CONSTRUCTION IF THE PERMANENT HVAC SYSTEMS SHALL BE USED FOR VENTILATION DURING CONSTRUCTION. REPLACE THE FILTERS IMMEDIATELY PRIOR TO OCCUPANCY PER 2019 CALGREEN CODE SECTION 5.504.1.3

H. ALL DUCT DIMENSIONS INDICATED ON DRAWINGS ARE NET CLEAR INSIDE DIMENSIONS.

J. PROVIDE MANUAL DAMPERS AT ALL DUCT BRANCH TAKEOFFS TO A SINGLE OUTLET OR INLET.

K. ALL THERMOSTATS SHALL BE LOCATED AT 48" ABOVE FINISHED FLOOR AND COMPLY WITH ADA REQUIREMENTS.

REGISTERED PROFESSIONAL ENGINEER
ALAN C. JAMES
No. M35904
Exp. 06-30-22
MECHANICAL
STATE OF CALIFORNIA

SUBMITTAL SET

SAN JOSE COUNTRY CLUB

15571 ALUM ROCK AVE SAN JOSE CA

Job Number
21-0026

Date
06/09/2021

Drawn
C2C

Sheet Title
MAIN FLOOR MECHANICAL PLAN

Scale
AS DISPLAYED

Revisions

1. THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.

2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.

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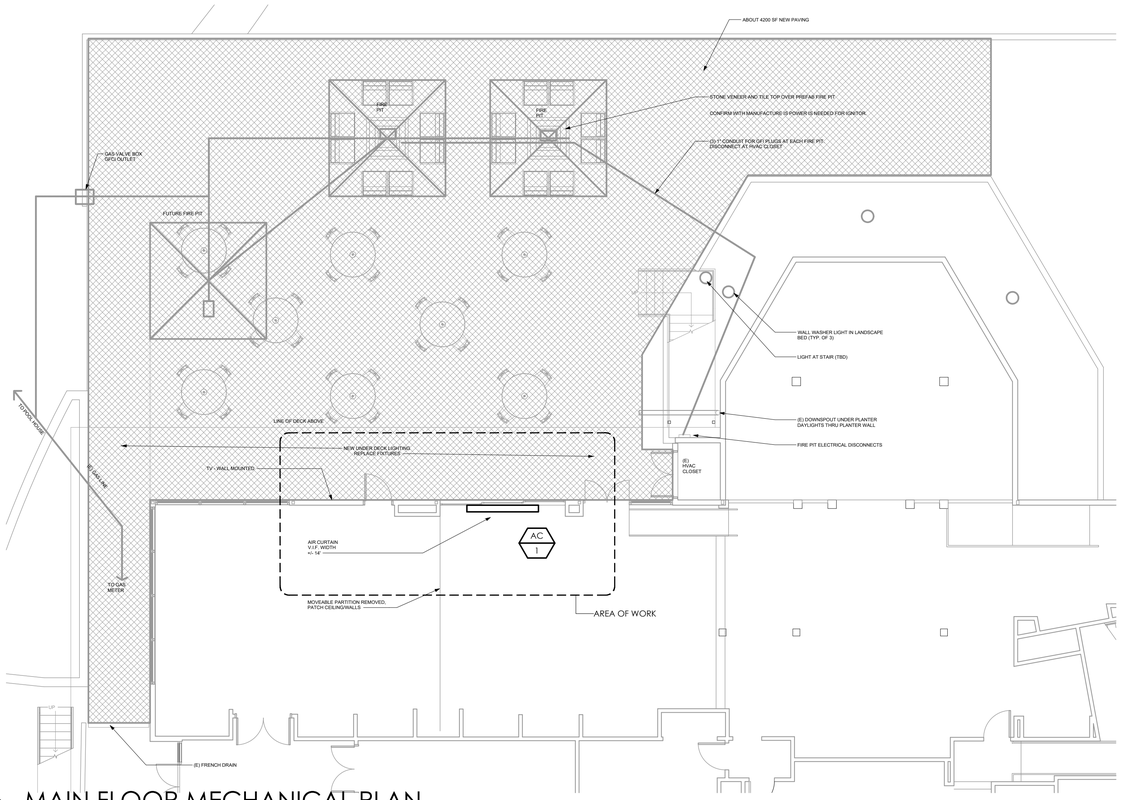
M0.01

AIR CURTAIN SCHEDULE

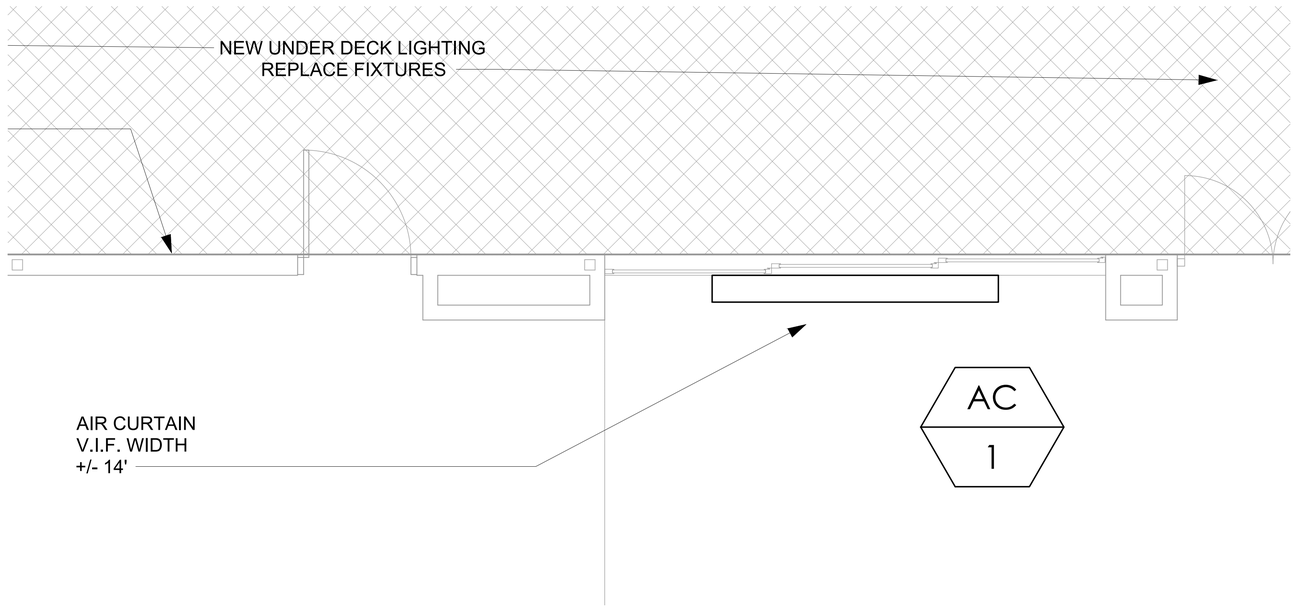
TAG	MANUF.	MANUFACTURER	FLOW (CFM)	VELOCITY (FPM)	MOTOR			ELECTRICAL		DBA	WEIGHT	NOTES
					QTY	HP	RPM	V/PH/HZ	FLA			
AC-1	MARS	LPV296-2UA-OB	2400	1800	2	1/6	1550	115/1/60	4.8	53	83	1, 2, 3, 4

NOTES:
1. VARIABLE SPEED MOTOR
2. NO HEAT
3. MAX DOOR WIDTH 8'-0"
4. MAX MOUNTING HEIGHT 8'-0"



1 MAIN FLOOR MECHANICAL PLAN

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



2 ENLARGED HVAC FLOOR PLAN

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

SUBMITTAL SET

LICENSED PROFESSIONAL ENGINEER
ALAN C. JAMES
No. M39047
Exp. 06-30-22
MECHANICAL
STATE OF CALIFORNIA

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number
21-0026
Date
06/09/2021
Drawn
C2C
Sheet Title
MAIN FLOOR
MECHANICAL PLAN
Scale
AS DISPLAYED

Revisions

M1.01

STATE OF CALIFORNIA
Mechanical Systems
NRCC-MCH-E (Created 09/2020) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-MCH-E
Project Name: San Jose Country Club	Report Page:	Page 7 of 8
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Q. MANDATORY MEASURES DOCUMENTATION LOCATION

Table Instructions: Indicate where mandatory measures are documented in the plan set or construction documentation. For any mandatory measures that do not apply, mark the plan sheet or construction document location as "N/A", any active cells that are left blank will result in non-compliance in Table C.

01	02
	Plan sheet or construction document location
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block: No	

03	04
Mandatory Measure	Plan sheet or construction document location
Heating Equipment Efficiency per §110.1	N/A
Cooling Equipment Efficiency per §110.1	N/A
Furnace Standby Loss Control per §110.2(d)	N/A
Duct Insulation per §120.4	N/A
Heating Hot Water Equipment Efficiency per §110.1	N/A
Cooling Chilled and Condenser Water Equipment Efficiency per §110.1	N/A
Open and Closed Circuit Cooling Towers conductivity of flow-based controls per §110.2(e)1	N/A
Open and Closed Circuit Cooling Towers Flow Meter with analog output per §110.2(e)3	N/A
Open and Closed Circuit Cooling Towers Overflow Alarm per §110.2(e)4	N/A
Open and Closed Circuit Cooling Towers Efficient Drift Eliminators per §110.2(e)5	N/A
Pipe Insulation per §120.3(b)	N/A
Combustion air shutoff, combustion air fan controls and stack design and controls for boilers per §120.9	N/A
Heat Pump with Supplementary Electric Resistance Heater Controls per §110.2(b)	N/A
The air duct and plenum system is designed per §120.4(a)-(f)	N/A
Kitchen range hoods shall be rated for sound in accordance with Section 7.2 of ASHRAE 62.2	N/A

STATE OF CALIFORNIA
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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Jéan Harris	Documentation Author Signature:	Jéan Harris
Company:	C2C Engineering	Signature Date:	6/9/21
Address:	4046 Golf Dr	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	San Jose, CA 95127	Phone:	(408) 770-2317

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

Responsible Designer Name:	Jéan Harris	Responsible Designer Signature:	Jéan Harris
Company :	C2C Engineering	Date Signed:	6/9/21
Address:	4046 Golf Dr	License:	M35049
City/State/Zip:	San Jose, CA 95127	Phone:	(408) 921-7306

STATE OF CALIFORNIA
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O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

YES	NO	Form/Title	Systems To Be Field Verified	Field Inspector Pass	Field Inspector Fail
○	◉	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. *Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.*		☐	☐
○	◉	NRCA-MCH-03-A Constant Volume Single Zone HVAC *NOTE: This form does not automatically move to "Yes". If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".*		☐	☐
○	◉	NRCA-MCH-04-A Air Distribution Duct Leakage		☐	☐
○	◉	NRCA-MCH-05-A Air Economizer Controls		☐	☐
○	◉	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO_2) concentration setpoints.		☐	☐
○	◉	NRCA-MCH-07-A Supply Fan Variable Flow Controls		☐	☐
○	◉	NRCA-MCH-08-A Valve Leakage Test		☐	☐
○	◉	NRCA-MCH-09-A Supply Water Temperature Reset Controls		☐	☐
○	◉	NRCA-MCH-10-A Hydronic System Variable Flow Controls		☐	☐
○	◉	NRCA-MCH-11-A Automatic Demand Shed Controls		☐	☐

STATE OF CALIFORNIA
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○	◉	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units		☐	☐
○	◉	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance		☐	☐
○	◉	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance *NOTE: This form does not automatically move to "Yes". If Distributed Energy Storage DX AC Systems are included in the scope, permit applicant should move this form to "Yes".*		☐	☐
○	◉	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance *NOTE: This form does not automatically move to "Yes". If Chilled Water Storage, Ice-on-Coil Internal Melt, Ice-on-Coil External Melt, Ice Harvester, Brine, Ice-Slurry, Eutectic Salt, Clathrate Hydrate Slurry (CHS), Cryogenic or Encapulated (Ice Ball) Systems are included in the scope, permit applicant should move this form to "Yes".*		☐	☐
○	◉	NRCA-MCH-16-A Supply Air Temperature Reset Controls		☐	☐
○	◉	NRCA-MCH-17-A Condenser Water Temperature Reset Controls		☐	☐
○	◉	NRCA-MCH-18 Energy Management Control Systems		☐	☐
○	◉	NRCA-MCH-19 Occupancy Sensor Controls		☐	☐
○	◉	NRCA-MCH-20 Multi-Family Ventilation		☐	☐
○	◉	NRCA-MCH-21 Multi-Family Envelope Leakage		☐	☐

STATE OF CALIFORNIA
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P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be completed by a HERS Rater and provided to the building inspector during construction. The final documents must be created by a HERS Providers registry, but drafts can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCV/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
○	◉	NRCV-MCH-04-H Duct Leakage Test *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-24 Enclosure Air Leakage Worksheet *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-27 High-rise Residential *NOTE: Must be completed by a HERS Rater*	☐	☐
○	◉	NRCV-MCH-32 Local Mechanical Exhaust *NOTE: Must be completed by a HERS Rater*	☐	☐

STATE OF CALIFORNIA
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This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

A. GENERAL INFORMATION

01	Project Location (city)	San Jose	04	Total Conditioned Floor Area	25,000
02	Climate Zone	4	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	2

☐ Office (B) ☐ Retail (M) ☐ Non-refrigerated Warehouse (S)
☐ Hotel/ Motel Guest Rooms (R-1) ☐ School (E) ☐ Healthcare Facility (I)
☐ High-Rise Residential (R-2/R-3) ☐ Relocatable Class Bldg (E) ☑ Other (Write In): Dining Room

[1] *FOOTNOTES: Climate zone can be determined on the California Energy Commission's website at http://www.energy.ca.gov/maps/renewable/building_climate_zones.html*

B. PROJECT SCOPE

Table Instructions: Include any mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.4, or §141.0(b)2 for alterations.

My project consists of (check all that apply)

01 Air System(s)	02 Wet System Components	03 Dry System Components
☐ Heating Air System	☐ Water Economizer	☐ Air Economizer
☐ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ Hydronic System Piping	☑ Fan Systems
☐ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☐ Ductwork (existing to remain, altered or new)
	☐ Chillers	☐ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

01		02		03		04		05		06		07		08	09
System Summary §110.1, §110.2, §140.4	AND	Pumps §140.4(k)	AND	Fans/ Economizers §140.4(c), §140.4(e)	AND	System Controls §110.2, §120.2, §140.4(f)	AND	Ventilation §120.1	AND	Terminal Box Controls §140.4(d)	AND	Distribution §120.3, §140.4(l)	AND	Cooling Towers §110.2(e)2	**Compliance Results**
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
	AND		AND	Yes	AND		AND		AND		AND		AND		**COMPLIES**
Mandatory Measures Compliance (See Table Q for Details)															**COMPLIES**

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D. EXCEPTIONAL CONDITIONS

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

Table H indicates a Fan Power System Index that exceeds the maximum allowed per §140.4(c). Please revise to demonstrate compliance.

E. ADDITIONAL REMARKS

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

This Section Does Not Apply

G. PUMPS

This Section Does Not Apply

H. FAN SYSTEMS & AIR ECONOMIZERS

Table Instructions: Complete the following Table for fan systems to demonstrate compliance with prescriptive requirements found in §140.4(c), §140.4(e) and §140.4(m). First document the system details, then add fans within that system to document compliance with fan power requirements. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name:	AC-1	**Economizer:**[1]	NA: ≤ 54 kBtu/h cooling	**Economizer Controls:**		**System Fan Type:**	Variable Air Volume

01	02	03	04	05	06	07	08
Fan Name or Item Tag	Fan Function	Qty	Maximum Design Supply Airflow (CFM)	HP Unit[2]	Design HP	Fan Power Pressure Drop Adjustment - Table 140.4-B: Device	Fan Power Pressure Drop Adjustment - Table 140.4-B: Design Airflow through Device (CFM)
AC-1	Other (Transfer, VAV box)	2	1,200	Nameplate HP	0.167		
						Calculated Adjustment (in H_2O)	

Total System Design Supply Airflow (CFM):	2,400	Total System Design (B)HP:	0.33	**Maximum System Fan Power (B)HP:**	

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[1] *FOOTNOTE: Computer room economizers must meet requirements of §140.9(a) and will be documented on the NRCC-PRC-E document.*
[2] *The unit used for HP must be consistent for all fans within a system.*

I. SYSTEM CONTROLS

This Section Does Not Apply

J. VENTILATION AND INDOOR AIR QUALITY

This Section Does Not Apply

K. TERMINAL BOX CONTROLS

This Section Does Not Apply

L. DISTRIBUTION (DUCTWORK AND PIPING)

This Section Does Not Apply

M. COOLING TOWERS

This Section Does Not Apply

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Systems To Be Field Verified	Field Inspector Pass	Field Inspector Fail
◉		NRCI-MCH-01-E - Must be submitted for all buildings.		☐	☐

M7.01

GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF ELECTRICAL EQUIPMENT, DEVICES AND WIRING.
2. RECEPTACLE, LIGHT SWITCHES, TELEPHONE-DATA OUTLETS AND OTHER RECESSED ELECTRICAL DEVICES THAT AREA SHOWN BACK TO BACK FIRE RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY AT LEAST 24' AND FIRE SEALED. PENETRATIONS AT RATED WALLS SHALL BE MADE WITH CONDUIT SLEEVES WITH END BUSHINGS AND UL LISTED FIRE PUTTY ON BOTH SIDES. SLEEVES BETWEEN ADJACENT BUILDINGS SHALL BE MADE USING LIQUID TIGHT FLEXIBLE CONDUIT.
3. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF TERMINAL BOXES AND CONDUIT ENTRANCES AGAINST SHOP DRAWINGS AND EQUIPMENT BY OTHER TRADES PRIOR TO INSTALLATION.
4. IN CASE OF CONFLICT BETWEEN ELECTRICAL EQUIPMENT SHOWN ON THE DRAWINGS AND OTHER EQUIPMENT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING.
5. ALL OUTDOOR DEVICES SHALL BE WEATHERPROOF. CONTRACTOR SHALL PROVIDE ADDITIONAL PULLBOXES WHERE THEY ARE REQUIRED TO MAKE A WORKABLE INSTALLATION. ALL PULLBOXES ABOVE GROUND SHALL BE PAD LOCKABLE.
6. DO NOT ROUTE ANY VIDEO/DATA OR ANY OTHER SIGNAL SYSTEM VIA POWER BOXES.
7. USE OF RIGID THREADED CONDUIT IS REQUIRES IN ALL LOCATIONS EXPOSED TO PHYSICAL DAMAGE.
8. MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE ¾".
9. COORDINATE EXACT LOCATION OF HVAC UNITS AND CONFIRM UNIT NAMEPLATE PRIOR TO ROUGH-N.
10. PROVIDE A CODE SIZED GROUND WIRE IN ALL CONDUIT RUN.
11. VERIFY MOUNTING HEIGHTS TO ALL RECEPTACLES MOUNTED ABOVE COUNTERS.
12. PROVIDE PANEL LEGENDS TO ALL NEW PANELBOARDS.
13. PROVIDE "STICK-ON" LABEL TO ALL RECEPTACLES, LIGHT SWITCHED, DISCONNECT SWITCHES, PANELBOARDS WITH PANELBOARD CIRCUIT DESIGNATION.
14. ALL INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND THE NATIONAL ELECTRICAL CODE.
15. PROVIDE ALL FINAL ELECTRICAL CONNECTION TO ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION.
16. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE CONNECTION OF ALL MECHANICAL AND OTHER EQUIPMENT WHICH IS TO BE INSTALLED AS PART OF THIS CONTRACT.
17. PROVIDE ADDITIONAL SUPPORTS FOR SWITCHED, STARTERS, RACEWAYS AND ELECTRICAL EQUIPMENT WHEREVER THE BUILDING STRUCTURE IS NO SUITABLE FOR DIRECT MOUNTING.
18. REFER TO MECHANICAL DRAWINGS FOR EXACT CONTROL WIRING REQUIREMENTS AND MECHANICAL EQUIPMENT LOCATIONS AND CONNECTIONS.
19. ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND PROPERLY LABELED.
20. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
21. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
22. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY LUMINAIRE - SEE SCHEDULE
- STRIP LUMINAIRE - SEE SCHEDULE
- RECESSED LUMINAIRE - SEE SCHEDULE
- RECESSED WALL WASHER LUMINAIRE - SEE SCHEDULE
- SURFACE MOUNTED LUMINAIRE - SEE SCHEDULE
- POLE OR POST MOUNTED LUMINAIRE - SEE SCHEDULE
- WALL MOUNTED LUMINAIRE - SEE SCHEDULE
- BOLLARD OR PATH LUMINAIRE - SEE SCHEDULE
- EXIT LIGHT - SEE SCHEDULE DIRECTIONAL ARROWS AS INDICATED
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT - SEE SCHEDULE
- OS — DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR
- OS — CORNER MOUNTED OCCUPANCY SENSOR
- DRC — DIMMER ROOM CONTROLLER
- PC — PLUG LOAD CONTROLLER
- RC — ROOM LIGHTING CONTROLLER
- LCP — LIGHTING CONTROL PANEL
- DL — DIGITAL DAYLIGHT SENSOR
- \$ — SINGLE POLE SWITCH ★★
- \$a — SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- \$3 — THREE WAY SWITCH★★
- \$4 — FOUR WAY SWITCH★★
- \$M — MANUAL MOTOR STARTER
- \$K — KEY OPERATED SWITCH★★
- \$D — LIGHTING DIMMER★★
- DIGITAL ON/OFF SWITCH ★★
- D — DIGITAL DIMMER SWITCH ★★
- MM — DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- OS — DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR★★
- OS — WALL OCCUPANCY SENSOR ★★
- OS 2 — DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- OS — DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- OS 2 — 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- CONVENIENCE RECEPTACLE - DUPLEX ★
- RECEPTACLE DOUBLE DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX★
- GFCI CONVENIENCE RECEPTACLE - DOUBLE DUPLEX★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- SINGLE RECEPTACLE★
- HALF SWITCHED RECEPTACLE - DUPLEX★
- CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED
- HC — LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C — LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE★
- POWER POLE
- WALL TELEPHONE OUTLET★★
- [#] — VOICE/DATA WALL OUTLET★
- [#] — VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] — SURFACE MOUNTED VOICE/DATA WALL OUTLET★
- [#] — SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] — VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET★
- [#] — VOICE/DATA OUTLET - CEILING MOUNTED
- S — INTERIOR SPEAKERS CEILING MOUNTED
- S — INTERIOR SPEAKERS WALL MOUNTED
- C — CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION
- SECURITY DOOR CONTACTS
- MD — SECURITY MOTION DETECTOR
- SC — CCTV CAMERA
- KP — SECURITY SYSTEM KEYPAD
- CR — CARD READER
- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M — METER W/ CURRENT TRANSFORMER
- J — JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E — CONDUIT EMERGENCY SYSTEM
- LV — LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 — CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.

REFERENCE

- 2 — SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 2 — DETAIL NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME DETAIL
- 3 — SCHEDULE NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- F301 — FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- 1 / E3.0 — DETAIL NUMBER, DETAIL REFERENCE, SHEET NUMBER
- 1 / 2 — INDICATES QUANTITY OF TELEPHONE OUTLETS, INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
ALUM/AL	ALUMINUM
ARCH	ARCHITECT
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C	CONDUIT
CATV	CABLE TV
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TV
CKT	CIRCUIT
CL	CENTER LINE
CLG	CEILING
CO	CONDUIT ONLY
CTR	CENTER
D	DIMMER
DIM	DIMENSION
DIST	DISTRIBUTION
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
(EL)	EVENING LIGHT
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLE
FIN	FINISH
FL	FLOOR
FLA	FULL LOAD AMPS
FLUOR	FLUORESCENT
(F)	FUTURE
GC	GENERAL CONTRACTOR
GFCI GFI	GROUND FAULT INTERRUPTING
GND, G	GROUND
GRS	GALVANIZED RIGID STEEL
HT	HEIGHT
IC	INTERCOM
IDF	INTERMEDIATE DISTRIBUTION FRAME
INCAND	INCANDESCENT
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LCP	LIGHTING CONTROL PANEL
LTG	LIGHTING
LV	LOW VOLTAGE
KCM	THOUSAND CIRCULAR MILS
MCA	MINIMUM CIRCUIT AMPS
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MPOE	MAIN POINT OF ENTRANCE
MTD	MOUNTED
MTG	MOUNTING
MOCP	MAXIMUM OVER CURRENT PROTECTION
(N)	NEW
NIC	NOT IN CONTRACT
NIEC	NOT IN ELECTRICAL CONTRACT
(NL)	NIGHT LIGHT
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OAH	OVERALL HEIGHT
OC	ON CENTER
OH	OVERHEAD
PA	PUBLIC ADDRESS
PB	PULL BOX
PF	POWER FACTOR
PH	PHASE
PIR	PASSIVE INFRARED
PNL	PANEL
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
PWR	POWER
(R)	EXISTING TO BE REMOVED
(RP)	REMOVABLE POLE
RECPT'S	RECEPTACLES
REQD	REQUIRED
REQMT'S	REQUIREMENT(S)
SHT	SHEET
SLD	SINGLE LINE DIAGRAM
STC	SYSTEMS TERMINATION CABINET
SW	SWITCH
SWBD	SWITCHBOARD
TTB	TELEPHONE TERMINAL BACKBOARD
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UG	UNDERGROUND
V	VOLT
W	WATT
W/	WITH
WP	WEATHERPROOF
XFMR	TRANSFORMER

★+15" A.F.F. TO BOTTOM OF BOX, U.O.N.
★★+48" A.F.F. TO TOP OF BOX, U.O.N.

[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

ELECTRICAL DESIGN BUILD NOTES

1. DESIGN AND INSTALL COMPLETE ELECTRICAL SYSTEM FOR PROPOSED TENANT SPACE. THE DESIGN MAY USE EXISTING ELECTRICAL EQUIPMENT, CONDUIT, LIGHT FIXTURES, ETC. WHERE APPROPRIATE. THE ELECTRICAL CONTRACTOR SHALL DETERMINE THE SUITABILITY OF EXISTING ELECTRICAL SYSTEM COMPONENTS FOR THE DESIGN.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. (HVAC, FIRE SPRINKLER, ETC.)
3. ALL WIRING FOR LIGHT FIXTURES, EXIT SIGNS AND OTHER ELECTRICAL DEVICES TO BE U.L. APPROVED AND TO BE INSTALLED TO CONFORM WITH LOCAL BUILDING DEPARTMENT REGULATIONS.
4. ELECTRICAL LIGHTING FIXTURES, SWITCHES, CONTROLS, COVER PLATES, ETC., TO MATCH EXISTING.
5. ALL SWITCHES CONTROLS AND OTHER WALL MOUNTED CONTROL DEVICES TO BE MOUNTED AT +48" A.F.F TO TOP OF BOX, U.O.N.
6. REMODEL EXISTING CIRCUITS, LIGHTS, SWITCHES ETC., AT NEW ROOM LAYOUT TO PROVIDE INDIVIDUAL CONTROL DEVICES AS SHOWN ON PLANS.
7. OFFICES, COMPUTER, ACTIVITY, BREAKROOM, THEATER, RESTROOMS AREAS SHALL BE CONTROLLED BY WALL MOUNTED DIMMING CONTROLS WITH OVERRIDE SWITCHING ON EVERY ROOM TO CONFORM TO CALIFORNIA ENERGY TITLE 24 REQUIREMENTS.
8. THE ELECTRICAL DESIGN-BUILD CONTRACTOR SHALL PROVIDE ALL DOCUMENTS REQUIRED FOR OBTAINING REQUIRED PERMITS, THIS INCLUDES PREPARATION OF TITLE 24 CALCULATIONS AND FORMS SUBMITTED IN THE REQUIRED FORMAT.

APPLICABLE CODES & STANDARDS

CODES:

1. 2019 CALIFORNIA ADMINISTRATIVE CODE C.C.R., TITLE 24, PART 1.
2. 2019 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2017 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
4. 2019 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2018 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
5. 2019 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2018 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
6. 2019 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
7. 2019 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2018 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
8. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
9. 2019 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
10. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
11. NATIONAL FIRE ALARM CODE (NFPA 72) 2019.
12. CITY OF SAN JOSE ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

SHRADER ELECTRIC INC. DESIGN • BUILD
C10 Lic 851049 04/30/22
COMMERCIAL • RESIDENTIAL • INDUSTRIAL
Shrader ELECTRIC INC.

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number	19024
Date	05/03/2021
Drawn	SHR
Sheet Title	SYMBOLS, ABBREV., CODES, STANDARDS, NOTES & SHEET INDEX.
Scale	AS NOTED

Revisions
1 5/25/2021 RESUBMITTAL

E0.1

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.			
Project Name: San Jose Country Club		Report Page:	Page 1 of 7
Project Address: 15571 Alum Rock Avenue, San Jose CA 95127		Date Prepared:	06/10/2021

A. GENERAL INFORMATION

01	Project Location (city)	San Jose	04	Total Illuminated Hardscape Area (ft^2)	1,637
02	Climate Zone	4			
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):				
☐ LZ-0: Very Low - Undeveloped Parkland		☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐ LZ-1: Low - Developed Parkland		☑ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

01	02
☑ New Lighting System	Must Comply with Allowances from §140.7.
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ◉ Yes ○ No

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

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L													Compliance Results			
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 Must be ≥ 08**
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
541.91	+		+		+	21.281	+		OR		=	563.191	≥	531.5	**COMPLIES**
Cutoff Compliance (See Table G for Details)												**Not Applicable**			
Controls Compliance (See Table H for Details)												**COMPLIES with Exceptional Conditions**			

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSI19

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
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D. EXCEPTIONAL CONDITIONS

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

Table H. Outdoor Lighting Controls Permit Applicant Notes:
Main Floor Entry: Motion Sensor: Exempt because luminaire with a maximum rated wattage of 40 watts each are not required to have motion sensing controls; EXCEPTION 130.2(c)3.

E. ADDITIONAL REMARKS

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

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector Pass	Field Inspector Fail
XA	Flood Light LED	☐ Linear	21	Mfr. Spec[1]	3	New	☑		NA: <6,200 lumens	☐	☐
XBE	Wall Pack LED	☐ Linear	17	Mfr. Spec[1]	1	New	☐	17	NA: <6,200 lumens	☐	☐
XC	Downlight LED	☐ Linear	19	Mfr. Spec[1]	8	New	☐	152	NA: <6,200 lumens	☐	☐
XCE	Downlight LED EM	☐ Linear	19	Mfr. Spec[1]	2	New	☐	38	NA: <6,200 lumens	☐	☐
XD	Cylinder LED	☐ Linear	14	Mfr. Spec[1]	4	New	☐	56	NA: <6,200 lumens	☐	☐
XF	String Lights	☐ Linear	96	Mfr. Spec[1]	2	New	☐	192	NA: <6,200 lumens	☐	☐
XG	Tape Light LED	☐ Linear	76.5	Mfr. Spec[1]	1	New	☐	76.5	NA: <6,200 lumens	☐	☐
							Total Designed Watts:	**531.5**			

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

Table Continued

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSI19

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: San Jose Country Club		Report Page:	Page 3 of 7
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01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector Pass	Field Inspector Fail

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

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.*

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector Pass	Field Inspector Fail
Main Floor Entry	Astronomical Timer	Yes	Exempt *	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

Main Floor Entry	Motion Sensor: Exempt because luminaire with a maximum rated wattage of 40 watts each are not required to have motion sensing controls; EXCEPTION 130.2(c)3.

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSI19

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: San Jose Country Club		Report Page:	Page 4 of 7
Project Address: 15571 Alum Rock Avenue, San Jose CA 95127		Date Prepared:	06/10/2021

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lost it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

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

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
		Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			
Area Description	Surface Type	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)
Hardscape	Concrete	1,637	0.03	49.11	357	0.4	142.8	191.91
							Initial Wattage Allowance for Entire Site (Watts):	**350**
							Total General Hardscape Allowance (Watts):	**541.91**

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

Table Instructions: Please complete this table for areas using the wattage allowance for Hardscape Ornamental Lighting from Table-140.7-B.

01	02	03	04	05	06	07	08	09
	CALCULATED ALLOWANCE (Watts)			**DESIGN WATTS**				
Area Description	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire[1,2]	# of Luminaires[2]	Design Watts	Additional Allowance (Watts)
Main Entry	1,637	0.013	21.281	XF	96	2	192	
						Total Design Watts for this Area:	192	21.281

Table Continued

STATE OF CALIFORNIA
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01	02	03	04	05	06	07	08	09
	CALCULATED ALLOWANCE (Watts)			**DESIGN WATTS**				
Area Description	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire[1,2]	# of Luminaires[2]	Design Watts	Additional Allowance (Watts)
							Total Allowance (Watts) Ornamental:	**21.281**

[1] *FOOTNOTES: Luminaires qualifying for this allowance shall be rated < 100W and shall be post-top luminaires, lanterns, pendants or chandeliers.*
[2] *For luminaires indicated in Table F as linear, wattage in column 06 is W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 07 instead of number of luminaires.*

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	○	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSI19

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
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P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 01/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: San Jose Country Club		Report Page:	Page 7 of 7
Project Address: 15571 Alum Rock Avenue, San Jose CA 95127		Date Prepared:	06/10/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Shrader Electric, Inc.	Documentation Author Signature:	
Company:	Shrader Electric, Inc.	Signature Date:	06/10/2021
Address:	1093 Florence Way	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Campbell, CA 95008	Phone:	(408) 371-1526

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

Responsible Designer Name:	Shrader Electric, Inc.	Responsible Designer Signature:	
Company :	Shrader Electric, Inc.	Date Signed:	06/10/2021
Address:	1093 Florence Way	License:	C10-851049
City/State/Zip:	Campbell, CA 95008	Phone:	(408) 371-1526

SHRADER ELECTRIC INC. DESIGN • BUILD C10 Lic 851049 Exp 04/30/22 STATE OF CALIFORNIA

COMMERCIAL • RESIDENTIAL • INDUSTRIAL
DESIGN • BUILD
1093 Florence Way
Campbell, CA 95008
Lic #C10-851049
Tel 408/371-1526
Fax 408/371-7627
SEI Project No. 8246R2
ACEMB Project No. 21-288.00

Shrader Electric Inc.

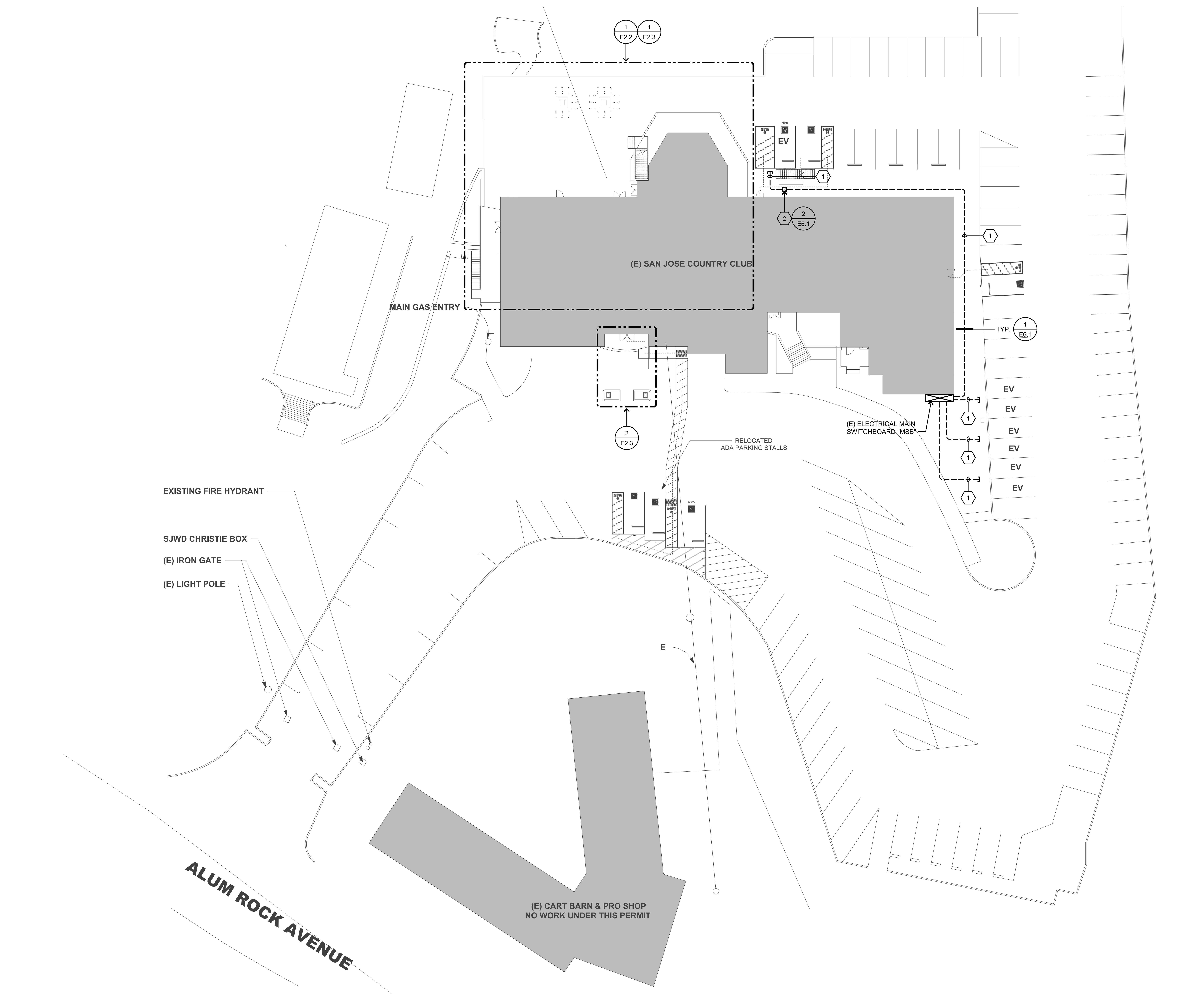
SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number 19024
Date 05/03/2021
Drawn SHR
Sheet Title CALIFORNIA ENERGY COMPLIANCE TITLE 24 - OUTDOOR
Scale AS NOTED

Revisions
1 5/25/2021 RESUBMITTAL

1 THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.
2 THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.
3 THESE PLANS AND PRINTS THEREOF, AS INSTRUMENTS OF SERVICE, ARE OWNED BY THE ARCHITECT AND ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT PRIOR WRITTEN CONSENT FROM THE ARCHITECT IS FORBIDDEN.

E0.2



1 ELECTRICAL SITE PLAN

SCALE: 1"=20'-0"

SHEET NOTES

1. PROVIDE & INSTALL 1"C.O. FOR FUTURE ELECTRICAL VEHICLE CHARGING STATION.
2. PROVIDE & INSTALL IN-GRADE CHRISTY #N30 PULLBOX, LID LABELED "ELECTRICAL".

SYMBOLS

SYMBOLS SHOWN ARE FOR GENERAL USE.
DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- PULLBOX
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION

BRANCH CIRCUIT CONDUCTOR SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	½" C., 2 #10 & 1 #10 GND.
20/120	91'-140'	½" C., 2 #8 & 1 #10 GND.
20/277	131'-205'	½" C., 2 #10 & 1 #10 GND.
20/277	206'-330'	½" C., 2 #8 & 1 #10 GND.

NOTE:
CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

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Exp. 04/30/22

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SAN JOSE COUNTRY CLUB

15571 ALUM ROCK AVE SAN JOSE CA

Job Number
19024
Date
05/03/2021
Drawn
SHR
Sheet Title
ELECTRICAL SITE PLAN
Scale
AS NOTED

Revisions
1 5/25/2021 RESUBMITTAL

PANELBOARD SCHEDULE

Voltage:	120/208V,3ø	Bussing:	225A
Wire:	4W	Feed:	EXISTING
Type:	NEMA 1	Mounting:	EXISTING
Mains:	M.L.O.	A.I.C.	EXISTING

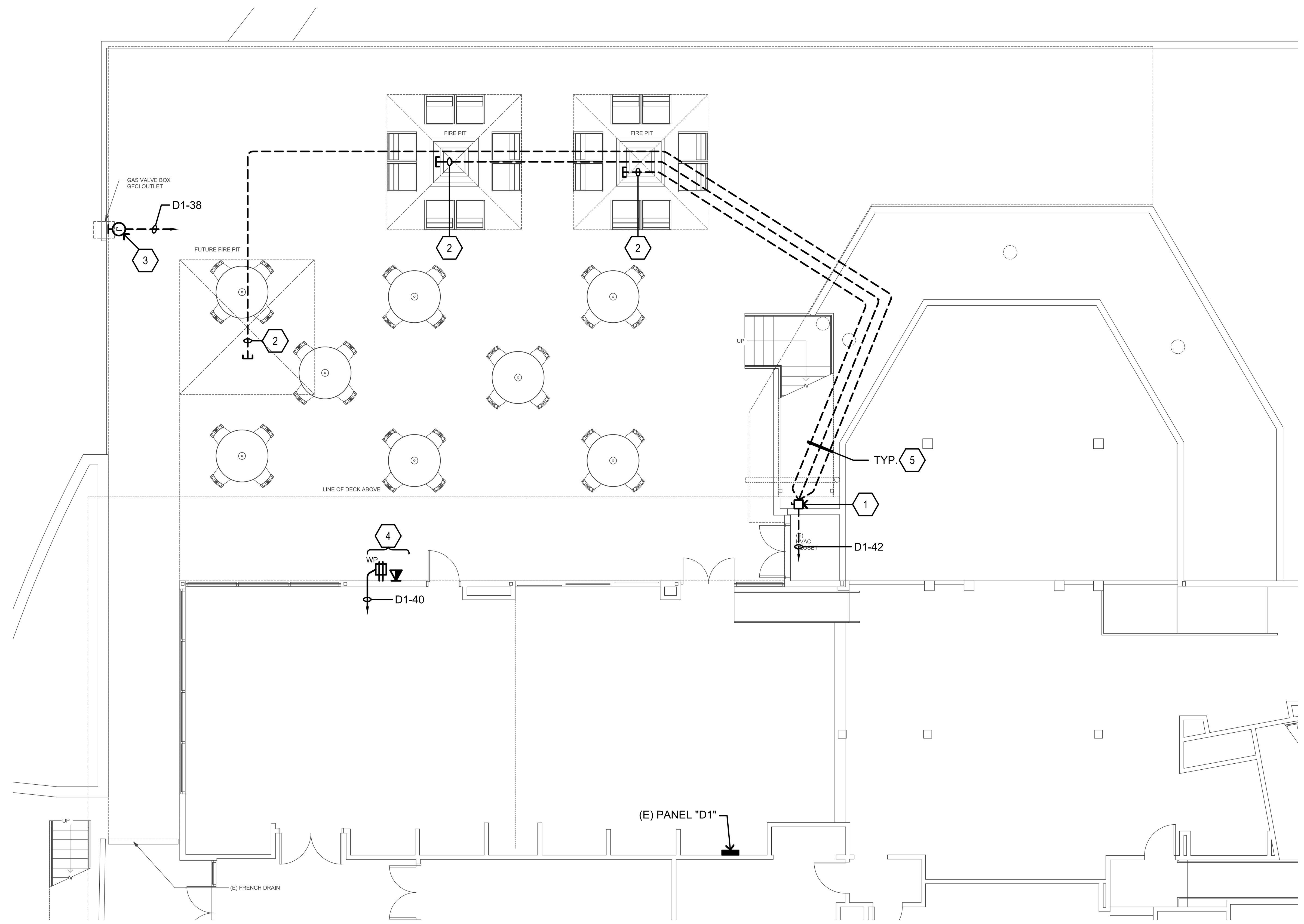
[1] **(E) PANEL D1**

Note	Load	A	B	C	Bkr	Ck	Ck	Bkr	A	B	C	Load	Note
	SPARE				20/1	1	2	20/1				SPARE	
	SPARE				20/1	3	4	20/1				SPARE	
	SPARE				20/1	5	6	20/1				SPARE	
	POOL PUMP	3850			40/3	7	8	20/3	1925			BOILER	
	POOL PUMP		3850			9	10			1925		BOILER	
	POOL PUMP			3850		11	12				1925	BOILER	
	SPARE				20/1	13	14	20/1				SPARE	
	SPARE				20/1	15	16	20/1				SPARE	
	SPARE				20/1	17	18	20/1				SPARE	
	SPARE				20/1	19	20	20/1				SPARE	
	SPARE				20/1	21	22	20/1				SPARE	
	SPARE				20/1	23	24	20/1				SPARE	
	SPARE				20/1	25	26	20/1	900			BOILER CONTROL	
	WHEEL CHAIR LIFT		900		20/1	27	28	20/1		900		UPSTAIRS FLOOR RECEPTS.	
	WHEEL CHAIR LIFT			900	20/1	29	30	20/1			900	UPSTAIRS FLOOR RECEPTS.	
	DATA RACK	900			20/1	31	32	20/1	900			COFFEE MAKER	
	DATA RACK		900		20/1	33	34	20/1		900		COFFEE MAKER	
	SPARE				20/1	35	36	20/1				SPARE	
	SPARE				20/1	37	38	20/1	900			FIRE PIT	2
2	LTG-LOWER FLOOR		283		20/1	39	40	20/1		900		GAS VALVE BOX	2
2	LTG-MAIN FLOOR			248	20/1	41	42	20/1			180	RECEPT-OUTDOOR TV	2
		4750	5933	4998					4625	4625	3005		

1. U.O.N., ALL BREAKERS AND LOADS SHOWN ARE EXISTING.
2. EXISTING BREAKER, NEW LOAD.
3. NEW BREAKER, NEW LOAD.

KVA Phase A	9.4
KVA Phase B	10.6
KVA Phase C	8.0

Total Connected Load KVA	27.9
Total Load Amperes	77



1 POWER PLAN - LOWER FLOOR

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

8' 0' 2' 4' 6' 8'

NORTH

SHEET NOTES

1. PROVIDE & INSTALL DISCONNECT FOR FIRE PITS.
2. PROVIDE & INSTALL 1"C. FOR FIRE PIT.
3. FOR GAS VALVE BOX.
4. PROVIDE & INSTALL FOR TV. VERIFY EXACT LOCATION AND MOUNTING HEIGHT PRIOR TO ROUGH-IN.
5. TRENCH BY OTHERS.

SYMBOLS

SYMBOLS SHOWN ARE FOR GENERAL USE.
DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- CONVENIENCE RECEPTACLE - DUPLEX ★
- RECEPTACLE DOUBLE DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX ★
- GFCI CONVENIENCE RECEPTACLE - DOUBLE DUPLEX ★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE DOUBLE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- SINGLE RECEPTACLE ★
- HALF SWITCHED RECEPTACLE - DUPLEX ★
- CONVENIENCE RECEPTACLE - DUPLEX CEILING MOUNTED
- HC LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE ★
- POWER POLE
- WALL TELEPHONE OUTLET ★★
- [#] VOICE/DATA WALL OUTLET ★
- [#] VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ★
- [#] VOICE/DATA OUTLET - CEILING MOUNTED
- KP SECURITY SYSTEM KEYPAD
- CR CARD READER
- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED

[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).
★★ +48" A.F.F. TO TOP OF BOX, U.O.N.
★ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.

BRANCH CIRCUIT CONDUCTOR SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	¾" C., 2 #10 & 1 #10 GND.
20/120	91'-140'	¾" C., 2 #8 & 1 #10 GND.
20/277	131'-205'	¾" C., 2 #10 & 1 #10 GND.
20/277	206'-330'	¾" C., 2 #8 & 1 #10 GND.

NOTE:
CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

GENERAL NOTE:
WHERE GFCI RECEPTACLES ARE INSTALLED THE GROUND-FAULT CIRCUIT-INTERRUPTER SHALL BE INSTALLED READILY ACCESSIBLE LOCATION.

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SAN JOSE COUNTRY CLUB

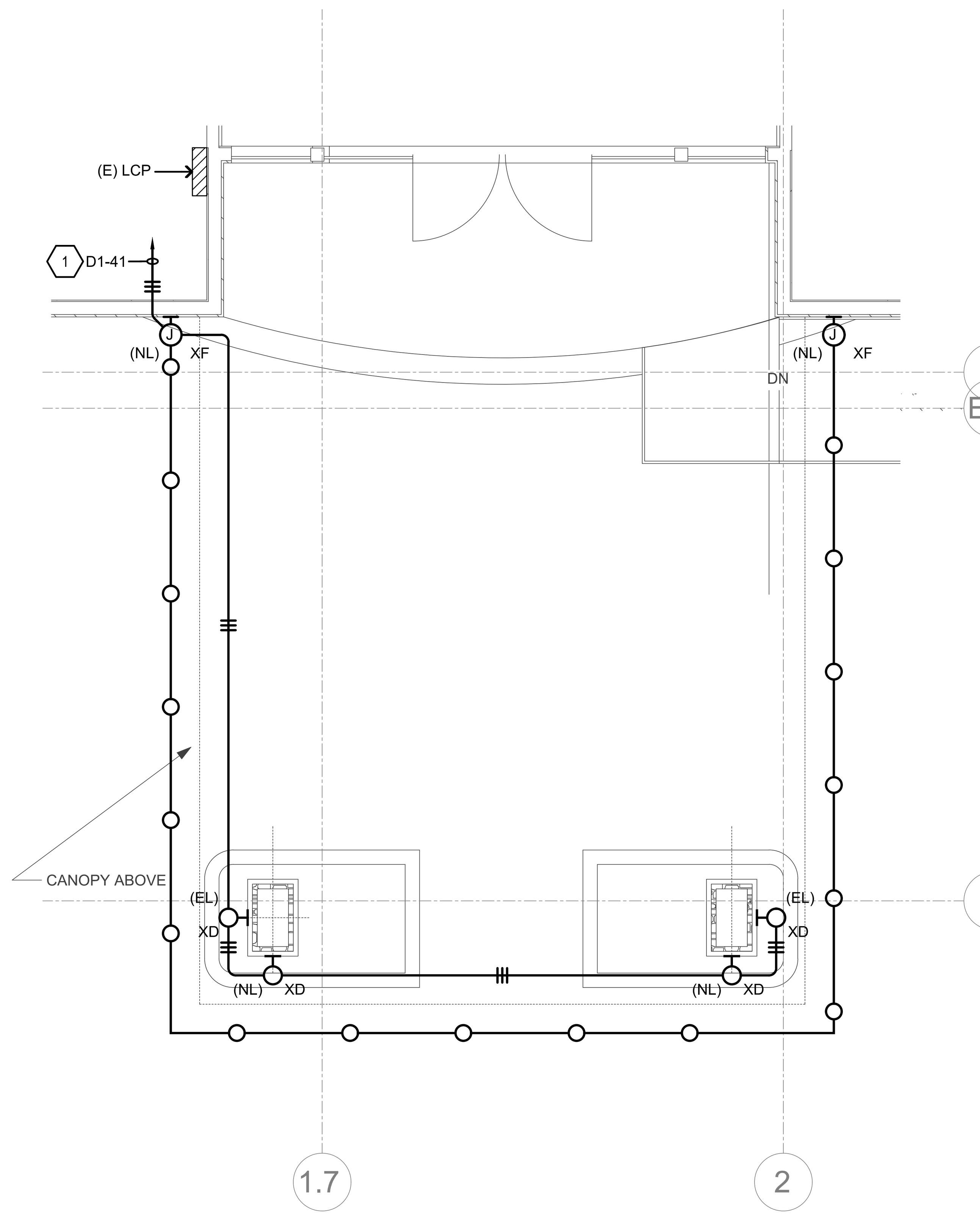
15571 ALUM ROCK AVE SAN JOSE CA

Job Number	19024
Date	05/03/2021
Drawn	SHR
Sheet Title	POWER PLAN - LOWER FLOOR
Scale	AS NOTED

Revisions

1 **5/25/2021 RESUBMITTAL**

E2.2

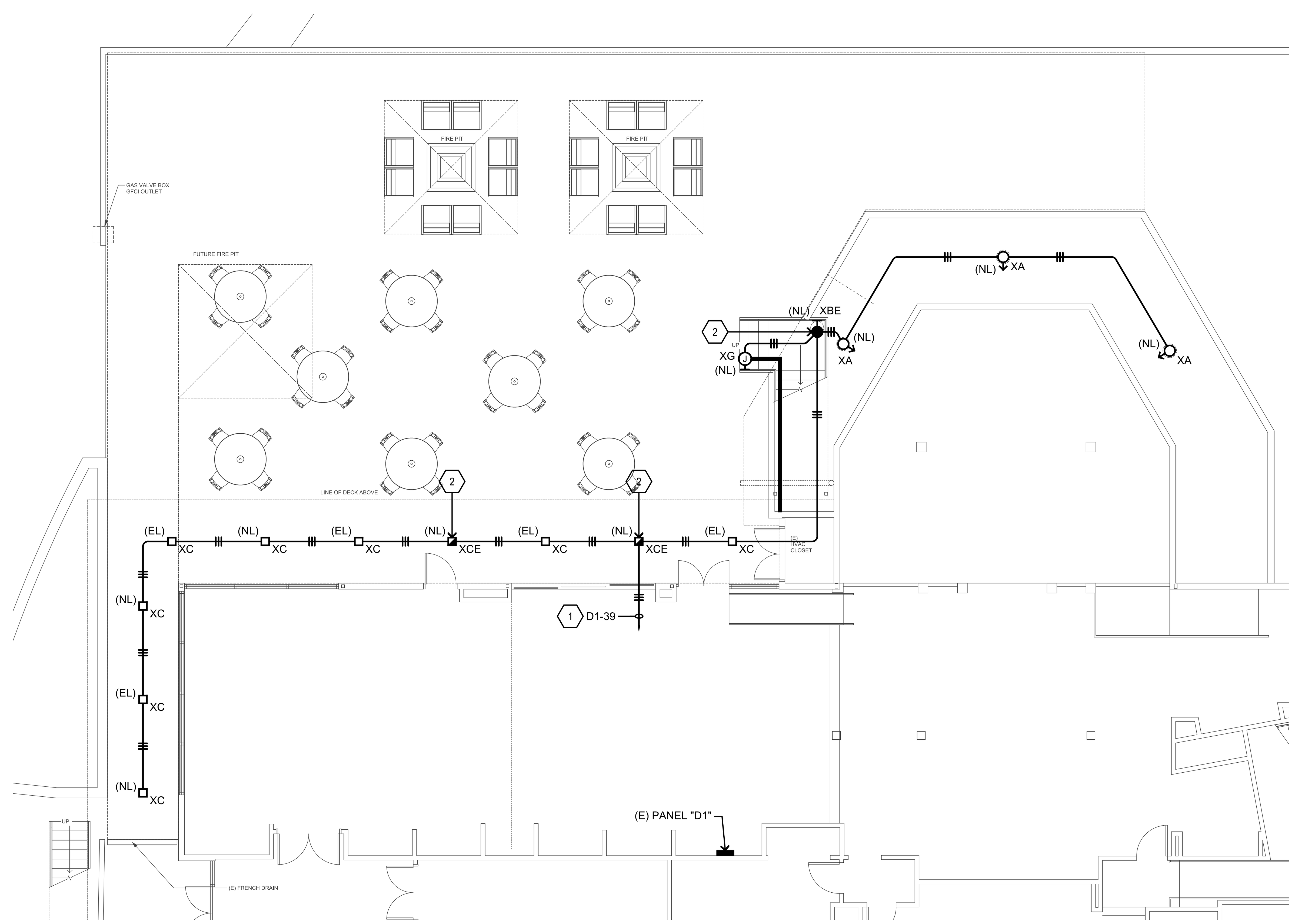


2 LIGHTING PLAN - MAIN FLOOR ENTRY

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

4' 0' 1' 2' 3' 4'

NORTH



1 LIGHTING PLAN - LOWER FLOOR

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

8' 0' 2' 4' 6' 8'

NORTH

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	LED FLOOD LIGHT FIXTURE, UNIVERSAL VOLTAGE.	21W LED 4000K	LITHONIA LIGHTING DSXF1 LED SERIES .
XBE	WALL PACK LED LIGHT FIXTURE WITH EMERGENCY BATTERY BACK-UP, UNIVERSAL VOLTAGE.	17W LED 4000K	ORACLE LIGHTING OWP-FC-104 LED SERIES .
XC	6" DIA. RECESSED DOWNLIGHT LED FIXTURE, UNIVERSAL VOLTAGE.	19W LED 4000K	LITHONIA LIGHTING LND6 SERIES .
XCE	SAME AS FIXTURE TYPE "XC" EXCEPT WITH EMERGENCY BATTERY BACK-UP OPTION.	19W LED 4000K	LITHONIA LIGHTING LND6 SERIES .
XD	WALL CYLINDER LED FIXTURE, UNIVERSAL VOLTAGE.	14W LED 4000K	LITHONIA LIGHTING OLLWU LED SERIES .
XF	48' STRING LIGHT FIXTURES WITH LED FILAMENT LIGHT ENGINE, 120V.	96W LED 2700K	TIVOLI ADAPT COMMERCIAL STRING LIGHT
XG	17' LED TAPE LIGHT FIXTURE WITH CHANNEL AND LENS, 24VDC.	4.5W/FT LED 3500K	DIODE LED 24V-BLBSC3 SERIES .

SHEET NOTES

1. VIA EXISTING LIGHTING CONTROL PANEL.
2. CONNECT EMERGENCY BATTERY BACK-UP TO LIGHTING CIRCUIT UNSWITCHED HOT.

SYMBOLS

SYMBOLS SHOWN ARE FOR GENERAL USE.
DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY LUMINAIRE - SEE SCHEDULE
- STRIP LUMINAIRE - SEE SCHEDULE
- RECESSED LUMINAIRE - SEE SCHEDULE
- RECESSED WALL WASHER LUMINAIRE - SEE SCHEDULE
- SURFACE MOUNTED LUMINAIRE - SEE SCHEDULE
- POLE OR POST MOUNTED LUMINAIRE - SEE SCHEDULE
- WALL MOUNTED LUMINAIRE - SEE SCHEDULE
- BOLLARD OR PATH LUMINAIRE - SEE SCHEDULE
- EXIT LIGHT - SEE SCHEDULE DIRECTIONAL ARROWS AS INDICATED
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT - SEE SCHEDULE
- OS DIGITAL DUAL TECHNOLOGY OCCUPANCY SENSOR
- OS CORNER MOUNTED OCCUPANCY SENSOR
- DRC DIMMER ROOM CONTROLLER
- PC PLUG LOAD CONTROLLER
- RC ROOM LIGHTING CONTROLLER
- LCP LIGHTING CONTROL PANEL
- DL DIGITAL DAYLIGHT SENSOR
- $ SINGLE POLE SWITCH★★
- $a SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- $3 THREE WAY SWITCH★★
- $4 FOUR WAY SWITCH★★
- $M MANUAL MOTOR STARTER
- $K KEY OPERATED SWITCH★★
- $D LIGHTING DIMMER★★
- DIGITAL ON/OFF SWITCH ★★
- D DIGITAL DIMMER SWITCH ★★
- MF DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- OS DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR★★
- OS WALL OCCUPANCY SENSOR★★
- OS 2 DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- OS DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- OS 2 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★

★★ +48" A.F.F. TO TOP OF BOX, U.O.N.

BRANCH CIRCUIT CONDUCTOR SIZING TABLE

CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	3/4" C., 2 #10 & 1 #10 GND.
20/120	91-140'	3/4" C., 2 #8 & 1 #10 GND.
20/277	131'-205'	3/4" C., 2 #10 & 1 #10 GND.
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NOTE:
CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

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15571 ALUM ROCK AVE SAN JOSE CA

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LIGHTING PLANS - LOWER & MAIN FLOORS
Scale
AS NOTED

Revisions
1 5/25/2021 RESUBMITTAL

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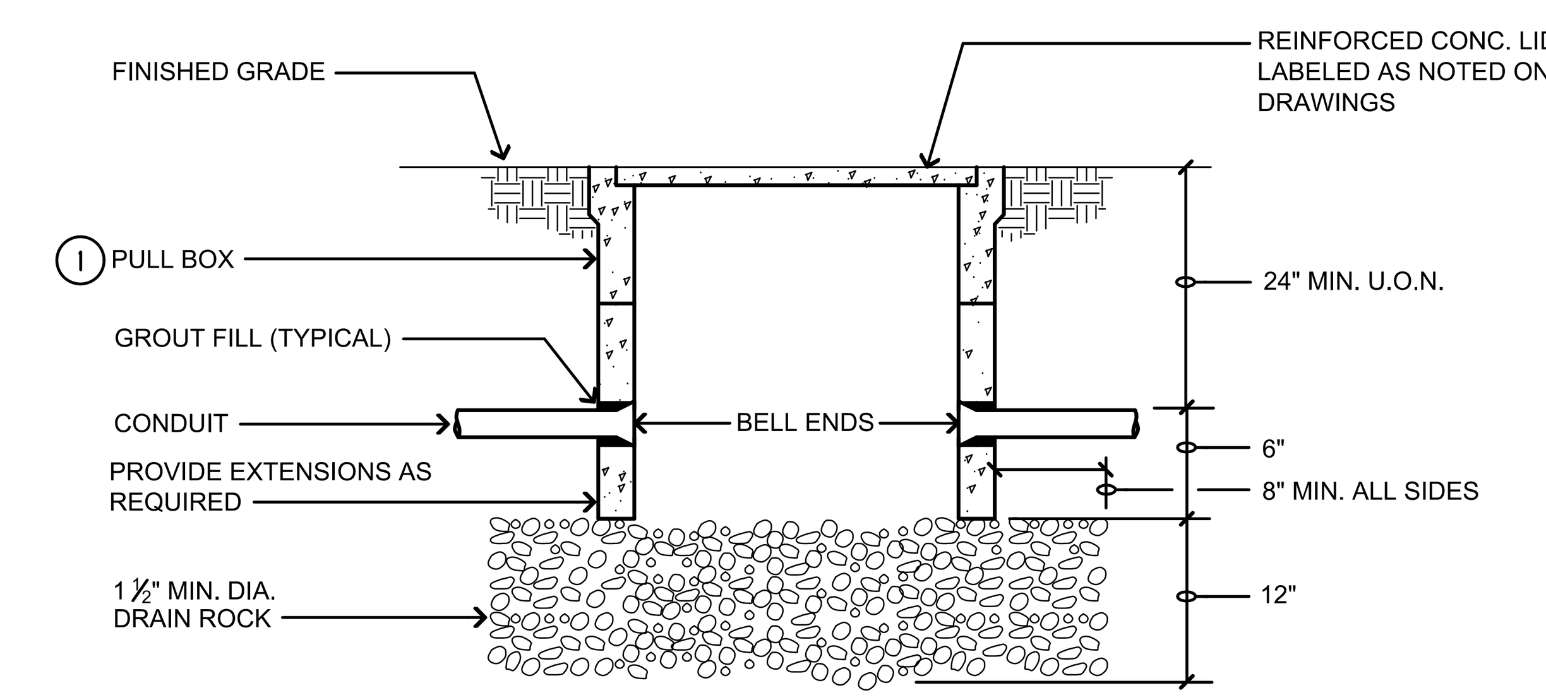
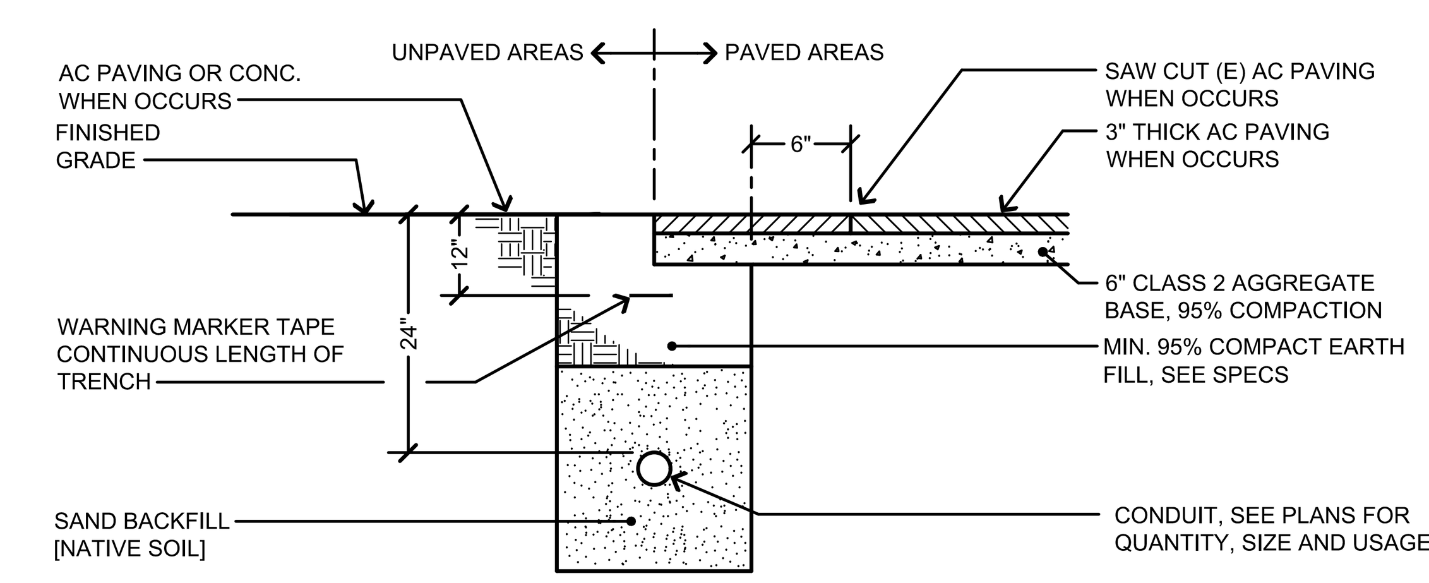
DETAIL NOTES:
1. SIZE(S) & MFGR. AS NOTED ON DRAWINGS.



2 TYPICAL PULLBOX DETAIL
NO SCALE



GENERAL NOTES:

1. SAW CUT, TRENCH & BACKFILL FOR (N) CONDUITS. PATCH WALKWAY TO MATCH (E) SURROUNDING SURFACES. CARE SHALL BE TAKEN TO PROTECT EXISTING TREES. RESEED OR RESOD (E) DISTURBED PLANTED AREAS TO ARCHITECT'S SATISFACTION.
2. EXISTING A.C. SHALL BE CUT AND REMOVED IN SUCH A MANNER SO AS NOT TO TEAR BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO STREET CENTERLINE, WHEN PRACTICAL.
3. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.
4. A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXISTING A.C. AT ALL CONTACT SURFACES, PRIOR TO RESURFACING.
5. ASPHALTIC CONCRETE RESURFACING;
   A) MINIMUM TOTAL THICKNESS SHALL BE ONE INCH GREATER THAN EXISTING A.C.
   B) A.C. SHALL BE HOT PLANT MIX.
6. ALL A.C. RESURFACING SHALL BE SEAL COATED WITH AN EMULSIFIED ASPHALT AND COVERED WITH CLEAN SAND.

1 TYPICAL TRENCH SECTION
NO SCALE

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Job Number	19024
Date	05/03/2021
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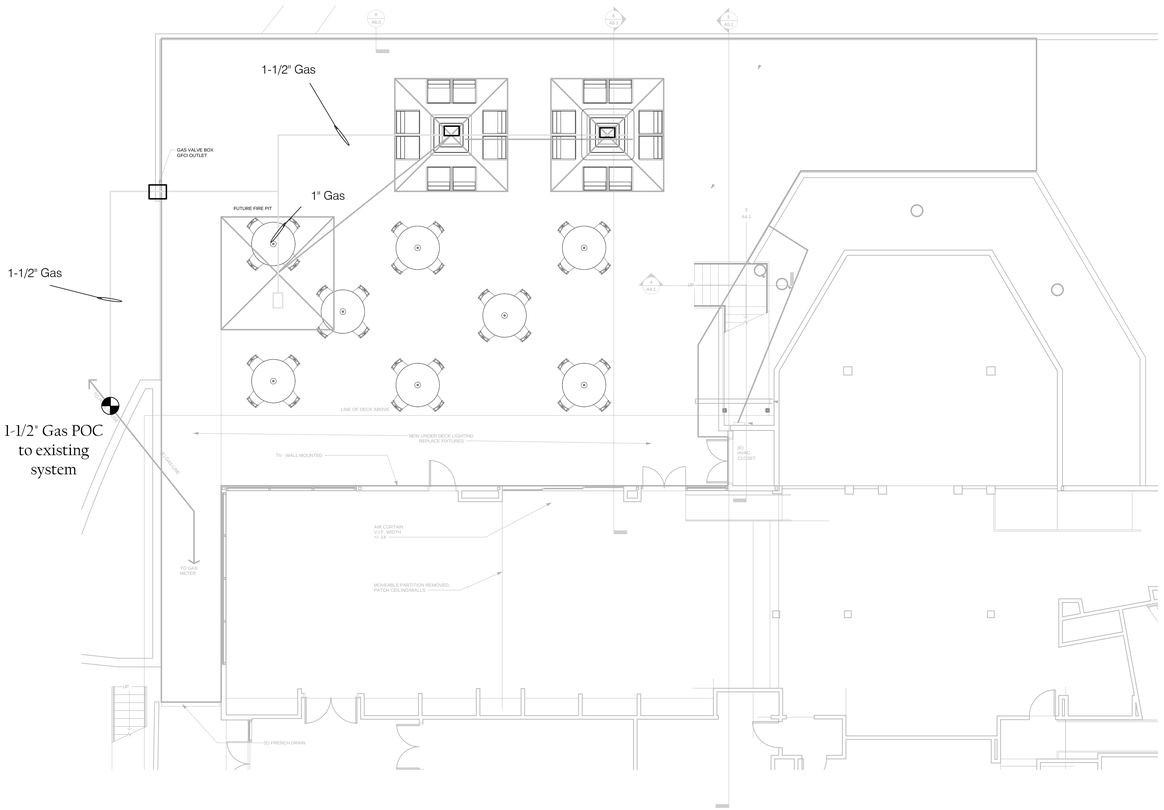
Scale	AS NOTED

Revisions
1 5/25/2021 RESUBMITTAL

E6.1



OVERALL FLOOR PLAN

SCALE : ⅛"= 1'-0"

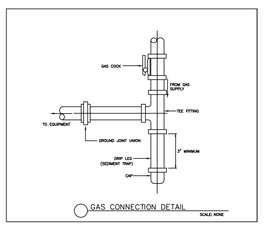
SYSTEM 1

EQUIPMENT	BTU'S
(2) FP-1	180,000
FP-2	180,000
TOTAL	540,000

	PIPE SIZE (IN.)									
	½"	¾"	1"	1 ¼"	1½"	2"	2½"	3"	4"	5"
LENGTH (FT.)	CAPACITY IN CUBIC FT. OF GAS PER HOUR									
100	50	104	195	400	600	1160	1840	3260	6640	-
150	40	83	157	322	482	928	1480	2610	5330	-
200	34	71	134	275	412	792	1270	2240	4560	-
300	27	57	108	221	331	638	1020	1800	3670	-
350	25	53	99	203	305	587	935	1650	3370	-
450	22	46	86	177	266	512	816	1440	2940	-

FROM TABLE 1216.2 OF THE 2019 CPC. WITH MAXIMUM ALLOWABLE LENGTH OF FT TO GAS METER.
INLET PRESSURE < 2 PSI

Gas Calculation



GAS CONNECTION DETAIL

SCALE: NONE

DRAWING INDEX

PLUMBING LEGEND

WASTE PIPING (SS)	
COLD WATER PIPING (CW)	
HOT WATER PIPING (HW)	
VENT PIPING (V)	
INDIRECT WASTE PIPING	
CONDENSATION PIPING (CD)	
GAS PIPING (G)	

PIPE SYSTEMS SPECIFICATIONS

AG: ABOVE GRADE
BG: BELOW GRADE

SERVICES		PIPE SYSTEMS MATERIALS: CAST IRON	COPPER TYPE L	SCH.40 BLACK STEEL	SCH.10 ALLY STEEL	VIEGA MEGAPRESS G	COPPER TYPE K	Yellow PolyPipe	REMARKS
WASTE PIPING	AG	•							
	BG	•							
VENT PIPING	AG	•							
	BG								
DOMESTIC COLD WATER PIPING	AG		•						
	BG								
DOMESTIC HOT WATER PIPING	AG		•						
	BG								
GAS PIPING	AG			•	•	•			
	BG							•	
	AG								
	BG								
	BG								
	AG								
	BG								
	AG								
	BG								

SCOPE OF WORK:

Scope Of Work:

1) Install new gas line to service (2) Fire pit areas
2) Fire pit purchased by others- plumber to provide gas valve and connection
3) Associated gas piping installation from closest gas source.
4) Other contractor to perform excavation abd backfill services.
5) Other contractor to perform concrete cutting and paver install/removal services

NOTES:

1) DRAIN PIPING 4" AND LARGER WILL HAVE A 1% SLOPE AND DRAIN PIPING 3" AND SMALLER WILL HAVE A 2% SLOPE AT MINIMUM.

2) DRAWINGS ARE DIAGRAMMATIC AND ALL SUPPORTS AND FITTINGS ARE NOT SHOWN. PLUMBER WILL INSTALL PLUMBING ACCORDING TO CPC 2019.

3) All plumbing fixtures and piping is to be listed by an approved listing and testing agency and properly labeled. CPC Section 301.2

4) All plumbing systems shall be installed in a manner conforming to the 2019 CPC and the manufacturer's recommendations. CPC Section 301.2

5) Verify all sizes and points of connection in field prior to start of construction.

6) Thermostatic mixing valves shall be installed on new lavatory sink hand washing.

FIXTURE SCHEDULE

ITEM	FIXTURE	ROUGH-IN SERVICES: COLD WATER	HOT WATER	VENT	WASTE	GAS	DESCRIPTION	
FP-1	Fire Pit					3/4"	Warming Trends FS4848NG 180,000 BTU	
FP-2	Fire Pit (Future)					3/4"	Warming Trends FS4848NG 180,000 BTU	

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SUBMITTAL SET

SAN JOSE COUNTRY CLUB
15571 ALUM ROCK AVE SAN JOSE CA

Job Number 19024
Date 05/03/2021
Drawn Author
Sheet Title ENLARGED SITE PLAN
Scale 1" = 20'-0"

Revisions
1 5/25/2021 RESUBMITTAL

1. THIS SHEET IS PART OF A SET AND IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE ARCHITECT'S STAMP AND SIGNATURE APPEAR ON THE DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION.
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