



**PARENTS AND FRIENDS INC RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

DATE  
17 FEBRUARY 2022

SHEET  
**GO.1**

**TITLE SHEET**

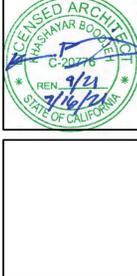
NOTE: DRAWINGS ARE HALF SCALE UNLESS OTHERWISE PRINTED AT 1/2"=1'-0"

**350 CYPRESS STREET FORT BRAGG  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

A.P.N. 018-090-12  
PARENTS AND FRIENDS, INC.  
306 E. REDWOOD AVE. FORT BRAGG CA 95437

**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

ALL DESIGN CONCEPTS, IDEAS AND ARRANGEMENTS DEPICTED WITHIN THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OFFICE OF K. BOODJEH ARCHITECTS ARCHITECTURE AND PLANNING AND ARE INTENDED TO BE USED AS INDICATED ONLY. ANY OTHER USE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF K. BOODJEH ARCHITECTS ARCHITECTURE AND PLANNING IS STRICTLY PROHIBITED.



# DRAWING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	DETAIL REFERENCE SYMBOL		GRID IDENTIFICATION SYMBOL
	BUILDING SECTION REFERENCE SYMBOL		DIMENSION LINE - FACE OF STUD OR CL OPENING, ION
	SECTION-ELEVATION REFERENCE SYMBOL		ASSEMBLY TYPE SYMBOL - DETAILS
	EXTERIOR ELEVATION REFERENCE SYMBOL		ASSEMBLY TYPE SYMBOL - SECTION
	INTERIOR ELEVATION REFERENCE SYMBOL		DOOR SYMBOL
	SECTION DETAIL REFERENCE SYMBOL		WINDOW SYMBOL
			FINISH TAG
			FIXTURE/EQUIP TAG
			KEYNOTE SYMBOL
			INDICATES HEIGHT
			CENTERLINE

**REVISIONS:** CONTRACTOR, SUBCONTRACTORS, AND SUPPLIERS ARE RESPONSIBLE FOR THOROUGH REVIEW OF ALL PLANS AND MUST WORK ONLY FROM THE APPROVED LATEST SETS OF DRAWINGS, CALCS, APPENDIX, RFI RESPONSES, APPROVED SUBMITTALS, AND OTHER PROJECT DOCUMENTS.

- THE CONSTRUCTION DOCUMENTS INCLUDE BOTH THE DRAWINGS AND SPECIFICATION, THEY ARE COMPLEMENTARY DOCUMENTS, ANY INFORMATION SHOWN IN THE DRAWINGS BUT NOT IN THE SPECIFICATIONS, OR SHOWN IN THE SPECIFICATIONS BUT NOT IN THE DRAWINGS IS REQUIRED AS IF SHOWN IN BOTH.
- UPON DISCOVERY OR BEING MADE KNOWN OF A CONFLICT, ERROR, NONCONFORMITY, INCONSISTENCIES, OR DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, PROVIDE IMMEDIATE NOTICE IN WRITING AS A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT, WITHHOLDING ANY SUCH KNOWN INFORMATION SHOWN IN THE CONSTRUCTION DOCUMENTS UNTIL THE ARCHITECT HAS BEEN ADVISED OF DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S RISK.
- THE DRAWINGS REPRESENT THE DESIGN INTENT AND ARE NOT INTENDED TO INDICATE THE MEANS AND METHODS OF CONSTRUCTION.
- THIS DRAWING DOES NOT PRESCRIBE SCOPE OF WORK AMONG TRADES. GENERAL CONTRACTOR SHALL COORDINATE. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE IDENTIFIED.
- PROVIDE ACCESS TO THE COMPLETE CONSTRUCTION DOCUMENTS AND ANY APPENDIX TO ALL NECESSARY SUB-CONTRACTORS AND SUPPLIERS. SEPARATIONS OF SPECIFICATION SECTIONS AND DRAWING SHEETS ARE NOT TO BE CONSIDERED LIMITS OF WORK OF SEPARATE TRADES. THE CONSTRUCTION DOCUMENTS DO NOT DEFINE ANY SUCH LIMITS OF WORK; THIS RESPONSIBILITY IS SOLELY THAT OF THE CONTRACTOR.
- VERIFY SITE CONDITIONS, TAKE FIELD MEASUREMENTS, AND CAREFULLY STUDY AND COMPARE CONSTRUCTION DOCUMENTS FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION PRIOR TO STARTING EACH PORTION OF THE WORK.
- ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALE ON DRAWINGS. DO NOT MANUALLY SCALE DRAWINGS. IF A REQUIRED DIMENSION IS NOT SHOWN, REQUEST ARCHITECT TO PROVIDE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CROSS CHECK THE DRAWINGS AND DIMENSIONS SHOWN WITH RELATED REQUIREMENTS HAVING JURISDICTION AND WITH RULES OF UTILITY COMPANIES FURNISHING SERVICES. THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE CONSTRUED AS PERMITTING WORK NOT IN CONFORMANCE WITH CODE REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXPOSED WORK BEING INSTALLED IN A WEATHER TIGHT MANNER AND PROVIDE TEMPORARY COVER AS NECESSARY TO PREVENT WATER INFILTRATION INTO THE BUILDING INTERIOR OR WIND DAMAGE DURING CONSTRUCTION.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, SCAFFOLDING, AND CONSTRUCTION METHODS, IS THE RESPONSIBILITY SOLELY OF THE CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH: CONSTRUCTION PROCESS IS GOVERNED, AT ALL TIMES, BY THE APPLICABLE PROVISIONS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (CURRENT RULES) CAL/OSHA (ALSO KNOWN AS THE CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY & HEALTH (DOOSH)). ALL REQUIREMENTS FOR SITE SAFETY IS THE RESPONSIBILITY SOLELY OF THE CONTRACTOR.
- THE ABOVE NOTES ARE COMMON REMINDERS, MANY OF WHICH ARE DESCRIBED IN MORE DETAIL ALONG WITH OTHER REQUIREMENTS OF NO LESS IMPORTANCE, IN A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
- ALLOWABLE HOURS OF CONSTRUCTION, PER CITY OF FORT BRAGG:
 

DAY	HOURS
MONDAY through FRIDAY	7:30 AM TO 5:30 PM
SATURDAY and SUNDAY	NO LOUD CONSTRUCTION ACTIVITIES ALLOWED ON SUNDAYS.

## AVAILABLE INFORMATION: HAZARDOUS

THE FOLLOWING REPORTS ARE REFERENCED AS "AVAILABLE INFORMATION" ONLY, AND IS NOT A PART OF THE CONSTRUCTION CONTRACT DOCUMENTS. IT IS FURNISHED BY THE OWNER AS PREPARED BY A CERTIFIED SITE SURVEILLANCE TECHNICIAN, AND REPRESENTS SUSPECT ASBESTOS BULK SAMPLING OF THE BUILDINGS TO BE DEMOLISHED ON SITE. THE INFORMATION IN THESE REPORTS ARE THE SOLE RESPONSIBILITY OF THE PREPARER, NEITHER THE OWNER, THE ARCHITECT, NOR ANY OF THE ARCHITECT'S CONSULTANTS WARRANT THE ACCURACY, ADEQUACY, NOR APPLICABILITY OF THE INFORMATION CONTAINED IN THE SUSPECT ASBESTOS BULK SAMPLE RESULTS:

AIR ENVIRONMENTAL PLM SUSPECT ASBESTOS BULK SAMPLE RESULTS (DEMOLITION WORK/HOUSE)	DATE: SEPTEMBER 30, 2021
PLM SUSPECT ASBESTOS BULK SAMPLE RESULTS (DEMOLITION WORK/STORAGE BUILDING)	

## AVAILABLE INFORMATION: SOILS

THE FOLLOWING REPORT IS REFERENCED AS "AVAILABLE INFORMATION" ONLY, AND IS NOT A PART OF THE CONSTRUCTION CONTRACT DOCUMENTS. IT IS FURNISHED BY THE OWNER AS PREPARED BY A GEOLOGIST AND PROFESSIONAL ENGINEER, AND REPRESENTS RECOMMENDATIONS AND DESIGN CRITERIA FOR THE ARCHITECT'S USE IN PREPARING THE CONSTRUCTION DOCUMENTS FOR THIS SPECIFIC PROJECT. THE INFORMATION AND RECOMMENDATIONS IN THIS REPORT ARE THE SOLE RESPONSIBILITY OF THE PREPARER. NEITHER THE OWNER, THE ARCHITECT, NOR ANY OF THE ARCHITECT'S CONSULTANTS WARRANT THE ACCURACY, ADEQUACY, NOR APPLICABILITY OF THE INFORMATION CONTAINED IN THE SOIL REPORT.

SHN CONSULTING ENGINEERS & GEOLOGISTS, INC.  
GEO TECHNICAL STUDY REPORT  
PROPOSED NEW BUILDING & PARKING AREA  
360 CYPRESS STREET, FORT BRAGG, CA  
DATE: MAY, 2012

THE GEO TECHNICAL ENGINEER SHALL OBSERVE FOOTING EXCAVATIONS AND SLAB SUBGRADE PRIOR TO PLACEMENT OF STEEL AND CONCRETE.

## DEFERRED SUBMITTALS

CONTRACTOR SHALL PROVIDE ALL RELEVANT DESIGN, ENGINEERING, AND DOCUMENTS AS REQUIRED FOR OBTAINING PERMIT. WHEN ENGINEERING IS REQUIRED, IT SHALL BE COMPLETED AND SIGNED BY A REGISTERED ENGINEER, WITHIN FOUR (4) WEEKS OF ISSUE OF CONTRACT, SUBMIT SIGNED COPIES OF ALL DOCUMENTS FOR REVIEW AND APPROVAL OF ARCHITECT, PROJECT ENGINEER OF RECORD, OWNER, AND AUTHORITIES HAVING JURISDICTION.

CONTRACTOR SHALL INCLUDE ALL DESIGN, ENGINEERING, PLAN CHECK, PERMITTING, AND RELATED FEES AND EXPENSES IN THEIR CONTRACT AMOUNT.

ALL DEFERRED SUBMITTALS SHALL BE COMPLETED PRIOR TO ANY ROUGH INSPECTION.

- MANUFACTURED ROOF TRUSSES, AS INDICATED ON STRUCTURAL DRAWINGS.
- FIRE SPRINKLER SYSTEM AS SPECIFIED IN CODE REVIEW NOTES. FIRE SPRINKLER PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLANS SHALL BE SUBMITTED BY A LICENSED C-16 CONTRACTOR AND CONFORM TO NFPA #13 AND #72, 2016 EDITION, AND LOCAL FIRE PROTECTION BUREAU REQUIREMENTS. A UL CERTIFICATE SHALL BE REQUIRED AT FINAL, WHEN FIRE SUPPRESSION IS REQUIRED, WATER METER SIZES SHALL BE APPROVED BY A FIRE SPRINKLER ENGINEER ON STAMPED PLANS.
3. FIRE & EMERGENCY ALARM SYSTEM.

# APPLICABLE CODES

**ADOPTED CODES: (OR LATEST ADOPTED CODES)**

- 2019 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
- 2019 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2, VOLUMES 1 & 2
- 2019 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, PART 3
- 2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4
- 2019 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5
- 2019 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
- 2019 CALIFORNIA FIRE CODE (CFC), TITLE 24, PART 9
- 2019 CALIFORNIA EXISTING BUILDING CODE, TITLE 24, PART 10
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), TITLE 24, PART 11
- 2019 CALIFORNIA REFERENCED STANDARDS CODE, TITLE 24, PART 12

NOTE: WHERE ANY OF THE ABOVE, OR ANY OTHER CODES, REGULATIONS, OR ORDINANCES CONTAIN REQUIREMENTS RELATED TO THE OPERATIONS AND MAINTENANCE OF THE FACILITY OR SERVICE TO CLIENTS THOSE REQUIREMENTS ARE THE RESPONSIBILITY OF THE OWNER AND/OR OPERATOR. THE ARCHITECT AND THEIR CONSULTANTS SHALL NOT BE RESPONSIBLE FOR COMPLIANCE WITH ANY REQUIREMENTS NOT RELATED TO THE STANDARD OF CARE OF THEIR PROFESSION.

# GENERAL PROJECT NOTES

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**CHAPTER 4 - SPECIAL REQUIREMENTS FOR USE AND OCCUPANCY**

**SEPARATION WALLS (CBC 420.2):** WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

**HORIZONTAL ASSEMBLIES (CBC 420.3):** FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

**AUTOMATIC SPRINKLER SYSTEM (CBC 420.4):** GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.

**FIRE ALARMS AND SMOKE ALARMS (CBC 420.8):** SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.10.

**GROUP R COOKING FACILITIES (CBC 420.9):** COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 912.2 OF THE CALIFORNIA MECHANICAL CODE.

**SPECIAL PROVISIONS (CBC 435):** SEE CODE REVIEW, SPECIAL PROVISIONS ON ADJACENT PANEL.

**CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS BASED ON CONSTRUCTION TYPE**

AREA: BUILDING 1 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
BUILDING 3 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
AREA TOTAL (BOTH BUILDINGS): 4,396 SF GROSS (CONDITIONED)

BUILDING STORIES: 1 (PROPOSED)

BUILDING HEIGHT: 17'-0" (PROPOSED)

**CHAPTER 6 - TYPES OF CONSTRUCTION**

CONSTRUCTION TYPE: V-B

**FIRE-RESISTANCE RATING REQ'S FOR BUILDING ELEMENTS (CBC TABLE 601):**

PRIMARY STRUCTURAL FRAME:	0-HRS
BEARING WALLS - EXTERIOR:	0-HRS
BEARING WALLS - INTERIOR:	0-HRS
NON-BEARING WALLS & PARTITIONS - EXTERIOR:	PER CBC TABLE 602
NON-BEARING WALLS & PARTITIONS - INTERIOR:	0-HRS
FLOOR CONSTRUCTION:	0-HRS
ROOF CONSTRUCTION:	0-HR

**FIRE RESISTANCE-RATING FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE PER MOST RESTRICTIVE USE (CBC TABLE 602):**

TYPE V-B CONST, OCCUPANCY GROUP R-3 (X = FIRE SEPARATION DISTANCE):	
X < 5 FEET:	1-HR
5 < X < 10 FEET:	0-HR
10 <= X < 30 FEET:	0-HR
X > 30 FEET:	0-HR

**FOR A GROUP R-3 BUILDING OF TYPE V-B OR TYPE V-B CONSTRUCTION, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5'-0" OR GREATER OR WHERE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3. THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 15'-0" OR GREATER.**

**CHAPTER 7 - FIRE & SMOKE PROTECTION**

**FIRE SPRINKLER SYSTEM:** SPRINKLERED

**FIRE ALARM SYSTEM:** SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.10

**MAX AREA EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE (CBC TABLE 705.8):**

THE PROPOSED BUILDING IS PROPOSED TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THEREFORE THE MAXIMUM AREA OF WALL OPENINGS AT VARIOUS FIRE SEPARATION DISTANCES ARE AS FOLLOWS:	
0 TO LESS THAN 3 FEET:	NOT PERMITTED
3 TO LESS THAN 5 FEET:	15%
5 TO LESS THAN 10 FEET:	25%
10 TO LESS THAN 15 FEET:	45%
15 TO LESS THAN 20 FEET:	75%
20 TO LESS THAN 25 FEET:	NO LIMIT
25 TO LESS THAN 30 FEET:	NO LIMIT
30 FEET OR GREATER:	NO LIMIT

**CHAPTER 8 - INTERIOR FINISHES**

MIN CLASS FIRE RATING INT WALL & CEILING FINISH (CBC TABLE 803.13): SPRINKLERED

OCCUPANCY TYPE	EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2.1	B	C	C
I-2	B	B	B

**NOTE: GROUP R-3 OCCUPANCIES HOUSING A BEDRIDDEN CLIENT SHALL COMPLY WITH INTERIOR WALL AND CEILING FINISH REQUIREMENTS SPECIFIED FOR GROUP I-2 OCCUPANCIES IN TABLE 803.13.**

**CHAPTER 9 - FIRE PROTECTION & LIFE SAFETY SYSTEMS**

FOR OCCUPANCY R-3

OCCUPANCY TYPE	PROVIDED (Y/N)	REQUIRED/OPTIONAL	TYPE/CLASS/AREA OF COVERAGE
AUTOMATIC SPRINKLER SYSTEM (CBC 903)	YES	REQUIRED	SEE NOTE
STANDPIPE SYSTEM (CBC 905)	NO	OPTIONAL	-
PORTABLE FIRE EXTINGUISHERS (CBC 906)	YES	REQUIRED	SEE NOTE
FIRE ALARM SYSTEM (CBC 907)	YES	REQUIRED	SEE NOTE
SMOKE ALARMS (CBC 907.2.11)	YES	REQUIRED	SEE NOTE

**NOTES:**

- AUTOMATIC SPRINKLER SYSTEM:
  - INSTALLED PER CBC 903 IN ALL PROPOSED SPACES
  - FIRE EXTINGUISHERS: PROVIDE AT THE FOLLOWING LOCATIONS
    - INSTALLED AND LOCATED PER CBC 906.2
    - ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION
    - WHERE REQUIRED BY CALIFORNIA FIRE CODE TABLE 906-1
- FIRE ALARM SYSTEM:
  - FOR GROUP R OCCUPANCIES, A FIRE ALARM SYSTEM WITH SMOKE DETECTORS LOCATED IN ACCORDANCE WITH THIS SECTION MAY BE INSTALLED IN LIEU OF SMOKE ALARMS. UPON ACTUATION OF THE DETECTOR, LOCAL SMOKE NOTIFICATION APPLIANCES IN THE DWELLING UNIT OR GUEST ROOM WHERE THE DETECTOR IS ACTUATED SHALL ACTIVATE.
  - SMOKE ALARMS: PROVIDE AT THE FOLLOWING LOCATIONS
    - INSTALLED AND LOCATED PER CBC 907.2.10.2
    - ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - IN EACH ROOM USED FOR SLEEPING PURPOSES
    - IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS
    - NOTE: PER CBC 907.2.10.2.2 GROUP R-3.1, IN ALL FACILITIES HOUSING A BEDRIDDEN CLIENT, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL BE ELECTRICALLY INTERCONNECTED SO AS TO CAUSE ALL SMOKE ALARMS TO SOUND A DISTINCTIVE ALARM SIGNAL UPON ACTUATION OF ANY SINGLE SMOKE ALARM. SUCH ALARM SIGNAL SHALL BE AUDIBLE THROUGHOUT THE FACILITY AT A MINIMAL LEVEL OF 5 DB ABOVE AMBIENT NOISE LEVEL. THESE DEVICES NEED NOT BE INTERCONNECTED IF ANY OTHER MEANS OF ALARM DEVICE, HAVE A CONTROL UNIT, OR ARE ELECTRICALLY SUPERVISED OR PROVIDED WITH EMERGENCY POWER.

# PROJECT TEAM

<b>OWNER:</b>	PARENTS & FRIENDS INC. 306 E. REDWOOD AVE. FORT BRAGG, CA 95437 PHONE: 707-964-4940 CONTACT: KRISTY TANGUAY EMAIL: KRANGUAY@PARENTSANDFRIENDS.ORG	<b>LANDSCAPE ARCHITECT:</b>	ERIN PONTE PO BOX 423 BLUE LAKE, CA 95625 PHONE: 541-870-9886 CONTACT: ERIN PONTE EMAIL: ERIN@PONTE-LA.COM
<b>ARCHITECT:</b>	K. BOODJEH ARCHITECTS 531 3RD STREET RIVERSIDE, CA 92501 PHONE: 951-798-9107 EMAIL: VALERIE@KBOODJEH.COM CONTACT: VALERIE ALLEN EMAIL: CRIVAS@RIV-ENG.COM	<b>MECHANICAL, ELECTRICAL &amp; PLUMBING ENGINEERS:</b>	RIVERSIDE ENGINEERING 11801 PIERCE STREET SUITE 200 RIVERSIDE, CA 92505 PHONE: 951-977-1402 CONTACT: CARLOS RIVAS EMAIL: CRIVAS@RIV-ENG.COM
<b>STRUCTURAL ENGINEER:</b>	SHN 812 WEST WABASH AVE. EUREKA, CA 95501 PHONE: 707-459-4518 CONTACT: JASON ISLAND EMAIL: JISLAND@SHN-ENGR.COM	<b>TITLE 24 CALCULATIONS:</b>	RIVERSIDE ENGINEERING 11801 PIERCE STREET SUITE 200 RIVERSIDE, CA 92505 PHONE: 951-977-1402 CONTACT: CARLOS RIVAS EMAIL: CRIVAS@RIV-ENG.COM
<b>CIVIL ENGINEER:</b>	SHN 812 WEST WABASH AVE. EUREKA, CA 95501 PHONE: 707-459-4518 CONTACT: JASON ISLAND EMAIL: JISLAND@SHN-ENGR.COM		

# SPECIAL INSPECTIONS

**CHAPTER 18 - ACCESSIBILITY TO PUBLIC & COMMERCIAL BUILDINGS**

SEE ACCESSIBILITY DETAIL SHEET.

PROJECT IS NOT PUBLIC HOUSING PER CBC CHAPTER 2 DEFINITIONS.

**CHAPTER 28 (CPC ADDED) - PLUMBING SYSTEMS**

FIXTURES (CPC TABLE 422.1): SEE SHEET GO.4

**CHAPTER 12 - INTERIOR ENVIRONMENT**

MIN ROOM WIDTHS (CBC 1207.1): HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7'-0" IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS & APPLIANCES OR COUNTER FRONTS & WALLS.

MIN CEILING HEIGHTS (CBC 1207.2): OCCUPABLE SPACES, HABITABLE SPACES & CORRIDORS SHALL HAVE A CEILING HT OF NOT LESS THAN 7'-0". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HT OF NOT LESS THAN 7'-0".

ROOM AREA (CBC 1207.3): EVERY DWELLING UNIT SHALL HAVE NO FEWER THAN ONE ROOM THAT SHALL HAVE NOT LESS THAN 120 SF OF NET FLOOR AREA, OTHER HABITABLE ROOMS (EXCEPT KITCHENS) SHALL HAVE A NET FLOOR AREA OF NOT LESS THAN 70 SF.

# UNDER SEPARATE PERMIT

- EMERGENCY BACKUP GENERATOR

# CODE REVIEW

**CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**

OCCUPANCY: R-3.1

**CHAPTER 4 - SPECIAL REQUIREMENTS FOR USE AND OCCUPANCY**

**SEPARATION WALLS (CBC 420.2):** WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

**HORIZONTAL ASSEMBLIES (CBC 420.3):** FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

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**FIRE ALARMS AND SMOKE ALARMS (CBC 420.8):** SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.10.

**GROUP R COOKING FACILITIES (CBC 420.9):** COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 912.2 OF THE CALIFORNIA MECHANICAL CODE.

**SPECIAL PROVISIONS (CBC 435):** SEE CODE REVIEW, SPECIAL PROVISIONS ON ADJACENT PANEL.

**CHAPTER 5 - GENERAL BUILDING HEIGHTS & AREAS BASED ON CONSTRUCTION TYPE**

AREA: BUILDING 1 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
BUILDING 3 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
AREA TOTAL (BOTH BUILDINGS): 4,396 SF GROSS (CONDITIONED)

BUILDING STORIES: 1 (PROPOSED)

BUILDING HEIGHT: 17'-0" (PROPOSED)

**CHAPTER 6 - TYPES OF CONSTRUCTION**

CONSTRUCTION TYPE: V-B

**FIRE-RESISTANCE RATING REQ'S FOR BUILDING ELEMENTS (CBC TABLE 601):**

PRIMARY STRUCTURAL FRAME:	0-HRS
BEARING WALLS - EXTERIOR:	0-HRS
BEARING WALLS - INTERIOR:	0-HRS
NON-BEARING WALLS & PARTITIONS - EXTERIOR:	PER CBC TABLE 602
NON-BEARING WALLS & PARTITIONS - INTERIOR:	0-HRS
FLOOR CONSTRUCTION:	0-HRS
ROOF CONSTRUCTION:	0-HR

**FIRE RESISTANCE-RATING FOR EXT. WALLS BASED ON FIRE SEPARATION DISTANCE PER MOST RESTRICTIVE USE (CBC TABLE 602):**

TYPE V-B CONST, OCCUPANCY GROUP R-3 (X = FIRE SEPARATION DISTANCE):	
X < 5 FEET:	1-HR
5 < X < 10 FEET:	0-HR
10 <= X < 30 FEET:	0-HR
X > 30 FEET:	0-HR

**FOR A GROUP R-3 BUILDING OF TYPE V-B OR TYPE V-B CONSTRUCTION, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5'-0" OR GREATER OR WHERE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3. THE FIRE-RESISTANCE RATING SHALL NOT BE REQUIRED WHERE THE FIRE SEPARATION DISTANCE IS 15'-0" OR GREATER.**

**CHAPTER 7 - FIRE & SMOKE PROTECTION**

**FIRE SPRINKLER SYSTEM:** SPRINKLERED

**FIRE ALARM SYSTEM:** SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.10

**MAX AREA EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE (CBC TABLE 705.8):**

THE PROPOSED BUILDING IS PROPOSED TO BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THEREFORE THE MAXIMUM AREA OF WALL OPENINGS AT VARIOUS FIRE SEPARATION DISTANCES ARE AS FOLLOWS:	
0 TO LESS THAN 3 FEET:	NOT PERMITTED
3 TO LESS THAN 5 FEET:	15%
5 TO LESS THAN 10 FEET:	25%
10 TO LESS THAN 15 FEET:	45%
15 TO LESS THAN 20 FEET:	75%
20 TO LESS THAN 25 FEET:	NO LIMIT
25 TO LESS THAN 30 FEET:	NO LIMIT
30 FEET OR GREATER:	NO LIMIT

**CHAPTER 8 - INTERIOR FINISHES**

MIN CLASS FIRE RATING INT WALL & CEILING FINISH (CBC TABLE 803.13): SPRINKLERED

OCCUPANCY TYPE	EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
R-2.1	B	C	C
I-2	B	B	B

**NOTE: GROUP R-3 OCCUPANCIES HOUSING A BEDRIDDEN CLIENT SHALL COMPLY WITH INTERIOR WALL AND CEILING FINISH REQUIREMENTS SPECIFIED FOR GROUP I-2 OCCUPANCIES IN TABLE 803.13.**

**CHAPTER 9 - FIRE PROTECTION & LIFE SAFETY SYSTEMS**

FOR OCCUPANCY R-3

OCCUPANCY TYPE	PROVIDED (Y/N)	REQUIRED/OPTIONAL	TYPE/CLASS/AREA OF COVERAGE
AUTOMATIC SPRINKLER SYSTEM (CBC 903)	YES	REQUIRED	SEE NOTE
STANDPIPE SYSTEM (CBC 905)	NO	OPTIONAL	-
PORTABLE FIRE EXTINGUISHERS (CBC 906)	YES	REQUIRED	SEE NOTE
FIRE ALARM SYSTEM (CBC 907)	YES	REQUIRED	SEE NOTE
SMOKE ALARMS (CBC 907.2.11)	YES	REQUIRED	SEE NOTE

**NOTES:**

- AUTOMATIC SPRINKLER SYSTEM:
  - INSTALLED PER CBC 903 IN ALL PROPOSED SPACES
  - FIRE EXTINGUISHERS: PROVIDE AT THE FOLLOWING LOCATIONS
    - INSTALLED AND LOCATED PER CBC 906.2
    - ON EACH FLOOR OF STRUCTURES UNDER CONSTRUCTION
    - WHERE REQUIRED BY CALIFORNIA FIRE CODE TABLE 906-1
- FIRE ALARM SYSTEM:
  - FOR GROUP R OCCUPANCIES, A FIRE ALARM SYSTEM WITH SMOKE DETECTORS LOCATED IN ACCORDANCE WITH THIS SECTION MAY BE INSTALLED IN LIEU OF SMOKE ALARMS. UPON ACTUATION OF THE DETECTOR, LOCAL SMOKE NOTIFICATION APPLIANCES IN THE DWELLING UNIT OR GUEST ROOM WHERE THE DETECTOR IS ACTUATED SHALL ACTIVATE.
  - SMOKE ALARMS: PROVIDE AT THE FOLLOWING LOCATIONS
    - INSTALLED AND LOCATED PER CBC 907.2.10.2
    - ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
    - IN EACH ROOM USED FOR SLEEPING PURPOSES
    - IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS
    - NOTE: PER CBC 907.2.10.2.2 GROUP R-3.1, IN ALL FACILITIES HOUSING A BEDRIDDEN CLIENT, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL BE ELECTRICALLY INTERCONNECTED SO AS TO CAUSE ALL SMOKE ALARMS TO SOUND A DISTINCTIVE ALARM SIGNAL UPON ACTUATION OF ANY SINGLE SMOKE ALARM. SUCH ALARM SIGNAL SHALL BE AUDIBLE THROUGHOUT THE FACILITY AT A MINIMAL LEVEL OF 5 DB ABOVE AMBIENT NOISE LEVEL. THESE DEVICES NEED NOT BE INTERCONNECTED IF ANY OTHER MEANS OF ALARM DEVICE, HAVE A CONTROL UNIT, OR ARE ELECTRICALLY SUPERVISED OR PROVIDED WITH EMERGENCY POWER.

**CHAPTER 10 - MEANS OF EGRESS</**

**SPECIAL CONDITIONS OF APPROVAL**

**SPECIAL CONDITION #1**  
 IF HUMAN REMAINS ARE ENCOUNTERED, ALL WORK MUST STOP IN THE IMMEDIATE VICINITY OF THE DISCOVERED REMAINS. THE COUNTY CORONER AND A QUALIFIED ARCHAEOLOGIST SHALL BE NOTIFIED IMMEDIATELY SO THAT AN EVALUATION CAN BE PERFORMED. IF THE REMAINS ARE DEEMED TO BE NATIVE AMERICAN AND PREHISTORIC, THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONTACTED BY THE CORONER SO THAT A "MOST LIKELY DESCENDANT" CAN BE DESIGNATED AND FURTHER RECOMMENDATIONS REGARDING TREATMENT OF THE REMAINS IS PROVIDED.

**SPECIAL CONDITION #2**  
 TREE REMOVAL AND MOWING OF TALL GRASSES AND SHRUBS SHALL OCCUR BETWEEN SEPTEMBER 1 AND FEBRUARY 28 TO REDUCE POTENTIAL NESTING MATERIAL. IF CONSTRUCTION, GRADING, OR OTHER PROJECT-RELATED IMPROVEMENTS ARE SCHEDULED DURING THE NESTING SEASON (MARCH 1 THROUGH AUGUST 31), A PRE-CONSTRUCTION NESTING SURVEY SHOULD BE CONDUCTED NO MORE THAN FIVE DAYS PRIOR TO COMMENCEMENT OF PROJECT ACTIVITIES. THE SURVEY SHOULD INCLUDE THE PARCEL AND SUITABLE NESTING HABITAT WITHIN A 100-FOOT BUFFER. IF NESTING BIRDS ARE DETECTED, APPROPRIATE BUFFERS, MONITORING, AND OPERATIONAL RESTRICTIONS SHOULD BE PUT IN PLACE WITH REVIEW AND CONCURRENCE FROM CDFW.

**SPECIAL CONDITION #3**  
 A BAT HABITAT ASSESSMENT SHOULD BE PERFORMED FOR THE STRUCTURES NO MORE THAN 14 DAYS PRIOR TO DEMOLITION TO DETERMINE IF BATS ARE PRESENT. IF NO SUITABLE ROOSTING HABITAT OR EVIDENCE OF BAT IS FOUND, THEN NO FURTHER STUDY IS WARRANTED. IF EVIDENCE IS FOUND, APPROPRIATE BUFFERS, MONITORING, AND OPERATIONAL RESTRICTIONS SHOULD BE PUT IN PLACE WITH REVIEW AND CONCURRENCE FROM CDFW.

**SPECIAL CONDITION #4**  
 THE APPLICANT SHALL PROVIDE DOCUMENTATION FROM A QUALIFIED BIOLOGIST TO THE COMMUNITY DEVELOPMENT DEPARTMENT, DEMONSTRATING COMPLIANCE WITH SPECIAL CONDITION 3 AND 4 FOR THIS PROJECT, PRIOR TO FINAL OCCUPANCY.

**SPECIAL CONDITION #5**  
 PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A FINAL LANDSCAPING PLAN, PREPARED IN ACCORDANCE WITH THE CLUDC CHAPTER 17.34, FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE FINAL LANDSCAPING PLAN SHALL CLEARLY SHOW THE TREES PROPOSED FOR PRESERVATION ON THE SITE AND DEMONSTRATE COMPLIANCE WITH THE ISA'S BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES AROUND TREES IN THE CRITICAL ROOT ZONE. THE PLAN SHALL INCLUDE A MINIMUM OF ONE TREE PER 200 SQUARE FEET OF LANDSCAPED AREA IN THE STREET SIDE SETBACK IN ACCORDANCE WITH THE CLUDC SECTION 17.34.60(B)(2)(D)(I).

- SPECIAL CONDITION #6**
- TREATMENT CONTROL BMP'S SHALL BE SIZED AND DESIGNED TO RETAIN AND INFILTRATE RUNOFF PRODUCED BY ALL STORMS UP TO AND INCLUDING THE 85TH PERCENTILE (0.83" IN 24-HOURS).
  - A MAINTENANCE AND OPERATIONS AGREEMENT FOR ONGOING MAINTENANCE OF THE BIORETENTION FEATURES INSTALLED WITH THIS PROJECT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BE RECORDED WITH THE COUNTY RECORDER'S OFFICE TO ENSURE THAT THE BIORETENTION FEATURES ARE MAINTAINED AND REMAIN EFFECTIVE.
  - APPLICANT SHALL ENSURE THAT ANY LANDSCAPE IRRIGATION SYSTEMS INSTALLED WITHIN THE VICINITY OF THE BIORETENTION FEATURES SHALL BE COMPLETELY SHUT DOWN FROM OCTOBER 15 TO APRIL 15 SO THEY DO NOT CONTRIBUTE ANY WATER TO THE RETENTION FACILITIES.
  - IF CONSTRUCTION IS TO BE CONDUCTED BETWEEN OCTOBER AND APRIL (THE RAINY SEASON) APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND ADDITIONAL CONSTRUCTION BMP'S WILL BE REQUIRED.

**SPECIAL CONDITION #7**  
 PRIOR TO ISSUANCE OF THE BUILDING PERMIT THE APPLICANT SHALL SUBMIT A WATER QUALITY MANAGEMENT PLAN AND/OR A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

**SPECIAL CONDITION #8**  
 PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL RETAIN THE SERVICES OF A CERTIFIED ACCESS SPECIALIST (CASP) TO EVALUATE THE PROJECT FOR ALL REQUIRED ACCESSIBILITY FEATURES FOR AMERICAN WITH DISABILITIES ACT COMPLIANCE. THE BUILDING PERMIT PLANS SHALL DEMONSTRATE INCORPORATION OF THE RECOMMENDATIONS BY THE CASP.

**SPECIAL CONDITION #9**  
 PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL REVISE THE PLANS TO REMOVE THE TWO (2) TANDEM PARKING SPACES.

**SPECIAL CONDITION #10**  
 PRIOR TO BUILDING PERMIT ISSUANCE, ALL EXISTING AND PROPOSED FENCES, HEIGHT AND TYPE SHALL BE SHOWN AND NOTED ON THE SITE PLAN; FENCES SHALL COMPLY WITH THE PROVISIONS OF CLUDC 17.30.060.

**SPECIAL CONDITION #11**  
 WATER EFFICIENT LANDSCAPE ORDINANCE. ALL LANDSCAPING AND IRRIGATION SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

**SPECIAL CONDITION #12**  
 THE FINAL LANDSCAPING PLAN, SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE, SHALL ENSURE THAT NO TURF AREA IS PROPOSED IN ANY AREA OF TEN (10) FEET OR LESS IN WIDTH.

**SPECIAL CONDITION #13**  
 PRIOR TO ISSUANCE OF BUILDING PERMIT, THE APPLICANT SHALL REVISE THE SITE PLAN TO ORIENT THE PROPOSED MONUMENT SIGN PERPENDICULAR TO CYPRESS STREET, SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

**SPECIAL CONDITION #14**  
 REQUIRES MODIFICATION OF THE SIGN TO INCLUDE SIX INCHES TALL, ILLUMINATED LETTERS AS PER THE SIGNAGE STANDARDS OF THE CLUDC. SUCH A MODIFICATION WOULD NOT COMPROMISE THE SIGN'S CONSISTENCY WITH THE APPLICABLE DESIGN CRITERIA FOR SIGNS AS THE LETTERS WOULD REMAIN PROPORTIONAL. PRIOR TO ISSUANCE OF BUILDING PERMIT, THE PROPOSED SIGN SHALL BE MODIFIED TO INCLUDE SIX-INCHES TALL, ILLUMINATED LETTERS FOR THE STREET ADDRESS INCLUDED IN THE SIGN FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

**SPECIAL CONDITIONS OF APPROVAL CONT.**

**SPECIAL CONDITION #15**  
 PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT ELEVATIONS AND FLOOR PLAN FOR THE SOLID WASTE STORAGE FOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT. THE SOLID WASTE ENCLOSURE'S DESIGN SHALL COMPLY WITH THE CLUDC SECTION 17.30.110.

**SPECIAL CONDITION #16**  
 IMPACT FEES FOR WATER, SEWER, AND DRAINAGE SHALL BE PAID PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT FOR FACILITY.

**SPECIAL CONDITION #17**  
 SEWER CONNECTIONS, CONNECTION FEES AND CLEANOUTS REQUIRED, ALL ASSOCIATED FEES SHALL BE PAID PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. APPLICANT TO SPECIFY WHAT SIZE OF CONNECTIONS, IF ANY, WILL BE NEEDED FOR THIS PROJECT.

**SPECIAL CONDITION #18**  
 WATER CONNECTIONS, CONNECTION FEES AND AN APPROVED BACKFLOW DEVICE IS REQUIRED FOR ALL WATER CONNECTIONS. ALL ASSOCIATED FEES SHALL BE PAID PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. APPLICANT TO SPECIFY WHAT SIZE CONNECTIONS, IF ANY, WILL BE NEEDED FOR THIS PROJECT.

**SPECIAL CONDITION #19**  
 PRIOR TO ISSUANCE OF THE BUILDING PERMIT THE APPLICANT SHALL PROVIDE AN ANALYSIS THAT DOCUMENTS THE SUFFICIENCY OF EXISTING STORMWATER INFRASTRUCTURE OR PROVIDE AN ENGINEER REVIEWED DESIGN OF A NEW PROPOSED DRAINAGE CONVEYANCE SYSTEM. IF UPGRADES TO INFRASTRUCTURE ARE REQUIRED, THIS SHALL BE COMPLETED BY THE DEVELOPER AND DEDICATED TO THE CITY.

**SPECIAL CONDITION #20**  
 ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY ACTIVITY OCCURRING IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION. THIS INCLUDES THE PLACEMENT OF A DUMPSTERS, CONSTRUCTION VEHICLES NOT PARKED IN CONFORMANCE WITH PARKING CODES, INSTALLATION OF ANY OFF-SITE IMPROVEMENTS LOCATED IN THE CITY'S RIGHT OF WAY, AND FOR INSTALLATION OF ANY FRONTAGE IMPROVEMENTS. PLEASE SUBMIT THE RELEVANT ENCROACHMENT PERMIT APPLICATION TWO (2) WEEKS PRIOR TO ANTICIPATED CONSTRUCTION DATE(S) TO ALLOW ADEQUATE TIME FOR PROCESSING.

**SPECIAL CONDITION #21**  
 PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL REVISE THE SITE PLAN TO INCLUDE A) THE PROPANE TANK RELOCATED OUT OF THE FRONT YARD AND TO A SHIELDED LOCATION, WHICH MAY BE IN THE SIDE OR THE REAR YARD IF THERE IS NO OTHER FEASIBLE LOCATION OR PROVIDE SCREENING IF VISIBLE FROM PUBLIC RIGHT OF WAY. SCREENING SHALL BE COMPATIBLE WITH THE ELEMENTS OF THE BUILDING ARCHITECTURE, SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY AND DEVELOPMENT DEPARTMENT.

**SPECIAL CONDITION #22**  
 EXTERIOR ILLUMINATION SHALL BE DARK SKY COMPLIANT, NON-GLARE AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

**SPECIAL CONDITION #23**  
 THE STANDARD AND SPECIAL CONDITIONS OF APPROVAL SHALL BE INCORPORATED AND PRINTED IN THE CONSTRUCTION PLANS SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION

**STANDARD CONDITIONS OF APPROVAL**

**STANDARD CONDITION #1**  
 THIS ACTION SHALL BECOME FINAL ON THE 11TH DAY FOLLOWING THE DECISION UNLESS AN APPEAL TO THE CITY COUNCIL IS FILED PURSUANT TO CLUDC CHAPTER 17.92 – APPEALS;

**STANDARD CONDITION #2**  
 THE USE AND OCCUPANCY OF THE PREMISES SHALL BE ESTABLISHED AND MAINTAINED IN CONFORMANCE WITH THE REQUIREMENTS OF THIS PERMIT AND ALL APPLICABLE PROVISIONS OF THE CLUDC;

**STANDARD CONDITION #3**  
 THE APPLICATION, ALONG WITH SUPPLEMENTAL EXHIBITS AND RELATED MATERIAL, SHALL BE CONSIDERED ELEMENTS OF THIS PERMIT, AND COMPLIANCE THEREWITH IS MANDATORY, UNLESS AN AMENDMENT HAS BEEN APPROVED BY THE CITY;

**STANDARD CONDITION #4**  
 THIS PERMIT SHALL BE SUBJECT TO THE SECURING OF ALL NECESSARY PERMITS FOR THE PROPOSED DEVELOPMENT FROM CITY, COUNTY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION. ALL PLANS SUBMITTED WITH THE REQUIRED PERMIT APPLICATIONS SHALL BE CONSISTENT WITH THIS APPROVAL. ALL CONSTRUCTION SHALL BE CONSISTENT WITH ALL BUILDING, FIRE, AND HEALTH CODE CONSIDERATIONS AS WELL AS OTHER APPLICABLE AGENCY CODES;

**STANDARD CONDITION #5**  
 IF ANY PERSON EXCAVATING OR OTHERWISE DISTURBING THE EARTH DISCOVERS ANY ARCHAEOLOGICAL SITE DURING PROJECT CONSTRUCTION, THE FOLLOWING ACTIONS SHALL BE TAKEN: 1) CEASE AND DESIST FROM ALL FURTHER EXCAVATION AND DISTURBANCES WITHIN 100 FEET OF THE DISCOVERY; AND 2) NOTIFY THE DIRECTOR OF PUBLIC WORKS WITHIN 24 HOURS OF THE DISCOVERY. EVIDENCE OF AN ARCHAEOLOGICAL SITE MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO SHELLFISH, BONES, FLAKED AND GROUND STONE TOOLS, STONE FLAKES PRODUCED DURING TOOL PRODUCTION, HISTORIC ARTIFACTS, AND HISTORIC FEATURES SUCH AS TRASH-FILLED FITS AND BURIED FOUNDATIONS. A PROFESSIONAL ARCHAEOLOGIST ON THE LIST MAINTAINED BY THE NORTHWEST INFORMATION CENTER OF THE CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM OR LISTED BY THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS SHALL BE CONSULTED TO DETERMINE NECESSARY ACTIONS;

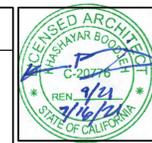
**STANDARD CONDITION #6**  
 THIS PERMIT SHALL BE SUBJECT TO REVOCATION OR MODIFICATION UPON A FINDING OF ANY ONE OR MORE OF THE FOLLOWING:  
 A. THAT SUCH PERMIT WAS OBTAINED OR EXTENDED BY FRAUD;  
 B. THAT ONE OR MORE OF THE CONDITIONS UPON WHICH SUCH PERMIT WAS GRANTED HAVE BEEN VIOLATED;  
 C. THAT THE USE FOR WHICH THE PERMIT WAS GRANTED IS SO CONDUCTED AS TO BE DETRIMENTAL TO THE PUBLIC HEALTH, WELFARE, OR SAFETY OR AS TO BE A NUISANCE;  
 D. A FINAL JUDGMENT OF A COURT OF COMPETENT JURISDICTION HAS DECLARED ONE OR MORE CONDITIONS TO BE VOID OR INEFFECTIVE, OR HAS ENJOINED OR OTHERWISE PROHIBITED THE ENFORCEMENT OR OPERATION OF ONE OR MORE CONDITIONS.

**STANDARD CONDITION #7**  
 UNLESS A CONDITION OF APPROVAL OR OTHER PROVISION OF THE COASTAL LAND USE AND DEVELOPMENT CODE ESTABLISHES A DIFFERENT TIME LIMIT, ANY PERMIT OR APPROVAL NOT EXERCISED WITHIN 24 MONTHS OF APPROVAL SHALL EXPIRE AND BECOME VOID, EXCEPT WHERE AN EXTENSION OF TIME IS APPROVED IN COMPLIANCE WITH CLUDC SUBSECTION 17.76.070(B).

**STANDARD CONDITION #8**  
 THE OWNER SHALL INSTALL AUTOMATIC SPRINKLER SYSTEMS AT THE PROPERTY IN CONFORMITY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE REQUIREMENTS OF CALIFORNIA FIRE CODE, 2019 EDITION, AS MODIFIED BY CHAPTER 15.05 OR THE FORT BRAGG MUNICIPAL CODE.

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**K. BOODJEH ARCHITECTS**  
 ARCHITECTURE AND PLANNING  
 ALL REGIONAL, COUNTY, LOCAL AND JURISDICTIONS DEFERRED WITHIN THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OFFICE OF K. BOODJEH ARCHITECTS AND PLANNING AND ARE INTENDED TO BE USED AS INDICATED. THE OFFICE OF K. BOODJEH ARCHITECTS AND PLANNING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS. THE OFFICE OF K. BOODJEH ARCHITECTS AND PLANNING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS AND SPECIFICATIONS.

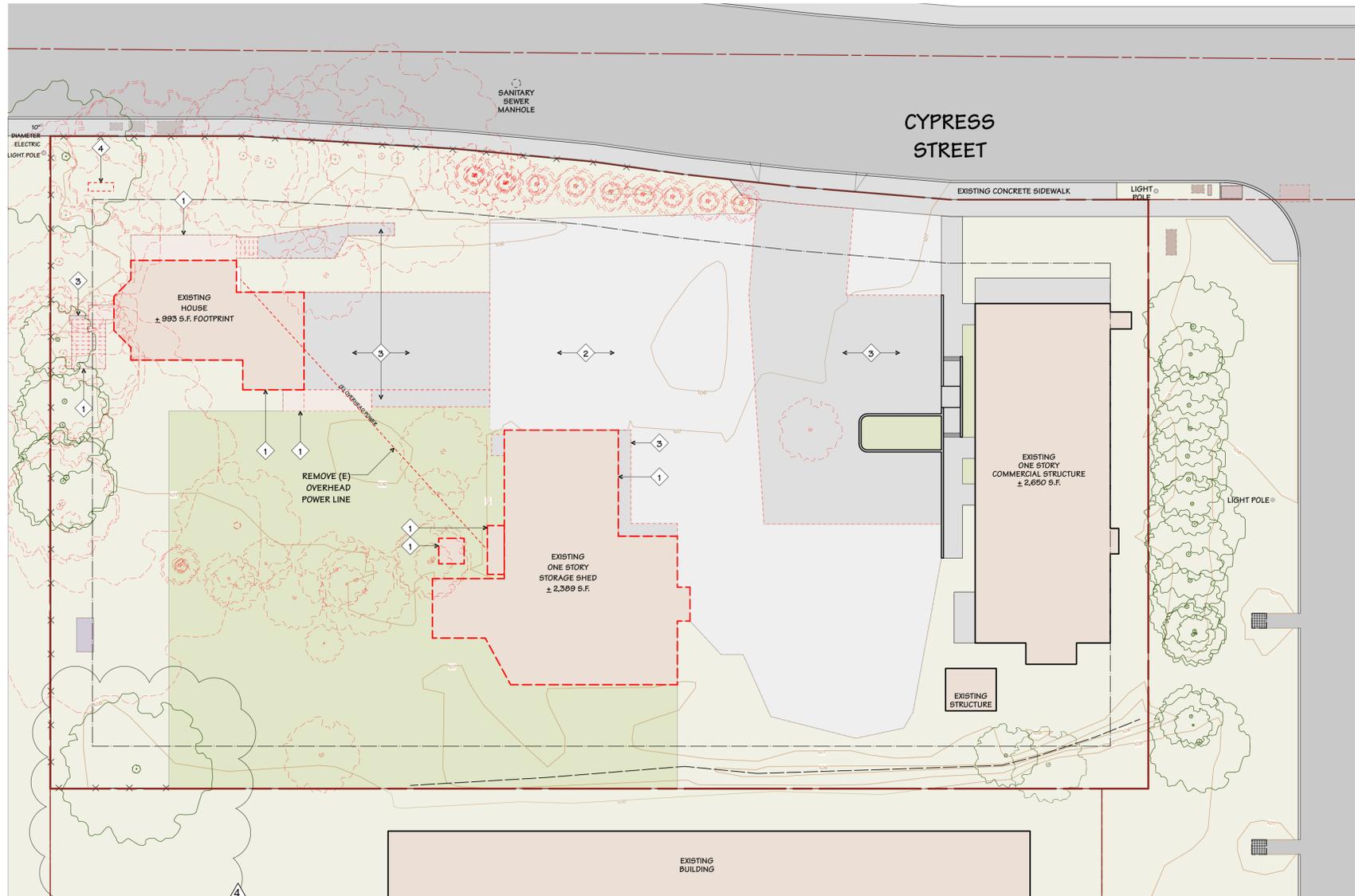
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
 A P.N. 018-090-12  
 PARENTS AND FRIENDS, INC.  
 306 E. REDWOOD AVE., FORT BRAGG, CA 95537

**PROJECT NOTES**  
 NOTE: DRAWINGS ARE HALF SCALE UNLESS OTHERWISE PRINTED AT 100%

REVISIONS


DATE  
17 FEBRUARY 2022

SHEET  
**GO.2A**



**1 EXISTING SITE DEMO PLAN**  
SCALE: 1'-0" = 15'-0"



**DEMOLITION SITE PLAN NOTES**

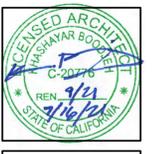
- KEY NOTES:**
- 1 REMOVE EXISTING BUILDING OR STRUCTURE AS SHOWN
  - 2 REMOVE EXISTING GRAVEL
  - 3 REMOVE EXISTING PAVING
  - 4 REMOVE EXISTING PROPANE TANK

**DEMOLITION SITE PLAN NOTES**

1. WORK IN PUBLIC RIGHT OF WAY PER ENCHROACHMENT PERMIT APPROVAL AND DIRECTION OF CITY OF EUREKA ENGINEERING DEPARTMENT.
2. VERIFICATION OF ALL SUBSURFACE UTILITIES IS THE RESPONSIBILITY SOLELY OF THE CONTRACTOR.
3. DEMOLITION & SITE CLEARING: REFER TO SPECIFICATION SECTION 311000 SITE CLEARING AND 312000 EARTH MOVING. SITE CLEARING INCLUDES REMOVAL OF ALL EXISTING A/C PAVING, CONCRETE, TREES, STUMPS, ROOT SYSTEMS, FENCING, TRASH, AND OTHER EXISTING CONDITIONS REQUIRING REMOVAL. VISIT SITE FOR OBSERVATION PRIOR TO BIDDING. RECYCLE ALL MATERIALS, OR, IF NOT POSSIBLE, DISPOSE OF WASTE MATERIALS, AND HAUL-OFF EXCESS EXCAVATION SPOILS IN A LAWFULL MANNER. NO WASTE MATERIAL MAY BE BURNED OR BURIED.
4. REMOVE PAVEMENT MARKINGS WHERE INDICATED AND WHERE NECESSARY TO ACCOMMODATE NEW WORK.
5. REFER TO LANDSCAPE SHEETS FOR TREE REMOVAL. COORDINATE TREES FOR REMOVAL WITH ARBORIST ON SITE PRIOR TO ANY TREE REMOVAL.

**KEY**

<b>SITE PLAN KEY</b>		
— PROJECT SITE PROPERTY LINE	— SETBACK	— DRAINAGE FLOW LINE
- - - EASEMENT	- - - PROPERTY LINE	- - - FENCE
- - - TOPOGRAPHY LINE - MAJOR	- - - TOPOGRAPHY LINE - MINOR	- - - DEMOLITION
⊕ ACCESSIBLE PARKING SPACE SYMBOL	⊕ TREE, SEE LANDSCAPE PLANS	■ NEW BUILDING
		■ EXISTING BUILDING
		■ EXISTING LANDSCAPE AREA
		■ NEW LANDSCAPE AREA
		■ NEW ASPHALT CONCRETE
		■ NEW CONCRETE FLATWORK
		■ NEW SIDEWALK
		■ NEW DECORATIVE CONCRETE FLATWORK
		■ EXISTING GRAVEL



**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

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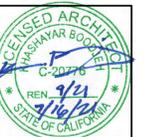
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

A.P.N. 018-090-12  
PARENTS AND FRIENDS INC.  
306 E. REDWOOD AVE., FORT BRAGG, CA 95437

**EXISTING SITE DEMOLITION PLAN**

NOTE: DRAWINGS ARE HALF SCALE UNLESS PRINTED AT 1/2"=1'-0"

REVISIONS	
DATE	17 FEBRUARY 2022
SHEET	<b>GO.3</b>



**K. BOODEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**OCCUPANCY PLAN**

DATE  
17 FEBRUARY 2022

SHEET

**GO.4**

### OCCUPANCY & EGRESS NOTES

- DOOR THRESHOLDS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS OF CHAPTER 11B, 2010 ADA, AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS WHERE APPLICABLE.
- DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS (CBC 1010.1.2).
- EXITING WIDTH AT DOORS SHALL BE NO LESS THAN 32" CLEAR (CBC 11B-404.2.3). DOOR LANDINGS SHALL HAVE A WIDTH OF NOT LESS THAN THE WIDTH OF THE DOOR OR THE WIDTH OF THE STAIRWAY OR RAMP SERVED, WHICHEVER IS GREATER. DOOR LANDINGS SHALL COMPLY WITH CBC 11B-404.2.1.
- THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (CBC 1010.1.3 AND CBC 11B-404.2.9).
- LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48 INCHES (CBC 11B-404.2.4).
- THE MINIMUM LATCH SIDE CLEARANCE ON THE PULL SIDE OF THE DOOR SHALL BE PROVIDED AT THE LANDING OF 18 INCHES AT INTERIOR, AND 24 INCHES AT EXTERIOR DOORS (CBC 11B-404.2.4).
- THE MINIMUM PUSH SIDE CLEARANCE OF 12 INCHES SHALL BE PROVIDED AT THE LANDING IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER (CBC 11B-404.2.4).
- THE SURFACE SLOPE OF THE LANDING LEVEL SHALL NOT EXCEED 2% IN ANY DIRECTION (CBC 11B-404.2.4.4).
- THE MEANS OF EGRESS (PER CBC 1009), INCLUDING EXIT DISCHARGE SHALL BE ILLUMINATED AT ALL TIMES BUILDING IS OCCUPIED, NOT LESS THAN 1 FOOTCANDLE AT WALKING SURFACE. BUILDINGS REQUIRES TWO OR MORE EXITS, THEREFORE EMERGENCY BALLAST FIXTURES SHALL PROVIDE POWER TO EGRESS LIGHTING FOR NOT LESS THAN 90 MINUTES AT ALL EXIT PASSAGEWAYS, EXIT DISCHARGE ELEMENTS, AND EXTERIOR LANDINGS, PER CBC 1009.3.
- PROVIDE ILLUMINATED EXIT SIGNS & TACTILE EXIT SIGNS WHERE REQUIRED PER CBC 1013. VERIFY THAT (E) ILLUMINATED EXIT SIGNS & TACTILE SIGNS MEET REQUIREMENTS OF CBC 1013.
- PROVIDE FIRE ALARM SYSTEM PER CBC 907. PROVIDE OCCUPANT NOTIFICATION SYSTEMS INCLUDING AUDIBLE AND VISIBLE ALARMS PER CBC 907.5. FIRE ALARM SYSTEM MUST COMPLY WITH CBC 11B-215.
- PROVIDE FIRE EXTINGUISHERS PER NOTE ON SHEET GO.1.
- THE OCCUPANT LOAD OF EACH ROOM OR SPACE AS DEPICTED IN THE PLANS ARE BASED ON THE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT PER CBC TABLE 1004.1.2.
- PROVIDE AUTOMATIC SPRINKLER SYSTEM INSTALLED PER CBC 905 IN ALL PROPOSED BASEMENT SPACES. THE AUTOMATIC SPRINKLER SYSTEM INTO EXISTING SYSTEM.
- FIRE SPRINKLER DEFERRED PERMITTING MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - FIRE SPRINKLER PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLANS SHALL BE SUBMITTED BY A LICENSED C-16 CONTRACTOR AND CONFORM TO NFPA 13, 2016 EDITION, AND THE HUMBOLDT BAY FIRE PROTECTION BUREAU.
  - FIRE ALARM AND FIRE SPRINKLER MONITORING PLANS AND SPECIFICATIONS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE PLANS SHALL BE SUBMITTED BY A LICENSED C-10 FIRE ALARM CONTRACTOR AND THEY SHALL CONFORM TO NFPA #72, 2016 EDITION, AND THE HUMBOLDT FIRE PREVENTION BUREAU. A UL CERTIFICATE SHALL BE REQUIRED AT FINAL.
- EGRESS DOORS TO BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE PER CBC 1010.1.9

### OCCUPANCY & EGRESS REVIEW

**GROSS BUILDING AREA:**

BUILDING 1 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
 BUILDING 2 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
 BUILDING 3 - FIRST FLOOR: 2,198 SF GROSS (CONDITIONED)  
 AREA TOTAL: 6,594 SF GROSS (CONDITIONED)  
 NOTE: GROSS FLOOR AREAS CALCULATED PER CBC CH 2 DEFINITION

**OCCUPANCY:**

R-3.1 (RESIDENTIAL)  
 B (BUSINESS)

**TOTAL OCCUPANT LOAD:** 14 (PER CALIFORNIA BUILDING CODE) PER BUILDING  
 42 TOTAL (INCLUDING 3 BUILDINGS)

**USE:** RESIDENTIAL CARE FACILITY

**CONSTRUCTION TYPE:** V-B

**EGRESS:** PER 1006, 2 EXITS REQUIRED, 3 EXITS PROVIDED

**AUTOMATIC SPRINKLER SYSTEM:** EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.6.

**EXIT ACCESS TRAVEL DISTANCE:** 75'-0"

**MINIMUM CORRIDOR WIDTH:** 44" (PER CBC TABLE 1020.1 & 1020.2, COMPLY W/ SECTION 1005.1)

**DEAD ENDS:** WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT DEAD END CORRIDORS SHALL NOT EXCEED 50'-0" (WHEN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM), (CBC 1020.4)

**FIXTURES:** TOTAL OCCUPANT LOAD: 14 PER BUILDING (PER CPC)

MALE REQUIRED (BASED ON 7 MALE OCCUPANTS) REQUIRED:

- (1) WC
- (1) URINALS
- (1) LAV
- (1) TUB OR SHOWER

MALE PROVIDED:

- (1) WC
- (0) URINALS
- (1) LAV
- (1) SHOWER

FEMALE REQUIRED (BASED ON 7 FEMALE OCCUPANTS):

- (1) WC
- (1) LAV
- (1) TUB OR SHOWER

FEMALE PROVIDED:

- (1) WC
- (1) LAV
- (2) SHOWER

EMPLOYEE REQUIRED (BASED ON 7 FEMALE OCCUPANTS):

- (1) WC
- (1) LAV

EMPLOYEE PROVIDED:

- (1) WC
- (1) LAV

GENERAL REQUIRED:

- (1) DRINKING FOUNTAINS/ FACILITIES (1 PER 150)
- (1) SERVICE SINK (ONLY 1 REQUIRED)

GENERAL PROVIDED:

- (1) DRINKING FOUNTAINS/ FACILITIES
- (1) SERVICE SINK

### KEY

- OCCUPANCY & EGRESS KEY:**
- > PATH OF EGRESS TRAVEL
  - XX OCCUPANT LOAD
  - > TRAVEL DISTANCE

### OCCUPANT LOAD ANALYSIS - CBC

OCCUPANT LOAD ANALYSIS		(CBC TABLE 1004.1.2)					
ROOM #	ROOM NAME	ROOM FUNCTION	OCCUPANCY	FLOOR AREA (SF)	FLOOR AREA PER OCCUPANT (SF)	OCCUPANT LOAD	# OF REQ'D EXITS
<b>BUILDING 1</b>							
1	GREAT ROOM	ASSEMBLY	R-3.1	658	200	4	1
2	KITCHEN	KITCHENS COMMERCIAL	R-3.1	127	200	1	1
3	OFFICE	BUSINESS	B	106	150	1	1
4	LAUNDRY	ACC STOR/ MECH EQUIP	R-3.1	71	300	1	1
5	HALL	RESIDENTIAL	R-3.1	311	200	2	1
6	BATH	RESTROOM	R-3.1	74	0	0	1
7	BATH	RESTROOM	R-3.1	105	0	0	1
8	BATH	RESTROOM	R-3.1	74	0	0	1
9	UTILITIES	ACC STOR/ MECH EQUIP	R-3.1	30	300	1	1
101	BEDROOM	RESIDENTIAL	R-3.1	131	200	1	1
102	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	1
103	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	1
104	BEDROOM	RESIDENTIAL	R-3.1	133	200	1	1
<b>BUILDING 1 FLOOR TOTAL:</b>						<b>2080</b>	<b>14</b>

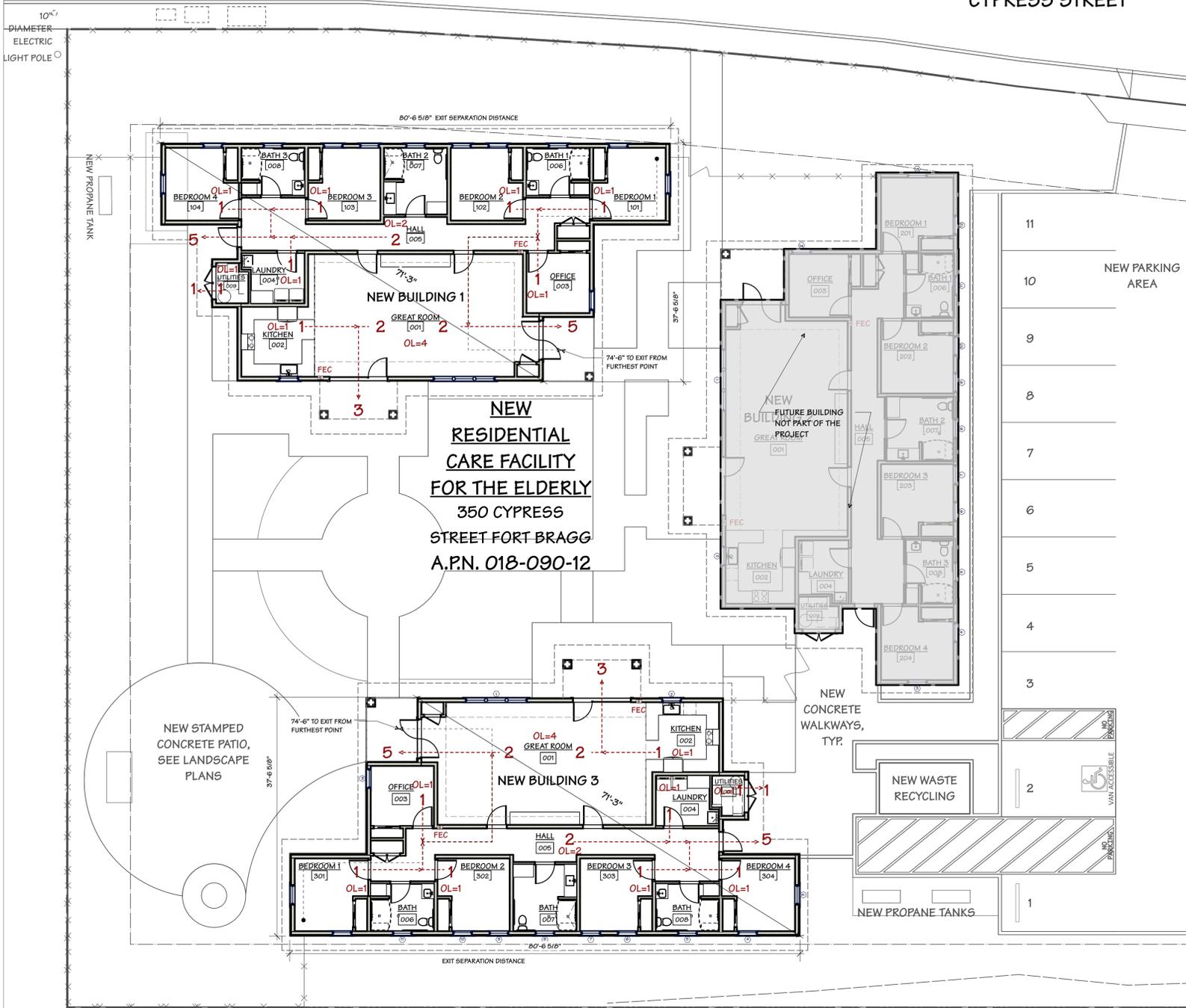
<b>BUILDING 3</b>							
1	GREAT ROOM	ASSEMBLY	R-3.1	658	200	4	1
2	KITCHEN	KITCHENS COMMERCIAL	R-3.1	127	200	1	1
3	OFFICE	BUSINESS	B	106	150	1	1
4	LAUNDRY	ACC STOR/ MECH EQUIP	R-3.1	71	300	1	1
5	HALL	RESIDENTIAL	R-3.1	311	200	2	1
6	BATH	RESTROOM	R-3.1	74	0	0	1
7	BATH	RESTROOM	R-3.1	105	0	0	1
8	BATH	RESTROOM	R-3.1	74	0	0	1
9	UTILITIES	ACC STOR/ MECH EQUIP	R-3.1	30	300	1	1
101	BEDROOM	RESIDENTIAL	R-3.1	131	200	1	1
102	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	1
103	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	1
104	BEDROOM	RESIDENTIAL	R-3.1	133	200	1	1
<b>BUILDING 3 FLOOR TOTAL:</b>						<b>2080</b>	<b>14</b>

WHOLE DEVELOPMENT TOTAL OCCUPANT LOAD: 29

### OCCUPANT LOAD ANALYSIS - CPC

OCCUPANT LOAD ANALYSIS - PLUMBING		(CPC TABLE A-OCCUPANT LOAD FACTOR)					
ROOM #	ROOM NAME	ROOM FUNCTION	OCCUPANCY	FLOOR AREA (SF)	FLOOR AREA PER OCCUPANT (SF)	OCCUPANT LOAD	
<b>BUILDING 1</b>							
1	GREAT ROOM	ASSEMBLY	R-3.1	658	200	4	
2	KITCHEN	KITCHENS COMMERCIAL	R-3.1	127	200	1	
3	OFFICE	BUSINESS	B	106	200	1	
4	LAUNDRY	ACC STOR/ MECH EQUIP	R-3.1	71	200	1	
5	HALL	RESIDENTIAL	R-3.1	311	200	2	
6	BATH	RESTROOM	R-3.1	74	0	0	
7	BATH	RESTROOM	R-3.1	105	0	0	
8	BATH	RESTROOM	R-3.1	74	0	0	
9	UTILITIES	ACC STOR/ MECH EQUIP	R-3.1	30	200	1	
101	BEDROOM	RESIDENTIAL	R-3.1	131	200	1	
102	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	
103	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	
104	BEDROOM	RESIDENTIAL	R-3.1	133	200	1	
<b>BUILDING 1 FLOOR TOTAL:</b>						<b>14</b>	

<b>BUILDING 3</b>							
1	GREAT ROOM	ASSEMBLY	R-3.1	658	200	4	
2	KITCHEN	KITCHENS COMMERCIAL	R-3.1	127	200	1	
3	OFFICE	BUSINESS	B	106	200	1	
4	LAUNDRY	ACC STOR/ MECH EQUIP	R-3.1	71	200	1	
5	HALL	RESIDENTIAL	R-3.1	311	200	2	
6	BATH	RESTROOM	R-3.1	74	0	0	
7	BATH	RESTROOM	R-3.1	105	0	0	
8	BATH	RESTROOM	R-3.1	74	0	0	
9	UTILITIES	ACC STOR/ MECH EQUIP	R-3.1	30	200	1	
101	BEDROOM	RESIDENTIAL	R-3.1	131	200	1	
102	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	
103	BEDROOM	RESIDENTIAL	R-3.1	130	200	1	
104	BEDROOM	RESIDENTIAL	R-3.1	133	200	1	
<b>BUILDING 3 FLOOR TOTAL:</b>						<b>14</b>	



# OCCUPANCY PLAN

Scale: 1" = 10'-0"



SAVED: 12/2/2021 4:38 PM SHEATH, PLOTTED: 12/2/2021 4:58 PM HEATH, SAMUEL  
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## GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS FROM ALL AGENCIES AND PAY ALL AGENCY FEES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL CONFORM WITH ZONING CODE, BUILDING CODE, AND ALL OTHER REQUIREMENTS ADMINISTERED BY THE CITY OF POINT ARENA.
2. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY, 7:00 A.M. TO 5:00 P.M. WHEN LANE CLOSURES ARE MADE FOR A WORK DAY ONLY, AT THE END OF EACH WORK DAY, ALL COMPONENTS OF THE TRAFFIC CONTROL SYSTEM, EXCEPT K-RAIL PLACED ALONG OPEN TRENCHES OR EXCAVATION ADJACENT TO THE TRAVELED WAY, SHALL BE REMOVED FROM THE TRAVELED WAY AND SHOULDER.
3. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
4. ITEMS SPECIFIED ON THE CITY STANDARD DETAILS ARE APPROVED FOR USE BY THE CITY. ALL SUBSTITUTES OR ALTERATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
5. THE CONTRACTOR SHALL MAINTAIN A NEAT APPEARANCE TO THE WORK. IN ANY AREA VISIBLE TO THE PUBLIC, THE FOLLOWING SHALL APPLY:

WHEN PRACTICABLE, BROKEN CONCRETE AND DEBRIS DEVELOPED DURING CLEARING AND GRUBBING SHALL BE DISPOSED OF CONCURRENTLY WITH ITS REMOVAL. IF STOCKPILING IS NECESSARY, THE MATERIAL SHALL BE REMOVED OR DISPOSED OF WEEKLY.

THE CONTRACTOR SHALL FURNISH TRASH BINS FOR ALL DEBRIS FROM STRUCTURE CONSTRUCTION. ALL DEBRIS SHALL BE PLACED IN TRASH BINS DAILY. FORMS OR FALSEWORK THAT ARE TO BE REUSED SHALL BE STACKED NEATLY CONCURRENTLY WITH THEIR REMOVAL. FORMS AND FALSEWORK THAT ARE NOT TO BE REUSED SHALL BE DISPOSED OF CONCURRENTLY WITH THEIR REMOVAL.

6. ALL OFF-SITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

## UNDERGROUND CONSTRUCTION STANDARD NOTES

1. CONTRACTOR MAY ENCOUNTER UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THESE PLANS. OBSTRUCTIONS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE AND THE CONTRACTOR IS CAUTIONED THAT THE OWNER, THE ENGINEER, AND THE CITY OF FORT BRAGG ASSUME NO RESPONSIBILITY FOR ANY OBSTRUCTION EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES WORKING WITHIN THE LIMITS OF THIS PROJECT.
2. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.
3. UNDERGROUND SERVICE ALERT: CALL TOLL FREE (800) 642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

## PRESERVATION OF SURVEY MONUMENTS

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, OR PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. CIVIL ENGINEER OR SURVEYOR IN RESPONSIBLE CHARGE OF THE WORK SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONS CODE SECTION 8771.

## NOTIFICATION FOR INSPECTIONS

ANY CONSTRUCTION OR EXCAVATION REQUIRING INSPECTION THAT IS UNDERTAKEN WITHOUT INSPECTION IS SUBJECT TO RECONSTRUCTION AND REEXCAVATION AT THE CONTRACTOR'S EXPENSE.

APPROVAL OF ALL WORK SHALL BE NECESSARY AT THE COMPLETION OF EACH OF THE FOLLOWING STAGES OF WORK AND SUCH APPROVAL MUST BE OBTAINED BEFORE SUBSEQUENT STAGES OF WORK MAY BE COMMENCED. ADDITIONALLY, THE INSPECTOR SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE OF ANY OF THE FOLLOWING STAGES OF WORK.

INSPECTION MUST BE SCHEDULED FOR THE FOLLOWING WORK:

- COMPLETION AND PREPARATION OF SUBGRADE.
- PREPARATION AND PLACEMENT OF AGGREGATE BASE.
- CONCRETE FORMING AND PLACEMENT.
- STORM DRAIN INSTALLATION.
- STRUCTURAL BUILDING ELEMENTS.
- STRIPING AND SIGNING LAYOUT AND PLACEMENT.
- FINAL CLEAN-UP.

## SUBMITTALS

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES AS REQUIRED FOR CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. AT A MINIMUM, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING FOR REVIEW AND APPROVAL BY THE ENGINEER.

- SAFETY PLAN
- TRAFFIC CONTROL PLAN
- CONSTRUCTION SCHEDULE
- AGGREGATE BASE
- CONCRETE
- PIPING MATERIALS
- STRIPING
- AC PAVING



VERIFY SCALES BASE IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
335 S. MAIN ST. WILLITS, CA 95490 WWW.SHN-ENGR.COM 707-459-4518	
BY	
REVISION	
DATE	
NO.	
DSGN JGI DR SRH CHK JGI APVD	
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA	
PROJECT NOTES AND SPECIFICATIONS	
SHEET	G-1
SEQ	
DATE	12/2021
PROJ. NO.	420035

## ABBREVIATIONS

<b>A</b>	ABN --- ABANDON	<b>G</b>	GA --- GAGE
AB	ANCHOR BOLT, AGGREGATE BASE	GALV	GALVANIZED
ABD	ABANDON	GB	GRADE BREAK
AC	ASPHALTIC CONCRETE	GIP	GALVANIZED IRON PIPE
ACP	ASBESTOS CEMENT PIPE	GM	GAS METER
ACI	AMERICAN CONCRETE INSTITUTE	GPD	GALLONS PER DAY
ADJ	ADJUSTABLE	GPH	GALLONS PER HOUR
AGGR	AGGREGATE	GPM	GALLONS PER MINUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	GRD	GROUND
AL	ALUMINUM	GV	GATE VALVE
ALT	ALTERNATE	GYP	GYPSPUM
AP	ANGLE POINT	<b>H</b>	HB --- HOSE BIBB
APPROX	APPROXIMATELY	HDPE	HIGH DENSITY POLYETHYLENE
ARCH	ARCHITECTURAL	HDR	HEADER
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	HDW	HARDWARE
AUX	AUXILIARY	HMA	HOT MIX ASPHALT
AT	AT	HOR	HORIZONTAL
<b>B</b>	BC --- BEGIN CURVE	HP	HORSEPOWER, HIGH POINT
BCR	BEGIN CURB RETURN	HR	HEIGHT
BD	BOARD	HW	HOT WATER
BF	BLIND FLANGE	HWR	HOT WATER RETURN
BFV	BUTTERFLY VALVE	HWS	HOT WATER SUPPLY
BK	BOOK OR BACK	<b>I</b>	ID --- INSIDE DIAMETER
BLDG	BUILDING	IN	INCH
BM	BENCH MARK, BEAM	INFL	INFLUENT
BMP	BEST MANAGEMENT PRACTICE	INSUL	INSULATE OR INSULATION
BO	BLOW OFF	INT	INTERIOR
BOT	BOTTOM	INV	INVERT
BRG	BEARING	IPS	IRON PIPE SIZE
BTWN	BETWEEN	<b>J</b>	JT --- JOINT
BV	BALL VALVE	JP	JOINT POLE
BVC	BEGINNING OF VERTICAL CURVE	<b>K</b>	KIP --- THOUSAND POUNDS
BW	BACK OF WALK	KW	KILOWATT
BWV	BACKWATER VALVE	<b>L</b>	L --- ANGLE (DEGREES)
<b>C</b>	C --- CHANNEL (STRUCTURAL SHAPE)	L (S)	ANGLE (STRUCTURAL SHAPE)
CARV	COMBINATION AIR AND VACUUM RELEASE VALVE	LAT	LATERAL
CATV	CABLE TELEVISION	LB	LINEAR FEET
CB	CATCH BASIN	LG	LONG
CEIL	CEILING	LH	LEFT HAND
CEM	CUBIC FEET PER MINUTE	LJ	LONGITUDINAL
CFS	CUBIC FEET PER SECOND	LP	LOW POINT
CHEM	CHEMICAL	LPG	LIQUIFIED PETROLEUM GAS
CI	CAST IRON	LRP	LEGALLY RESPONSIBLE PARTY
CIP	CAST IRON PIPE	LR	LONG RADIUS
C.I.P.	CAST IN PLACE	LT	LEFT
CJ	CONSTRUCTION JOINT	LVC	LENGTH OF VERTICAL CURVE
CLR	CLEAR	<b>M</b>	MATL --- MATERIAL
CLR	CLEAR	MAX	MAXIMUM
CL	CENTERLINE	MECH	MECHANICAL
CL	CENTERLINE	MF	MEGA-FLANGE PIPE JOINT
CL	CENTERLINE	MFR	MANUFACTURER
CL	CENTERLINE	MGD	MILLION GALLONS PER DAY
CL	CENTERLINE	MH	MANHOLE
CL	CENTERLINE	MIN	MINIMUM OR MINUTE
CL	CENTERLINE	MIP	MALE IRON PIPE
CL	CENTERLINE	MISC	MISCELLANEOUS
CL	CENTERLINE	MJ	MECHANICAL JOINT
CL	CENTERLINE	MNPT	MALE NATIONAL PIPE THREAD
CL	CENTERLINE	MTL	METAL
CL	CENTERLINE	MWS	MAXIMUM WATER SURFACE
CL	CENTERLINE	<b>N</b>	(N) --- NEW
CL	CENTERLINE	N	NORTH
CL	CENTERLINE	NC	NORMALLY CLOSED
CL	CENTERLINE	NIC	NOT IN CONTRACT
CL	CENTERLINE	NF	NON-FREEZE
CL	CENTERLINE	NO	NUMBER OR NORMALLY OPEN
CL	CENTERLINE	NOM	NOMINAL
CL	CENTERLINE	NP	NEW PAVEMENT
CL	CENTERLINE	NPT	NATIONAL PIPE THREAD
CL	CENTERLINE	NTS	NOT TO SCALE
CL	CENTERLINE	NTS	NUMBER
CL	CENTERLINE	<b>O</b>	OC --- ON CENTER
CL	CENTERLINE	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OG	ORIGINAL GROUND
CL	CENTERLINE	OVFL	OVERFLOW
CL	CENTERLINE	OZ	OUNCE
CL	CENTERLINE	OH	OVERHEAD
CL	CENTERLINE	<b>P</b>	PC --- POINT OF CURVE
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PCF	POUNDS PER CUBIC FOOT
CL	CENTERLINE	PE	PLAIN END
CL	CENTERLINE	PERF	PERFORATED
CL	CENTERLINE	PEP	POLYETHYLENE PIPE
CL	CENTERLINE	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PLATE
CL	CENTERLINE	PL	PROPERTY LINE
CL	CENTERLINE	PLCS	PLACES
CL	CENTERLINE	PLYWD	PLYWOOD
CL	CENTERLINE	PMP	PERFORATED METAL PIPE
CL	CENTERLINE	POC	POINT ON CURVE
CL	CENTERLINE	POT	POINT OF TANGENT
CL	CENTERLINE	PP	POWER POLE
CL	CENTERLINE	PRC	POINT OF REVERSE CURVE
CL	CENTERLINE	PREFAB	PREFABRICATED
CL	CENTERLINE	PRELIM	PRELIMINARY
CL	CENTERLINE	PRESS	PRESSURE
CL	CENTERLINE	PROP	PROPERTY
CL	CENTERLINE	PRV	PRIVATE
CL	CENTERLINE	PSF	POUNDS PER SQUARE FOOT
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CL	CENTERLINE	PSIG	POUNDS PER SQUARE INCH, GAUGE
CL	CENTERLINE	PT	POINT OF TANGENCY, POINT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	PV	PLUG VALVE
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE PLASTIC
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	PVMT	PAVEMENT
CL	CENTERLINE	<b>Q</b>	QTY --- QUANTITY

## UTILITIES LEGEND

<b>PROPOSED</b>	<b>EXISTING</b>	<b>R</b>	RADIUS
		RC	RELATIVE COMPACTION
		RCP	REINFORCED CONCRETE PIPE
		RD	ROAD
		RDCR	REDUCER
		RWD	REDWOOD
		REF	REFER OR REFERENCE
		REINF	REINFORCED, REINFORCING
		REQD	OR REINFORCE
		RET	REQUIRED
		RH	RETURN
		RM	RIGHT HAND
		RO	ROUGH OPENING
		RSP	ROCK SLOPE PROTECTION
		RT	RIGHT OR RING TIGHT
		R/W	RIGHT OF WAY
		RWL	RAIN WATER LEADER
		<b>S</b>	S --- SEWER
		SL	SLOPE
		SCHED	SCHEDULE
		SCSD	SCOTIA COMMUNITY SERVICES DISTRICT
		SD	STORM DRAIN
		SDMH	STORM DRAIN MANHOLE
		SECT	SECTION
		SF	SQUARE FOOT/FEET
		SHT	SHEET
		SIM	SIMILAR
		SP	SPACE OR SPACES
		SPEC	SPECIFICATIONS
		SQ	SQUARE
		SQ FT	SQUARE FOOT
		SQ IN	SQUARE INCH
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEAN OUT
		SSMH	SANITARY SEWER MANHOLE
		SST	STAINLESS STEEL
		STA	STATION
		STD	STANDARD
		STL	STEEL
		STR	STRUCTURAL
		STRUCT	STRUCTURE
		SUSP	SUSPENDED
		SW	SIDEWALK
		SWPPP	STORM WATER POLLUTION PREVENTION PLAN
		SYMM	SYMMETRICAL
		<b>T</b>	TAN --- TANGENT
		T&B	TOP AND BOTTOM
		T&C	TONGUE AND GROOVE
		TBC	TOP BACK CURB
		TBM	TEMPORARY BENCH MARK
		TBW	TOP BACK WALK
		TOP	TOP OF CURB
		TCE	TEMPORARY CONSTRUCTION EASEMENT
		TEL	TELEPHONE
		TELEM	TELEMETRY
		TEMP	TEMPERATURE OR TEMPORARY
		TFC	TOP FACE CURB
		THD	THREAD
		TOC	TOP OF CONCRETE
		TOG	TOP OF GRADE
		TOS	TOWN OF SCOTIA
		TOW	TOP OF WALL
		TURN	TURNING POINT, TOP OF PAVEMENT OR TELEPHONE
		TV	POLE
		U	UNDERGROUND
		UBC	UNIFORM BUILDING CODE
		UOS	UNLESS OTHERWISE SPECIFIED
		UG	UNDERGROUND
		UTIL	UTILITY
		<b>V</b>	V --- VOLT
		VAC	VACUUM
		VAR	VARIES
		VC	VERTICAL CURVE
		VCP	VITRIFIED CLAY PIPE
		VERT	VERTICAL
		VG	VALLEY GUTTER
		VPI	VERTICAL POINT OF INTERSECTION
		<b>W</b>	W --- WATER OR WIDE FLANGE
		W	WITH
		W/O	WITHOUT
		WM	WATER METER
		WP	WORK POINT
		WS	WATER SURFACE, WATER STOP
		WWF	WELDED WIRE FABRIC
		<b>X</b>	X --- TRANSFORMER
		XFMR	TRANSFORMER
		<b>Y</b>	Y --- YARD
		YD 2	SQUARE YARD
		YD 3	CUBIC YARD

### CURVE DATA

R	(RADIUS)
L	(LENGTH)
Δ	(DELTA)
T	(TANGENT)

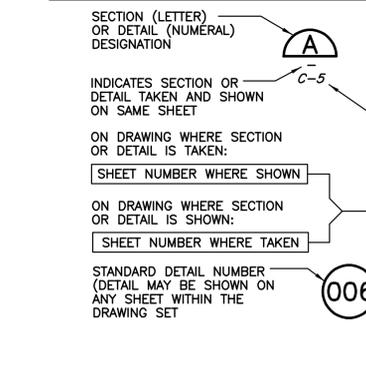
### NOTES

- CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
- THIS IS A STANDARD SHEET, THEREFORE, SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
- SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

## TOPOGRAPHIC LEGEND

<b>PROPOSED</b>	<b>EXISTING</b>	<b>P.I. (POINT OF INTERSECTION)</b>

### DETAIL AND SECTION DESIGNATION



VERIFY SCALES  
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BY	REVISION
DATE	NO.

DSGN NHN  
 DR SMA  
 CHK JGI  
 APPV

GENERAL ABBREVIATIONS AND LEGENDS

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

SHEET	G-2
SEQ	

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 \\wills\Projects\2020\420035-PFT-Civil\Drawings\420035-SITE-UTIL.dwg

**POTHOLING NOTE:**

CONTRACTOR TO POT-HOLE AND VERIFY EXISTING UTILITY CONNECTIONS PRIOR TO THE CONSTRUCTION OF ANY UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**PLAN**  
 1"=10'

**UTILITY NOTES:**

- EXISTING 3/4" WATER SERVICE TO BE ABANDONED AND REMOVED PRIOR TO CONSTRUCTION.
- EXISTING 3/4" WATER METER TO BE ABANDONED AND REMOVED PRIOR TO CONSTRUCTION.
- EXISTING ON-SITE SEWER SERVICE LATERAL TO BE ABANDONED AND REMOVED PRIOR TO CONSTRUCTION.
- ALL SIDEWALK REMOVAL FOR UTILITY SERVICE INSTALLATIONS SHALL INCLUDE REMOVAL AND REPLACEMENT OF FULL SQUARES OF SIDEWALK TO MATCH EXISTING CONDITIONS: 3" AC AND 8" CLASS 2 AGGREGATE BASE. SEE DETAIL 5 ON SHEET C-6.



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BY SRH

CITY OF FORT BRAGG PLAN CHECK

REVISION

DATE 12/09/2021

NO. 1

DESIGN JGI  
 DR SRH  
 CHK JGI  
 APVD

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

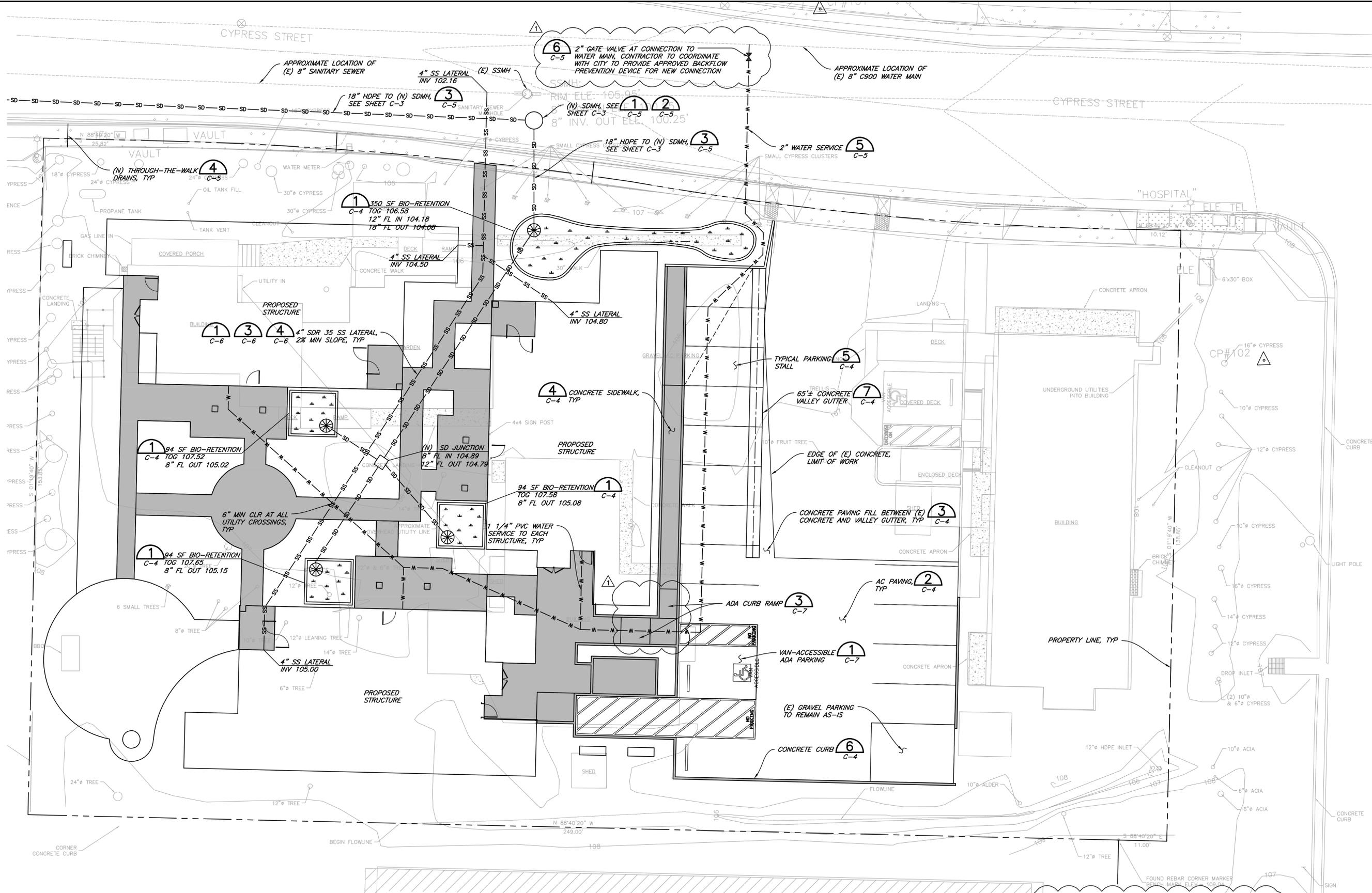
SITE UTILITY PLAN

SHEET C-1

SEQ

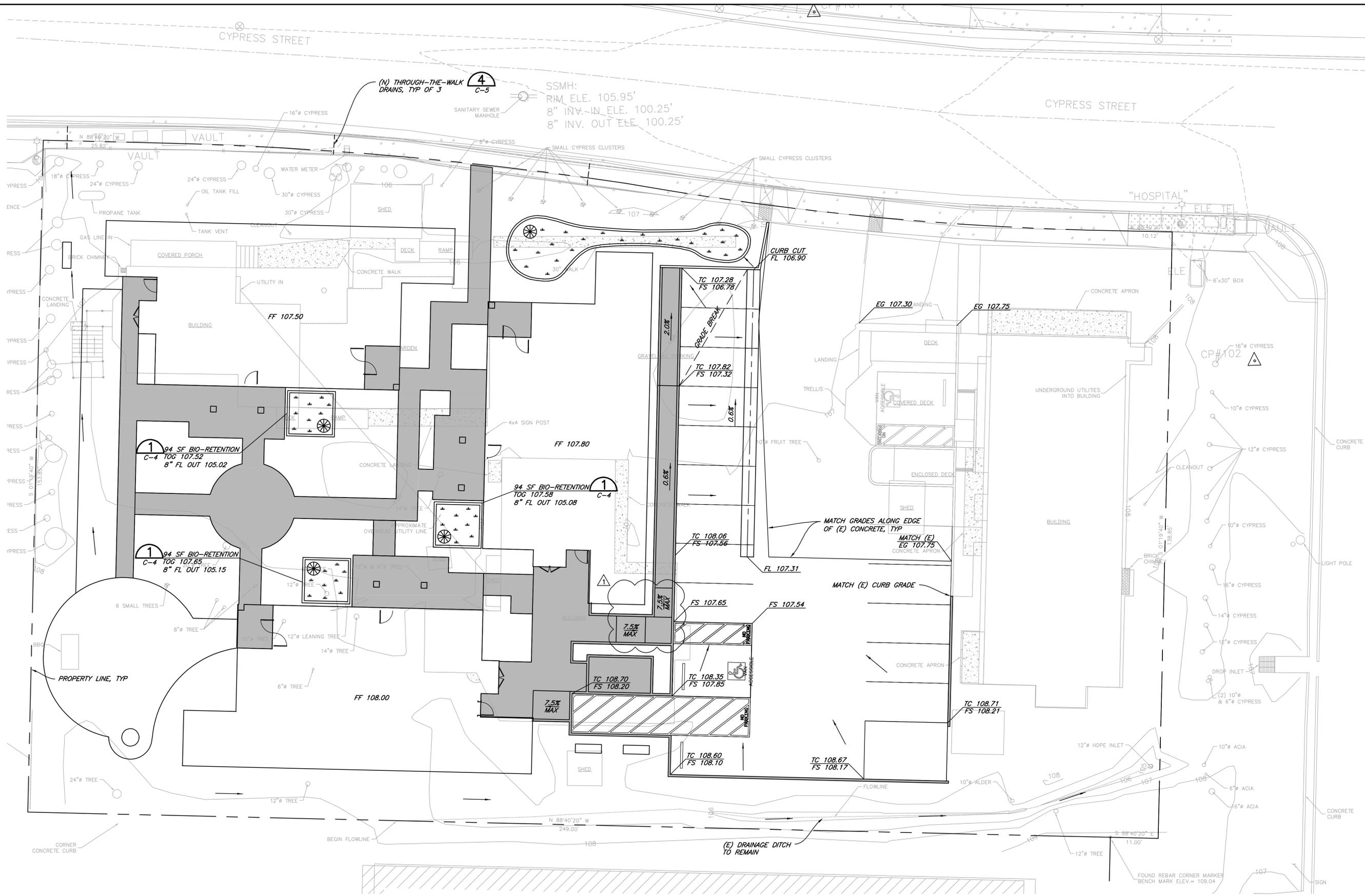
DATE 12/2021

PROJ. NO. 420035



DATE 12/09/2021  
 PROJ. NO. 420035

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**PLAN**  
 1"=10'



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**SHN**

DESIGN	DR	CHK	APVD	JGI	SRH	JGI	NO.	DATE	REVISION	BY
							1	12/09/2021	CITY OF FORT BRAGG PLAN CHECK	SRH

**GRADING AND DRAINAGE PLAN**

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

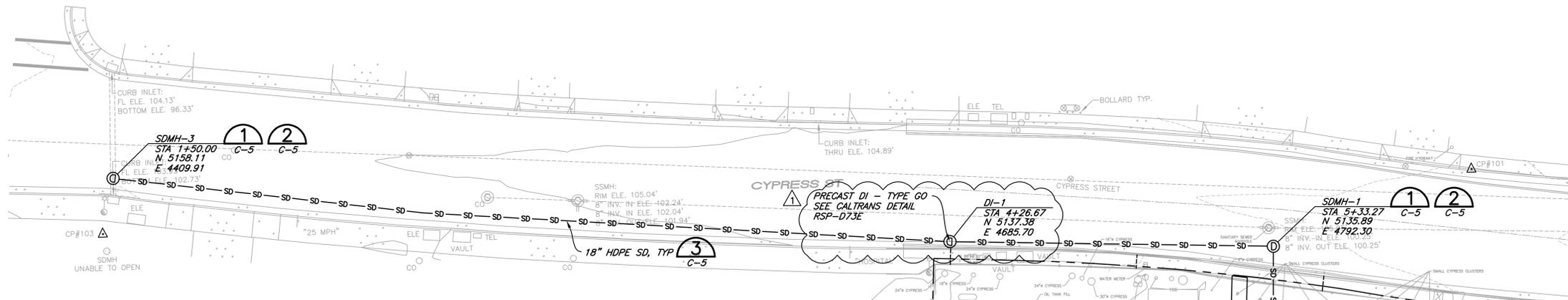
SHEET  
**C-2**

SEQ

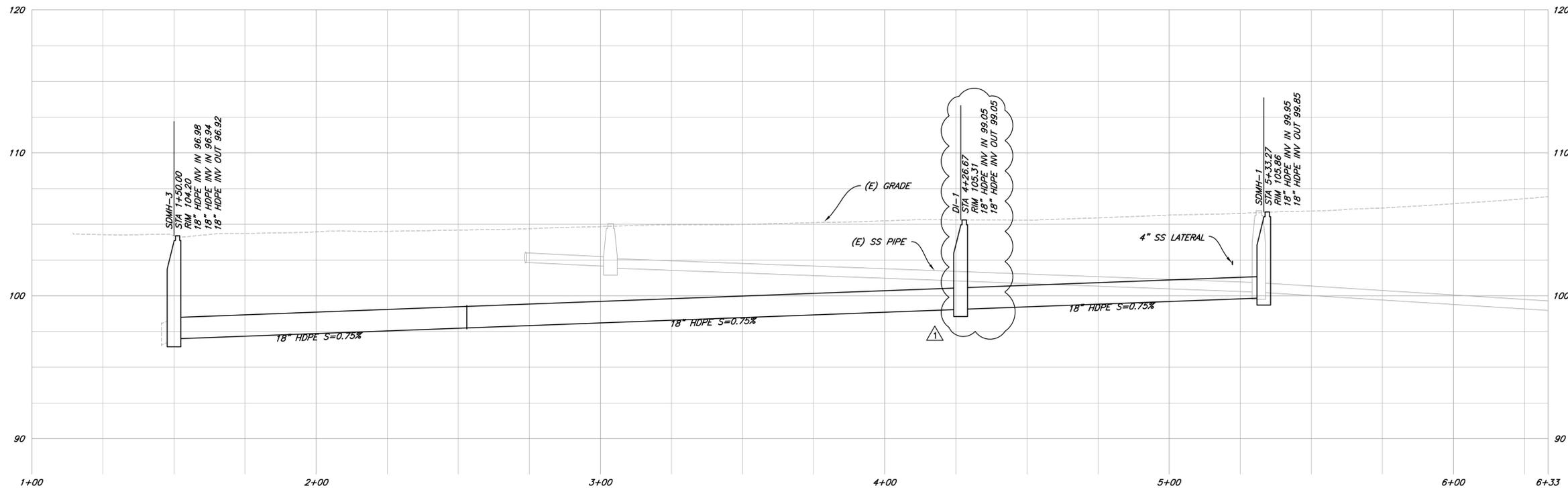
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**PLAN**  
 1"=20'



**PROFILE**  
 SCALE: 1"=20' H  
 1"=4' V

**POTHOLING NOTE:**  
 CONTRACTOR TO POTHOLE AND VERIFY EXISTING UTILITY CONNECTIONS PRIOR TO THE CONSTRUCTION OF ANY UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**UTILITY NOTES:**

1. NOTIFY PUBLIC WORKS PRIOR TO OCTOBER 15, 2021 FOR WINTER CONSTRUCTION.
2. ALL SIDEWALK REMOVAL FOR UTILITY SERVICE INSTALLATIONS SHALL INCLUDE REMOVAL AND REPLACEMENT OF FULL SQUARES OF SIDEWALK TO MATCH EXISTING CONDITIONS: 3" AC AND 8" CLASS 2 AGGREGATE BASE.

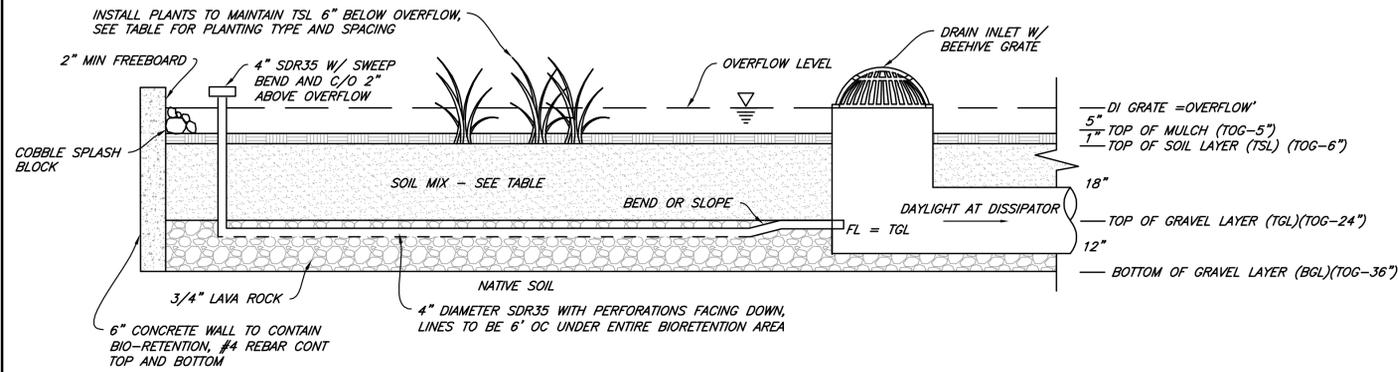


Know what's below.  
 Call before you dig.  
 Contractor shall call Underground Service Alert at 811 two working days prior to excavation.  
 Landline: 1-800-227-2600



VERIFY SCALES BARE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
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DSGN JGI DR SRH CHK JGI APVD	SRH BY
CITY OF FORT BRAGG PLAN CHECK	
DATE 12/09/2021	REVISION
NO. 1	NO.
<b>STORM DRAIN PLAN AND PROFILE</b>	
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA	
SHEET C-3	
PROJ. NO. 420035	

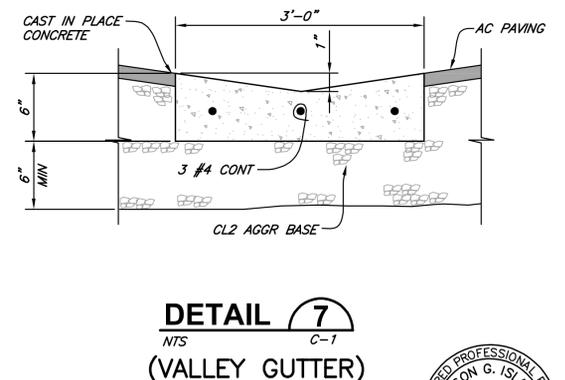
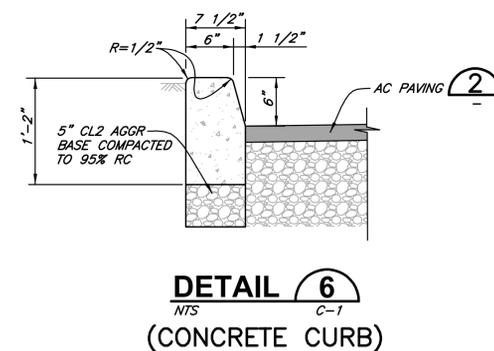
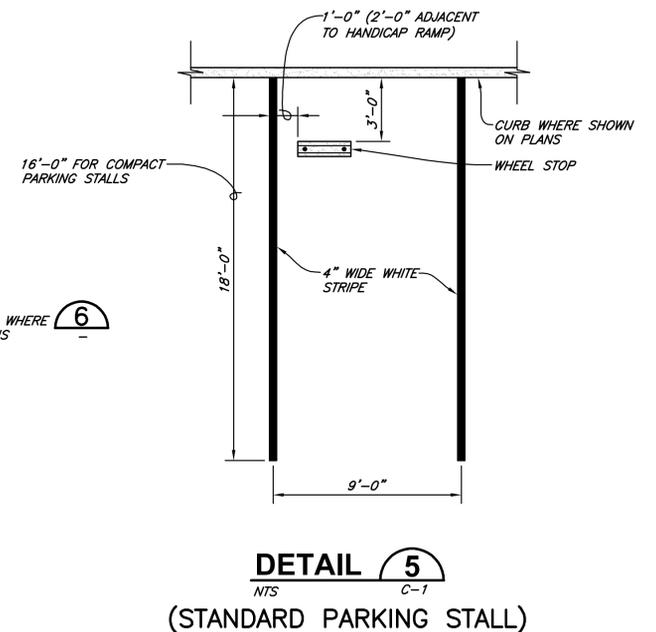
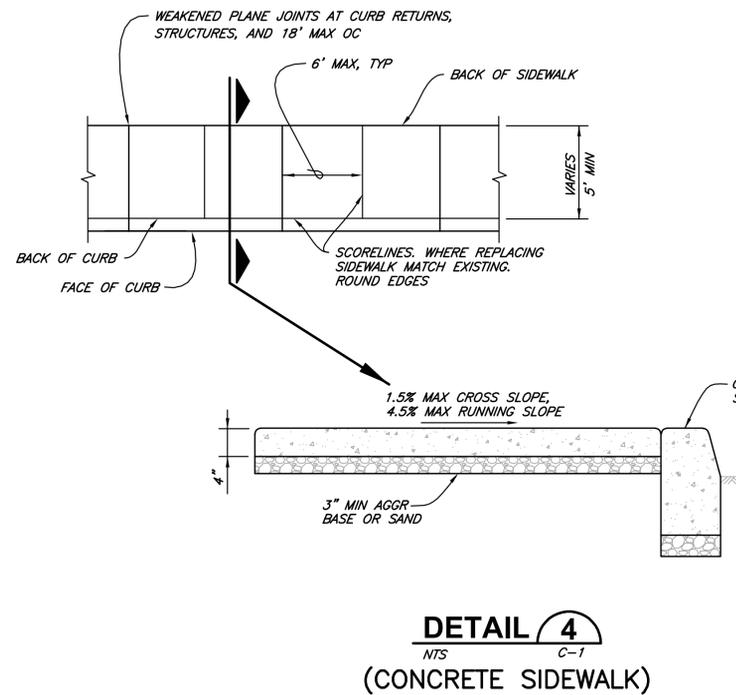
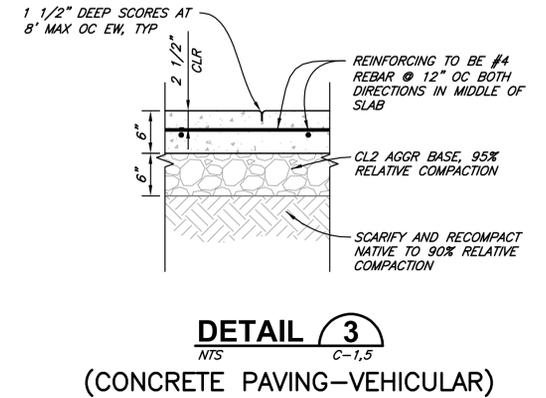
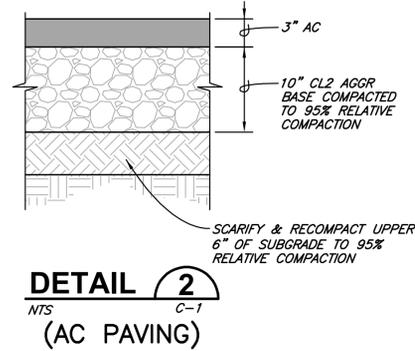
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PLANTING INFORMATION				
AREA	PLANT DESCRIPTION	SPACING	SOIL	IRRIGATION
▨	JUNCUS PATENS "ELK BLUE"	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED
▨	WIRE GRASS, BLUE RUSH	EVENLY SPACED EVERY 3'	SOIL MIX PER TABLE	WATER BY HAND TWICE WEEKLY DURING DRY MONTHS FOR FIRST YEAR UNTIL ESTABLISHED

SOIL SPECIFICATIONS		
PARAMETER	RANGE	REPORTED AS (UNITS)
ORGANIC MATTER CONTENT	35-75	%, DRY WEIGHT BASIS
CARBON TO NITROGEN RATIO	15:1 TO 25:1	RATIO
MATURITY (SEED EMERGENCE AND SEEDING VIGOR)	>80	AVERAGE % OF CONTROL
STABILITY (CO <sub>2</sub> EVOLUTION RATE)	<8	mg CO <sub>2</sub> -C/g UNIT OM/DAY
SOLUBLE SALTS (SALINITY)	<6.0	mmhos/cm
PH	6.5-8.0 MAY VARY W/ PLANT SPECIES	UNITS
HEAVY METALS CONTENT	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.13 TABLES 1 & 3
<b>PATHOGENS</b>		
FECAL COLIFORM	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
SALMONELLA	PASS	PASS/FAIL US EPA CLASS A STD 40 CFR § 503.32(A) LEVELS
<b>NUTRIENT CONTENT (PROVIDE ANALYSIS INCLUDING):</b>		
TOTAL NITROGEN (N)	≥0.9	%
TOTAL BORON (B)	<80	PPM
CALCIUM (Ca)	FOR INFO ONLY	%
SODIUM (Na)	FOR INFO ONLY	%
MAGNESIUM (Mg)	FOR INFO ONLY	%
SULFUR (S)	FOR INFO ONLY	%

**DETAIL 1**  
NTS C-1,2  
(BIO-RETENTION FACILITY)



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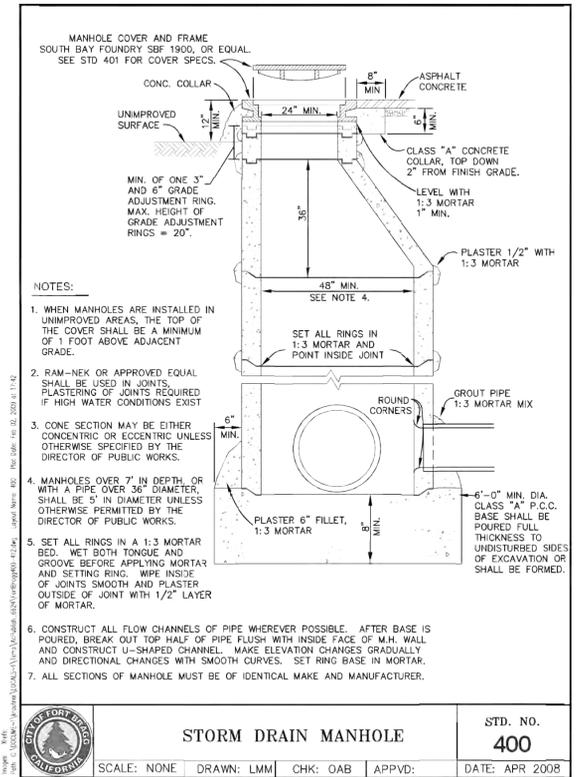
BY		REVISION		DATE		NO.	
DESIGN	JGI	DR	SRH	CHK	JGI	APVD	

PARENTS & FRIENDS  
RESIDENTIAL CARE FACILITY  
FORT BRAGG, CALIFORNIA

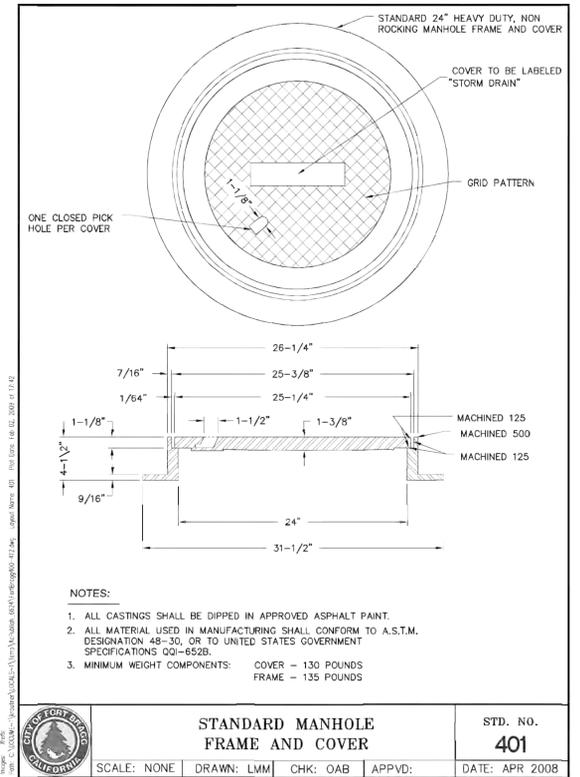
DETAILS



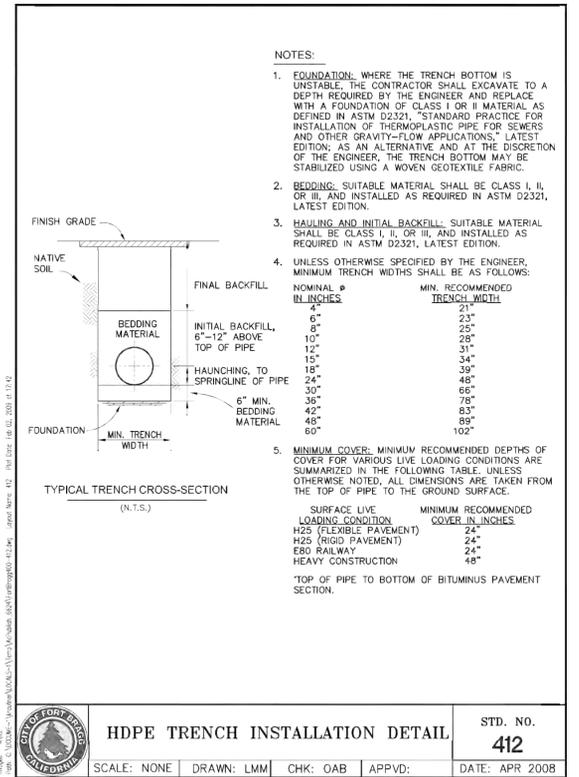
SHEET	C-4
SEQ	
DATE	12/2021
PROJ. NO.	420035



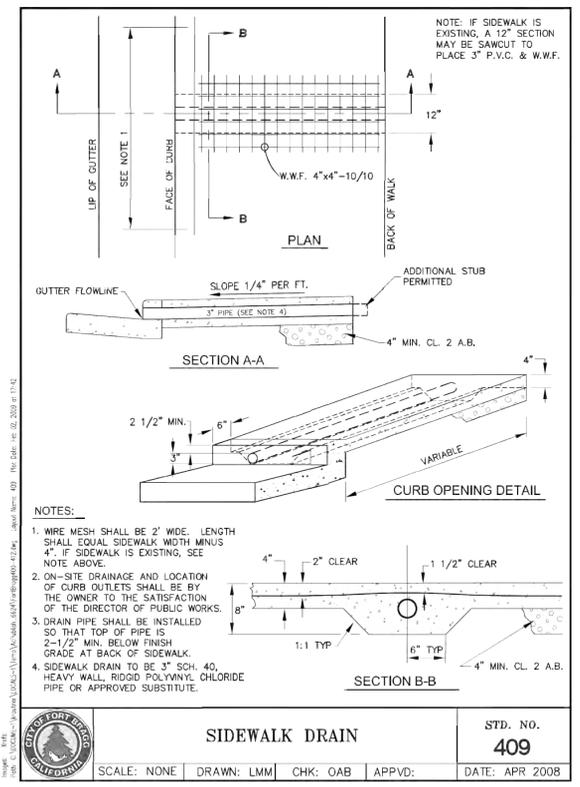
**DETAIL 1**  
NTS C-1,3



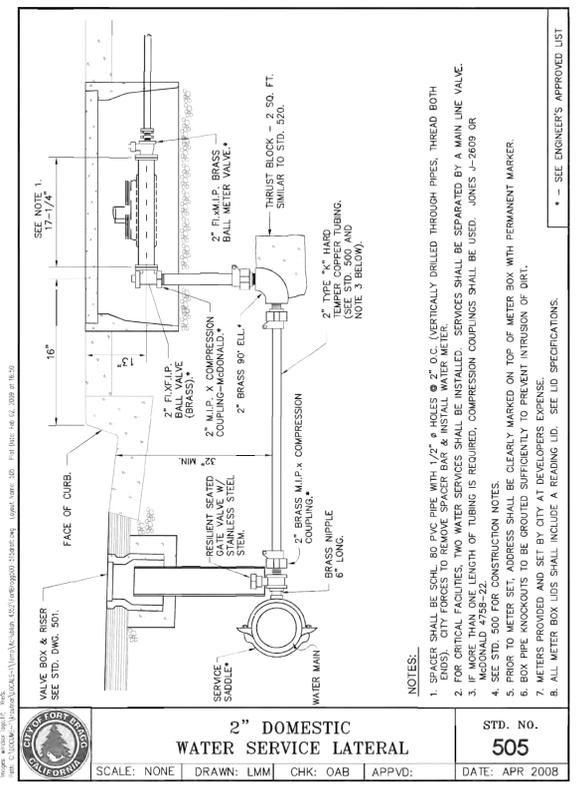
**DETAIL 2**  
NTS C-1,3



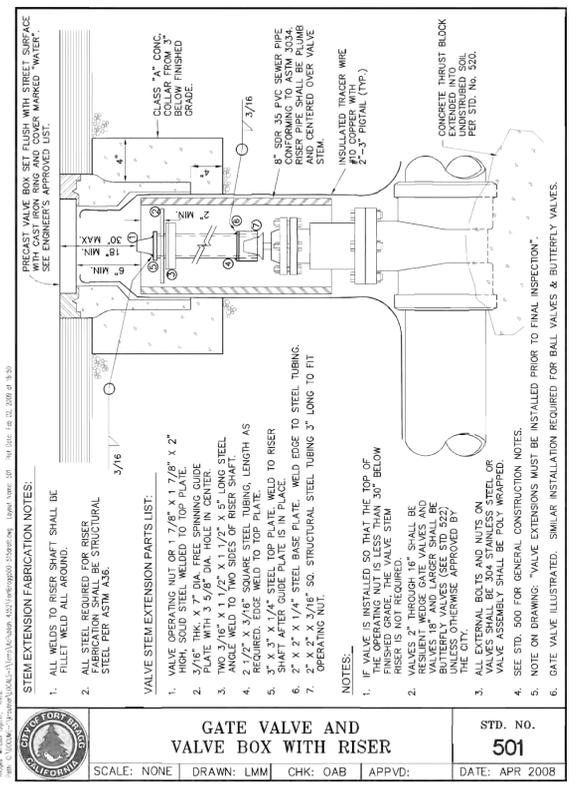
**DETAIL 3**  
NTS C-1,3



**DETAIL 4**  
NTS C-1,2



**DETAIL 5**  
NTS C-1

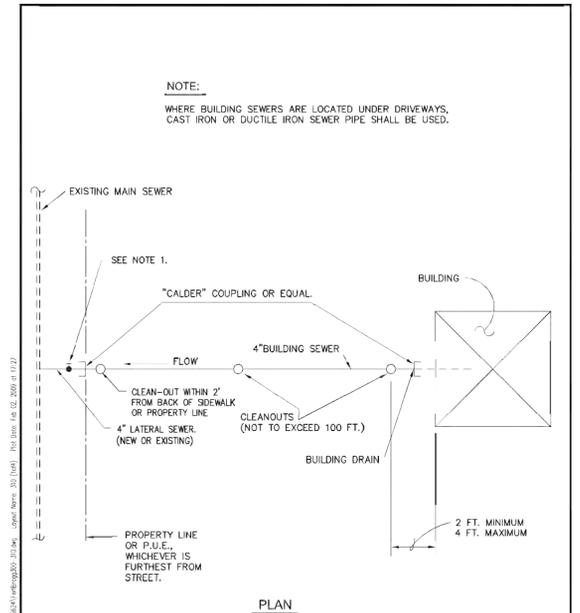


**DETAIL 6**  
NTS C-1

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VERIFY SCALES		BY	
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335 S. MAIN ST. WILITS, CA 95490 WWW.SHN-ENGR.COM 707-459-4518		DATE	
		NO.	
DESIGN		DATE	
DR		NO.	
CHK		NO.	
APVD		NO.	
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA		DETAILS	
SHEET		C-5	
SEQ		DATE 12/2021	
DATE		PROJ. NO. 420035	



**NOTE:**  
WHERE BUILDING SEWERS ARE LOCATED UNDER DRIVEWAYS, CAST IRON OR DUCTILE IRON SEWER PIPE SHALL BE USED.

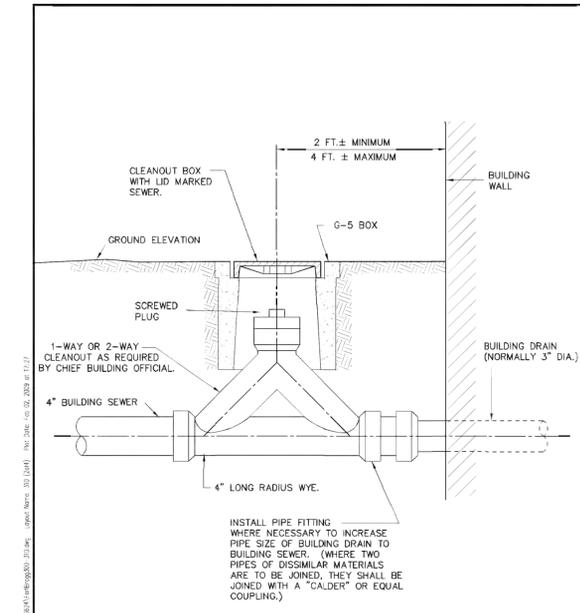
EXISTING MAIN SEWER  
SEE NOTE 1.  
"CALDER" COUPLING OR EQUAL  
FLOW  
4" BUILDING SEWER  
CLEAN-OUT WITHIN 2' FROM BACK OF SIDEWALK OR PROPERTY LINE  
4" LATERAL SEWER (NEW OR EXISTING)  
BUILDING DRAIN  
2 FT. MINIMUM  
4 FT. MAXIMUM  
PROPERTY LINE OR P.U.E., WHICHEVER IS FURTHEST FROM STREET.

**PLAN**

**NOTES:**  
1. VALVE SHALL BE INSTALLED ON NON-RESIDENTIAL DEVELOPMENTS AT THE DISCRETION OF THE DIRECTOR OF PUBLIC WORKS. VALVES TO BE PER STD 501.

SHEET 1 OF 4  
**TYPICAL SERVICE SEWER CONNECTION DETAILS**  
STD. NO. 310  
SCALE: NONE DRAWN: LMM CHK: OAB APPVD: DATE: APR 2008

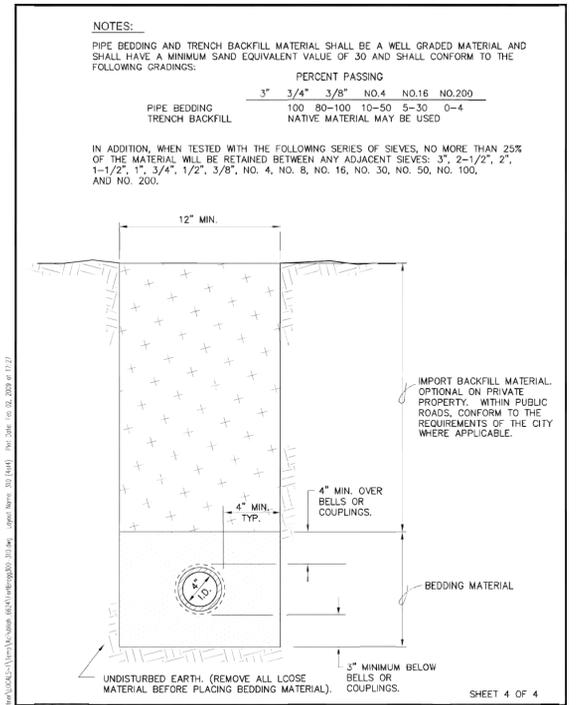
**DETAIL 1**  
NTS C-1



2 FT. ± MINIMUM  
4 FT. ± MAXIMUM  
CLEANOUT BOX WITH LID MARKED SEWER  
GROUND ELEVATION  
6-5 BOX  
BUILDING WALL  
BUILDING DRAIN (NORMALLY 3" DIA.)  
1-WAY OR 2-WAY CLEANOUT AS REQUIRED BY CHIEF BUILDING OFFICIAL.  
4" BUILDING SEWER  
4" LONG RADIUS WYE.  
INSTALL PIPE FITTING WHERE NECESSARY TO INCREASE PIPE SIZE OF BUILDING DRAIN TO BUILDING SEWER. (WHERE TWO PIPES OF DISSIMILAR MATERIALS ARE TO BE JOINED, THEY SHALL BE JOINED WITH A "CALDER" OR EQUAL COUPLING.)

**CLEANOUT DETAIL AT BUILDING**  
STD. NO. 310  
SCALE: NONE DRAWN: LMM CHK: OAB APPVD: DATE: APR 2008

**DETAIL 2**  
NTS



**NOTES:**  
PIPE BEDDING AND TRENCH BACKFILL MATERIAL SHALL BE A WELL GRADED MATERIAL AND SHALL HAVE A MINIMUM SAND EQUIVALENT VALUE OF 30 AND SHALL CONFORM TO THE FOLLOWING GRADINGS:  
PERCENT PASSING  
PIPE BEDDING 3" 3/4" 3/8" NO.4 NO.16 NO.200  
TRENCH BACKFILL 100 80-100 10-50 5-30 0-4  
NATIVE MATERIAL MAY BE USED

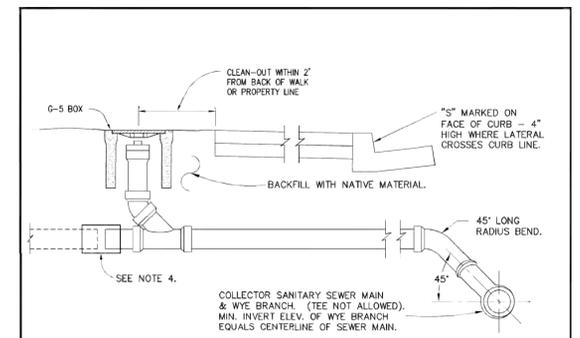
IN ADDITION, WHEN TESTED WITH THE FOLLOWING SERIES OF SIEVES, NO MORE THAN 25% OF THE MATERIAL WILL BE RETAINED BETWEEN ANY ADJACENT SIEVES: 3", 2-1/2", 2", 1-1/2", 1", 3/4", 1/2", 3/8", NO. 4, NO. 8, NO. 16, NO. 30, NO. 50, NO. 100, AND NO. 200.

12" MIN.  
4" MIN. OVER BELLS OR COUPLINGS.  
4" MIN. TYP.  
BEDDING MATERIAL  
3" MINIMUM BELOW BELLS OR COUPLINGS.  
UNDISTURBED EARTH. (REMOVE ALL LOOSE MATERIAL BEFORE PLACING BEDDING MATERIAL).

IMPORT BACKFILL MATERIAL, OPTIONAL ON PRIVATE PROPERTY, WITHIN PUBLIC ROADS, CONFORM TO THE REQUIREMENTS OF THE CITY WHERE APPLICABLE.

**SERVICE SEWER TRENCH DETAIL**  
STD. NO. 310  
SCALE: NONE DRAWN: LMM CHK: OAB APPVD: DATE: APR 2008

**DETAIL 3**  
NTS



CLEAN-OUT WITHIN 2' FROM BACK OF WALK OR PROPERTY LINE  
"S" MARKED ON FACE OF CURB - 4" HIGH WHERE LATERAL CROSSES CURB LINE.  
BACKFILL WITH NATIVE MATERIAL.  
45° LONG RADIUS BEND.  
SEE NOTE 4.  
COLLECTOR SANITARY SEWER MAIN & WYE BRANCH. (TEE NOT ALLOWED). MIN. INVERT ELEV. OF WYE BRANCH EQUALS CENTERLINE OF SEWER MAIN.

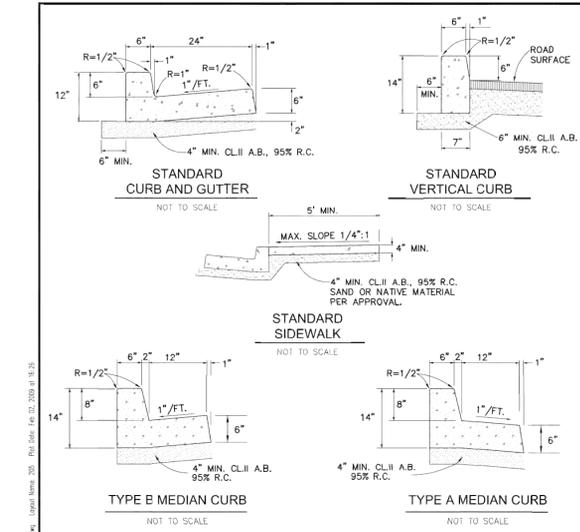
**LATERAL CONNECTIONS TO EXISTING MAINS:**  
PVC (SDR 35):  
4" - 8" : CUT IN WYE  
10" & LARGER: GLUE ON SADDLE WITH STRAP TIES, OR APPROVED BY THE CITY ENGINEER.

**LATERAL PIPE MATERIAL TO BE 4" MINIMUM AND ONE OF THE FOLLOWING:**  
DUCTILE IRON PIPE  
POLYVINYL CHLORIDE (PVC) PIPE, SDR 35 WHEN USED WITH A MANUFACTURED "Y" SPECIFICALLY DESIGNED FOR PVC LATERALS. THE "Y" SHALL BE POLYVINYL CHLORIDE (PVC), SDR 35.

**NOTES:**  
1. THE SEWER SERVICE LATERAL SHALL BE OF SUFFICIENT DEPTH TO ADEQUATELY SERVE THE BUILDING SITE, AND IN NO CASE SHALL BE LESS THAN 3 FT. DEEP AT THE BACK OF THE P.U.E. UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.  
2. WHERE PROBLEMS ARE ANTICIPATED IN PROVIDING SEWER SERVICE TO A GIVEN BUILDING SITE, THE LATERAL INVERT AT THE BACK OF THE P.U.E. SHALL BE STAKED BY THE OWNER'S ENGINEER.  
3. MINIMUM 2% SLOPE EXCEPT WHERE A VARIATION IS SPECIFICALLY APPROVED BY THE CITY ENGINEER.  
4. WHEN CONNECTING TO EXISTING SEWER LATERAL EXTEND TO 1' BEHIND P.U.E.

SHEET 1 OF 4  
**SEWER SERVICE LATERAL**  
STD. NO. 309  
SCALE: NONE DRAWN: LMM CHK: OAB APPVD: DATE: APR 2008

**DETAIL 4**  
NTS C-1



STANDARD CURB AND GUTTER  
STANDARD VERTICAL CURB  
STANDARD SIDEWALK  
TYPE B MEDIAN CURB  
TYPE A MEDIAN CURB

**NOTES:**  
1. CONCRETE SHALL BE CLASS A AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD.  
2. DEEP SCORES (1/4 WAY THROUGH THICKNESS OF CONCRETE) EVERY 12 FEET.  
3. SIDEWALKS SHALL BE SCORED INTO 5 FOOT SQUARES UNLESS OTHERWISE SPECIFIED BY ENGINEER.  
4. IF EXTRUSION MACHINE IS USED, EXPANSION JOINTS SHALL BE DEEP SCORED 1/3 THE THICKNESS.  
5. WEIGHT OF CURB AND/OR SIDEWALK AND CLASS 2 AGGREGATE SHALL EXCEED THE EXPANSION PRESSURE OF THE BASEMENT SOIL "K" VALUE.

**CURB, GUTTER AND SIDEWALK**  
STD. NO. 205  
SCALE: NONE DRAWN: CLG CHK: HEU APPVD: DATE: NOV 2008

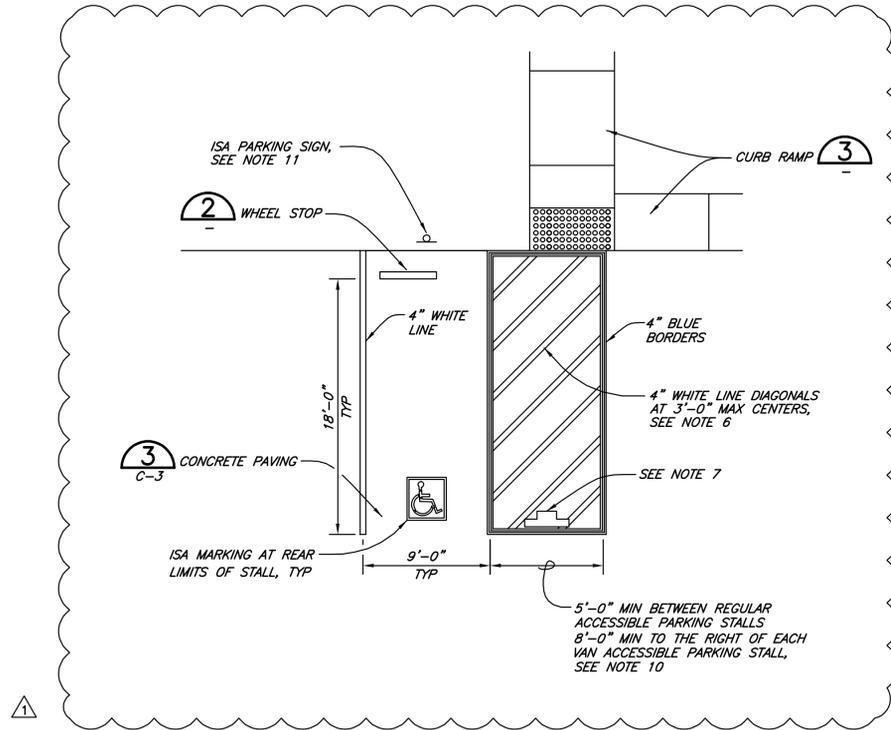
**DETAIL 5**  
NTS C-1

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VERIFY SCALES BASE IS ONE INCH ON ORIGINAL DRAWING 0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		335 S. MAIN ST. WILKINS, CA 95490 WWW.SHN-ENGR.COM 707-459-4518	
SRH	BY	CITY OF FORT BRAGG PLAN CHECK	
NO.	DATE	12/09/2021	
DR	CHK	JGI	APVD
DR	CHK	JGI	APVD
DESIGN		PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA	
NO.		DETAILS	
SHEET		C-6	
SEQ			
DATE		12/2021	
PROJ. NO.		420035	

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**ADA PARKING NOTES:**

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
2. ONE IN EVERY SIX ACCESSIBLE OFF-STREET PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 8'-0" MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R7-8B SIGN SHALL BE MOUNTED BELOW THE R99B (CA) PLAQUE OR THE R99C (CA) SIGN.
3. IN EACH PARKING STALL, A CURB OR PARKING BUMPER SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE SO LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED VEHICLES OTHER THAN THEIR OWN. FOR MORE PARKING BUMPER REQUIREMENTS, SEE THE SPECIAL PROVISIONS.
4. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1.5% IN ALL DIRECTIONS.
5. WHERE PLAQUE R99B (CA), SIGN R99C (CA) OR SIGN R7-8B ARE INSTALLED, THE BOTTOM OF THE SIGN OR PLAQUE PANEL SHALL BE A MINIMUM OF 7'-0" ABOVE THE SURROUNDING SURFACE.
6. BLUE PAINT, INSTEAD OF WHITE MAY BE USED FOR MARKING ACCESSIBILITY AISLES IN AREAS WHERE SNOW MAY CAUSE WHITE MARKINGS TO NOT BE VISIBLE.
7. THE WORDS "NO PARKING", SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 1'-0" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE REVISED STANDARD PLAN RSP A90B FOR DETAILS OF THE "NO PARKING" PAVEMENT MARKING.
8. A R100B (CA) SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL. THE SIGN SHALL INCLUDE THE ADDRESS WHERE THE TOWED VEHICLE MAY BE RECLAIMED AND THE TELEPHONE NUMBER OF THE LOCAL TRAFFIC LAW ENFORCEMENT AGENCY.
9. WHERE A SINGLE (NON-VAN) ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
10. WHERE A VAN ACCESSIBLE PARKING SPACE IS PROVIDED, THE LOADING AND UNLOADING ACCESS AISLE SHALL BE 8'-0" WIDE MINIMUM, AND SHALL BE ON THE PASSENGER SIDE OF THE VEHICLE AS THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE.
11. ACCESSIBLE PARKING ONLY SIGN SHALL BE SIGN R99C (CA) OR SIGN R99 (CA) WITH PLAQUE R99B (CA).



**SIGN R99C (CA)**  
SEE NOTE 5

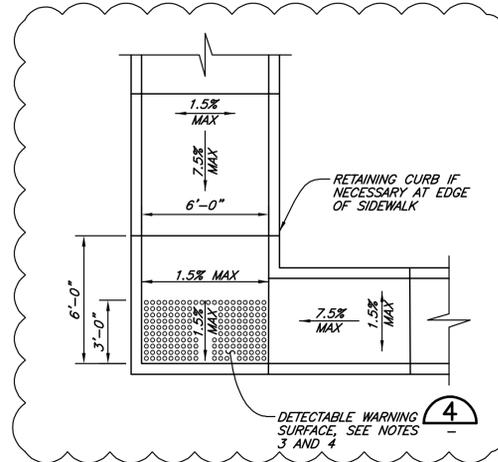


**SIGN R7-8b**  
SEE NOTES 2 AND 5



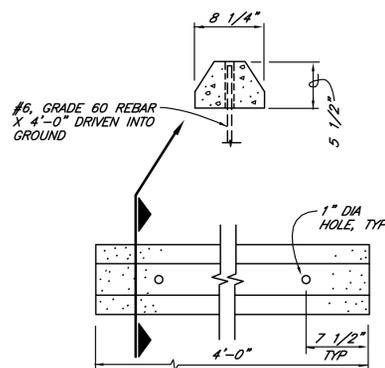
**SIGN R100B (CA)**  
SEE NOTE 8

**DETAIL 1**  
NTS C-1  
(VAN ACCESSIBLE ADA PARKING SIGNAGE, STRIPING AND LAYOUT)



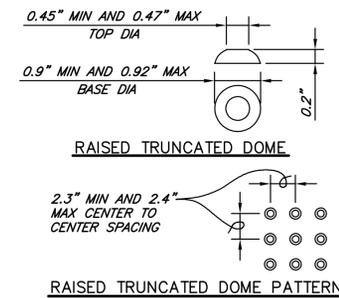
**RAMP NOTES:**

1. TRANSITIONS FROM RAMPS AND LANDING TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH (NO LIP) AND FREE OF ABRUPT CHANGES.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 48" INCHES OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5.0%). GUTTER PAN SLOPE SHALL NOT EXCEED 1" OF DEPTH FOR EACH 2'-0" OF WIDTH.
3. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE RAMP. A 4'-0" WIDE DETECTABLE WARNING SURFACE MAY BE USED ON A 4'-2" WIDE CURB RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE REQUIREMENTS IN THE CALTRANS STANDARD SPECIFICATIONS.
4. THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOWLINE.
5. SIDEWALK AND RAMP THICKNESS, "T", SHALL BE 4" MINIMUM.



**DETAIL 2**  
NTS  
(WHEEL STOP)

**DETAIL 3**  
NTS C-1  
(CURB RAMP)



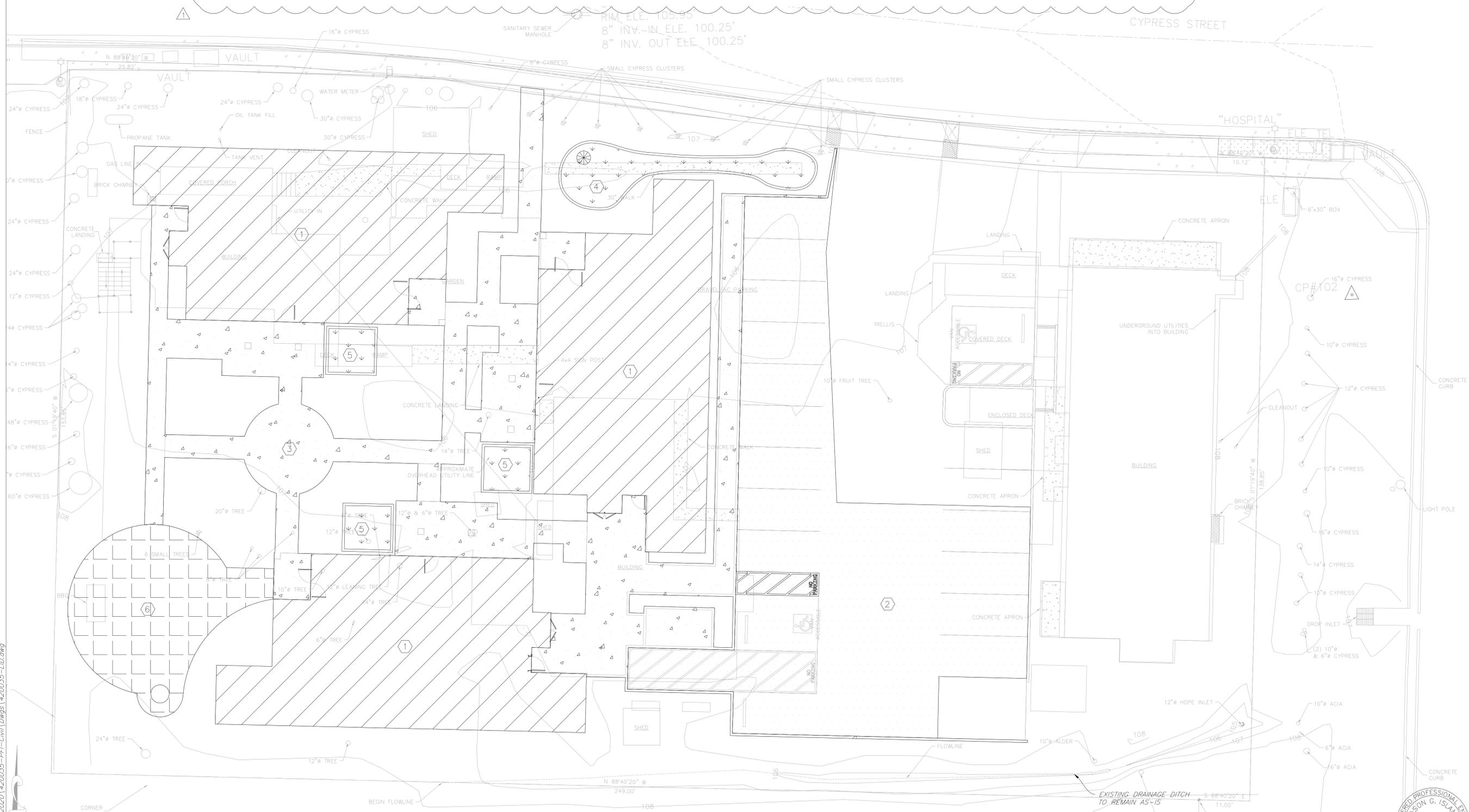
**DETAIL 4**  
NTS  
(DETECTABLE WARNING SURFACE)



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335 S. MAIN ST. WILLITS, CA 95490 WWW.SHN-ENGR.COM 707-459-4518		<b>SHN</b>			
DESIGN	JGI	SRH	BY		
DR	SRH	JGI	CITY OF FORT BRAGG PLAN CHECK		
CHK	JGI	APVD	REVISION		
NO.		DATE		NO.	
1		12/09/2021		NO.	
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA					
ADA DETAILS					
SHEET C-7					
SEQ					
DATE 12/2021					
PROJ. NO. 420035					

### SUMMARY OF STORMWATER MANAGEMENT AREAS

AREA	DESCRIPTION	SURFACE	SIZE (SF)	IMPERVIOUS AREA (SF)	BIO-SWALE AREA (SF)	BIO-RETENTION AREA (SF)	PERMEABLE SURFACE (SF)
①	BUILDINGS	ROOF	7,052	7,052	-	-	-
②	PARKING LOT	AC PAVING	4,434	4,434	-	-	-
③	SIDEWALKS	CONCRETE	4,074	4,074	-	-	-
④	PARKING LOT/PATIO/SIDEWALKS BIO-RETENTION	NATIVE GRASSES	350	-	-	350	-
⑤	BUILDING BIO-RETENTION	NATIVE GRASSES	282	-	-	282	-
⑥	PATIO	OPEN PAVERS	1085	109	-	-	976



**PLAN**  
1"=10'

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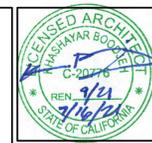
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							1	12/09/2021	CITY OF FORT BRAGG PLAN CHECK		SRH
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA STORMWATER LID AREAS											
SHEET LID-1											
SEQ											
DATE 12/2021											
PROJ. NO. 420035											



**UNDERGROUND SERVICE ALERT**  
 (USA) DIAL 811 OR  
 1-800-227-2600 AT LEAST 48  
 HOURS PRIOR TO CONSTRUCTION

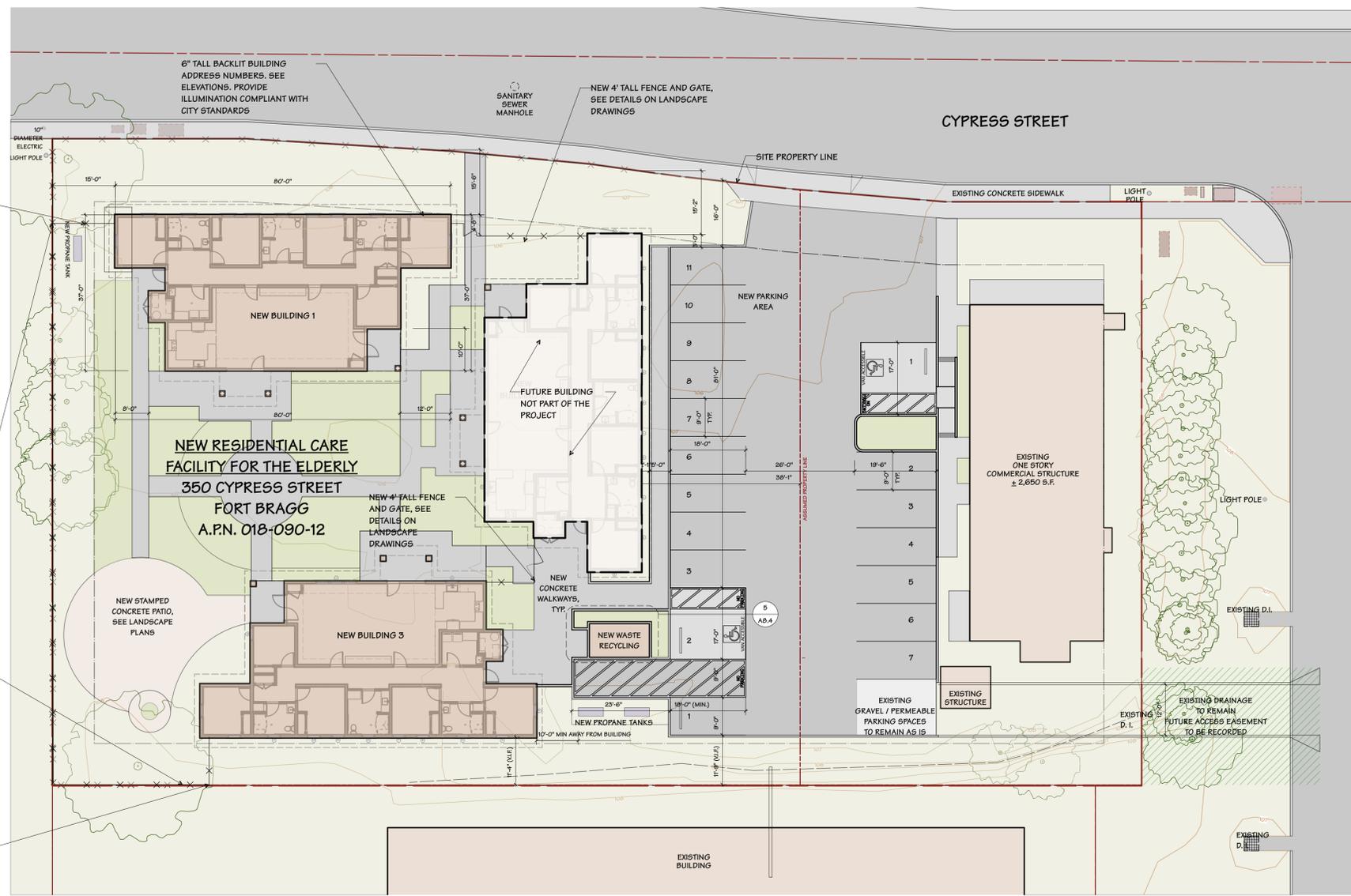


**K. BOODJEH ARCHITECTS**  
 ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
 A.P.N. 018-090-12  
 PARENTS AND FRIENDS INC.  
 306 E. REDWOOD AVE. FORT BRAGG CA 95437

**PROPOSED SITE PLAN**

DATE: 17 FEBRUARY 2022  
 SHEET: **A0.1**

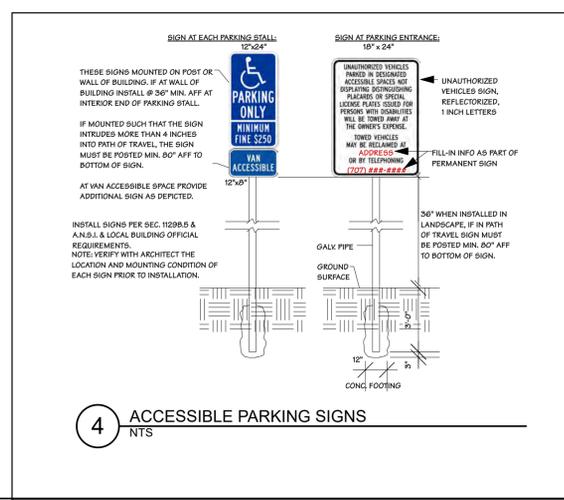
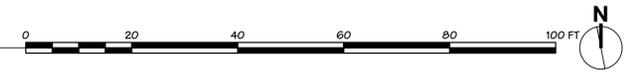


**SITE PLAN NOTES**

1. COMPLY WITH CITY OF FORT BRAGG STANDARD SPECS & PLANS.
2. GENERAL CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND PERMITS FOR WORK IN THE PUBLIC RIGHT OF WAY.
3. VERIFICATION OF ALL SUBSURFACE UTILITIES IS THE RESPONSIBILITY SOLELY OF THE CONTRACTOR. CALL FOR USA SERVICES (811) PRIOR TO ALL DIGGING.
4. CONFIRM ALL LOCATIONS, DIMENSIONS, AND FINISH GRADES PRIOR TO EACH PORTION OF THE WORK FOR ADHERENCE TO ACCESSIBILITY AND BUILDING EGRESS REQUIREMENTS. NOTIFY ARCHITECT OF ANY QUESTIONS, POTENTIAL CONFLICTS, OR DISCREPANCIES.
5. DISCOVERY OF ARCHAEOLOGICAL RESOURCES: IF ANY PERSON EXCAVATING OR OTHERWISE DISTURBING THE EARTH DISCOVERS ANY ARCHAEOLOGICAL SITE DURING PROJECT CONSTRUCTION, THE FOLLOWING ACTIONS SHALL BE TAKEN: 1) CEASE AND DESIST FROM ALL FURTHER EXCAVATION AND DISTURBANCES WITHIN 25 FEET OF THE DISCOVERY; 2) NOTIFY THE CITY OR COUNTY WITHIN 24 HOURS OF THE DISCOVERY; AND 3) RETAIN A PROFESSIONAL ARCHEOLOGIST TO DETERMINE APPROPRIATE ACTION IN CONSULTATION WITH STAKEHOLDERS SUCH AS NATIVE AMERICAN GROUPS THAT HAVE TIES TO THE AREA.
6. COORDINATE WITH UTILITY AND COMMUNICATIONS PROVIDERS FOR SPECIFIC REQUIREMENTS INCLUDING CLEARANCES, DEPTHS, COVERAGE, MOUNTING PAD DETAILS, AND SEQUENCING.
7. CONDUCT CONSTRUCTION PHASE MONITORING BY QUALIFIED ENGINEER TO OBSERVE SUBGRADE PRIOR TO PLACEMENT OF ANY STRUCTURAL FILL MATERIAL.
8. CONTRACTOR TO CALCULATE CUT & FILL QUANTITIES AND SUBMIT FIGURES TO OWNER PRIOR TO THE WORK. CONTRACTOR SHALL STOCKPILE CLEAN TOPSOIL IN AN APPROVED LOCATION FOR LATER REUSE IN ON-SITE IMPROVEMENTS. WHEN THERE IS EXCESS SOIL, DEBRIS, AND MATERIALS NOT REUSABLE FOR THIS PROJECT IT SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
9. MAINTAIN RECORD DRAWINGS.
10. COMPLY WITH CITY OF FORT BRAGG'S HOURS OF ALLOWABLE CONSTRUCTION NOISE.
11. SIDEWALK & WALKWAY SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL MEET CBC 11B-403:
  - A. SURFACE SHALL BE UNINTERRUPTED BY STEPS OR CHANGES IN LEVEL EXCEEDING 1/4" OR 1/2" WITH SLOPED BEVEL.
  - B. 5% MAX SLOPE IN DIRECTION OF TRAVEL W/ 2% MAX CROSS SLOPE.
  - C. CLEAR WIDTH SHALL BE 48" MIN.
  - D. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT PER CBC 11B-302.1

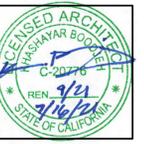
SEE: USE OF PREDETERMINED CONSTRUCTION TOLERANCE GUIDELINES FOR ACCESSIBILITY DSA IR 11B-8 [https://www.documents.dgs.ca.gov/dsa1/pubs/fr\\_11b-8\\_rev01-01-11.pdf](https://www.documents.dgs.ca.gov/dsa1/pubs/fr_11b-8_rev01-01-11.pdf)

**1 PROPOSED SITE PLAN**  
 Scale: 1/16" = 1'-0"



**KEY**

SITE PLAN KEY	
	PROJECT SITE PROPERTY LINE
	SETBACK
	DRAINAGE FLOW LINE
	EASEMENT
	PROPERTY LINE
	FENCE
	TOPOGRAPHY LINE - MAJOR
	TOPOGRAPHY LINE - MINOR
	DEMOLITION
	ACCESSIBLE PARKING SPACE SYMBOL
	TREE, SEE LANDSCAPE PLANS
	NEW BUILDING
	EXISTING BUILDING
	EXISTING LANDSCAPE AREA
	NEW LANDSCAPE AREA
	NEW ASPHALT CONCRETE
	NEW CONCRETE FLATWORK
	NEW SIDEWALK
	NEW DECORATIVE CONCRETE FLATWORK
	EXISTING GRAVEL



**K. BOODEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**FLOOR PLAN**  
**BUILDING 1**

DATE: 17 FEBRUARY 2022  
SHEET: **A1.1**

### GENERAL HOUSEKEEPING

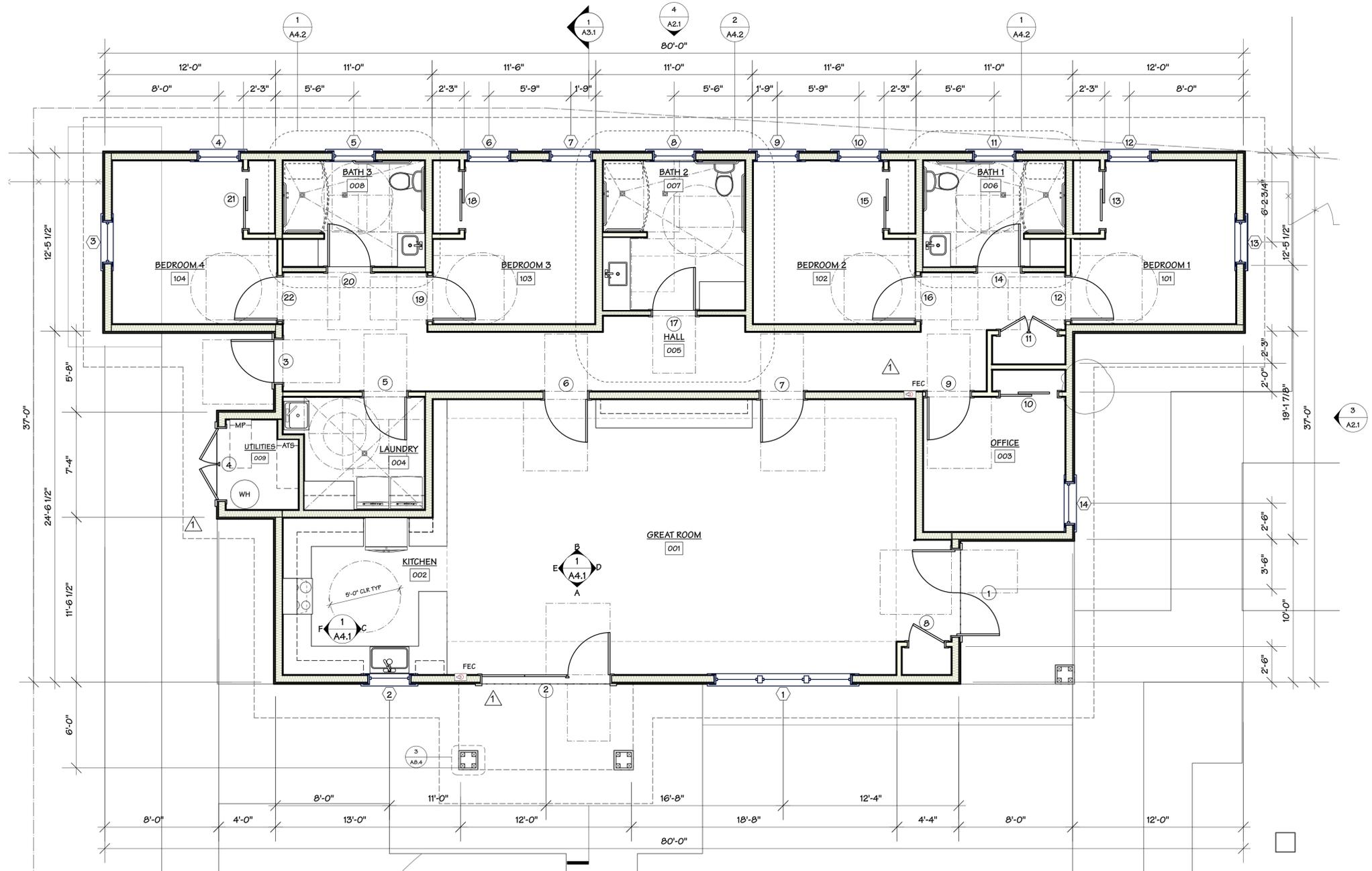
- STORAGE OF COMBUSTIBLE MATERIALS IN BUILDINGS SHALL BE ORDERLY, WITH STORAGE SEPARATED FROM HEATING DEVICES BY A DISTANCE OR SHIELDING SO THAT IGNITION CANNOT OCCUR. CFC 315.3.
- COMBUSTIBLE MATERIAL SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS OR ELECTRICAL EQUIPMENT ROOMS. CFC 315.3.3.
- STORAGE SHALL BE MAINTAINED 2 FEET OR MORE BELOW THE CEILING IN NON-SPRINKLERED AREAS OF BUILDINGS OR A MINIMUM OF 18 INCHES BELOW SPRINKLER DEFLECTORS IN SPRINKLERED AREAS OF BUILDINGS. CFC 315.3.1.
- WITH EXCEPTIONS, COMBUSTIBLE WASTE CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES. CFC 304.3.3.

### GENERAL ELECTRICAL

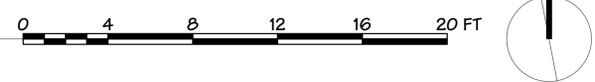
- TEMPORARY WIRING IS ALLOWED FOR A PERIOD NOT TO EXCEED 90 DAYS; SUCH WIRING IS ALLOWED FOR LONGER PERIODS FOR CONSTRUCTION, REMODELING OR REPAIR OF BUILDINGS OR EQUIPMENT. CFC 604.9
- EXTENSION CORDS AND FLEXIBLE CORDS SHALL NOT BE USED AS A SUBSTITUTE FOR PERMANENT WIRING. CFC 604.5.
- EXTENSION CORDS SHALL NOT BE AFFIXED TO STRUCTURES, EXTENDED THROUGH WALLS, CEILING OR FLOORS, OR UNDER DOORS OR FLOOR COVERINGS, NOR SHALL SUCH CORDS BE SUBJECT TO ENVIRONMENTAL DAMAGE OR PHYSICAL IMPACT. CFC 604.4.
- MULTI-PLUG ADAPTORS, SUCH AS CUBE ADAPTORS, UN-FUSED PLUG STRIPS OR OTHER SUCH DEVICES NOT COMPLYING WITH THE CALIFORNIA ELECTRICAL CODE SHALL BE PROHIBITED. CFC 604.4.
- RELOCATABLE POWER TAPS SHALL BE DIRECTLY CONNECTED TO A PERMANENTLY INSTALLED RECEPTACLE. CFC 604.4.2.
- APPLIANCE CORDS AND EXTENSION CORDS SHALL BE MAINTAINED IN GOOD CONDITION WITHOUT SPLICES, DETERIORATION OR DAMAGE. CFC 604.5.3.
- A WORKING SPACE NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. STORAGE IS PROHIBITED WITHIN THIS DESIGNATED WORKING SPACE. CFC 604.3.
- OPEN JUNCTION BOXES AND OPEN WIRING SPLICES SHALL BE PROHIBITED. APPROVED COVERS SHALL BE PROVIDED FOR ALL SWITCH AND ELECTRICAL OUTLET BOXES. CFC 604.6.

### MISCELLANEOUS

- NATURAL CUT TREES SHALL NOT BE DISPLAYED EXCEPT IN AREAS PROTECTED BY AN APPROVED SPRINKLER SYSTEM. CFC 806.1.1.
- ALL DRAPES, HANGINGS, CURTAINS AND OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM NON-FLAMMABLE MATERIAL OR SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION WITH A FLAME RETARDANT SOLUTION APPROVED BY THE STATE FIRE MARSHAL. T19 3.08.
- AN APPROVED FIRE APPARATUS ACCESS ROAD NOT LESS THAN 20 FEET WIDE SHALL BE PROVIDED FOR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDING. CFC 503.1 & 503.2.1.
- FIRE ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. CFC 503.4 & 503.4.1.
- FIRE ACCESS ROADS SHALL BE MARKED WITH APPROVED SIGNS OR MARKINGS THAT STATE "NO PARKING-FIRE LANE". MARKINGS SHALL BE MAINTAINED IN A CLEAN, LEGIBLE CONDITION AND REPAIRED WHEN NECESSARY. CFC 503.5.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. WHERE THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY A MONUMENT POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CFC 505.1.
- ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. CFC 503.1.
- FIRE-RESISTANCE RATED CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE-RESISTIVE COATINGS AND SPRAYED FIRE-RESISTIVE MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE MAINTAINED. CFC 703.1.
- LIGHTED SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CFC 907.2.11.1 THROUGH 907.2.11.6 AND NFPA 72. CFC 907.2.11.
- FIRE ALARM SYSTEMS SHALL BE MONITORED BY ANA APPROVED SUPERVISING STATION IN ACCORDANCE WITH THIS SECTION AND NFPA 72. CFC 907.6.5.
- COMPRESSED GAS CONTAINERS, CYLINDERS, TANKS AND SYSTEMS SHALL BE SECURED AGAINST ACCIDENTAL DISLODGE AND AGAINST ACCESS BY UNAUTHORIZED PERSONNEL IN ACCORDANCE WITH CFC 5303.5.1 THROUGH 5303.5.3...5303.5.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. CPC 507.32.



**1 FLOOR PLAN - BUILDING 1**  
Scale: 1/4" = 1'-0"



### FLOOR PLAN NOTES

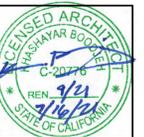
- ALL EXISTING SITE CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING FOR ALL ACCESSORIES AND SHELVES.
- ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.
- ALL INTERIOR COMPOSITE WOOD PRODUCTS TO BE MIN 90% FORMALDEHYDE FREE PER SPECS.
- NOT USED.
- INSULATION:  
EXTERIOR WALLS: R-15, VERIFY W/ ENERGY CALCULATIONS  
INTERIOR WALLS: ACOUSTIC BATT INSULATION  
CEILING: R-38, VERIFY W/ ENERGY CALCULATIONS
- INSTALL TWO (2) PORTABLE FIRE EXTINGUISHER, IN LOCATIONS SHOWN WITH RECESSED CABINET WITH ITS TOP NOT MORE THAN 5 FEET AFF & W/ A MAX TRAVEL DISTANCE TO EXTINGUISHER OF 50'-0" PER CFC 906. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- VERIFY FURNITURE SIZES AND LAYOUT IN FIELD.
- FURNITURE LAYOUT TO MAINTAIN A CLEAR FLOOR SPACE WIDTH OF 44" THROUGHOUT PER CBC 11B-403.5.1.

### KEY

- WALL KEY:**
- (N) 2X6 WOOD FRAMED EXTERIOR WALL W/ SIDING PER ELEVATIONS AT EXTERIOR & GYP BD AT INTERIOR
  - (N) 2X6 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION, SEE DETAIL 12/A.2
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES, SEE DETAIL 12/A.2
- DRAWING SYMBOLS:**
- (X) NEW DOOR SYMBOL, SEE DOOR SCHEDULE A5.1
  - (X) NEW WINDOW SYMBOL, SEE WINDOW SCHEDULE A5.1
  - XXX ROOM NUMBER SYMBOL



KEY PLAN



**K. BOODEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**FLOOR PLAN**  
**BUILDING 3**

DATE: 17 FEBRUARY 2022  
SHEET: **A1.3**

### GENERAL HOUSEKEEPING

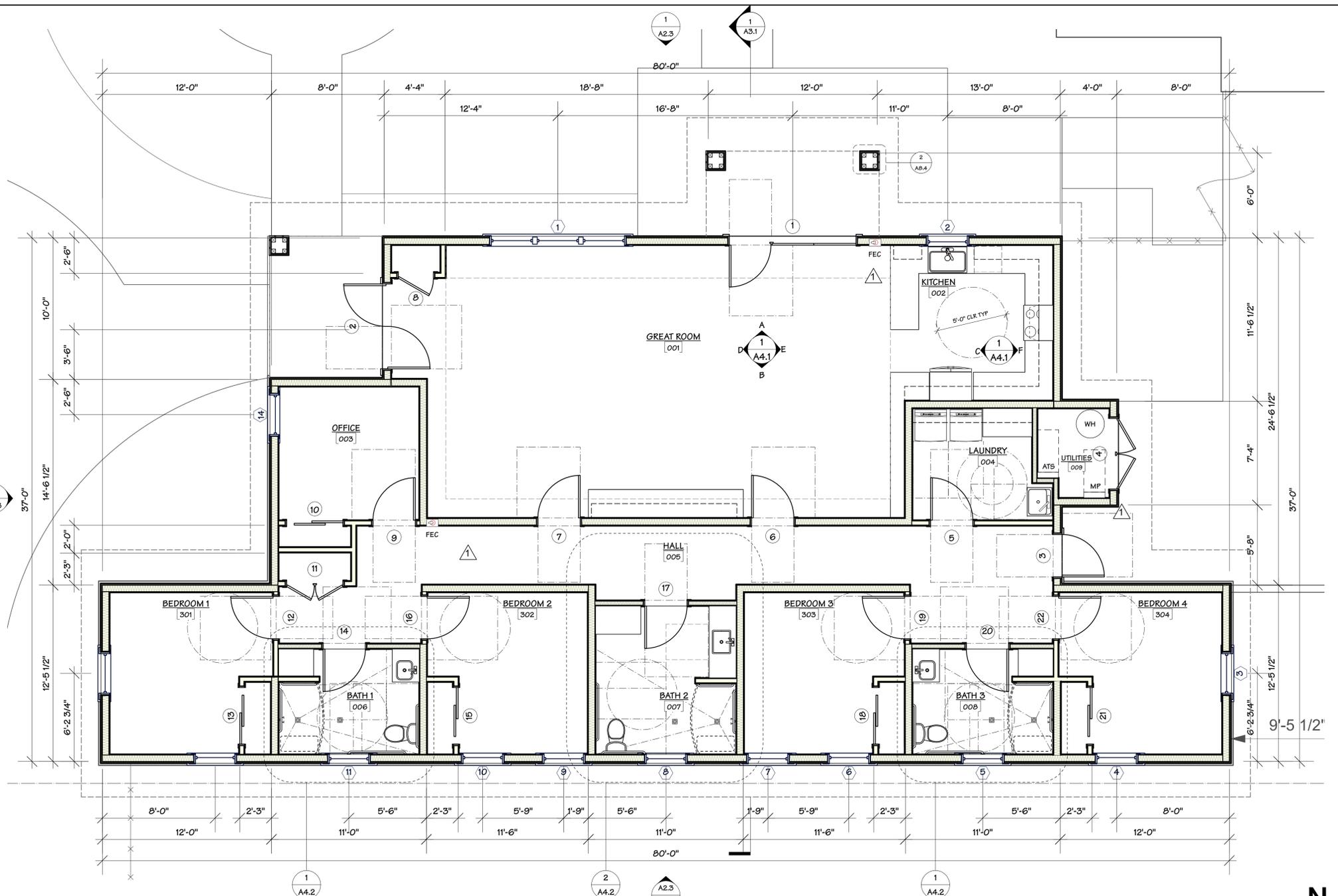
- STORAGE OF COMBUSTIBLE MATERIALS IN BUILDINGS SHALL BE ORDERLY, WITH STORAGE SEPARATED FROM HEATING DEVICES BY A DISTANCE OR SHIELDING SO THAT IGNITION CANNOT OCCUR. CFC 315.3.
- COMBUSTIBLE MATERIAL SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS OR ELECTRICAL EQUIPMENT ROOMS. CFC 315.3.3.
- STORAGE SHALL BE MAINTAINED 2 FEET OR MORE BELOW THE CEILING IN NON-SPRINKLERED AREAS OF BUILDINGS OR A MINIMUM OF 18 INCHES BELOW SPRINKLER DEFLECTORS IN SPRINKLERED AREAS OF BUILDINGS. CFC 315.3.1.
- WITH EXCEPTIONS, COMBUSTIBLE WASTE CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES. CFC 304.3.3.

### GENERAL ELECTRICAL

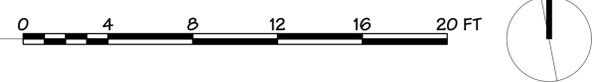
- TEMPORARY WIRING IS ALLOWED FOR A PERIOD NOT TO EXCEED 90 DAYS; SUCH WIRING IS ALLOWED FOR LONGER PERIODS FOR CONSTRUCTION, REMODELING OR REPAIR OF BUILDINGS OR EQUIPMENT. CFC 604.9
- EXTENSION CORDS AND FLEXIBLE CORDS SHALL NOT BE USED AS A SUBSTITUTE FOR PERMANENT WIRING. CFC 604.5.
- EXTENSION CORDS SHALL NOT BE AFFIXED TO STRUCTURES, EXTENDED THROUGH WALLS, CEILING OR FLOORS, OR UNDER DOORS OR FLOOR COVERINGS, NOR SHALL SUCH CORDS BE SUBJECT TO ENVIRONMENTAL DAMAGE OR PHYSICAL IMPACT. CFC 604.5.
- MULTI-PLUG ADAPTORS, SUCH AS CUBE ADAPTORS, UN-FUSED PLUG STRIPS OR OTHER SUCH DEVICES NOT COMPLYING WITH THE CALIFORNIA ELECTRICAL CODE SHALL BE PROHIBITED. CFC 604.4.
- RELOCATABLE POWER TAPS SHALL BE DIRECTLY CONNECTED TO A PERMANENTLY INSTALLED RECEPTACLE. CFC 604.4.2.
- APPLIANCE CORDS AND EXTENSION CORDS SHALL BE MAINTAINED IN GOOD CONDITION WITHOUT SPLICES, DETERIORATION OR DAMAGE. CFC 604.5.3.
- A WORKING SPACE NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT, STORAGE IS PROHIBITED WITHIN THIS DESIGNATED WORKING SPACE. CFC 604.3.
- OPEN JUNCTION BOXES AND OPEN WIRING SPLICES SHALL BE PROHIBITED. APPROVED COVERS SHALL BE PROVIDED FOR ALL SWITCH AND ELECTRICAL OUTLET BOXES. CFC 604.6.

### MISCELLANEOUS

- NATURAL CUT TREES SHALL NOT BE DISPLAYED EXCEPT IN AREAS PROTECTED BY AN APPROVED SPRINKLER SYSTEM. CFC 806.1.1.
- ALL DRAPES, HANGINGS, CURTAINS AND OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM NONFLAMMABLE MATERIAL OR SHALL BE TREATED AND MAINTAINED IN A FLAME RETARDANT CONDITION WITH A FLAME RETARDANT SOLUTION APPROVED BY THE STATE FIRE MARSHAL. T19 3.08.
- AN APPROVED FIRE APPARATUS ACCESS ROAD NOT LESS THAN 20 FEET WIDE SHALL BE PROVIDED FOR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE BUILDING. CFC 503.1 & 503.2.1.
- FIRE ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. CFC 503.4 & 503.4.1.
- FIRE ACCESS ROADS SHALL BE MARKED WITH APPROVED SIGNS OR MARKINGS THAT STATE "NO PARKING-FIRE LANE". MARKINGS SHALL BE MAINTAINED IN A CLEAN, LEGIBLE CONDITION AND REPAIRED WHEN NECESSARY. CFC 503.5.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH. WHERE THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY A MONUMENT POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CFC 503.1.
- ROOMS CONTAINING CONTROLS FOR AIR-CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. CFC 503.1.
- FIRE-RESISTANCE RATED CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE BARRIERS, FLOORS, FIRE-RESISTIVE COATINGS AND SPRAYED FIRE-RESISTIVE MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE MAINTAINED. CFC 703.1.
- LIGHTED SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CFC 907.2.11.1 THROUGH 907.2.11.6 AND NFPA 72. CFC 907.2.11.
- FIRE ALARM SYSTEMS SHALL BE MONITORED BY ANA APPROVED SUPERVISING STATION IN ACCORDANCE WITH THIS SECTION AND NFPA 72. CFC 907.6.5.
- COMPRESSED GAS CONTAINERS, CYLINDERS, TANKS AND SYSTEMS SHALL BE SECURED AGAINST ACCIDENTAL DISLODGE AND AGAINST ACCESS BY UNAUTHORIZED PERSONNEL IN ACCORDANCE WITH CFC 5303.5.1 THROUGH 5303.5.3...5303.5.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION, CPC 507.32.



**1 FLOOR PLAN - BUILDING 3**  
Scale: 1/4" = 1'-0"



### FLOOR PLAN NOTES

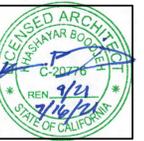
- ALL EXISTING SITE CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- PROVIDE BLOCKING FOR ALL ACCESSORIES AND SHELVES.
- ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.
- ALL INTERIOR COMPOSITE WOOD PRODUCTS TO BE MIN 90% FORMALDEHYDE FREE PER SPECS.
- NOT USED.
- INSULATION:  
EXTERIOR WALLS: R-15, VERIFY W/ ENERGY CALCULATIONS  
INTERIOR WALLS: ACOUSTIC BATT INSULATION  
CEILING: R-38, VERIFY W/ ENERGY CALCULATIONS
- INSTALL TWO (2) PORTABLE FIRE EXTINGUISHER, IN LOCATIONS SHOWN WITH RECESSED CABINET WITH ITS TOP NOT MORE THAN 5 FEET AFF & W/ A MAX TRAVEL DISTANCE TO EXTINGUISHER OF 50'-0" PER CFC 906. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- VERIFY FURNITURE SIZES AND LAYOUT IN FIELD.
- FURNITURE LAYOUT TO MAINTAIN A CLEAR FLOOR SPACE WIDTH OF 44" THROUGHOUT PER CBC 11B-403.5.1.

### KEY

- WALL KEY:**
- (N) 2X6 WOOD FRAMED EXTERIOR WALL W/ SIDING PER ELEVATIONS AT EXTERIOR & GYP BD AT INTERIOR
  - (N) 2X6 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION, SEE DETAIL 12/AB.2
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES, SEE DETAIL 12/AB.2
- DRAWING SYMBOLS:**
- (X) NEW DOOR SYMBOL, SEE DOOR SCHEDULE A5.1
  - (X) NEW WINDOW SYMBOL, SEE WINDOW SCHEDULE A5.1
  - XXX ROOM NUMBER SYMBOL



KEY PLAN



**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

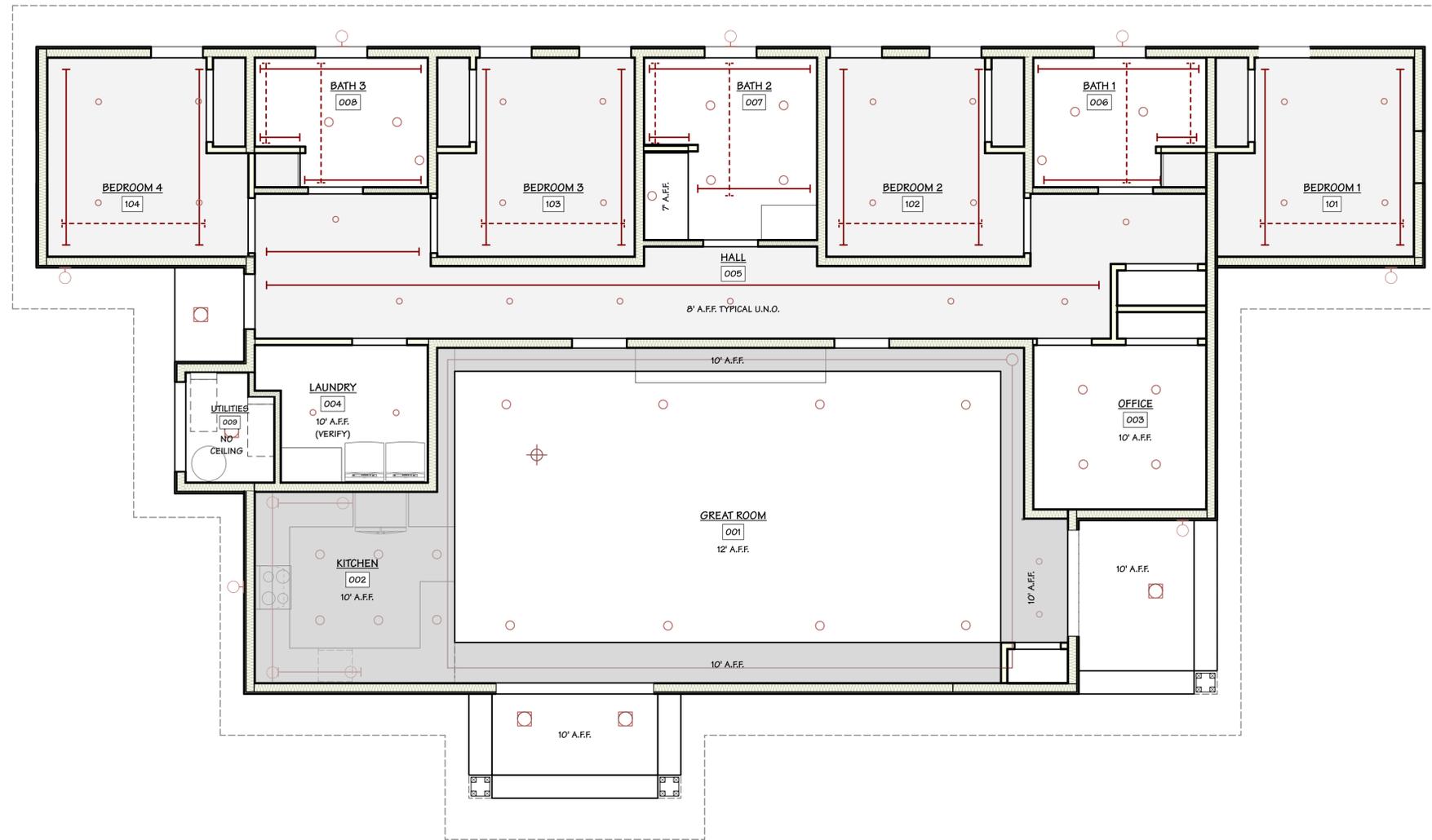
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**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

A.P.N. 018-090-12  
PARENTS AND FRIENDS, INC.  
306 E. REDWOOD AVE., FORT BRAGG, CA 95437

**REFLECTED**  
**CEILING PLAN -**  
**TYPICAL**

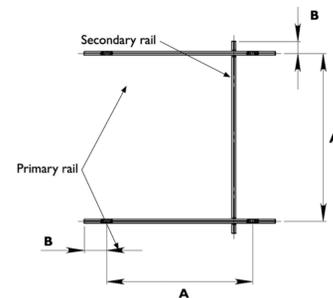
NOTE: DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF K. BOODJEH ARCHITECTS ARCHITECTURE AND PLANNING.



**1 REFLECTED CEILING PLAN - TYPICAL**  
Scale: 1/4" = 1'-0"

**REFLECTED CEILING PLAN NOTES**

1. ALL EXISTING SITE CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. PROVIDE BLOCKING FOR ALL ACCESSORIES AND SHELVES.
4. ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.
5. ALL INTERIOR COMPOSITE WOOD PRODUCTS TO BE MIN 90% FORMALDEHYDE FREE PER SPECS.
6. FOR TYPICAL WALL DETAILS SEE SHEET AB.1.
7. INSULATION:  
EXTERIOR WALLS: R-15, VERIFY W/ ENERGY CALCULATIONS  
INTERIOR WALLS: ACOUSTIC BATT INSULATION  
CEILING: R-38, VERIFY W/ ENERGY CALCULATIONS
8. VERIFY THAT ALL CODE REQUIRED SMOKE ALARMS ARE IN PLACE. IF NOT, PROVIDE COMBINATION SMOKE ALARM & CARBON MONOXIDE ALARMS, 110V w/ BATTERY BACK-UP.
9. CEILING TRACK BASIS OF DESIGN PRODUCT: HUMANCARE HeliQ WITH R87 TRACKS.  
SEE STRUCTURAL FOR ANCHORING AND GARPHIC TO RIGHT FOR CONNECTION AND RAIL MAXIMUM SPACING



A: C-C measurement between two attachment points (fasteners) in the ceiling or the centre lines of two primary rails.  
B: Distance from last attachment point to end of rail.

<b>220 kg/485 lbs</b>	
<b>A</b>	<b>B</b>
3000/118"	250/9"

**KEY**

- WALL KEY:**
- (N) 2X6 WOOD FRAMED EXTERIOR WALL W/ SIDING PER ELEVATIONS AT EXTERIOR & GYP BD AT INTERIOR
  - (N) 2X6 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES W/ ACOUSTIC INSULATION, SEE DETAIL 12/AB.2
  - (N) 2X4 WOOD FRAMED INTERIOR WALL W/ GYP BD AT BOTH SIDES, SEE DETAIL 12/1B.2

- CEILING TRACK KEY**
- ROLLING/MOVING TRACK
  - FIXED TRACK
  - XXX

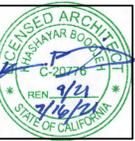
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DATE: 17 FEBRUARY 2022

SHEET

**A1.4**





**K. BOODJEH ARCHITECTS**  
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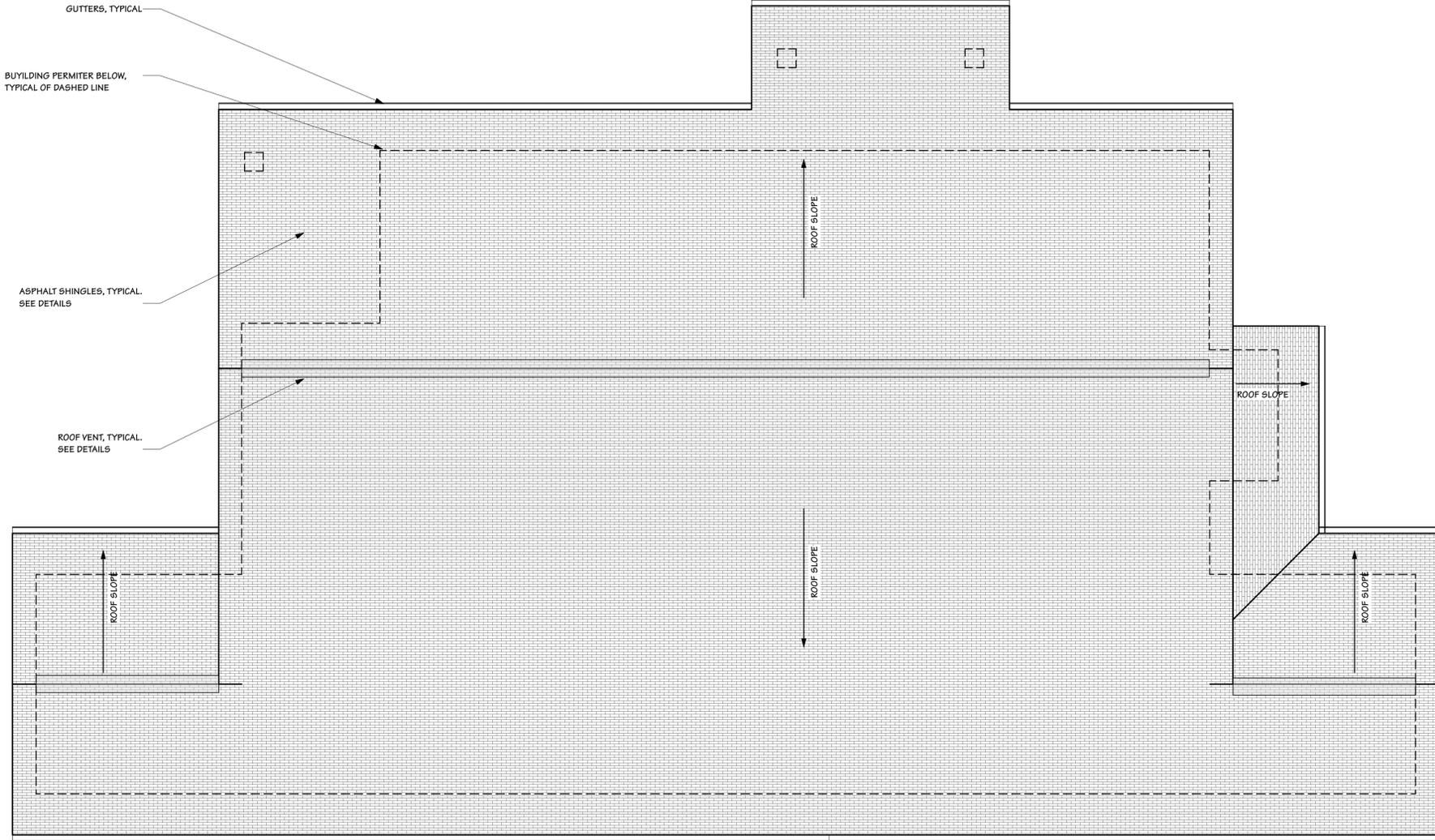
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**350 CYPRESS STREET FORT BRAGG**  
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY

A.P.N. 018-080-12  
 PARENTS AND FRIENDS, INC.  
 306 E. REDWOOD AVE. FORT BRAGG CA 95437

**FLOOR PLAN**  
**BUILDING 3**

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/24"



**1 ROOF PLAN - BUILDING 3**  
 Scale: 1/4" = 1'-0"



KEY PLAN

**ROOF PLAN NOTES**

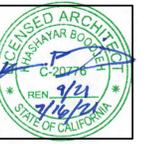
1. ASPHALT SHINGLE ROOF, COORDINATE COLOR WITH ARCHITECT
2. INSTALL ROOF PER MANUFACTURER'S RECOMMENDATIONS TO MAINTAIN ROOF WARRANTY
3. INSTALL GUTTERS AND DOWNSPOUTS PER ASTM STANDARDS

REVISIONS

DATE  
17 FEBRUARY 2022

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**A1.7**



**K. BOODJEH ARCHITECTS**  
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**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**EXTERIOR ELEVATIONS**  
**BUILDING 1**

REVISIONS

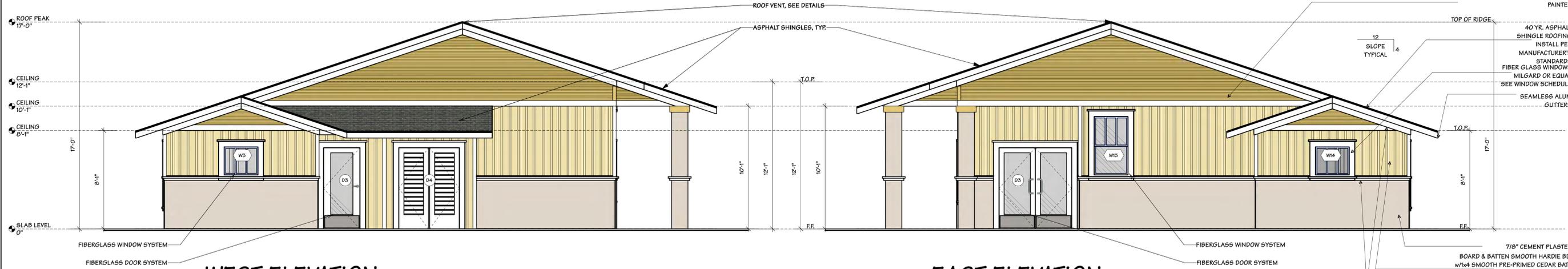
DATE  
17 FEBRUARY 2022

SHEET

**A2.1**



**1 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



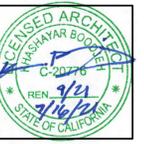
**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"

**3 EAST ELEVATION**  
Scale: 1/4" = 1'-0"



**4 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

17m 2/18/22 Time: 5:28:16 PM



**K. BOODJEH ARCHITECTS**  
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**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**EXTERIOR ELEVATIONS**  
**BUILDING 3**

NO.	DATE	DESCRIPTION

DATE  
17 FEBRUARY 2022

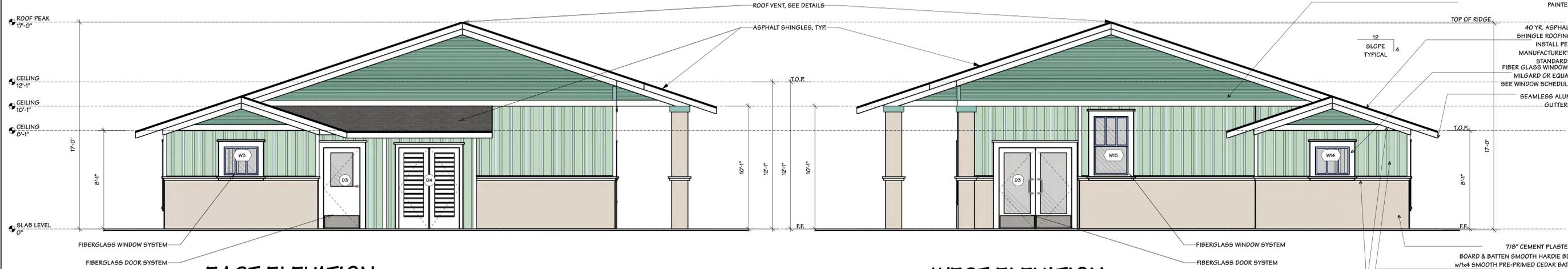
SHEET

**A2.3**

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PARENTS AND FRIENDS, INC.  
306 E. REDWOOD AVE., FORT BRAGG, CA 95437

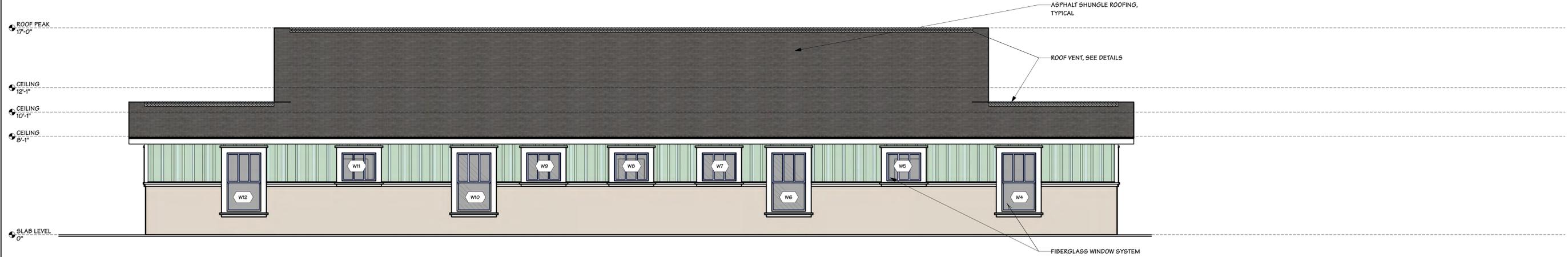


**1 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



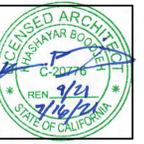
**2 EAST ELEVATION**  
Scale: 1/4" = 1'-0"

**3 WEST ELEVATION**  
Scale: 1/4" = 1'-0"



**4 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"

Date: 2/18/22 Time: 5:28:50 PM



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**350 CYPRESS STREET FORT BRAGG**  
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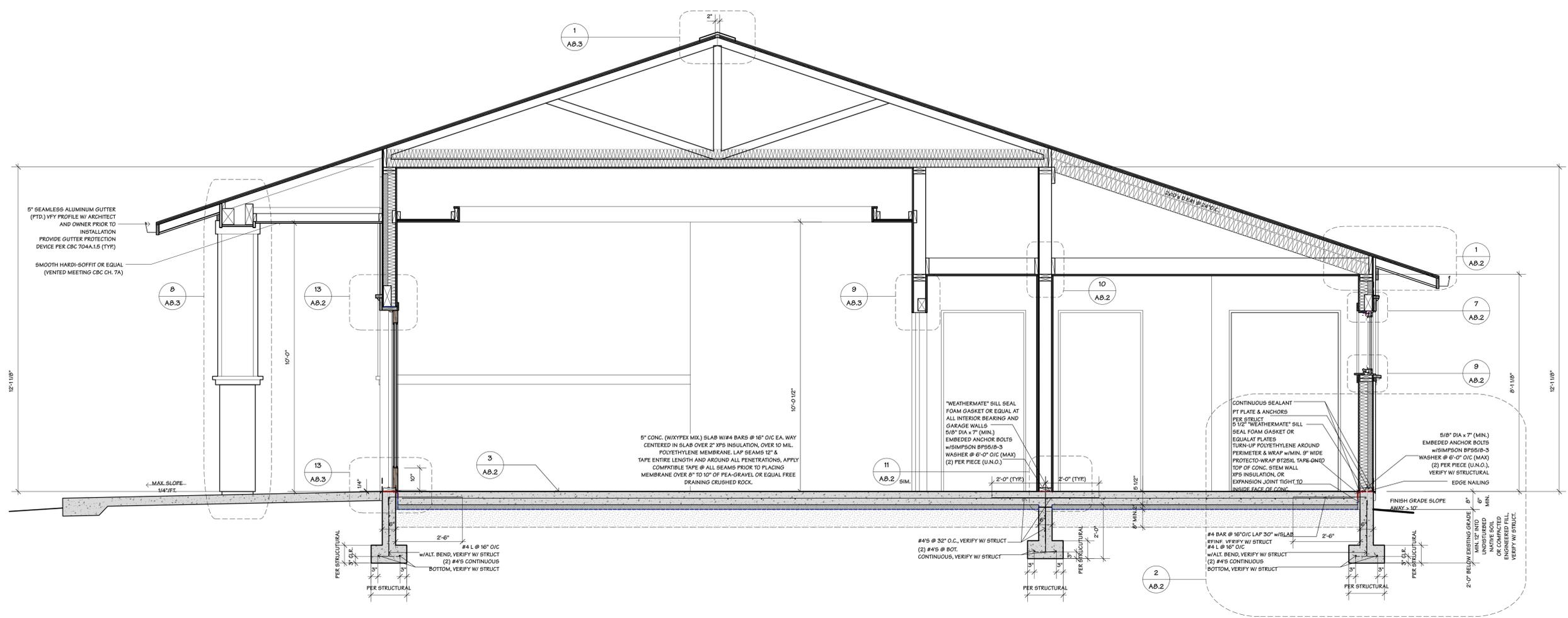
**CROSS SECTION - TYPICAL**

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DATE  
17 FEBRUARY 2022

SHEET

**A3.1**



**1 TYPICAL CROSS SECTION**  
Scale: 1/2" = 1'-0"

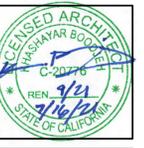


**CROSS SECTION NOTES**

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5. ALL INTERIOR COMPOSITE WOOD PRODUCTS TO BE MIN 90% FORMALDEHYDE FREE PER SPECS.
6. NOT USED.
7. INSULATION:  
EXTERIOR WALLS: R-15, VERIFY W/ ENERGY CALCULATIONS  
INTERIOR WALLS: ACOUSTIC BATT INSULATION  
CEILING: R-38, VERIFY W/ ENERGY CALCULATIONS







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**DOOR AND WINDOW SCHEDULE**

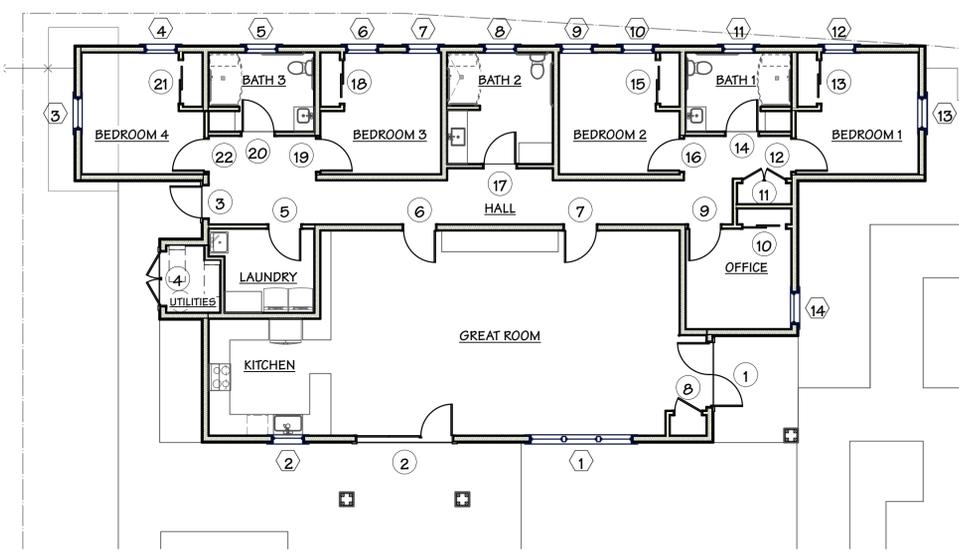
NOTES: DRAWINGS ARE HALF SCALE UNLESS OTHERWISE PRINTED AT 1/2"=1'-0"

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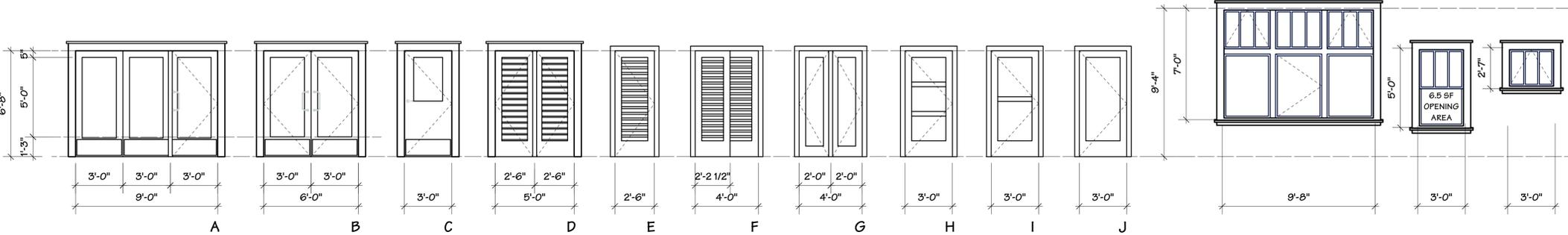
DATE: 17 FEBRUARY 2022

SHEET

**A5.1**



**TYPICAL BUILDING PLAN**



ID#	LOCATION	DIMENSIONS		TYPE	FUNCTION	LOCATION		MATERIAL	GLAZING	LOCK TYPE	DETAILS			NOTES
		WIDTH	HEIGHT			EXT	INT				HEAD	JAMB	SILL	
1	GREAT ROOM	6'-0"	6'-8"	B	BI-PART SWING	X	-	FIBERGLASS	CLEAR GLASS, FULL LITE	ENTRY	13/A.B.2	6/A.B.2	13/A.B.3	
2	GREAT ROOM	9'-0"	6'-8"	A	SWING	X	-	FIBERGLASS	CLEAR GLASS, FULL LITE	ENTRY	13/A.B.2	6/A.B.2	13/A.B.3	
3	HALL	3'-0"	6'-8"	C	SWING	X	-	FIBERGLASS	CLEAR GLASS, HALF LITE	ENTRY	13/A.B.2	6/A.B.2	13/A.B.3	PROVIDE CLOSER PER 435.B.3.2
4	UTILITIES	3'-0"	6'-8"	D	BI-PART SWING	X	-	FIBERGLASS	LOUVERED	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	
5	LAUNDRY	3'-0"	6'-8"	J	SWING	-	X	WOOD	CLEAR GLASS, FULL LITE	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	PROVIDE CLOSER PER 435.B.3.2
6	GREAT ROOM	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	PROVIDE CLOSER PER 435.B.3.2
7	GREAT ROOM	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	PROVIDE CLOSER PER 435.B.3.2
8	GREAT ROOM CLOSET	2'-6"	6'-8"	E	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	
9	OFFICE	3'-0"	6'-8"	J	SWING	-	X	WOOD	CLEAR GLASS, FULL LITE	OFFICE	9/A.B.3	10/A.B.3	11/A.B.3	
10	OFFICE	4'-0"	6'-8"	F	SLIDER	-	X	WOOD	LOUVERED	NONE	9/A.B.3	10/A.B.3	11/A.B.3	
11	HALL CLOSET	4'-0"	6'-8"	G	BI-PART SWING	-	X	WOOD	-	STORE	9/A.B.3	10/A.B.3	11/A.B.3	
12	BEDROOM 1	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	
13	BEDROOM 1 CLOSET	4'-0"	6'-8"	F	SLIDER	-	X	WOOD	LOUVERED	NONE	9/A.B.3	10/A.B.3	11/A.B.3	
14	BATH 1	3'-0"	6'-8"	I	SWING	-	X	WOOD	LOUVERED	PRIVACY	9/A.B.3	10/A.B.3	11/A.B.3	
15	BEDROOM 2 CLOSET	4'-0"	6'-8"	F	SLIDER	-	X	WOOD	LOUVERED	NONE	9/A.B.3	10/A.B.3	11/A.B.3	
16	BEDROOM 2	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	
17	BATH 2	3'-0"	6'-8"	I	SWING	-	X	WOOD	-	PRIVACY	9/A.B.3	10/A.B.3	11/A.B.3	
18	BEDROOM 3 CLOSET	4'-0"	6'-8"	F	SLIDER	-	X	WOOD	LOUVERED	NONE	9/A.B.3	10/A.B.3	11/A.B.3	
19	BEDROOM 3	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	
20	BATH 3	3'-0"	6'-8"	I	SWING	-	X	WOOD	-	PRIVACY	9/A.B.3	10/A.B.3	11/A.B.3	
21	BEDROOM 4 CLOSET	4'-0"	6'-8"	F	SLIDER	-	X	WOOD	LOUVERED	NONE	9/A.B.3	10/A.B.3	11/A.B.3	
22	BEDROOM 4	3'-0"	6'-8"	H	SWING	-	X	WOOD	-	PASSAGE	9/A.B.3	10/A.B.3	11/A.B.3	

ID#	LOCATION	DIMENSIONS		TYPE	SILL HT	HEAD HT	OPERATION	FRAME	EGRESS	OPENING AREA	DETAILS			NOTES
		WIDTH	HEIGHT								HEAD	JAMB	SILL	
1	GREAT ROOM	9'-8"	7'-0"	A	-	9'-4"	FIXED/ CASEMENT	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
2	KITCHEN	3'-0"	6'-0"	B	-	9'-4"	SINGLE HUNG	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
3	BEDROOM 4	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
4	BEDROOM 4	3'-0"	5'-0"	C	1'-10"	6'-10"	SINGLE HUNG	FIBERGLASS	YES	6.5 SF	7/A.B.2	8/A.B.2	9/A.B.2	△
5	BATH 3	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
6	BEDROOM 3	3'-0"	5'-0"	B	1'-10"	-	SINGLE HUNG	FIBERGLASS	YES	6.5 SF	7/A.B.2	8/A.B.2	9/A.B.2	
7	BEDROOM 3	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
8	BATH 2	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
9	BEDROOM 2	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
10	BEDROOM 2	3'-0"	5'-0"	B	1'-10"	-	SINGLE HUNG	FIBERGLASS	YES	6.5 SF	7/A.B.2	8/A.B.2	9/A.B.2	
11	BATH 1	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
12	BEDROOM 1	3'-0"	5'-0"	B	1'-10"	-	SINGLE HUNG	FIBERGLASS	YES	6.5 SF	7/A.B.2	8/A.B.2	9/A.B.2	
13	BEDROOM 1	3'-0"	2'-7"	C	-	6'-10"	AWNING	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	
14	OFFICE	3'-0"	5'-0"	B	-	9'-4"	SINGLE HUNG	FIBERGLASS	-	-	7/A.B.2	8/A.B.2	9/A.B.2	

**DOOR NOTES**

- SEE SPECIFICATION FOR "DOORS," "DOOR HARDWARE" AND OTHER RELATED SECTIONS FOR ADDITIONAL REQUIREMENTS. SEE SHEET A5.2 FOR ADDITIONAL ACCESSIBILITY REQUIREMENTS.
- VERIFY ALL DOOR SWING-HANDS PER PLAN. ELEVATIONS DEPICTED ABOVE DO NOT ACCOUNT FOR SWING DIRECTION.
- VERIFY ALL DOOR SIZES. SOME DOORS ARE INSTALLED IN EXISTING FRAMES. DIMENSIONS SHOWN ARE NOMINAL DOOR SIZES. CONTRACTOR SHALL VERIFY ALL ROUGH-OPENING REQUIREMENTS.
- ALL DOORS ARE 1-3/4" THICK UNLESS NOTED OTHERWISE.
- ALL NEW DOORS IN EXISTING FRAMES RECEIVE ALL NEW HINGES AND OTHER HARDWARE AS SPECIFIED, INCLUDING NEW WEATHER STRIPPING OR SILENCERS.
- EXTERIOR HOLLOW METAL DOORS ARE LEVEL 3, GALVANIZED 16 GAUGE SEAMLESS, POLYSTYRENE FOAM INSULATED CORE, WEATHERSTRIPPED.
- ALL GLAZING IN INTERIOR DOORS, SIDELITES, AND TRANSOMS IS SINGLE-PANE SAFETY GLAZING. ALL GLAZING IN EXTERIOR DOORS AND SIDELITES IS DUAL-PANE SAFETY GLAZING. LABELED ON GLASS SURFACE.
- DOOR & FRAME FINISH: DOOR FINISH PER MANUFACTURER INSTRUCTIONS. TOUCH-UP WHERE AREAS ARE AFFECTED BY DOOR INSTALLATION.
- DOORS SHALL BE OPERABLE WITHOUT THE USE OF TIGHT GRASPING, PINCHING, TWISTING, ETC. USE LEVER TYPE HANDLES.
- DOOR FINISH:
  - REFINISH ALL EXISTING DOORS
  - STAIN NEW WOOD DOORS TO MATCH EXISTING
- PROVIDE RUBBER DOOR SILENCERS @ DOOR JAMB WHERE NO OTHER GASKET OR WEATHER STRIPPING IS INCLUDED.
- PROVIDE DOOR STOP (BASE-BOARD TYPE) @ EACH DOOR TO PREVENT DAMAGE TO ADJACENT WALL WHEN DOOR IS OPENED.
- SOLID CORE INTERIOR DOORS HAVE NO ADDUREA FORMALDEHYDE AND UTILIZE WHEAT STRAW LOW DENSITY FIBERBOARD.
- LOCKSET TYPES TO BE CONFIRMED IN CONSULTATION WITH THE ARCHITECT.
- HARDWARE FINISH: BRUSHED NICKEL, SATIN NICKEL, OR SATIN CHROME/UM, TO MATCH EXISTING.
- LOCKSETS TO BE SCHLAGE COMPATIBLE GRADE 1 WITH GRADE 1 LEVER WITH 2-3/8"-2-3/4" SETBACK.
- PROVIDE FULL WEATHERSTRIP & ADA THRESHOLD AT ALL EXTERIOR DOORS
- SEE 3/A5.6 FOR ACCESSIBLE DOOR SWING CLEARANCES.
- SEE 7/A5.6 AND 8/5.6 FOR ACCESSIBLE THRESHOLD DETAILS.
- ALL DOOR HARDWARE TO BE STATE FIRE MARSHALL AND ADA COMPLIANT.

- DOOR ACCESSIBILITY
  - ALL DOORS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE FOLLOWING PER CBC 11B-404.
    - CLEAR WIDTH OF PASSAGE DOORS SHALL BE 32 INCHES MIN FROM FACE OF DOOR AND STOP AT 90° OPEN FOR SWING TYPE DOORS.
    - OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MIN.
    - DOORS NOT PROVIDING FULL USER PASSAGE MAY HAVE CLEAR WIDTH OF 20 INCHES MIN E. NO PROJECTIONS INTO CLEAR OPENING LOWER THAN 34" AFF AND THOSE BETWEEN 34" AND 80" AFF SHALL NOT EXCEED 4 INCHES.
    - DOOR CLOSERS AND STOPS MAY BE 7/8 INCHES MIN AFF.
    - MANEUVERING CLEARANCES SHALL COMPLY WITH 11B-404.2.4.1, SWINGING DOORS SHALL HAVE MIN CLEARANCES PER TABLE 11B-404.2.4.1.
    - FLOOR OR GROUND SURFACES WITHIN MANEUVERING CLEARANCES SHALL COMPLY WITH 11B-302. SLOPES NOT STEEPER THAN 1:48 PERMITTED.
    - THRESHOLDS, IF PROVIDED, SHALL BE 1/2" HIGH MAX AND COMPLY WITH 11B-302 AND 11B-303.
    - DOORS IN SERIES SHALL HAVE 48" MIN. PLUS WIDTH OF DOOR SWINGING INTO SPACE.
    - HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, & OTHER OPERABLE PARTS SHALL COMPLY WITH 11B-309.4
    - HEIGHT OF OPERABLE PARTS SHALL BE 34" MIN AND 44" MAX AFF OR GROUND.
    - CLOSERS SHALL BE ADJUSTED SO THAT FROM 90° OPEN TO POSITION OF 12" FROM LATCH IS 5 SECONDS MIN.
    - SPRING HINGES SHALL BE ADJUSTED SO THAT FROM 70° OPEN POSITION TO CLOSED POSITION IS 1.5 SECONDS MIN.
    - THE FORCE FOR PUSHING OR PULLING OPEN DOORS SHALL BE 5 POUNDS MAXIMUM, NOT INCLUDING FORCE TO RETRACT LATCH OR OTHER DEVICE.
  - EXCEPTIONS:
    - AT REQUIRED FIRE DOORS, CONSULT APPROPRIATE ADMINISTRATIVE AUTHORITY FOR MIN FORCE, AND MAX FORCE SHALL NOT EXCEED 15 POUNDS.
    - EXT DOORS TO MACHINERY 5" MIN.
    - WHEN AT A SINGLE LOCATION, ONE OF EVERY EIGHT DOOR LEAFS IS A POWERED DOOR, SEE CODE SECTION FOR INFO.

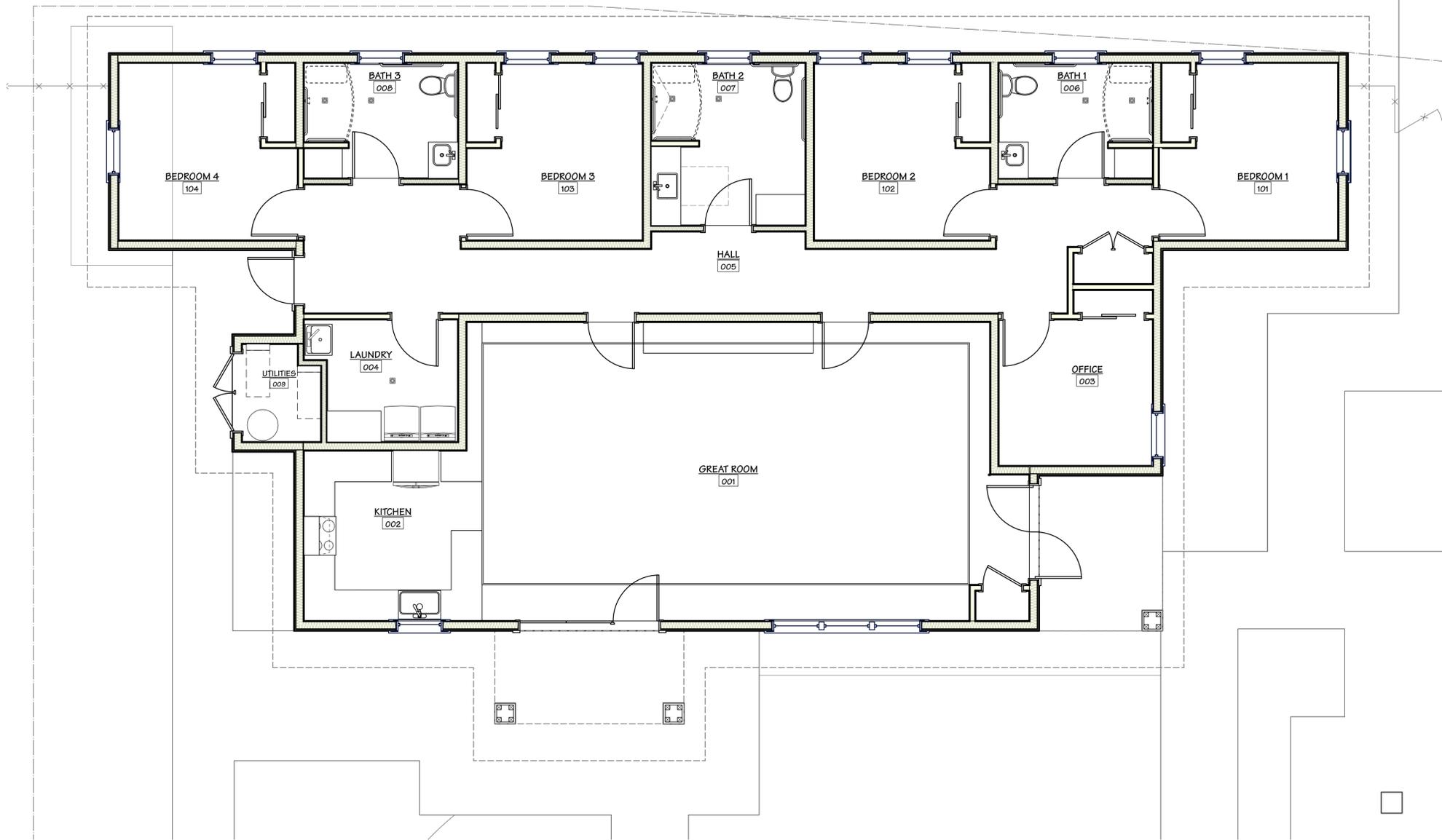
- SWINGING DOORS WITHIN 10 INCHES OF FINISHED FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE SMOOTH SURFACE ON PUSH-SIDE.
- SMOOTH SURFACES MAY HAVE JOINTS WITHIN 1/16" OF PLANE AND MUST BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES FROM KICK-PLATES CAPPED.
- DOORS AND SIDE LITES ADJACENT TO DOORS CONTAINING VIEW GLAZING <66" AFF SHALL HAVE BOTTOM OF AT LEAST ONE GLAZED PANEL 43" MAX AFF.
- THE ABOVE CODE ITEMS ARE COMMON ITEMS THAT PLANS EXAMINERS EXPECT TO SEE ON THE DRAWINGS, HOWEVER, ALL APPLICABLE CODES ARE REQUIRED AS IF TYPED HERE IN THEIR ENTIRETY. A HARD-COPY OF THE APPLICABLE CODES AND MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE MAINTAINED ON-SITE AND MADE AVAILABLE TO WORKERS, INSPECTORS, ARCHITECT, AND OWNER, AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
- PROVIDE 10"x34" STAINLESS STEEL KICKPLATE ON PUSH SIDE OF DOOR WHERE INDICATED ON SCHEDULE.
- PROVIDE SECURITY ACCESS CONTROL/ CARD READERS (W/ KEY BACKUP) AT INDICATED DOORS THAT IS COMPATIBLE W/ THE OWNERS EXISTING ACCESS CONTROL SYSTEM. THE CURRENT SYSTEM IS SIELUX BRAND.
- PRICE PRIORITY 2 GROUP OF DOORS AS A DEDUCTIVE ALTERNATES.
- FOR DOOR CLOSER, BASIS OF DESIGN PRODUCT IS 4011-REG-689-LH LCN HEAVY DUTY CLOSER, REGULAR ARM, ALUMINUM FINISH.
- PROVIDE KNOCK DOWN METAL DOOR FRAMES OR MATCH EXISTING.
- PROVIDE OCCUPANCY INDICATOR AT ALL PRIVACY LOCKS.

**WINDOW NOTES**

- VERIFY ALL DIMENSIONS IN THE FIELD.
- FRAME COLOR: MATCH EXISTING
- TRIM COLOR: MATCH EXISTING
- GLAZING: 1/4" THICK
- WINDOW GLAZING SHALL BE SAFETY GLAZING PER CBC 2406.3 IF:
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
  - GLAZING IN INDIVIDUAL FIXED OR OPERABLE WINDOW PANEL WHERE THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF, THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE.
  - GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLAN OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS.
 

EXCEPTIONS: GLAZING THAT IS PROTECTED BY GUARD AND WHERE THE PLANE OF THE GLASS IS GREATER THAN 18" FROM THE RAILING OR GLAZING IS 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
  - GLAZING ADJACENT TO THE BOTTOM OF STAIR LANDING WHERE THE GLAZING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD.
 

EXCEPTION: GLAZING THAT IS PROTECTED BY GUARD AND WHERE THE PLANE OF THE GLASS IS GREATER THAN 18" FROM THE GUARD.

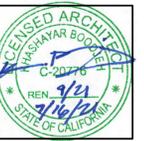


**1 FINISH FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**FINISH NOTES**

1. VERIFY ALL FINISH PRODUCT OPTIONS INCLUDING, BUT NOT LIMITED TO COLOR, SIZE, THICKNESS, TEXTURE, AND VOC ALLOWABLE LIMITS W/ ARCHITECT.
2. REFER TO INTERIOR ELEVATIONS FOR INDIVIDUAL ROOM FINISHES.
3. PREP PRIME, & REPAINT (N) WALLS THAT REQUIRE PATCHING.
4. INTERIOR FINISHES PER CBC TABLE 803.9 FOR A SPRINKLERED BUILDING:
  - A. GROUP A OCCUPANCIES SHALL HAVE CLASS 'B' FINISHES AT CORRIDORS AND EXIT STAIRS
  - B. GROUP B OCCUPANCIES SHALL HAVE CLASS 'B' FINISHES AT EXIT STAIRS, PASSAGEWAYS, ETC. AND CLASS 'C' FINISHES AT CORRIDORS, ROOMS, AND ENCLOSED SPACES.
  - C. GROUP S-1 OCCUPANCIES SHALL HAVE CLASS 'C' FINISHES.
  - D. INTERIOR FINISHES AT ATRIUM SHALL BE MINIMUM CLASS 'B' (CBC 404.8).
5. WALL PAINT COLORS: VERIFY IN FIELD W/ ARCHITECT & OWNER.
6. CABINETS TO BE PAINT GRADE, SEE A7.1 AND A7.5 FOR PAINT COLORS



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**FINISH SCHEDULE**

ROOM #	ROOM NAME	FLOOR	MATERIAL	BASE	INTERIOR WALLS OF ROOM				CEILING	NOTES
					NORTH	EAST	SOUTH	WEST		
1	GREAT ROOM	LIN	WD	GYP	GYP	GYP	GYP	GYP	BEAD BOARD PANELING TO 34" W/1X2 TOP TRIM	
2	KITCHEN	LIN	WD	GYP	GYP	GYP	GYP	GYP		
3	OFFICE	LIN	WD	GYP	GYP	GYP	GYP	GYP		
4	LAUNDRY	LIN	WD	GYP	GYP	GYP	GYP	GYP		
5	HALL	LIN	WD	FRP	FRP	FRP	FRP	GYP	FRP ON WALLS TO 52" AFF	
6	BATH 1	TILE	TILE	GYP	GYP	GYP	GYP	GYP	TILES ON WALLS TO 52" AFF	
7	BATH 2	TILE	TILE	TILE	TILE	TILE	TILE	GYP	TILES ON WALLS TO 52" AFF	
8	BATH 3	TILE	TILE	TILE	TILE	TILE	TILE	GYP	TILES ON WALLS TO 42" AFF	
9	UTILITIES	PC	RB	FRP	FRP	FRP	FRP	GYP		
101	BEDROOM 1	LIN	WD	GYP	GYP	GYP	GYP	GYP		
102	BEDROOM 2	LIN	WD	GYP	GYP	GYP	GYP	GYP		
103	BEDROOM 3	LIN	WD	GYP	GYP	GYP	GYP	GYP		
104	BEDROOM 4	LIN	WD	GYP	GYP	GYP	GYP	GYP		

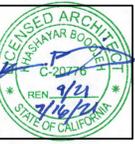
LOCATION	MATL CODE	DESCRIPTION	MANUFACTURER	MODEL NO	SIZE	COLOR	DETAIL	NOTES
FLOORS:	PC	POLISHED CONCRETE	-	-	-	(E) NATURAL CONCRETE	-	POLISH (E) CONC FLOOR, USE INTERNAL IMPREGNATING SEALER, BASIS OF DESIGN: DRYLOK NATURAL LOOK SEALER, INSTALL PER MANUFACTURERS RECOMMENDATIONS
	TILE	CERAMIC TILE	DALTILE	KEYSTONES	2" X 2"	TBD	-	VERIFY TILE W/ ARCHITECT AND OWNER IN FIELD
	RB	RUBBER BASE	BURKE	-	6"	TBD	-	
	WD	WOOD BASE	-	-	6"	TBD	-	MATCH TRIM TO (E) TYPE J WINDOWS
BASE:	TILE	CERAMIC COVED TILE	DALTILE	KEYSTONES C-833	2" X 2"	TBD	-	VERIFY TILE W/ ARCHITECT AND OWNER IN FIELD
	GWB	GYPSUM BOARD	-	-	-	-	-	DISCUSS W/ ARCHITECT AND OWNER IN FIELD
WALLS:	TILE	CERAMIC WALL TILE	DALTILE	RITTENHOUSE	2" X 4"	TBD	-	FIELD
NOTE: VERIFY ALL FINISHES WITH ARCHITECT, PANELS			DUROMAX	PVC WALL PANELS	4X8'	WHITE	-	DISCUSS W/ ARCHITECT AND OWNER IN FIELD
CEILING:	GB	GYPSUM BOARD	-	-	-	-	-	DISCUSS W/ ARCHITECT AND OWNER IN FIELD

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DATE  
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**A5.2**



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**ISOMETRIC VIEW**  
**BUILDING 1**

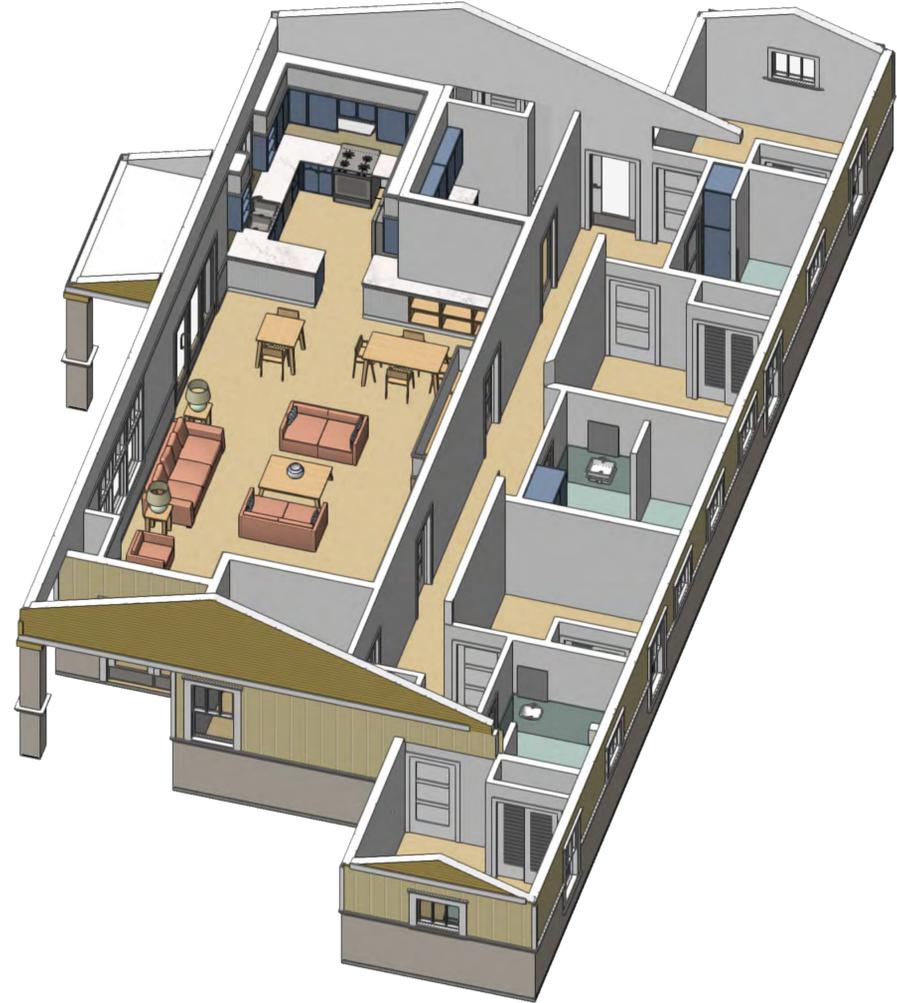
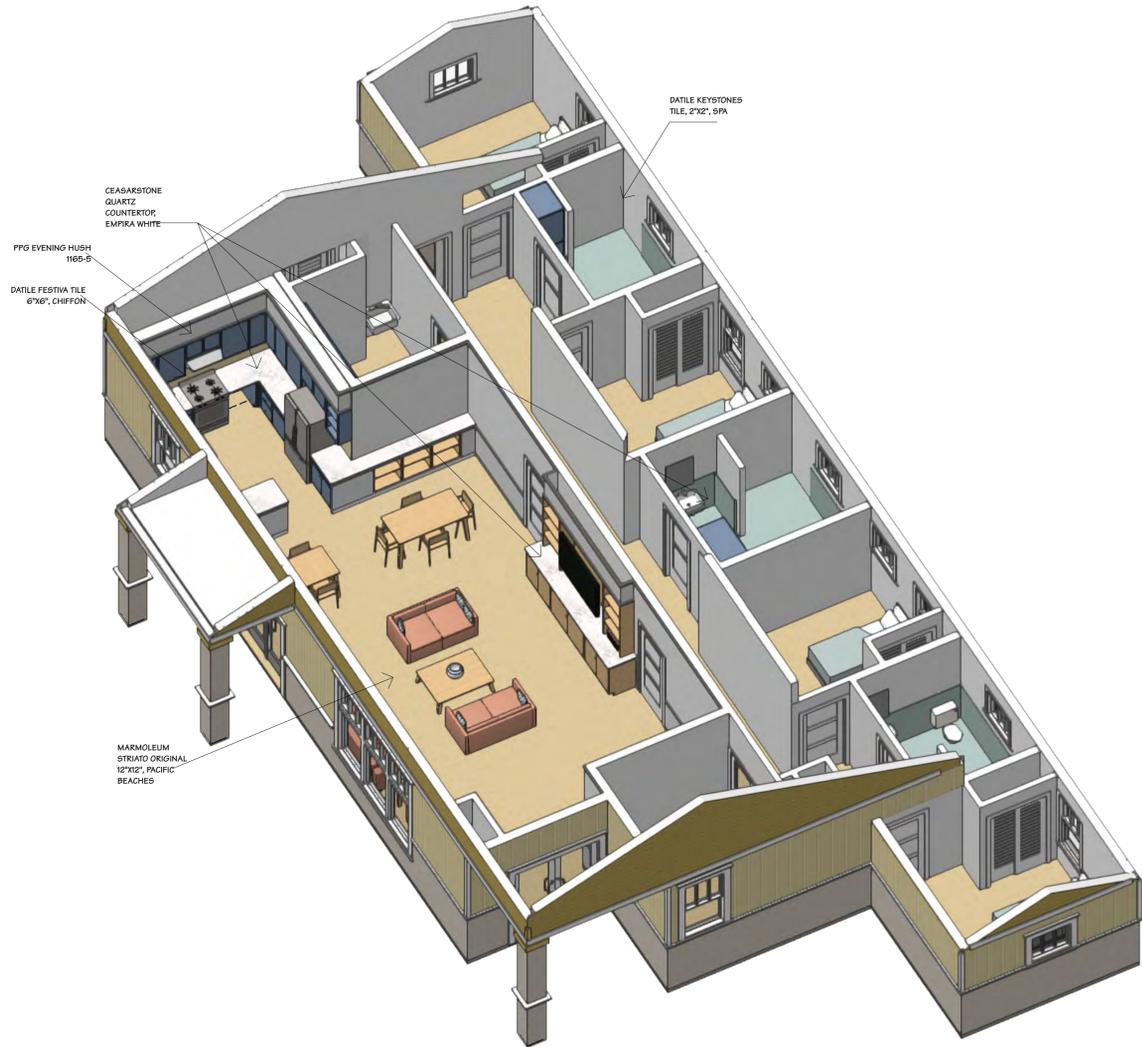
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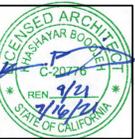
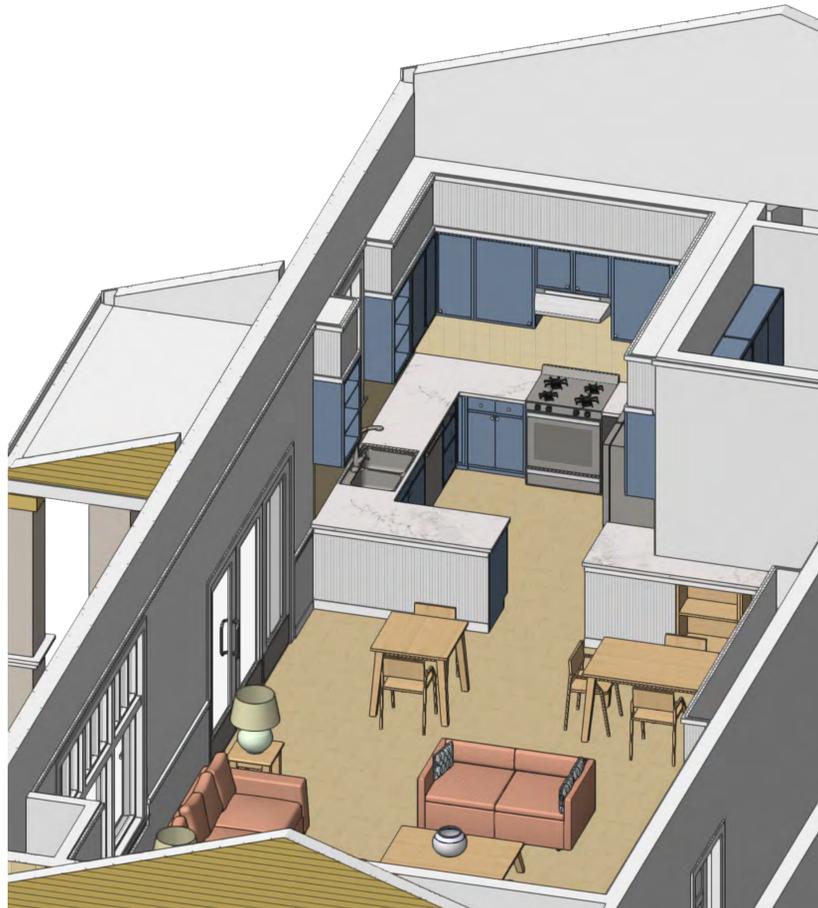
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**PERSPECTIVE VIEWS**  
 BUILDING 1

NOTE: SEE FINISH SCHEDULE FOR FINISH TYPES.

**FINISHES AND PERSPECTIVE NOTES**

SEE BUILDING SPECIFIC ISOMETRIC DRAWINGS (A7.1 BUILDING #1, A7.3 BUILDING #2, & A7.5 BUILDING #3) AND FINISH SCHEDULE A5.2 FOR COLORS AND FINISH TYPES.

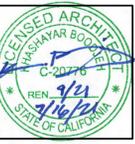
COORDINATE WITH FLOOR PLANS (A1.1 BUILDING #1, A1.2 BUILDING #2, 7 A1.3 BUILDING #3) AND INTERIOR ELEVATIONS A4.1 & A4.2

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**A7.2**



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**ISOMETRIC VIEWS**  
**BUILDING 3**

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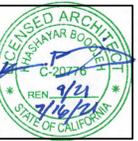
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**PERSPECTIVE**  
**VIEWS**  
**BUILDING 3**

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17 FEBRUARY 2022

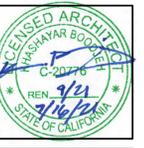
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**A7.6**

**FINISHES AND PERSPECTIVE NOTES**

SEE BUILDING SPECIFIC ISOMETRIC DRAWINGS (A7.1 BUILDING #1, A7.3 BUILDING #2, & A7.5 BUILDING #3) AND FINISH SCHEDULE A5.2 FOR COLORS AND FINISH TYPES.

COORDINATE WITH FLOOR PLANS (A1.1 BUILDING #1, A1.2 BUILDING #2, 7 A1.3 BUILDING #3) AND INTERIOR ELEVATIONS A4.1 & A4.2

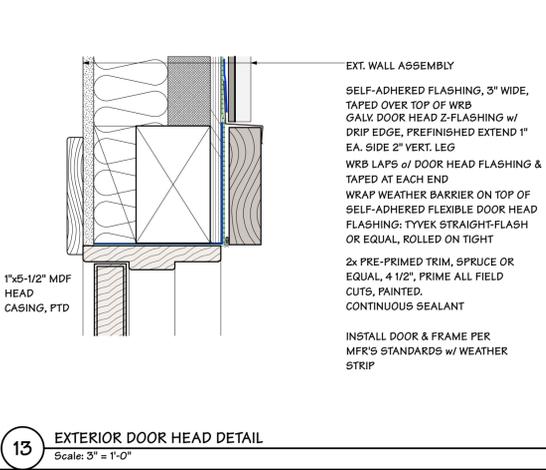
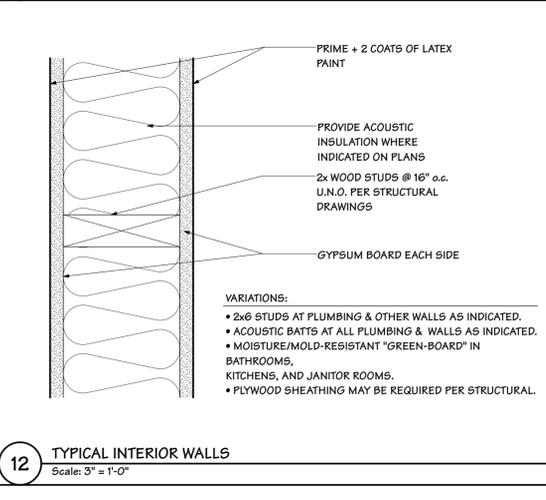
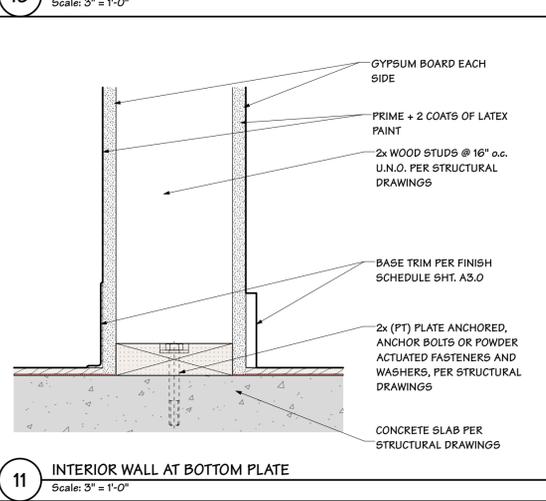
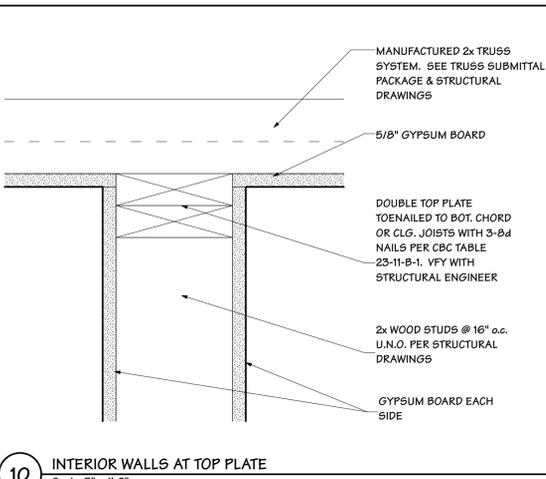
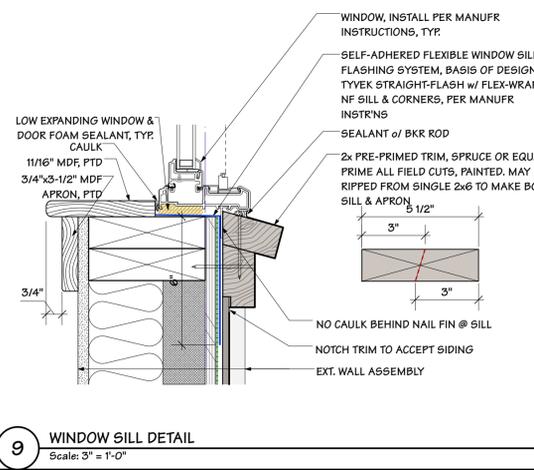
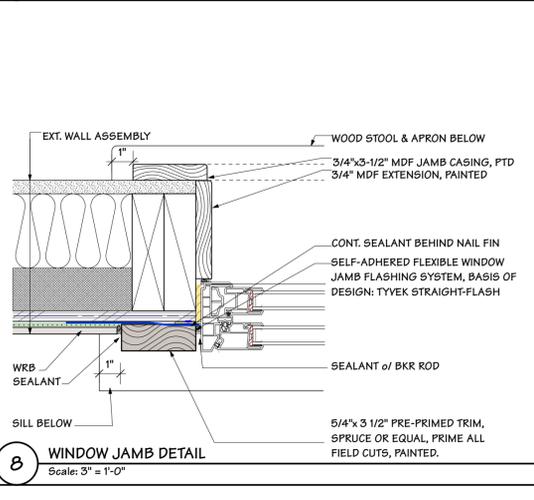
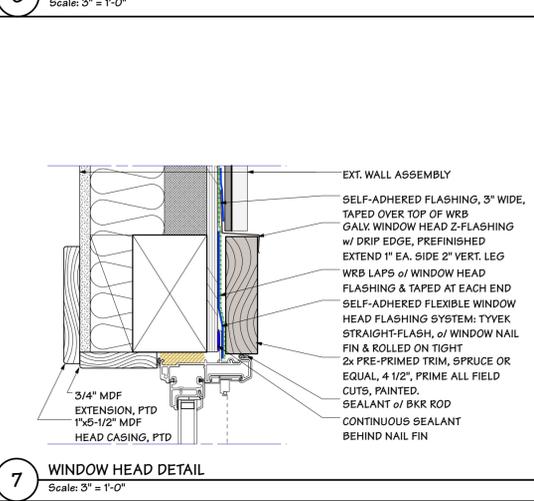
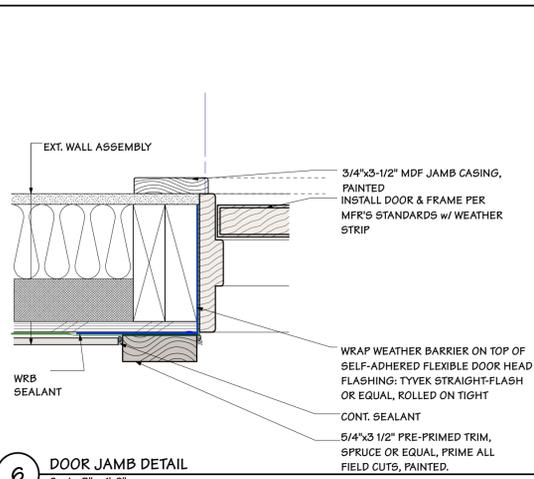
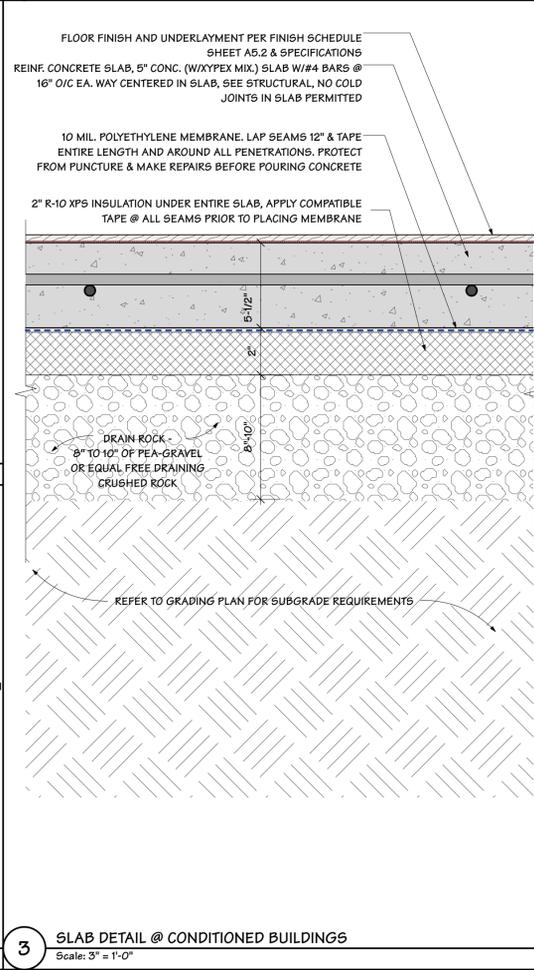
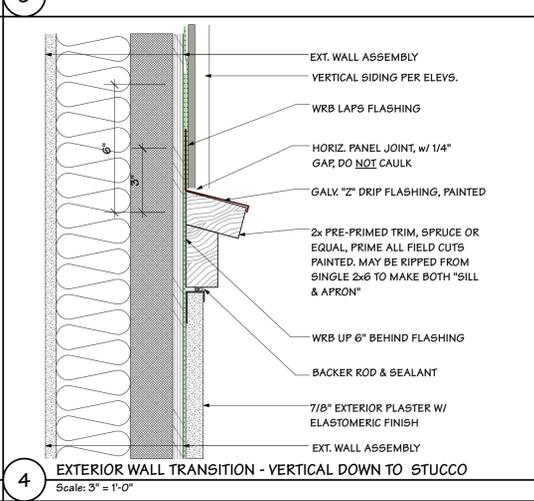
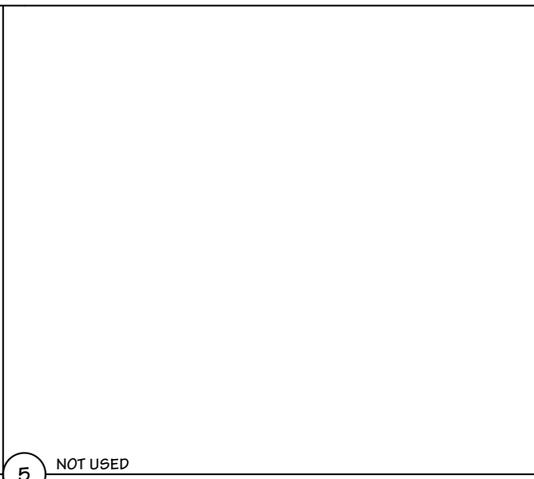
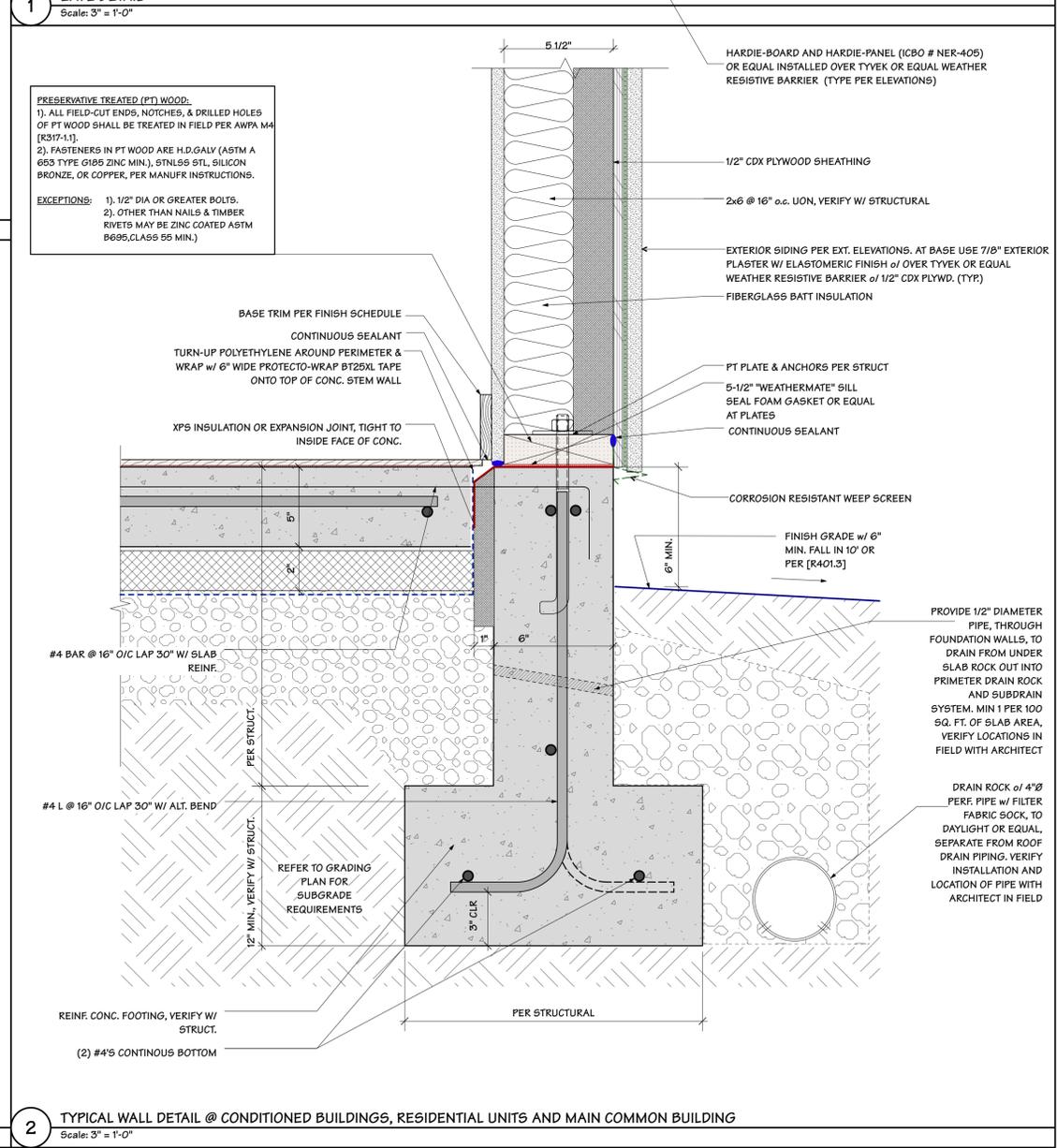
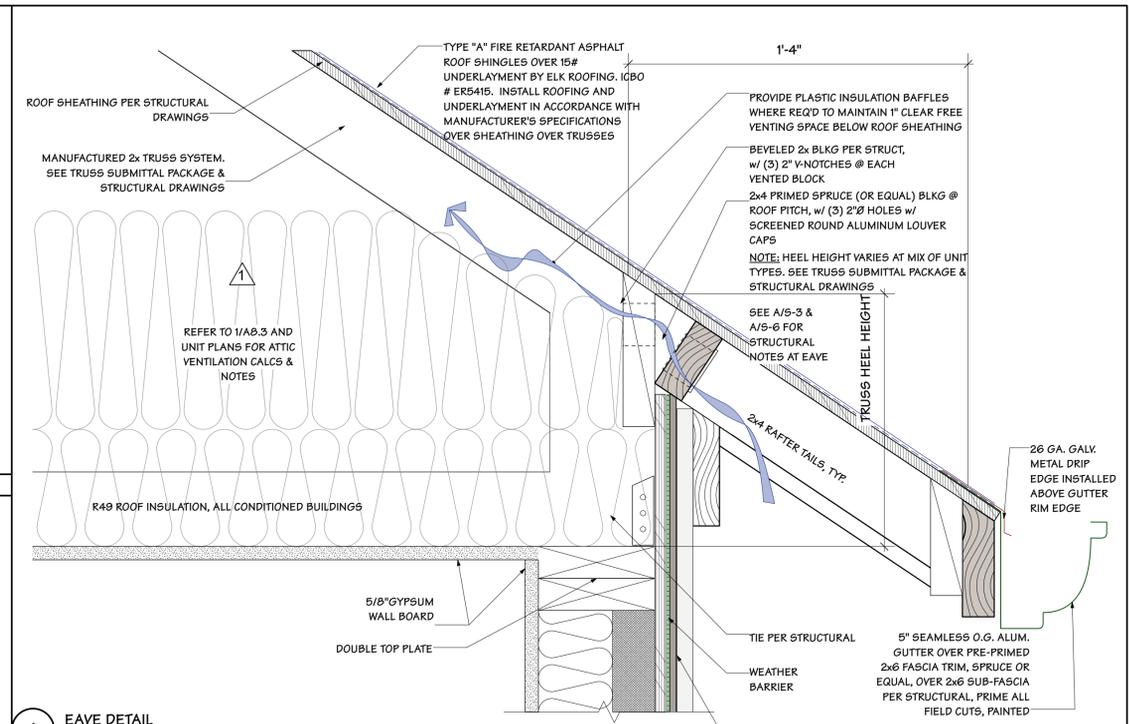




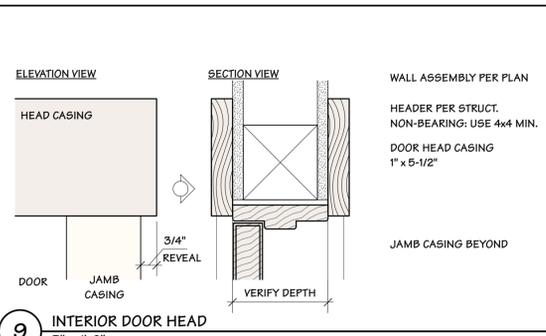
ALL ORIGINAL CONCEPT, DESIGN AND ARRANGEMENTS DEPICTED WITHIN THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE OFFICE OF K. BOODJEH ARCHITECTS ARCHITECTURE AND PLANNING AND ARE INTENDED TO BE USED AS INDICATED. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF K. BOODJEH ARCHITECTS ARCHITECTURE AND PLANNING IS STRICTLY PROHIBITED.

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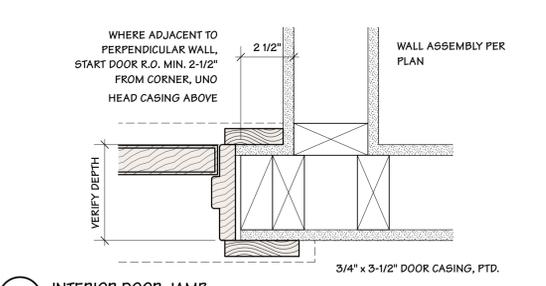
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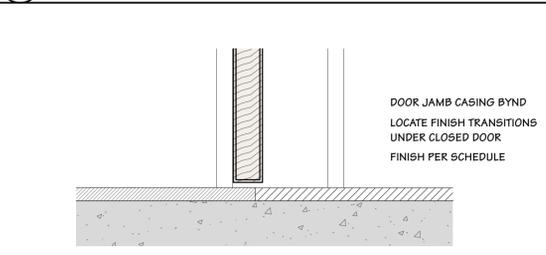
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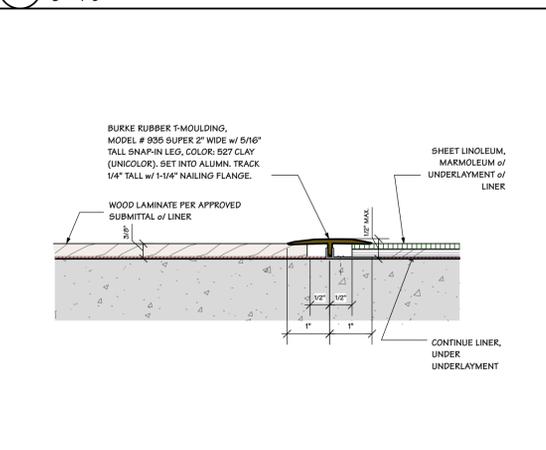
**9 INTERIOR DOOR HEAD**  
Scale: 3" = 1'-0"



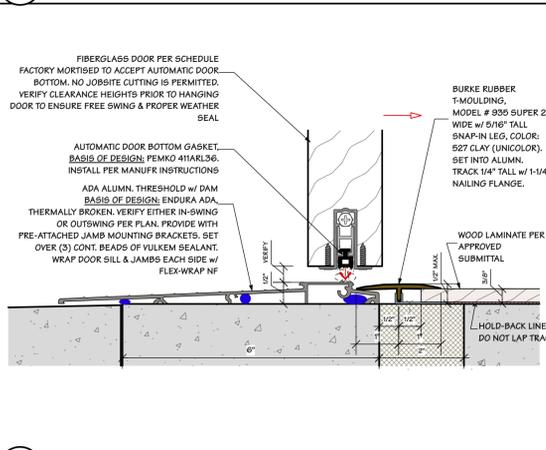
**10 INTERIOR DOOR JAMB**  
Scale: 3" = 1'-0"



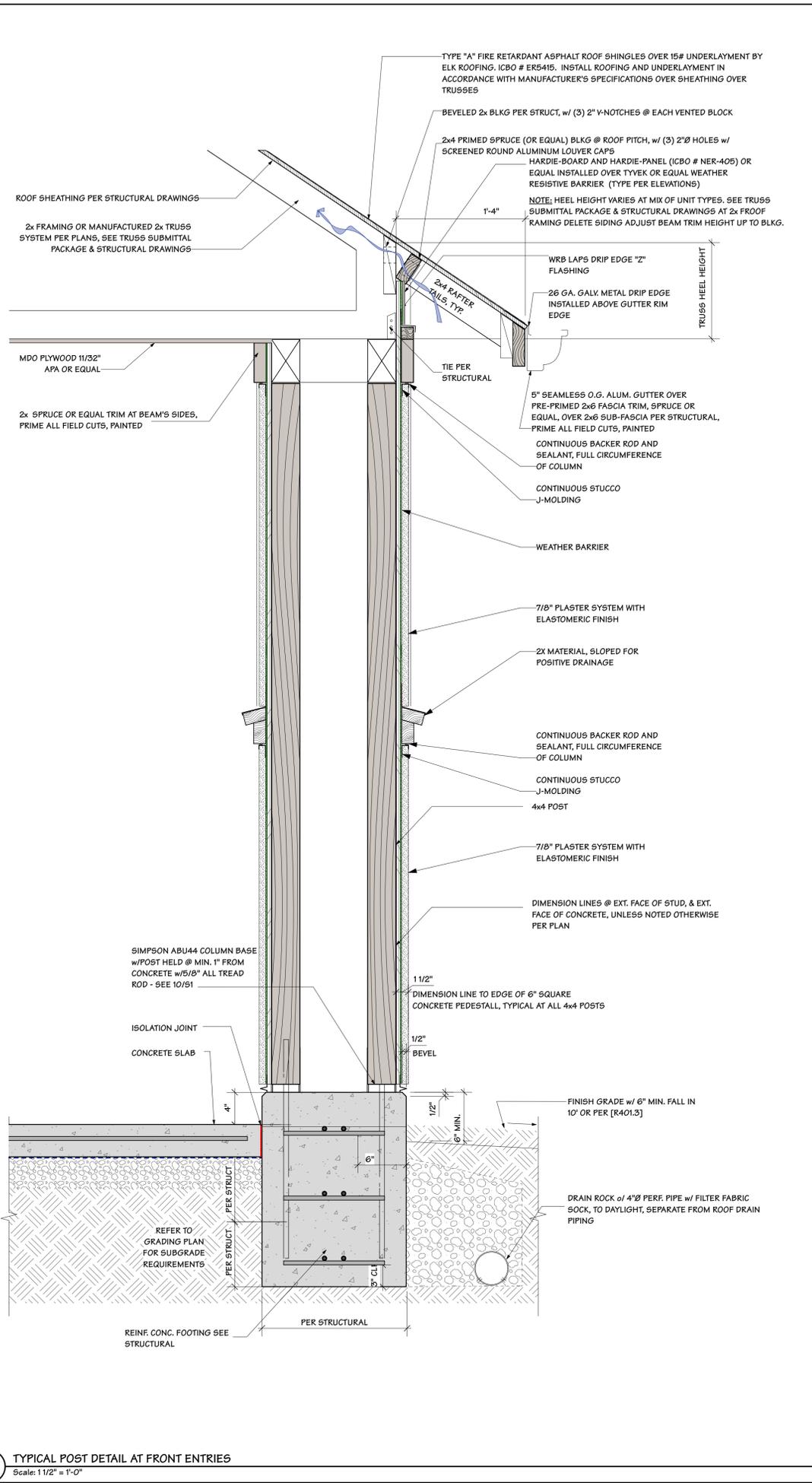
**11 INTERIOR DOOR THRESHOLD**  
Scale: 3" = 1'-0"



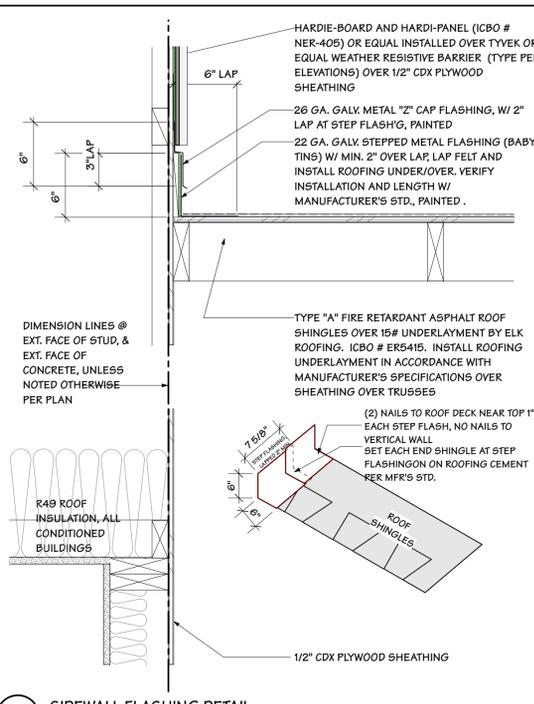
**12 SECTION DETAIL - WOOD LAM AT VINYL**  
Half Actual Size



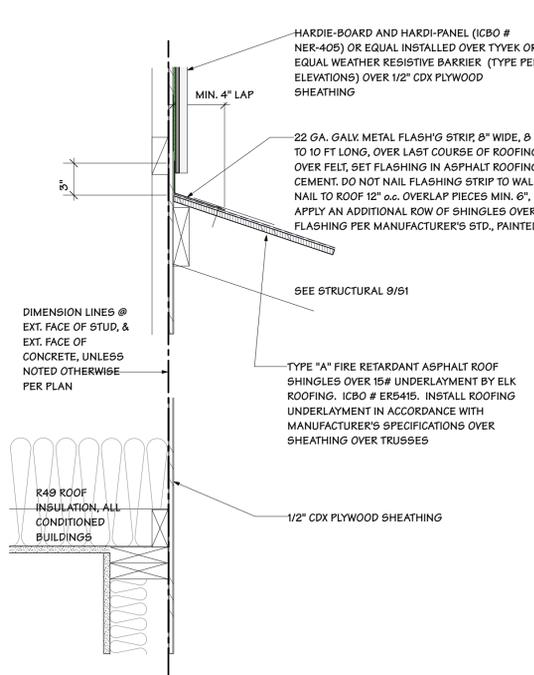
**13 SECTION DETAIL - INSWING EXTERIOR DOOR THRESHOLD**  
Half Actual Size



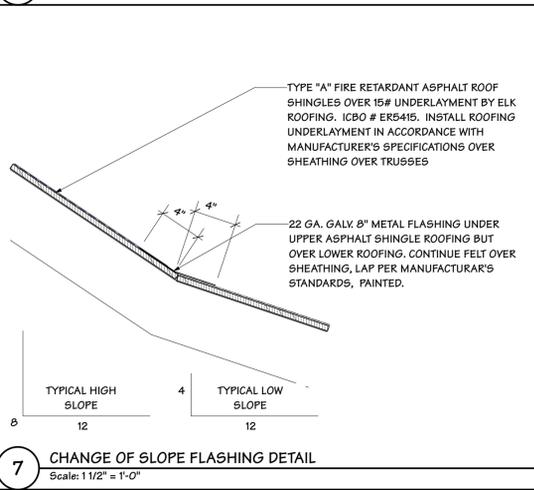
**8 TYPICAL POST DETAIL AT FRONT ENTRIES**  
Scale: 1 1/2" = 1'-0"



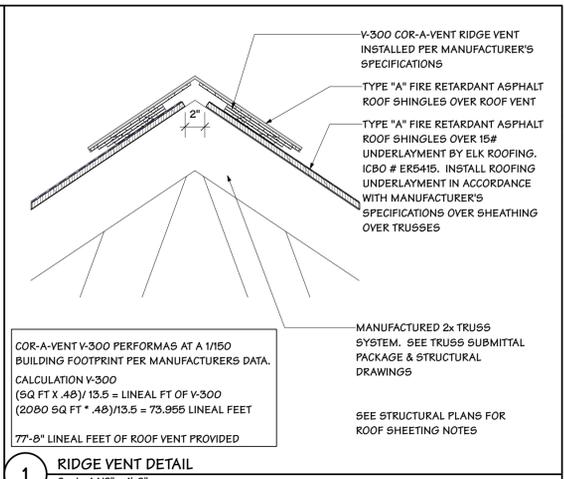
**5 SIDEWALL FLASHING DETAIL**  
Scale: 1 1/2" = 1'-0"



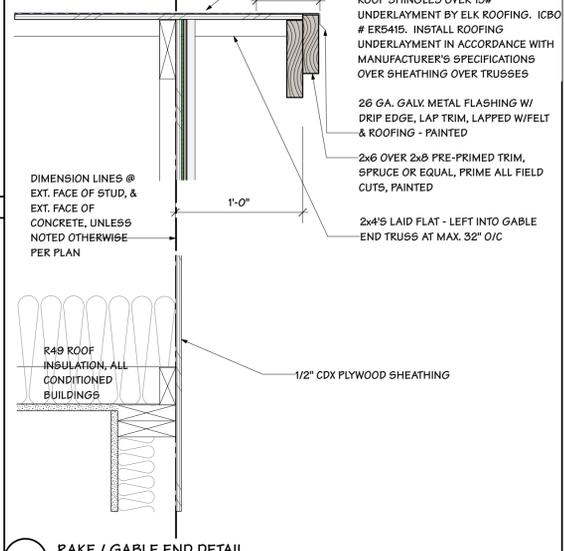
**6 HEADWALL FLASHING DETAIL**  
Scale: 1 1/2" = 1'-0"



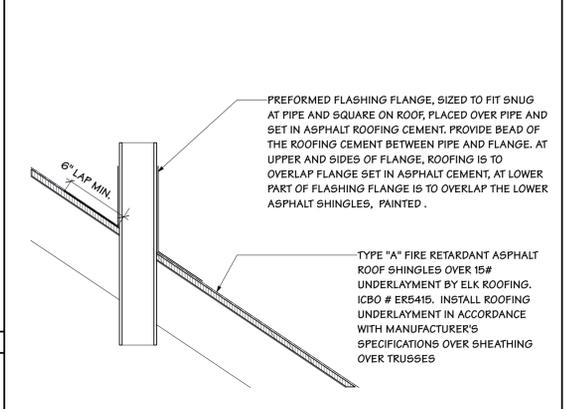
**7 CHANGE OF SLOPE FLASHING DETAIL**  
Scale: 1 1/2" = 1'-0"



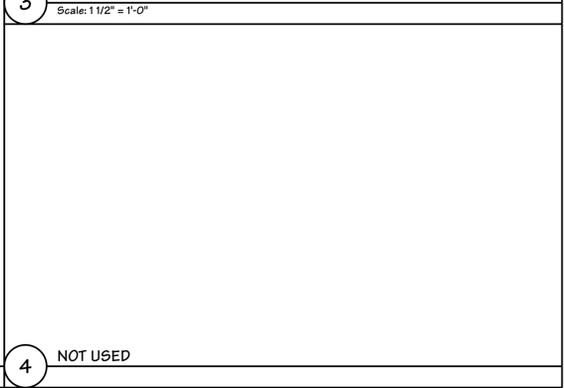
**1 RIDGE VENT DETAIL**  
Scale: 1 1/2" = 1'-0"



**2 RAKE / GABLE END DETAIL**  
Scale: 1 1/2" = 1'-0"



**3 PIPE PENETRATION AT SLOPED ROOF DETAIL**  
Scale: 1 1/2" = 1'-0"



**4 NOT USED**

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ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

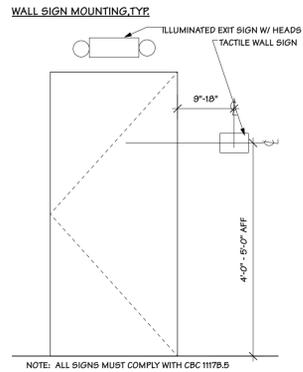
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PARENTS AND FRIENDS, INC.  
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**DETAILS**

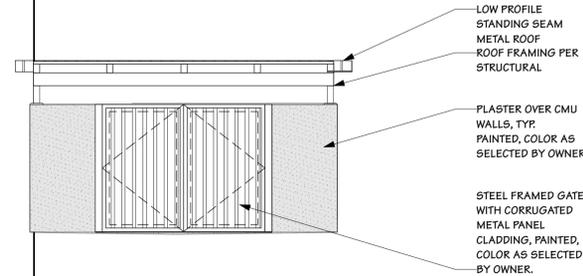
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NO.	REVISIONS

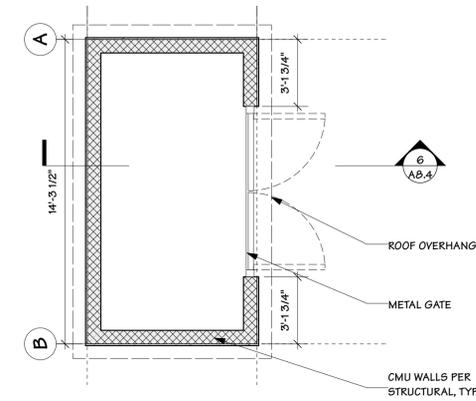
DATE: 17 FEBRUARY 2022  
SHEET: **A8.3**



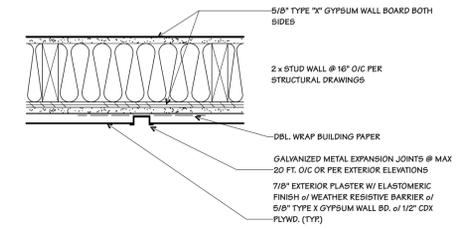
**17** EXIT SIGN MOUNTING  
Scale: 1/2" = 1'-0"



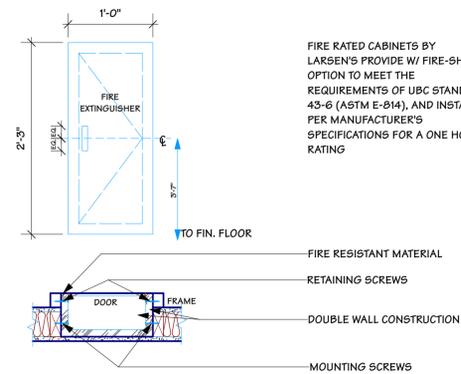
**9** TRASH ENCLOSURE - SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



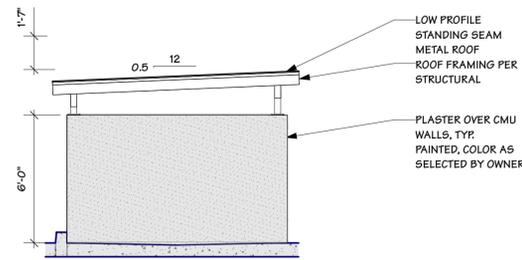
**5** TRASH ENCLOSURE PLAN  
Scale: 1/4" = 1'-0"



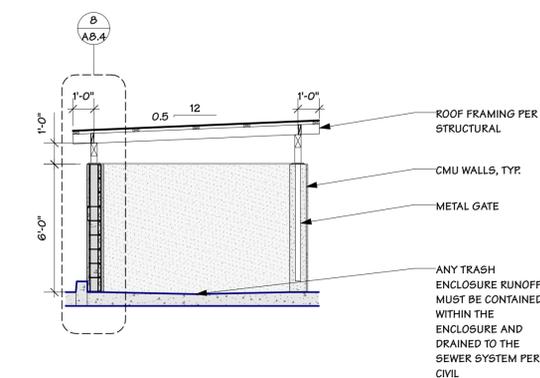
**1** EXTERIOR PLASTER AT EXPANSION JOINT  
Scale: 1 1/2" = 1'-0"



**18** FIRE EXTINGUISHER CABINET  
Scale: 1" = 1'-0"

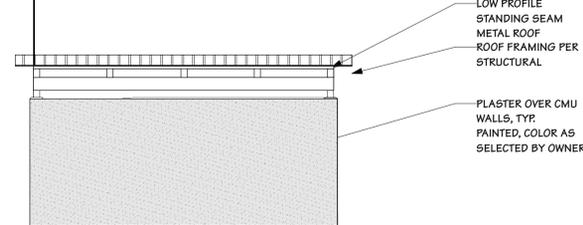


**10** TRASH ENCLOSURE - WEST ELEVATION  
Scale: 1/4" = 1'-0"

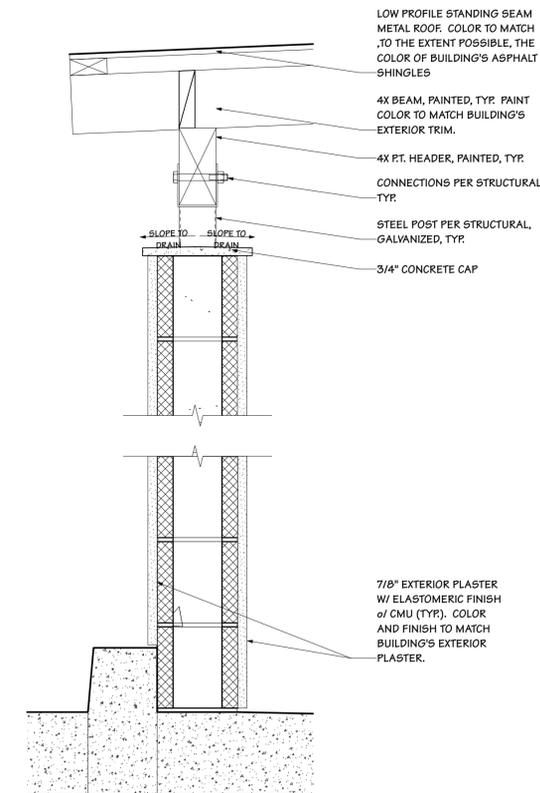


**6** TRASH ENCLOSURE SECTION  
Scale: 1/4" = 1'-0"

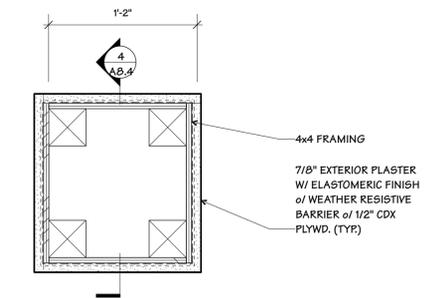
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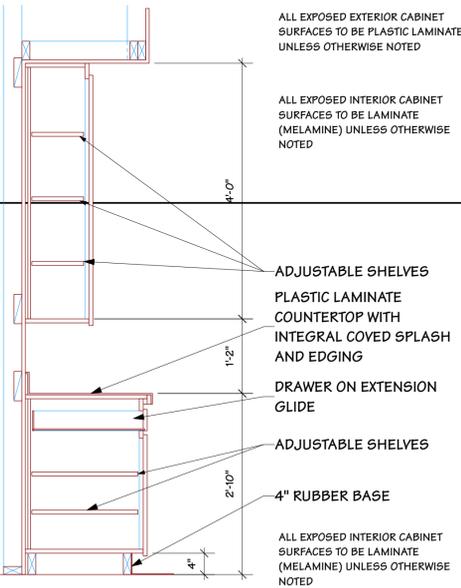
**11** TRASH ENCLOSURE - NORTH ELEVATION  
Scale: 1/4" = 1'-0"



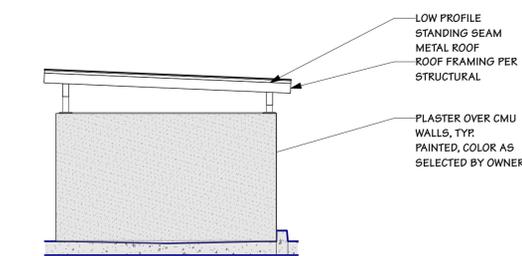
**8** TRASH ENCLOSURE ENLARGED SECTION  
Scale: 1 1/2" = 1'-0"



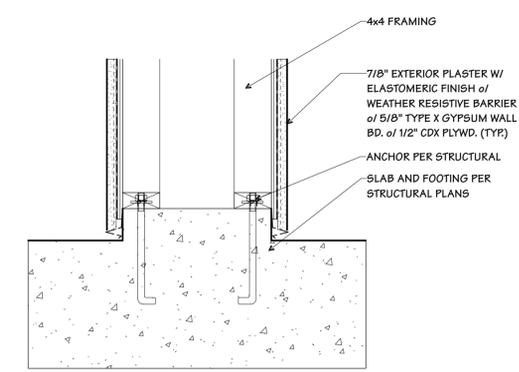
**3** WALL TYPE - STUCCO FINISH AT SUPPORT COLUMNS  
Scale: 1 1/2" = 1'-0"



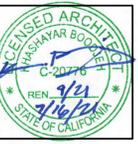
**20** TYPICAL CABINET SECTION  
Scale: 3/4" = 1'-0"



**12** TRASH ENCLOSURE - EAST ELEVATION  
Scale: 1/4" = 1'-0"



**4** SECTION DTL: STUCCO COLUMN  
Scale: 1 1/2" = 1'-0"



**K. BOODJEH ARCHITECTS**  
ARCHITECTURE AND PLANNING

**350 CYPRESS STREET FORT BRAGG**  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

**DETAILS**

REVISIONS

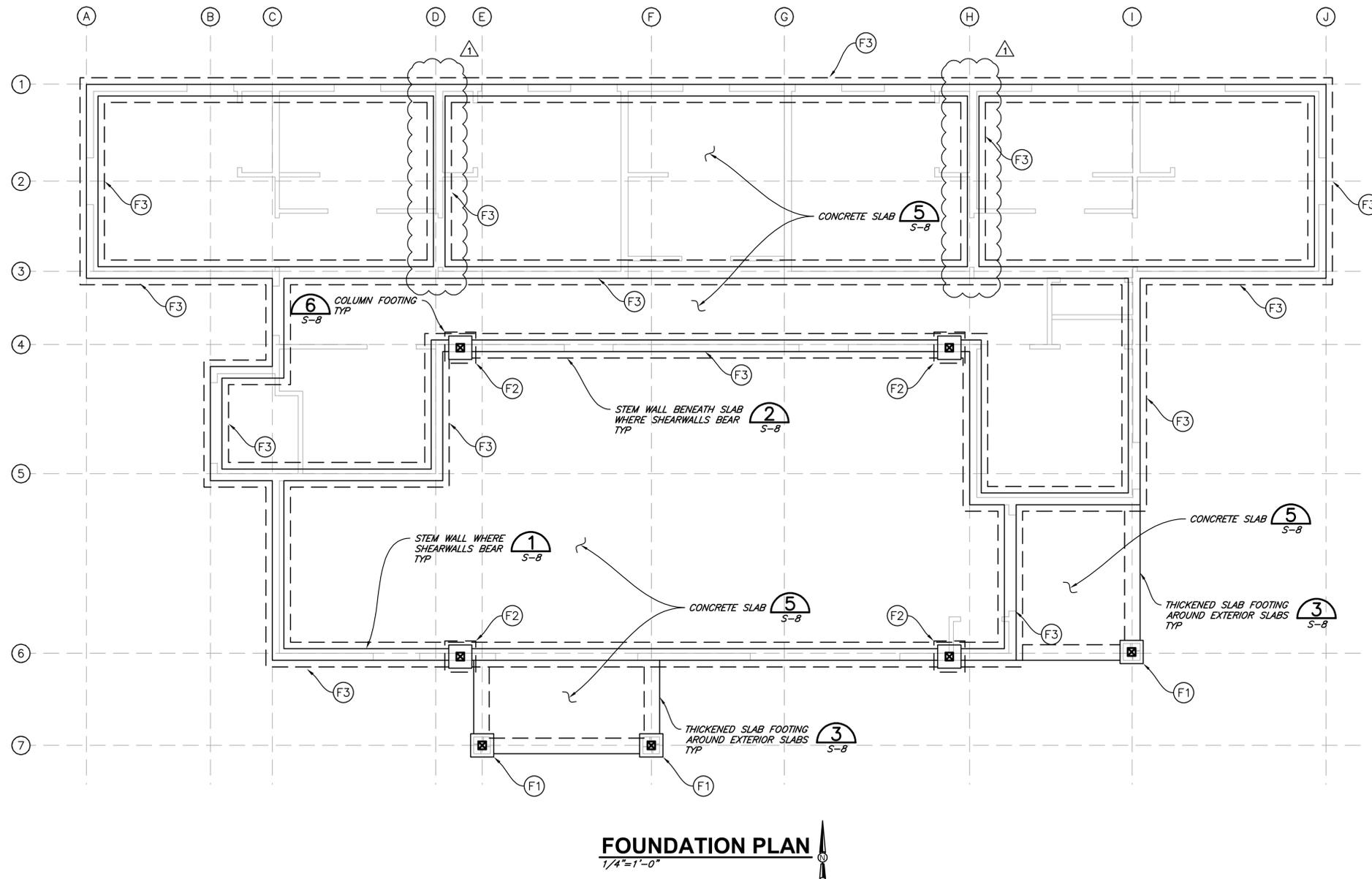
DATE: 17 FEBRUARY 2022

SHEET

**A8.4**

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 1/2" = 1'-0"

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**FOUNDATION PLAN**  
1/4"=1'-0"

**FOOTING SCHEDULE**

CALLOUT	FOOTING DIMENSION			FOOTING BOTTOM REINFORCEMENT		PEDESTAL/STEM WALL DIMENSIONS			PEDESTAL/STEM WALL REINFORCEMENT		NOTES
	LENGTH	WIDTH	DEPTH	LONGITUDINAL	TRANSVERSE	LENGTH	WIDTH	DEPTH	VERTICAL	HORIZONTAL	
F1	2'-0"	2'-0"	3'-0" *	(3) #4	(3) #4	N/A					DETAIL 4/SB
F2	2'-0"	2'-0"	3'-0" *	(3) #4	(3) #4	1'-6"	1'-6"	24	(4) #4	#3 @ 12" VERT SPACING	DETAIL 6/SB
F3	CONTINUOUS	1'-6"	3'-0" *	(2) #4	#4 @ 16" OC	CONTINUOUS	0'-8"	2'-0"	#4 @ 18"	#4 @ 12" VERT SPACING	DETAIL 2/SB (INTERIOR) DETAIL 1/SB (EXTERIOR)

**FOOTING NOTES**

\*MINIMUM 6" INTO YELLOWISH BROWN NATIVE SOIL LAYER THAT IS ROUGHLY 3'-0" BELOW GRADE LEVEL PER GEOTECHNICAL REPORT CREATED BY SHN.

**COMPACTION NOTES**

1. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF THE MAXIMUM DRY DENSITY AND AS DETERMINED PER ASTM D1557.
2. PLACE BACKFILL AND FILL SOIL MATERIAL IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY EQUIPMENT, AND NOT MORE THAN 6 INCHES FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
3. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED AS FOLLOWS:
  - 3.1. ALL ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED.
  - 3.2. ON SLOPES GREATER THAN 1V:5H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE A LEVEL BEARING SURFACE FOR THE FILL MATERIAL. THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET, UNLESS OTHERWISE NOTED.
4. ALL IMPROVEMENTS SHALL BE GRADED TO DRAIN TO THE APPROVED DRAINAGE COURSE AT A UNIFORM SLOPE OF 2% MINIMUM UNLESS OTHERWISE NOTED.
5. NO CUT OR FILL SLOPES SHALL EXCEED THE SLOPE RATIO OF 2H:1V, UNLESS OTHERWISE NOTED.
6. TOPSOIL SHALL BE REMOVED FROM ALL CUT AND FILL AREAS AND SHALL NOT BE USED FOR ENGINEERED FILL. TOPSOIL SHALL BE STOCKPILED SEPARATELY AND REPLACED OVER AREAS OF EXPOSED SUB-GRADE TO A MINIMUM DEPTH OF 6 INCHES.
7. FOLLOW ALL RECOMMENDATIONS GIVEN BY THE SHN GEOTECHNICAL REPORT ISSUED MAY 2012

**CONCRETE NOTES:**

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19A OF THE CBC AND WITH THE PROVISIONS OF ACI 318.
2. UNLESS OTHERWISE STATED, CONCRETE SHALL BE HARD ROCK CONCRETE AND SHALL MEET THE FOLLOWING DESIGN CRITERIA:
  - A. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 2,500 PSI
  - B. MINIMUM CEMENT CONTENT = 5 SACKS/CUYD
  - C. MAXIMUM AGGREGATE SIZE = 3/4"
  - D. SLUMP = 4"±1"
3. REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE."
4. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES AND SLEEVES SHALL BE SECURELY POSITIONED IN FORMS BEFORE PLACEMENT OF CONCRETE.
5. ALL CONCRETE FOUNDATION SUBGRADES TO BE UNDISTURBED SOIL OR ENGINEERED FILL WITH 95% RELATIVE COMPACTION.



VERIFY SCALES  
 BASE IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

335 S. MAIN ST.  
 WILLITS, CA 95490  
 WWW.SHN-ENGR.COM  
 707-459-4518

**SHN**

DESIGN	NHN	DR	SMA	CHK	JGI	APVD
CITY OF FORT BRAGG PLAN CHECK						
DATE	12/09/2021	NO.	1	REVISION	BY	JBB

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

**FOUNDATION PLAN**

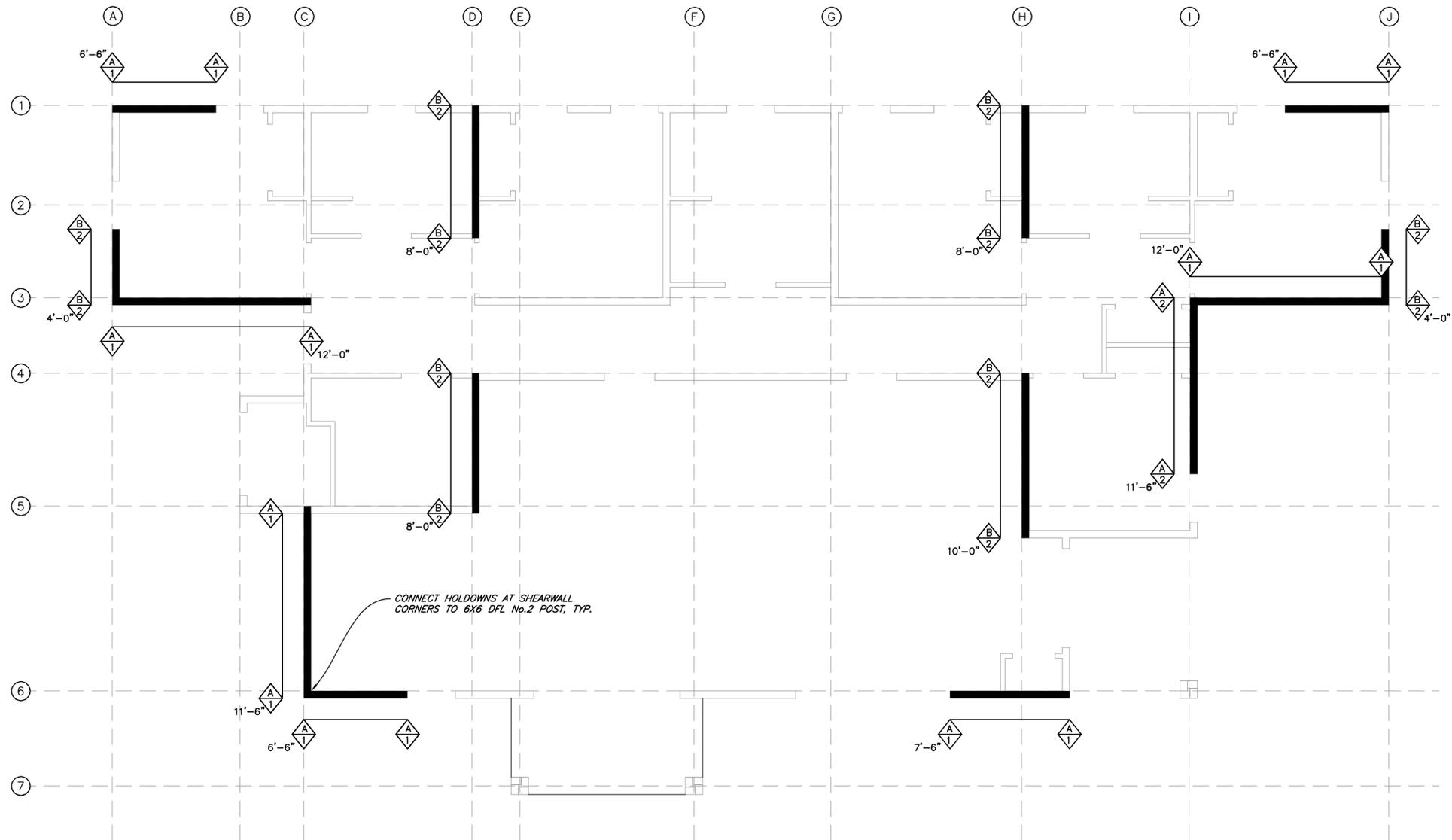
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 SEQ  
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 PROJ. NO.  
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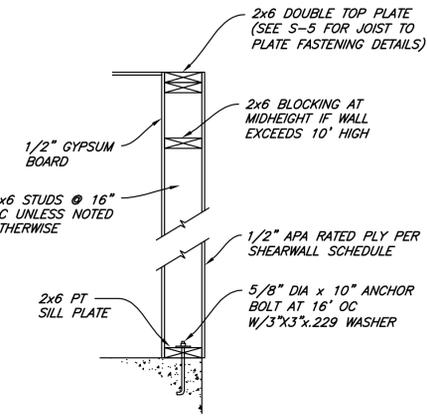
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REVISION						
DATE						
NO.						

PARENTS & FRIENDS  
RESIDENTIAL CARE FACILITY  
FORT BRAGG, CALIFORNIA

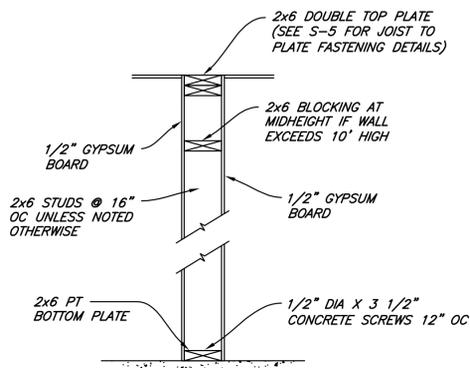
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**S-2**  
SEQ  
DATE 12/2021  
PROJ. NO.  
420035



**BRACED WALL PLAN**  
1/4"=1'-0"



**DETAIL 1**  
NTS  
(TYPICAL EXTERIOR WALL)



**DETAIL 2**  
NTS  
(TYPICAL INTERIOR WALL, NON-LOAD BEARING)

LEGEND	
	DESIGNATES SHEAR PANEL AND HOLDDOWN, WHERE "SP" IS THE PANEL TYPE, "HD" IS THE HOLDDOWN TYPE, AND "X'-X'" IS THE MIN SHEAR PANEL LENGTH.

**SHEARWALL NOTES:**

- ALL PLYWOOD EDGES TO BE BLOCKED.
- USE (1) PRESSURE TREATED 3x6, HEM-FIR NO. 2 OR BETTER FOR BOTTOM PLATE TO CONCRETE FOUNDATION.
- ALL TIMBER MEMBERS TO BE NO. 2 OR BETTER DOUGLAS FIR UNLESS NOTED OTHERWISE.
- MINIMUM EMBEDMENT OF 8" ON ALL ANCHOR BOLTS.
- (2) ANCHOR BOLTS MIN PER PLATE.
- PLYWOOD MUST NAIL TO BOTH DOUBLE TOP PLATES.
- ALL EXTERIOR WALLS TO BE TYPE A, UNLESS NOTED OTHERWISE.
- PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- FRAMING MEMBERS SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ANY FASTENER EXPOSED TO WEATHER SHALL BE GALVANIZED.
- HOLDDOWN OCCURS AT EACH END OF EACH SHEARWALL AND FASTEN TO MIN. (2) 2x STUDS OR 4x STUD UNLESS NOTED OTHERWISE. WALL SHEATHING SHALL BE EDGE NAILED TO HOLDDOWN STUDS.
- LAP WALL PLATES MINIMUM 4'-0" BETWEEN SPLICES W/ (8) 16D EA SIDE.
- SIMPSON PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. EQUIVALENT HOLDDOWN, STRAPS, BOLTS, NAILS, ETC. BY OTHER MANUFACTURER TO BE REVIEWED BY ENGINEER OF RECORD PRIOR TO SUBSTITUTION.
- SHEATHING ON SHEARWALLS SHALL NOT BE INTERRUPTED BY ANY WALL BUTTING INTO SHEARWALL.
- AT ALL DIAPHRAGM/SHEARWALL TO BLOCKING, NAILING SHALL BE AS INDICATED FOR EDGE NAILING.
- ALL NAILS TO BE COMMON NAILS.
- HOLDDOWNS MAY BE PLACED ON EITHER SIDE OF CORNER AT CONTRACTORS OPTION

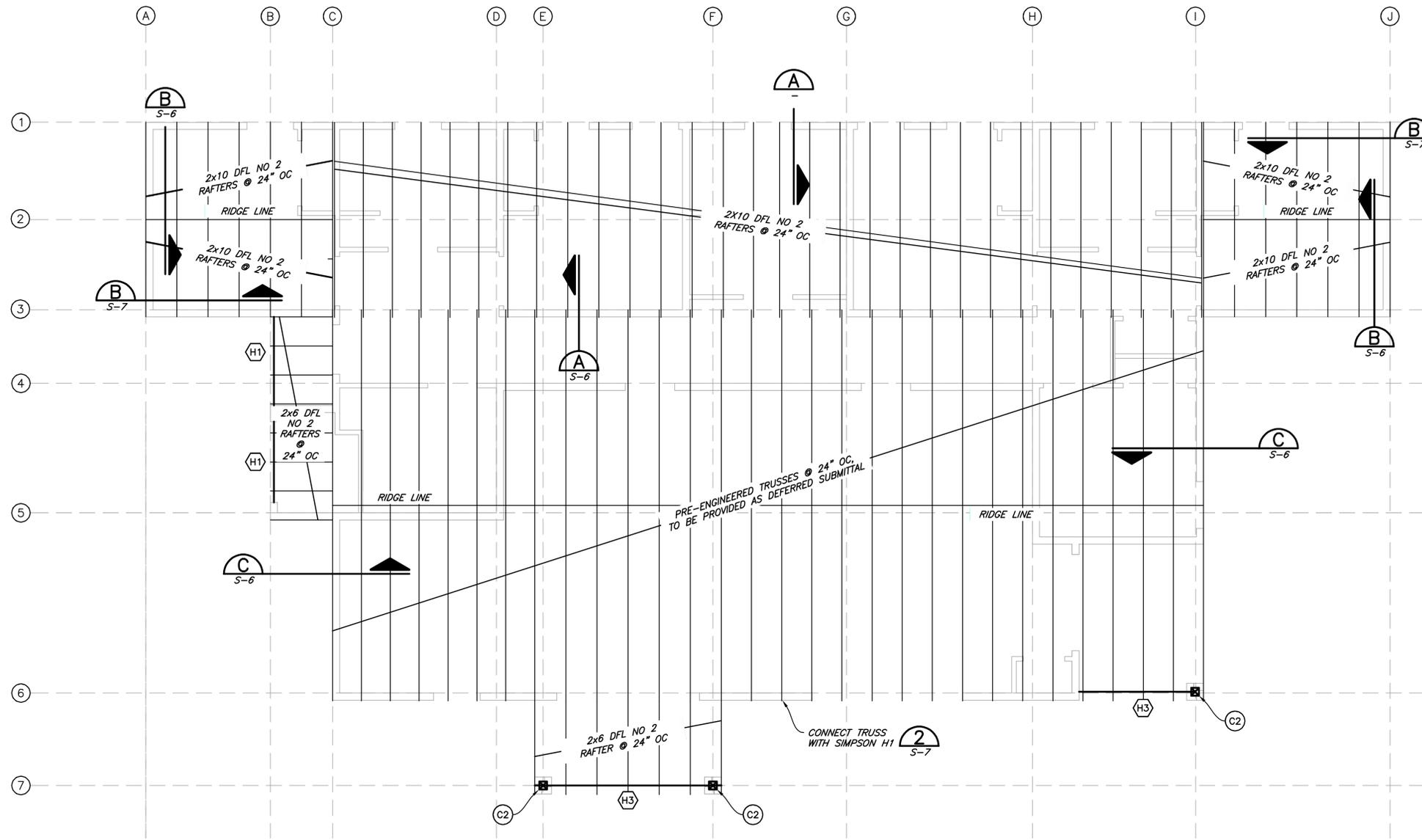
**SHEARWALL SCHEDULE**

WALL TYPE	WALL MATERIAL ON WOOD STUDS	PANEL EDGE NAILING	FIELD NAILING	ROOF PLY NAILING TO BLKG (BLOCKED DIAPHRAGM)	ROOF BLK TOENAIL TO TOP PLATE	DBL TOP PL FACE NAIL	BOTTOM PL TO RIM JOIST	FLOOR DIAPHRAGM TO RIM JOIST/BLK.	RIM JOIST TO BOT PL (TOENAIL)	WALL BOTTOM PLATE CONCRETE ANCHORING
	15/32" APA RATED SHEATHING SPAN RATED AT 32/16, EXPOSURE 1	8D AT 6" OC	8D AT 12" OC	NAILING PER FASTENING SCHEDULE S-5	NAILING PER FASTENING SCHEDULE S-5	NAILING PER FASTENING SCHEDULE S-5	NAILING PER FASTENING SCHEDULE S-5	NAILING PER FASTENING SCHEDULE S-5	NAILING PER FASTENING SCHEDULE S-5	5/8" DIA x 10" ANCHOR BOLT AT 16" OC W/3"x3"x.229 WASHER
	15/32" APA RATED SHEATHING SPAN RATED AT 32/16, EXPOSURE 1	8D AT 4" OC	8D AT 12" OC	8D AT 4" OC	16D AT 4" OC	10D AT 4" O.C. STAGGERED	16D AT 5" OC	8D AT 4" OC	16D AT 4" OC	5/8" DIA x 10" ANCHOR BOLT AT 16" OC W/3"x3"x.229 WASHER
	15/32" APA RATED SHEATHING SPAN RATED AT 32/16, EXPOSURE 1	8D AT 2" OC INTO 3x @ ABUTTING EDGES	8D AT 12" OC	10D AT 2" OC STAGGERED INTO 4x BLOCKING	SIMPSON A35 @ 8" OC	10D AT 3" O.C. STAGGERED	16D AT 3" OC	10D AT 2" OC STAGGERED INTO 4x BLOCKING	SIMPSON A35 @ 8" OC	5/8" DIA x 10" ANCHOR BOLT AT 16" OC W/3"x3"x.229 WASHER

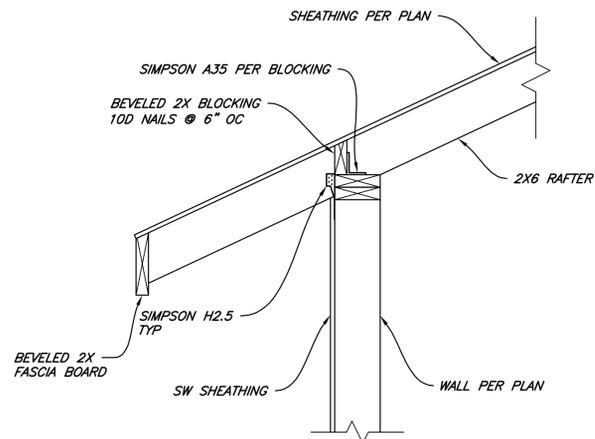
**HOLDOWN SCHEDULE**

HOLDOWN TYPE	HOLDOWN	ANCHOR BOLT
	HDU2 INTO 3x POST	SB 5/8 x 24 AB
	HDU5 INTO 3x POST	SB 5/8 x 24 AB
	HDU11 INTO 3x POST	SB 1 x 24 AB

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



**SECTION A**  
NTS  
(RAFTER CONNECTION)

HEADER SCHEDULE					
CALLOUT	SIZE (IN)	MATERIAL	BEARING STUDS	FULL HEIGHT STUDS	MAXIMUM SPAN
H1	(2) 2x8	DF No. 2	1	2	8'-0"
H2	(2) 2x10	DF No. 2	2	2	10'-0"
H3	(2) 2x12	DF No. 2	2	3	12'-0"

**HEADER NOTES:**  
 1. 4x SAWN LUMBER MAY BE USED IN PLACE OF DOUBLED 2x MEMBERS.  
 2. REFER TO DETAIL 1/S5 FOR HEADER CONNECTION DETAIL.

COLUMN SCHEDULE					
CALLOUT	SIZE (IN)	MATERIAL	COLUMN BASE	COLUMN TOP	NOTES
C1	4X6	DF No. 2	CB46	1/S4	---
C2	6X6	DF No. 2	CB66	PC6Z	PRESSURE TREATED

**ROOF NOTES:**  
 1. USE 5/8" PLY DIAPHRAGM WITH 8D WITH 1/2" SPACING AND STAGGER PLYWOOD W/ LONG DIMENSION ACROSS FRAMING

VERIFY SCALES  
 BASE IS ONE INCH ON ORIGINAL DRAWING  
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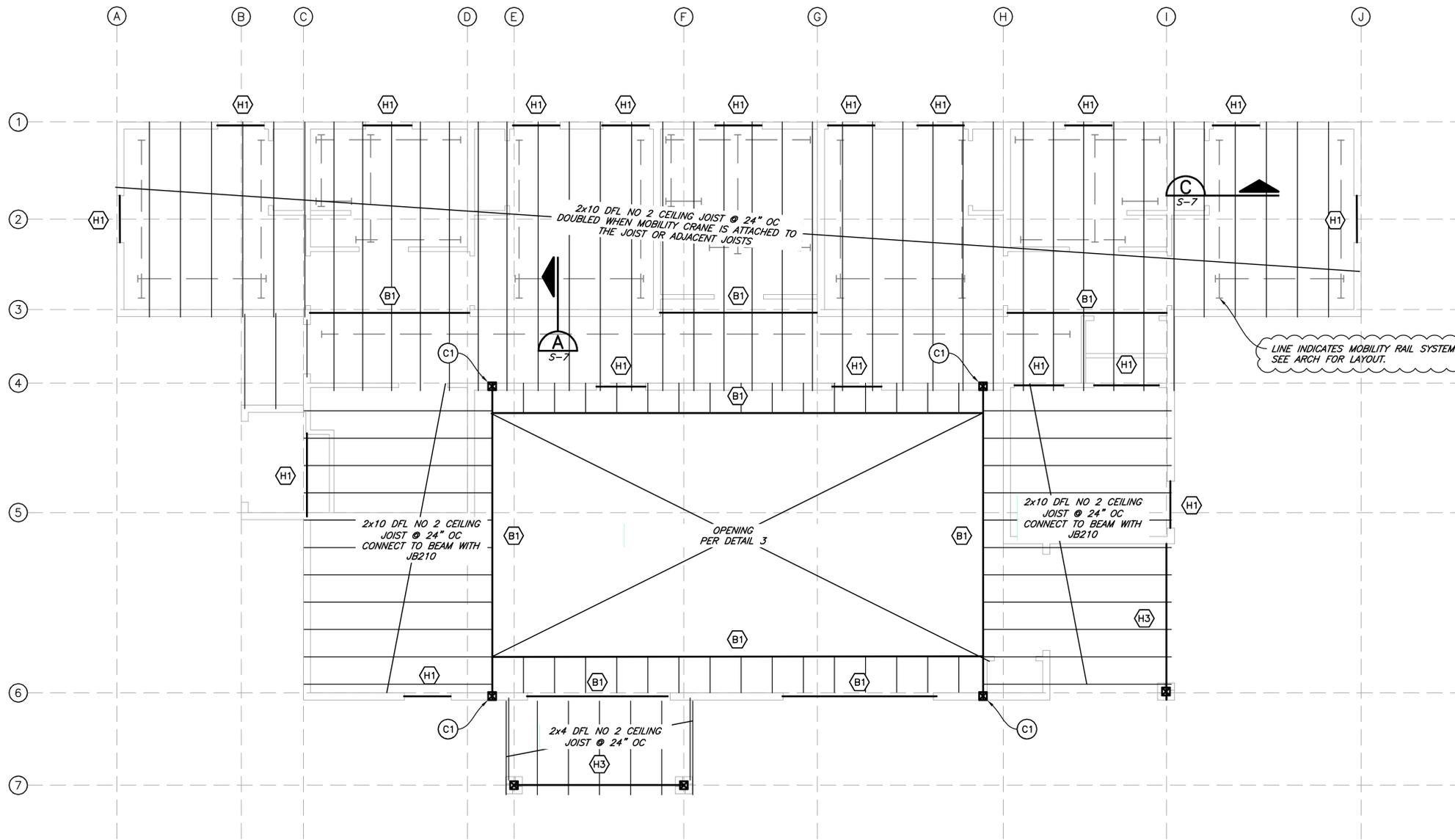
PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

SHEET  
**S-3**  
 SEQ  
 DATE 12/2021  
 PROJ. NO.  
 420035

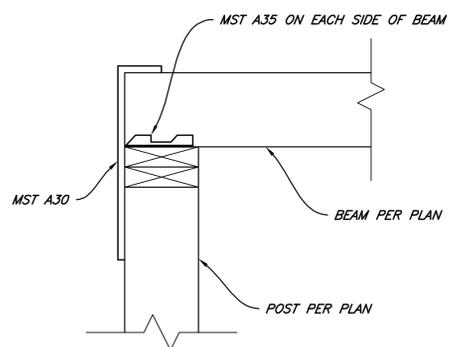


**ROOF PLAN**

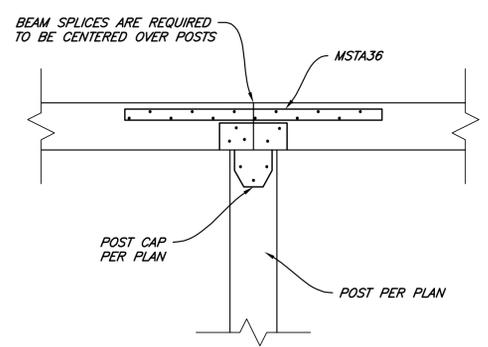
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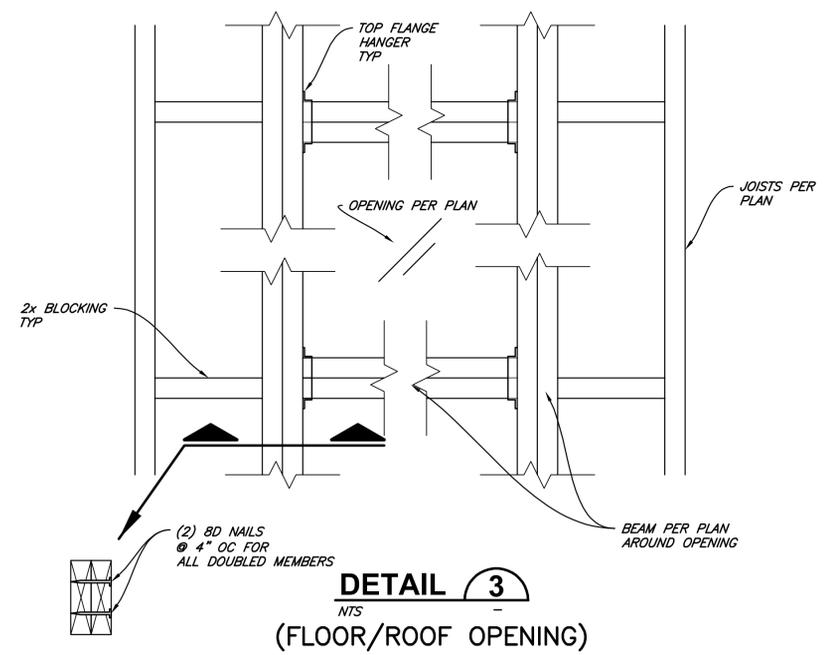
**CEILING PLAN**  
1/4"=1'-0"



**DETAIL 1**  
NTS  
(BEAM SUPPORT IN WALL)



**DETAIL 2**  
NTS  
(BEAM SPLICE)



**DETAIL 3**  
NTS  
(FLOOR/ROOF OPENING)

BEAM SCHEDULE				
CALLOUT	SIZE (IN)	MATERIAL	CAMBER	NOTES
B1	(2) 1 3/4" x 11 1/4"	LVL 3100 Fb-2.0 E	-	USE HU412TF FOR BEAM-TO-BEAM CONNECTION
B2	-	-	-	-
B3	-	-	-	-

COLUMN SCHEDULE					
CALLOUT	SIZE (IN)	MATERIAL	COLUMN BASE	COLUMN TOP	NOTES
C1	4X6	DF No. 2	CB46	1/S4	---
C2	6X6	DF No. 2	CB66	PC6Z	PRESSURE TREATED

HEADER SCHEDULE					
CALLOUT	SIZE (IN)	MATERIAL	BEARING STUDS	FULL HEIGHT STUDS	MAXIMUM SPAN
H1	(2) 2x8	DF No. 2	1	2	8'-0"
H2	(2) 2x10	DF No. 2	2	2	10'-0"
H3	(2) 2x12	DF No. 2	2	3	12'-0"

**HEADER NOTES:**  
 1. 4x SAWN LUMBER MAY BE USED IN PLACE OF DOUBLED 2x MEMBERS.  
 2. REFER TO DETAIL 1/S5 FOR HEADER CONNECTION

VERIFY SCALES  
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	NO.	DATE	BY
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2	12/09/2021	CITY OF FORT BRAGG PLAN CHECK	JBB

DSGN: NHN  
 DR: SMA  
 CHK: JGI  
 APVD:

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA

**CEILING PLAN**

SHEET  
**S-4**  
 SEQ

DATE 12/2021  
 PROJ. NO.  
 420035



TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135); or 3-10d common (3" x 0.148); or 4-10d box (3" x 0.128); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135); or 2-16d common (3 1/2" x 0.162); or 3-10d box (3" x 0.128); or 3-3" x 0.131" nails	End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162")	16" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162")	16" o.c. face nail
13	Double top plate splice	10d box (3" x 0.128); or 3" x 0.131" nails	12" o.c. face nail
		8-16d common (3 1/2" x 0.162); or 12-16d box (3 1/2" x 0.135); or 12-10d box (3" x 0.128); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

(continued)

TABLE R602.3(1)—continued FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135); or 3" x 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135); or 2-16d common (3 1/2" x 0.162); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113); or 3-16d box (3 1/2" x 0.135); or 4-8d common (2 1/2" x 0.131); or 4-10d box (3" x 0.128); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135); or 2-16d common (3 1/2" x 0.162); or 3-10d box (3" x 0.128); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128); or 2-16d common (3 1/2" x 0.162); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113); or 2-8d common (2 1/2" x 0.131); or 2-10d box (3" x 0.128); or 2 staples 1 1/4"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113); or 2-8d common (2 1/2" x 0.131); or 2-10d box (3" x 0.128); or 2 staples 1 1/4"	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113); or 4-8d box (2 1/2" x 0.113); or 3-8d common (2 1/2" x 0.131); or 3-10d box (3" x 0.128); or 4 staples, 1" crown, 16 ga., 1 1/4" long	Face nail
Floor			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113); or 3-8d common (2 1/2" x 0.131); or 3-10d box (3" x 0.128); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113")	4" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113); or 2-8d common (2 1/2" x 0.131); or 3-10d box (3" x 0.128); or 2 staples, 1" crown, 16 ga., 1 1/4" long	Face nail

(continued)

TABLE R602.3(1)—continued FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING AND LOCATION
Floor			
24	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135); or 2-16d common (3 1/2" x 0.162")	Blind and face nail
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" x 0.135); or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") 4-10 box (3" x 0.128); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 1/4" crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192); or 10d box (3" x 0.128); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides
28	Ledger strip supporting joists or rafters	And: 2-20d common (4" x 0.192); or 3-10d box (3" x 0.128); or 3-3" x 0.131" nails	Face nail at ends and at each splice
29	Bridging or blocking to joist	4-16d box (3 1/2" x 0.135); or 3-16d common (3 1/2" x 0.162); or 4-10d box (3" x 0.128); or 4-3" x 0.131" nails	At each joist or rafter, face nail
SPACING OF FASTENERS			
		Edges (inches)	Intermediate supports* (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)			
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof); or RSR-01 (2 1/2" x 0.113") nail (roof)	6 12'
31	3/8" - 1"	8d common nail (2 1/2" x 0.131"); or RSR-01, (2 1/2" x 0.113") nail (roof)	6 12'
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.131") deformed nail	6 12'
Other wall sheathing			
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3 6
34	3/8" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3 6
35	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long 1 1/4" screws, Type W or S	7 7
36	3/8" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized, 1 1/4" long 1 1/4" screws, Type W or S	7 7
Wood structural panels, combination subfloor underlayment to framing			
37	3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6 12'
38	3/4" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12'
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6 12'

For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

(continued)

a. Nails are smooth common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch; (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16" inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four foot by 8 foot or 4 foot by 8 foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSR-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1067.

## GENERAL NOTES:

- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR, MATERIALS, AND OTHER EQUIPMENT TO COMPLETE THE WORK AS INDICATED BY THE DRAWINGS.
- IF THERE IS CONFLICT BETWEEN THE DRAWINGS AND THE NOTES/DETAILS, THE NOTES/DETAILS TAKE PRECEDENCE.
- ANY HOLES FOR PIPES, DUCTS, CHASES, OR ANY OTHER SYSTEM SHALL NOT BE PLACED IN ANY STRUCTURAL MEMBERS, INCLUDING BUT NOT LIMITED TO SLABS, BEAMS, COLUMNS, WALLS, OR FOUNDATION ELEMENTS UNLESS SPECIFICALLY SHOWN.
- LOCATE AND AVOID ANY EXISTING UNDERGROUND UTILITIES WHEN NEW WORK IS BEING PERFORMED.
- OBTAIN WRITTEN APPROVAL PRIOR TO ANY CHANGES FROM THE DRAWINGS OR DETAILS. ANY SUBSTITUTIONS MUST BE REVIEWED BY THE ARCHITECT OR STRUCTURAL ENGINEER AS APPROPRIATE. THIS REVIEW WILL BE BILLED ON A TIME AND MATERIALS BASIS, AND THERE IS NO GUARANTEE THAT THIS SUBSTITUTION WILL BE ALLOWED.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL REVIEW AND COMPARE THE STRUCTURAL DRAWINGS TO ALL RELEVANT CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS, AND GEOTECHNICAL REPORTS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, MAINTENANCE AND USE OF ALL RELEVANT SAFETY DEVICES AND SAFETY STANDARDS.
- ALL COMMUNICATION MUST BE IN WRITING, NO VERBAL COMMUNICATIONS WILL BE ALLOWED.

## LOADS AND CODES:

- ALL DESIGN, MATERIALS, AND WORK FOR THIS PROJECT SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2018 INTERNATIONAL BUILDING CODE (IBC)
- GRAVITY LOADS**  
DL (ROOF) = 15 PSF  
LL = 40 PSF  
RISK CATEGORY = II
- SNOW LOADS**  
SL (ROOF) = 0 PSF  
SNOW EXPOSURE FACTOR = 1  
THERMAL FACTOR = 1
- WIND LOADS**  
INTERNAL PRESSURE COEFFICIENT = 0.85  
WIND IMPORTANCE FACTOR = 1
- SEISMIC DESIGN**  
DESIGN BASE SHEAR = 0.125 \* WEIGHT  
S<sub>s</sub> = 1.50  
S<sub>m1</sub> = 1.50  
S<sub>m2</sub> = 1.00  
RESPONSE MODIFICATION FACTOR R = 6.5  
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE
- DL (CEILING) = 10 PSF**  
**LL (UNINHABITED ATTIC) = 5 PSF**
- SL (GROUD) = 0 PSF**  
**SNOW IMPORTANCE FACTOR = 1**
- WIND SPEED = 95 MPH**  
**WIND EXPOSURE CATEGORY = B**
- SEISMIC DESIGN CATEGORY = D**  
S<sub>s</sub> = 0.603  
S<sub>m1</sub> = 1.00  
S<sub>m2</sub> = 0.67  
APPROXIMATE FUNDAMENTAL PERIOD T = 0.125

## FOUNDATION AND SOIL:

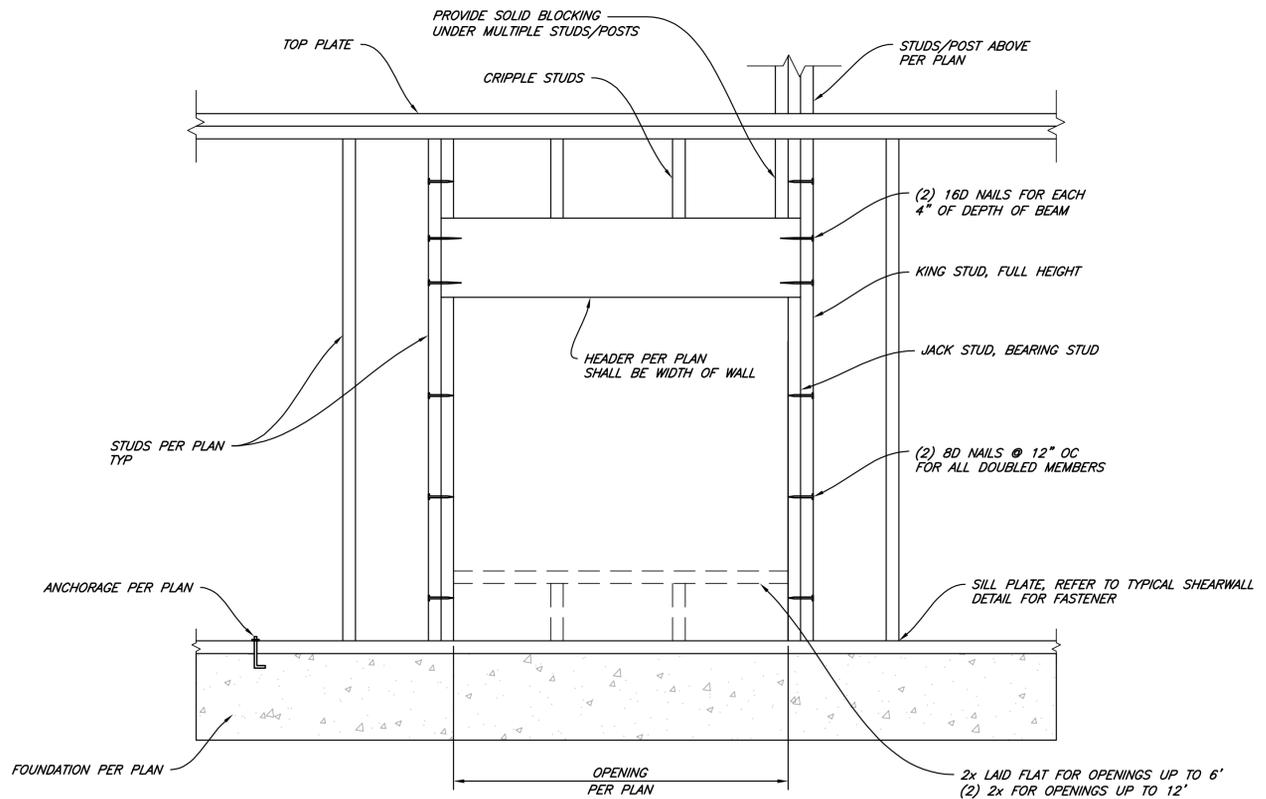
- FROST DEPTH (FD) = 12 IN
  - BEARING PRESSURE = 3000 PSF\*
  - ROOF AND AREA DRAINAGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION.
- \*PER THE GEOTECHNICAL REPORT PERFORMED BY SHN, IT IS THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL PREPARATION AND TASKS GIVEN IN THE GEOTECHNICAL REPORT.

## WOOD AND WOOD PRODUCTS:

- ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSUR ETREATED OR PROTECTED WITH A WATERPROOFING MEMBRAN.
- STICK FRAMING**
- ALL WOOD STICK FRAMING SHALL BE DOUGLAS FIR LARCH #2 (DFL) OR BETTER UNLESS OTHERWISE NOTED.
  - ALL WOOD MEMBERS MUST HAVE STAMP SHOWING WOOD GRADE AND GRADING AGENCY.
- MANUFACTURED LUMBER PRODUCTS**
- CONTRACTOR IS RESPONSIBLE IN ENSURING THAT UNBALANCED GLULAMS ARE CORRECTLY ORIENTED
  - INSTALL ALL MANUFACTURED LUMBER PER MANUFACTURED RECOMMENDATIONS JOISTS AND RAFTERS
  - MANUFACTURED JOISTS (SUCH AS I-JOISTS) SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN IN THE DRAWINGS/DETAILS. ANY ADDITIONAL BLOCKING OR WEB STIFFENERS SHALL BE AS REQUIRED BY MANUFACTURE AND AS NOTED IN THE DRAWINGS.
  - ALL JOISTS AND RAFTERS SHALL HAVE 1 1/2" MINIMUM BEARING AT EACH END. 3" BEARING ON MASONRY/CONCRETE, OR PROPER INSTALLATION WITH HANGERS PER MANUFACTURER'S INSTRUCTIONS.

- STICK-FRAMED WALLS AND SHEATHING.**
- USE DOUBLED FULL HEIGHT STUDS AT BOTH ENDS OF ALL WALLS SHOWN ON STRUCTURAL DRAWINGS, AND AT HOLDOWN LOCATIONS UNLESS OTHERWISE NOTED.
  - STUDS SHALL HAVE FULL BEARING ON PLATES AND SILLS
  - TOP PLATES SHALL BE DOUBLED AND SAME SIZE AS THE STUDS. STAGGER SPLICES WITH MINIMUM 4'-0" OVERLAP. CENTER SPLICES OVER STUDS.
  - ALL STRUCTURAL WOOD PANELS SHALL HAVE STAMP SHOWING GRADE TRADE MARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA)

- TRUSSES**
- CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND FOLLOWING ALL INSTALLATION INSTRUCTIONS FROM TRUSS MANUFACTURER.



**DETAIL 1**  
NTS  
(TYPICAL HEADER OPENING)



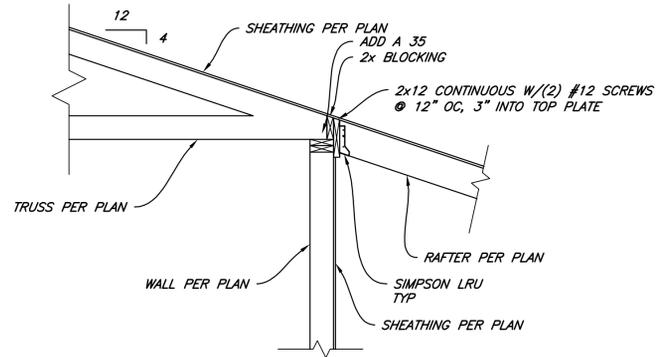
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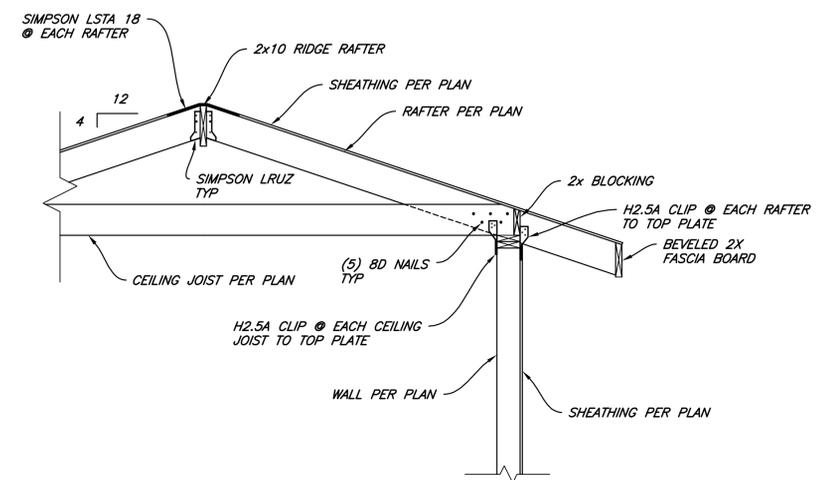
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BY	
DATE	
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DESIGN	NHN
DR	SMA
CHK	JGI
APVD	
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PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA	
SHEET	S-5
SEQ	
DATE	12/2021
PROJ. NO.	420035

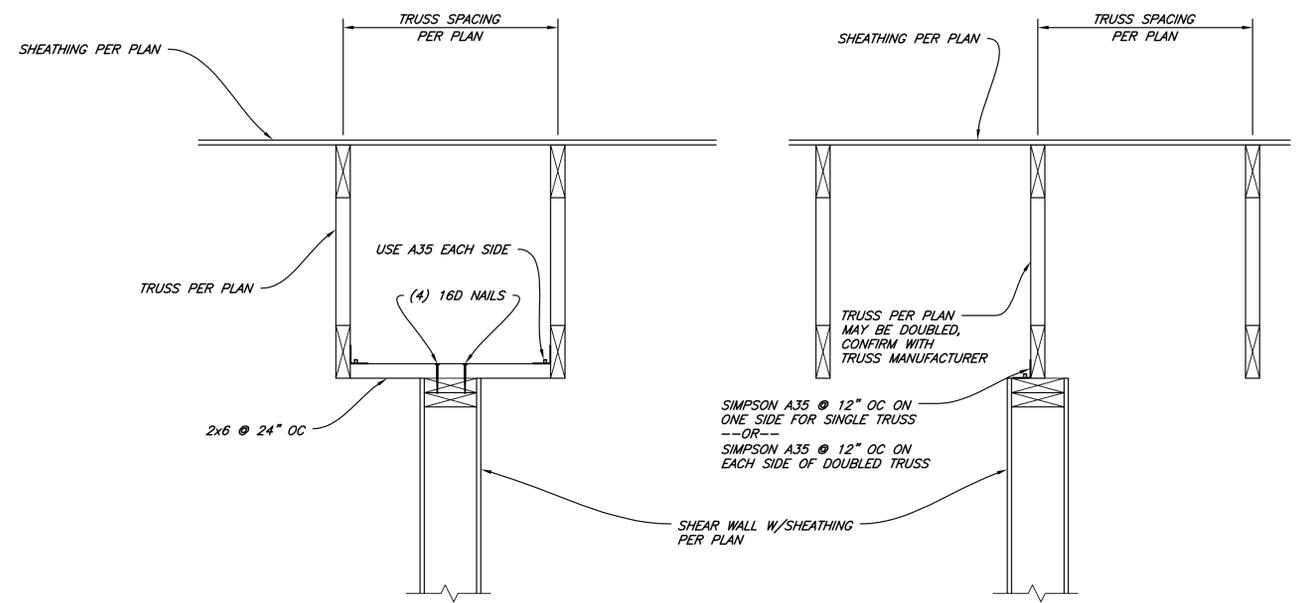
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**SECTION A**  
NTS  
S-3  
(RAFTER-TRUSS CONNECTION)



**SECTION B**  
NTS  
S-3  
(GABLED RAFTER W/CEILING)



(CASE A) (CASE B)

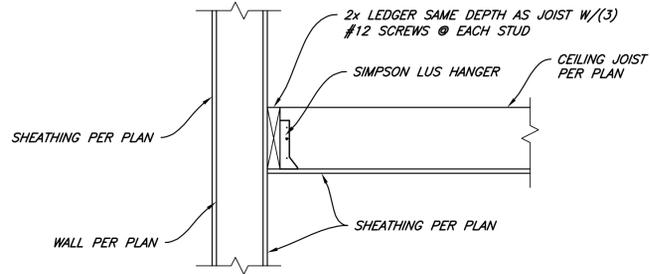
**SECTION C**  
NTS  
S-3  
(DRAG TRUSS)

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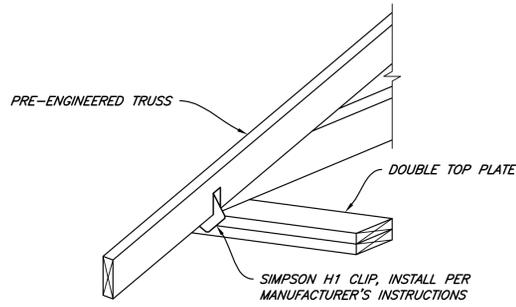


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SHEET <b>S-6</b>		SEQ		DATE 12/2021		PROJ. NO. 420035	

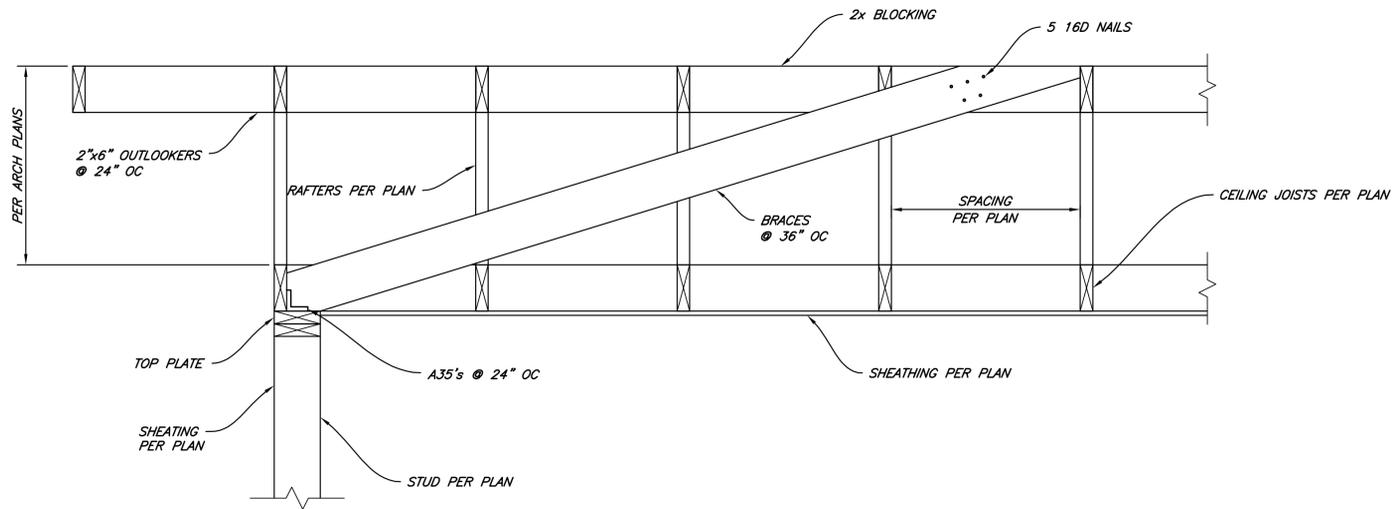
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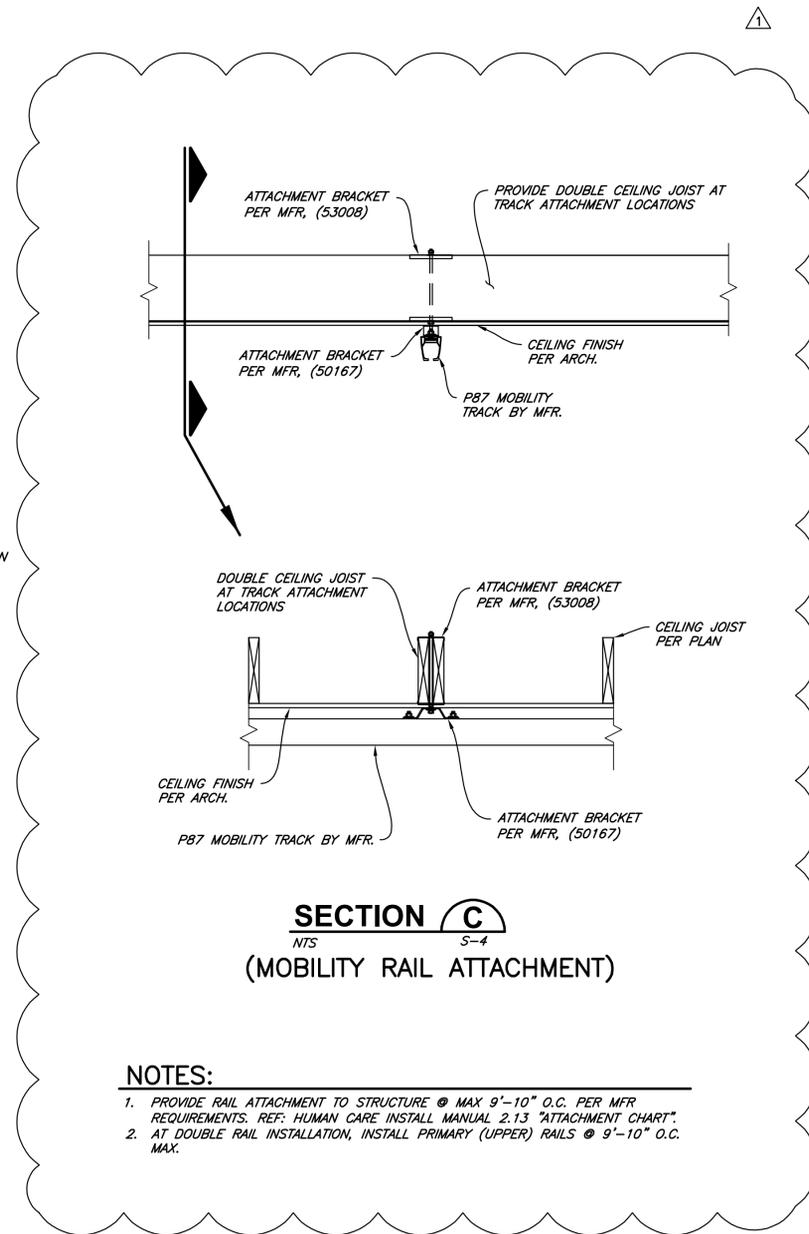
**DETAIL A**  
 NTS  
 (CEILING SUPPORT)



**DETAIL 2**  
 NTS  
 (TRUSS TO TOP PLATE)



**SECTION B**  
 NTS  
 (GABLE END DETAIL)



**SECTION C**  
 NTS  
 (MOBILITY RAIL ATTACHMENT)

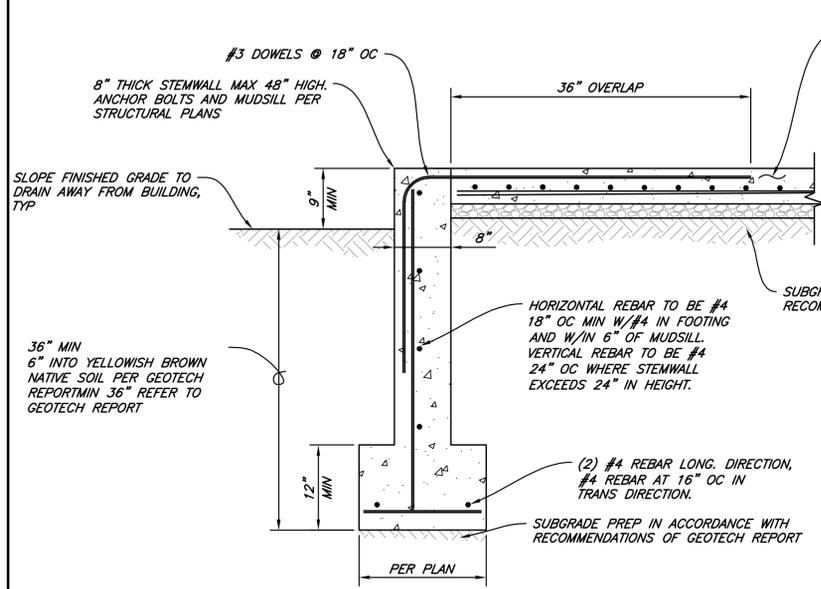
**NOTES:**

1. PROVIDE RAIL ATTACHMENT TO STRUCTURE @ MAX 9'-10" O.C. PER MFR REQUIREMENTS. REF: HUMAN CARE INSTALL MANUAL 2.13 "ATTACHMENT CHART"
2. AT DOUBLE RAIL INSTALLATION, INSTALL PRIMARY (UPPER) RAILS @ 9'-10" O.C. MAX.

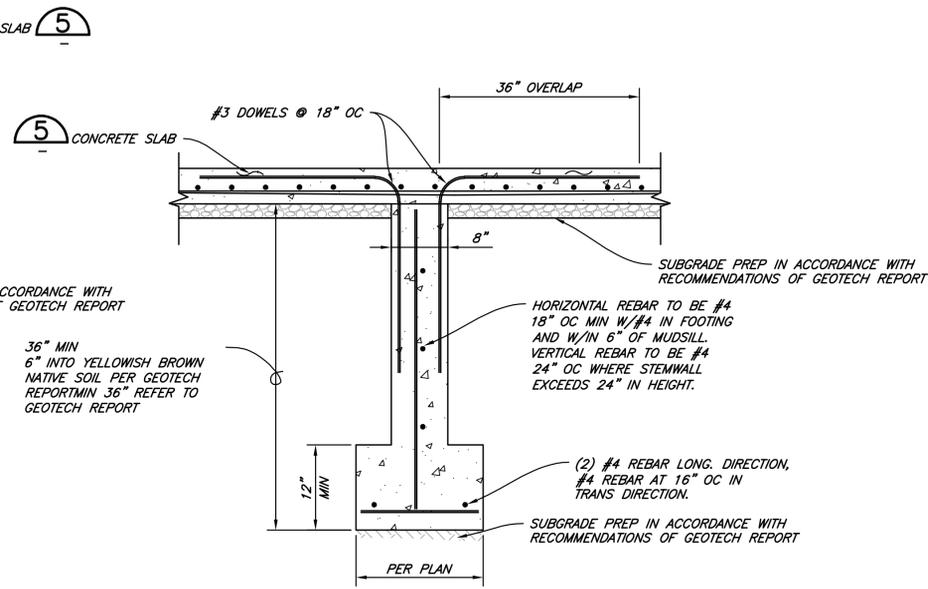


VERIFY SCALES BASE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
335 S. MAIN ST. WILLITS, CA 95490 WWW.SHN-ENGR.COM 707-459-4518	
DSGN: NHN DR: SMA CHK: JGI APVD:	CITY OF FORT BRAGG PLAN CHECK DATE: 12/09/2021 NO. 1 REVISION:
PARENTS & FRIENDS RESIDENTIAL CARE FACILITY FORT BRAGG, CALIFORNIA <b>STRUCTURAL DETAILS</b>	
SHEET <b>S-7</b>	SEQ
DATE: 12/2021	PROJ. NO. 420035

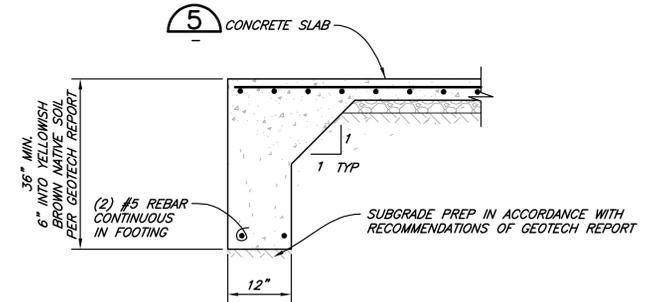
SAVED: 12/2/2021 4:57 PM SHEATH, PLOTTED: 12/2/2021 5:01 PM HEATH, SAMUEL  
 \\wills\Projects\2020\420035-PFT-Civil\Drawings\420035-DET.dwg



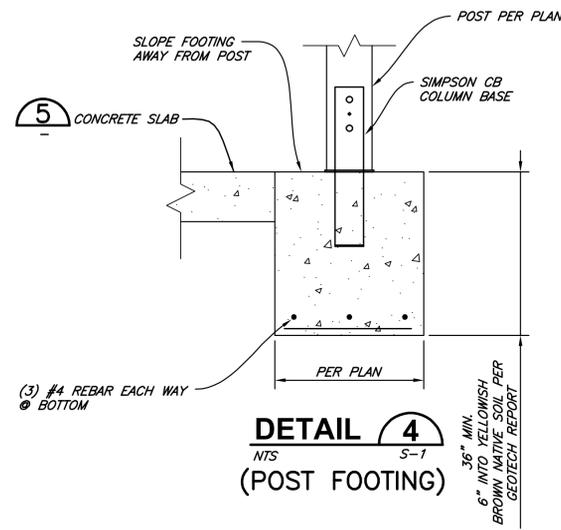
**DETAIL 1**  
 NTS S-1  
 (EXTERIOR WALL FOUNDATION)



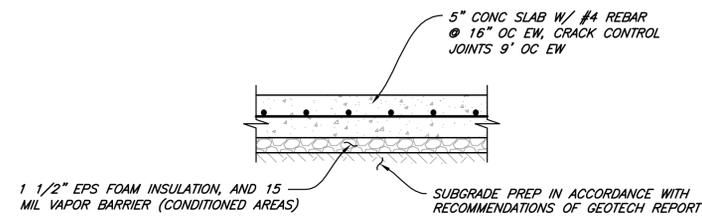
**DETAIL 2**  
 NTS S-1  
 (INTERIOR WALL FOUNDATION)



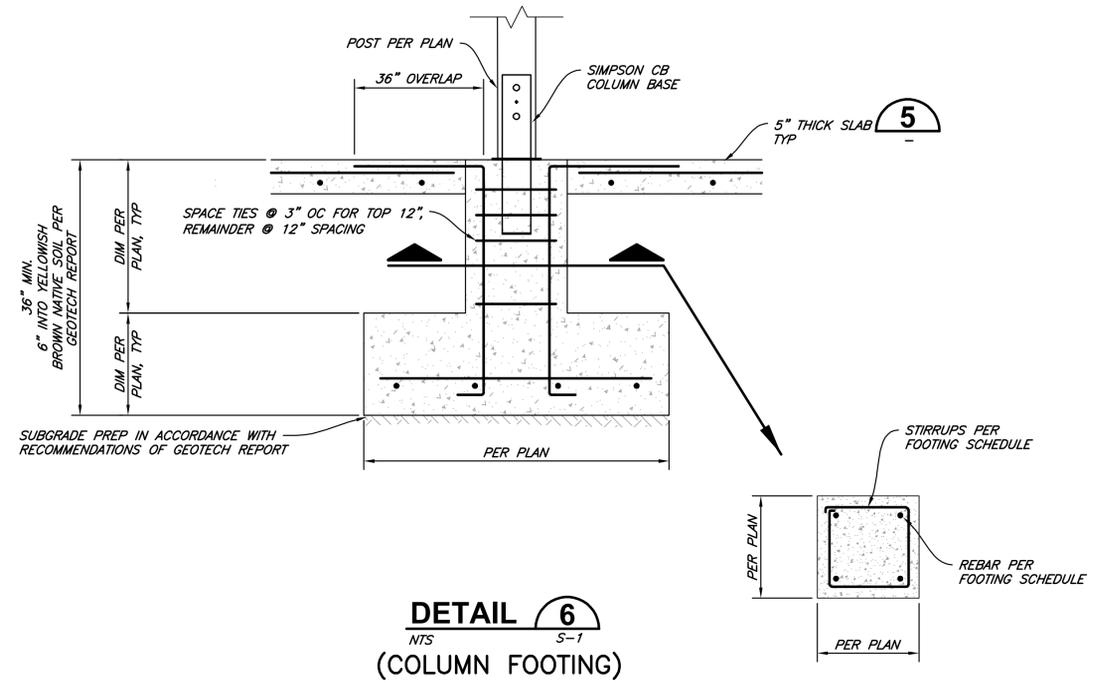
**DETAIL 3**  
 NTS S-1  
 (EXTERIOR THICKENED SLAB FOOTING)



**DETAIL 4**  
 NTS S-1  
 (POST FOOTING)



**DETAIL 5**  
 NTS S-1  
 (CONCRETE SLAB)



**DETAIL 6**  
 NTS S-1  
 (COLUMN FOOTING)

VERIFY SCALES  
 BARE IS ONE INCH ON ORIGINAL DRAWING  
 0 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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BY	
REVISION	

DATE	
NO.	

DSGN	NHN
DR	SMA
CHK	JGI
APVD	

PARENTS & FRIENDS  
 RESIDENTIAL CARE FACILITY  
 FORT BRAGG, CALIFORNIA  
**STRUCTURAL DETAILS**



SHEET	S-8
SEQ	
DATE	12/2021
PROJ. NO.	420035

## CAL GREEN MECHANICAL NOTES

- AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING & COOLING 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 DUCTS OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM. CALGREEN 5.504.3
- ADHESIVES, SEALANTS, AND CAULKS SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1 CALGREEN 5.504.4.1
- TESTING & ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET CALGREEN 5.410.4
- DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING OF HVAC SYSTEMS. CALGREEN 5.410.4.2
- PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL. CALGREEN 5.410.4.3
- 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, OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE BUILDING OFFICIAL. CALGREEN 5.410.4.3.1
- AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THE SERVICE. CALGREEN 5.410.4.4
- BUILDING OWNER OR REPRESENTATIVE SHALL BE PROVIDED WITH DETAILED OPERATING & 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 REGULATED REGULATIONS. CALGREEN 5.410.4.5
- INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY CALGREEN 5.410.4.5.1
- IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AIR RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8. CALGREEN 5.504.5.3
- MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 121 (REQUIREMENTS FOR VERIFICATION) OF THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND CHAPTER 4 OF CCR, TITLE 8 CALGREEN 5.506.1
- BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 120.1(c) CALGREEN 5.506.2
- INSTALLATION OF HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2  
5.508.1.1 CHLOROFUORO CARBONS (CFC'S) INSTALL HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFC'S  
5.508.1.2 HALONS. INSTALL HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS CALGREEN 5.508.1
- THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING 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 OF (MERV) 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY. CALGREEN 5.504.1.3
- BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF 2019 CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1203 (VENTILATION) AND CHAPTER 14 EXTERIOR WALLS CALGREEN 5.505.1

## BRACING & MOUNTING NOTES

- PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER THE SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS", THE "SUPERSTRUT SEISMIC RESTRAINT SYSTEM" FOR PIPES AND CONDUITS ONLY.

## SHEET INDEX

Sheet #	Sheet Name
M0.1	MECHANICAL LEGEND, NOTES AND SYMBOLS
M0.2	MECHANICAL SCHEDULES
M0.3	SPECIFICATION
M1.1	BUILDING 1 MECHANICAL PLAN
M1.2	BUILDING 2 MECHANICAL PLAN
M1.3	BUILDING 3 MECHANICAL PLAN
M4.1	MECHANICAL DETAILS
MT24.1	BLDG 1
MT24.2	BLDG 1
MT24.3	BLDG 2
MT24.4	BLDG 2
MT24.5	BLDG 3
MT24.6	BLDG 3

## GENERAL NOTES

- THE TOTAL INSTALLATION SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING 2019 CBC (CALIFORNIA BUILDING CODE), 2019 CMC/CPC (CALIFORNIA MECHANICAL AND PLUMBING CODE AND 2019 TITLE 24 ENERGY CODE)
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK.
- ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF OTHER TRADES. DUCT DIMENSIONS SHOWN ON PLANS ARE NET INSIDE CLEAR.
- THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. ALL DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE NET INSIDE DIMENSIONS. DO NOT FABRICATE DUCTWORK FROM THESE DRAWINGS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING SHOP DRAWINGS WHICH REFLECT THE PROPOSED INSTALLATION. THE SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO ANY SHEET METAL FABRICATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT AND SUBMITTING THEM TO THE ENGINEER AND OWNER.
- IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF EXISTING BUILDINGS AND/OR EQUIPMENT. THEREFORE, THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT HIS WORK AND EQUIPMENT. HE SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND ALL JOB CONDITIONS.
- THE INSTALLATION OF ACCESS PANELS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT SHALL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
- PROVIDE MANUAL VOLUME DAMPERS AT UPSTREAM PORTION OF ALL TERMINAL AIR BRANCHES. THESE SHALL BE OF THE LOCKING QUADRANT TYPE, WHERE LOCATED OVER SLOPED OR HARD CEILINGS, PROVIDE DURO-DYNE ANGLE GEAR DRIVE OR BOWDEN CABLE CONTROL SYSTEM OR PROVIDE UNITED ENERTECH POWER/BALANCE SYSTEM. REMOTE PLATE LOCATIONS TO BE LOCATED AS DETERMINED BY ARCHITECT.
- PROVIDE MINIMUM 1" ACOUSTICAL LINING IN ALL DUCTWORK WITHIN 10 FEET OF ALL AIR MOVING EQUIPMENT. PROVIDE DURO-DYNE FLEXIBLE CONNECTION AT ALL DUCT AT EQUIPMENT LOCATIONS.
- INSULATION THICKNESS FOR ENERGY PERFORMANCE SHALL BE BASED ON TITLE 24 ENERGY CODE AND REGULATIONS OR UNLESS OTHERWISE STATED ON FLOOR PLANS. (R-8 INSULATION)
- WHERE NOT SPECIFICALLY INDICATED OTHERWISE, ALL DUCTWORK AND EQUIPMENT SHALL BE SUPPORTED PER THE SMACNA GUIDELINES FOR SEISMIC RESTRAINT AND CURRENT APPLICABLE UNIFORM MECHANICAL CODE.
- WHEN A FIRE ALARM SYSTEM WITH FULL COVERAGE SMOKE DETECTORS ARE PROVIDED, DUCT SMOKE DETECTORS MAY BE ELIMINATED. FIRE ALARM CONTRACTOR SHALL WIRE SMOKE/FIRE DAMPER ACTIVATORS TO AREA SMOKE DETECTORS.
- TESTING, ADJUSTING, AND BALANCING (TAB) OF THE AIR CONDITIONING SYSTEMS AND RELATED ANCILLARY EQUIPMENT WILL BE PERFORMED BY A CERTIFIED, INDEPENDENT THIRD PARTY, AABC AGENCY PROCURED BY THE MECHANICAL CONTRACTOR. A COMPLETE AIR BALANCE REPORT TO BE SUBMITTED TO THE ADMINISTRATIVE AUTHORITY AND TO THE MECHANICAL ENGINEER AND APPROVED PRIOR TO FINAL PAYMENT.
- AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AS PROVIDED IN CHAPTER 6 OF 2019.CMC.
- MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 50 (2019 CMC SECTION 602.2).
- UNLESS OTHERWISE STATED, MAXIMUM LENGTH FOR FLEXIBLE DUCTWORK SHALL NOT EXCEED FIVE FEET (5'-0"). ALUMINUM FLEX DUCTWORK WILL NOT BE ALLOWED ON ANY PORTION OF THE DUCTWORK SYSTEM.
- ANY SUBSTITUTION MADE BY THE CONTRACTOR THAT IS DIFFERENT FROM WHAT IS SPECIFIED ON THE DRAWINGS SHALL BE CLEARLY INDICATED ON THE SUBMITTAL AS TO ALL THAT IS BEING SUBSTITUTED.
- DURING CONSTRUCTION, ALL DUCT AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR OTHER ACCEPTABLE MATERIAL TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- AUTO SHUTOFF FOR AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2,000 CFM INTO THE ENCLOSED AREA ARE REQUIRED PER CMC SECTION 608.1.
- AIR CONDITIONING REFRIGERATION SERVICE PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER RESISTANT CAP OR SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS BY A MEANS ACCEPTABLE TO THE BUILDING DEPARTMENT PER CMC SECTION 1006.14
- THE INSTALLATION OF VALVES, THERMOMETERS, GAUGES, CLEANOUTS, DAMPERS, DUCT ACCESS DOORS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- ALL LINE VOLTAGE WIRING, EQUIPMENT AND LINE VOLTAGE CONDUIT SHALL BE BY THE ELECTRICAL CONTRACTOR. LOW VOLTAGE WIRING AND LOW VOLTAGE CONDUIT SHALL BE BY THE HVAC CONTRACTOR. VERIFY ELECTRICAL CHARACTERISTICS PRIOR TO BID AND MATERIAL PURCHASE.
- FINAL LOCATIONS OF THERMOSTAT OR SENSORS TO BE VERIFIED WITH THE OWNER AND MECHANICAL ENGINEER.
- THERMOSTATS ON EXTERIOR WALLS ARE TO BE MOUNTED ON A THERMAL ISOLATION BASE.
- THERMOSTATS SHALL BE MOUNTED AT 4'-0" ABOVE FINISHED FLOOR. SEE DETAIL 2/M.1 SHEET, FOR THERMOSTATS LOCATED OVER OBSTRUCTIONS.
- WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AND AUTHORITY HAVING JURISDICTION.
- ALL MISCELLANEOUS DUCTS, PIPES, ETC. SHALL BE BRACED IN ACCORDANCE WITH LATEST SMACNA GUIDELINES/DETAILS INCLUDING LATEST SEISMIC RESTRAINT MANUAL.
- ALL CONDENSATE PIPING SHALL BE TYPE "L" COPPER AND BE INSTALLED WITH A 2-1/2" DEEP TRAP. SIZES TO BE AS INDICATED ON PLUMBING DRAWINGS.
- INSTALL TURNING VANES IN RIGHT ANGLE ELBOWS AND DEFLECTORS IN RECTANGULAR BRANCHES.
- INSTALL ACCESS DOORS AND CEILING ACCESS PANELS FOR DAMPERS AND CONTROLS LOCATED IN INACCESSIBLE LOCATIONS. COORDINATE FINAL LOCATIONS WITH ARCHITECT.
- INSTALL COMBINATION FIRE/SMOKE DAMPERS IN DUCTS PENETRATING FIRE RATED PARTITIONS. COORDINATE ALL FIRE RATED PARTITIONS WITH ARCHITECTURAL DRAWINGS.
- FOR EXACT LOCATIONS OF DIFFUSERS AND REGISTERS SEE ARCHITECTURAL DRAWINGS.
- INSTALL ALL FRESH AIR INTAKES 10'-0" FROM ANY AND ALL SANITARY VENTS OR EXHAUST FAN DISCHARGE. WHEN NECESSARY, EXTEND VENTS OR PROVIDE ADDITIONAL FRESH AIR INTAKE DUCTWORK AS DIRECTED BY THE MECHANICAL ENGINEER.
- THE SIZES, WEIGHTS AND CAPACITIES OF ALL EQUIPMENT SCHEDULED ON THE PLANS HAVE BEEN CAREFULLY COMPUTED. SHOULD EQUAL ITEMS BY DIFFERENT MANUFACTURERS (SEE SPECIFICATIONS) BE SUBMITTED FOR APPROVAL, ALL SUCH SUBMITTALS SHALL INCLUDE 1/4" SCALE SHOP DRAWINGS SHOWING METHOD OF INSTALLATION. PROVIDE LOAD RATINGS AND SEISMIC CALCULATIONS AS APPROVED BY A REGISTERED STRUCTURAL ENGINEER WITH EACH SUBMITTAL.
- REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL, WHICH MAY BE LIMITED TO IDENTIFYING BY TITLE AND/OR PUBLICATION NUMBER THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT. ONE COPY OF THIS INFORMATION SHALL BE FURNISHED BY THE CONTRACTOR TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE STATEMENT OF COMPLIANCE DOCUMENTATION AS OUTLINED IN THE MECH-1C CERTIFICATE OF COMPLIANCE FORM PER THE 2019 TITLE 24 CALIFORNIA ENERGY CODE.
- COORDINATE WORK WITH ALL TRADES AT THE SITE. COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER OR ENGINEERS OF RECORD.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DO ALL CORING, SAW CUTTING, PATCHING AND REFINISHING OF WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE FOR WORK. OPENINGS SHALL BE SEALED TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING PENETRATED.
- CUTTING, BORING, SAW CUTTING OR DRILLING THROUGH THE STRUCTURAL ELEMENTS IS NOT TO BE STARTED IF THE PENETRATIONS DO NOT SHOW OR CONFORM TO THE APPROVED DRAWINGS UNTIL THEY HAVE BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT.
- PENETRATIONS OF PIPES, CONDUITS, ETC., IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE STOPPED. FIRE STOP MATERIAL SHALL BE A U.L. TESTED AND APPROVED ASSEMBLY APPROVED BY THE STATE FIRE MARSHALL.
- BEFORE BIDDING THE PROJECT THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE CLEARANCES AVAILABLE TO BRING THE SPECIFIED EQUIPMENT AND MATERIAL TO THE SITE.
- BALANCING VOLUME DAMPERS LOCATED ABOVE INACCESSIBLE HARD CEILINGS SHALL BE UNITED ENERTECH MODEL HI-3 (REMOTE CONTROL DAMPER SYSTEM) OR EQUAL. CONTRACTOR SHALL FIELD VERIFY EXACT DAMPER LOCATIONS AND ASSOCIATED CEILING TYPE. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF WALL/CEILING PLATES.
- ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES.
- WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND MECHANICAL ENGINEER.

## MECHANICAL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	(L)	SQUARE OR RECTANGULAR DUCT
		DUCT WITH ACOUSTIC LINER (IN ADDITION TO WHERE SPECIFIED)
		ROUND DUCT
		FLEXIBLE ROUND DUCT
		DUCT SLOPE DIRECTION
		DUCT UP OR DOWN
		DUCT TRANSITION
		RADIUS ELBOW
		RECTANGULAR/SQUARE DUCT THROAT ELBOW WITH VANES
		SQUARE 45 DEGREE ENTRY BRANCH CONNECTION
		ROUND DUCT WYE FITTING
		RECTANGULAR DUCT PARALLEL FLOW BRANCH
		THROAT SIZE ON RECTANGULAR DUCT SPLIT
		DUCT TAKE-OFF FROM BOTTOM
		DUCT TAKE-OFF FROM TOP
	MVD	MANUAL VOLUME DAMPER
	FD	FIRE DAMPER
		MOTORIZED DAMPER
	CR	CEILING REGISTER (RETURN OR OUTSIDE AIR)
	CD	CEILING DIFFUSER (SUPPLY)
	CR	CEILING REGISTER (EXHAUST AIR)
		SUPPLY AIR DUCT SECTION
		RETURN OR OUTSIDE AIR DUCT SECTION
		EXHAUST AIR DUCT SECTION
		SUPPLY AIR DUCT UP THRU FLOOR OR ROOF
		RETURN OR OUTSIDE AIR DUCT UP THRU FLOOR OR ROOF
		EXHAUST AIR DUCT UP THRU FLOOR OR ROOF
	LVR	DOOR LOUVER AND SQUARE FOOT FREE AREA
		UNDERCUT DOOR 3/4"
	S.P.	STATIC PRESSURE
	DIA.	ROUND (DIAMETER)
	CFM	CUBIC FEET OF AIR PER MINUTE
	UTR	UP THRU ROOF
	DTR	DOWN THRU ROOF
	EXH.	EXHAUST
	OSA	OUTSIDE AIR
	R. OR RET.	RETURN
	S. OR SUPP.	SUPPLY
	TEMP.	TEMPERATURE
	TYP.	TYPICAL
		EQUIPMENT NUMBER
	T*STAT.	THERMOSTAT OR TEMPERATURE SENSOR WITH EQUIPMENT NUMBER (SEE THERMOSTAT OVER OBSTRUCTION DETAIL THIS SHEET)
	Co2	CARBON DIOXIDE SENSOR
	BDD	BACKDRAFT DAMPER
	(L)	LINED DUCT
	EMS	ENERGY MANAGEMENT SYSTEM
	AFF	ABOVE FINISHED FLOOR
	CFM	CUBIC FEET PER MINUTE
	TG	TOP GRILLE (SUPPLY)
	TR	TOP REGISTER (RETURN, EXHAUST OR OUTSIDE AIR)
	SD	SLOT DIFFUSER (SUPPLY)
	RL	REFRIGERANT LIQUID
	RS	REFRIGERANT SUCTION
	SD	DUCT SMOKE DETECTOR



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Project No. : A.P.N. 018-090-12

350 CYPRESS STREET FORT BRAGG  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

PARENTS AND FRIENDS INC.  
306 E. REDWOOD AVE. FORT BRAGG CA 95437

PROFESSIONAL SEAL:



## REVISION LIST

NO.	DESCRIPTION

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

MECHANICAL  
LEGEND, NOTES AND  
SYMBOLS

SHEET  
**MO.1**

DATE: 03/02/2021

## AC UNIT SCHEDULE

SYM.	QTY	SIZE	MANUFACTURE & MODEL #	COOLING CAP.		HEATING CAP		NOMINAL C.F.M.	EER/SEER	ELECTRICAL				FILTERS	OPER. WT. (LBS)	OUTSIDE AIR INTAKE/CFM	AREA SERVED	REMARKS	
				SENSIBLE (BTUH)	TOTAL (BTUH)	OUTPUT (BTUH)	AFUE			VOLTS	PH.	MOTOR HP	MCA						M.O.C.P.
(ERV) 1	3	N/A	RENEWAIRE HE 1.5XINH	N/A	N/A	N/A	-	1,575	-	120	1	2	14.6	20	MERV-13	500	-	BUILDING 1,2,3	(1)(2)(3)(4)

- ① PROVIDE UNITS COMPLETE WITH HANGERS, CONTROLS AND MERV 13 FILTERS.
- ② PROVIDE DH-1 DUCT HEATER EK SERIES, 30KW, 208/1
- ③ PROVIDE OUTSIDE AIR DAMPER
- ④ PROVIDE UV LIGHT TO THE OSA

## DEHUMIDIFIER SCHEDULE

SYM.	QTY	SIZE	MANUFACTURE & MODEL #	NOMINAL C.F.M.	EER/SEER	ELECTRICAL				FILTERS	OPER. WT. (LBS)	OUTSIDE AIR INTAKE/CFM	AREA SERVED	REMARKS	
						VOLTS	PH.	WATTS	MCA						M.O.C.P.
(DF) 1	3	5,000 SQFT	SANTA FE ULTRA 205	500	-	120	1	1525	13.5	20	N/A	140	-	BUILDING 1,2,3	

## DUCT HEATER SCHEDULE

SYM.	QTY	SIZE	MANUFACTURE & MODEL #	NOMINAL C.F.M.	LAMP	ELECTRICAL				# OF LAMP	OPER. WT. (LBS)	OUTSIDE AIR INTAKE/CFM	AREA SERVED	REMARKS	
						VOLTS	PH.	WATTS	MCA						M.O.C.P.
(DC) 1	3	5,000 SQFT	AMERICAN ULTRA VIOLET DC14-4-120	N/A	SBL410	120	1	30000	-	-	4	-	-	BUILDING 1,2,3	

## AIR DISTRIBUTION SCHEDULE

(S-1) X "PRICE" MODEL PDC SERIES (SUPPLY)	8"	0 - 175	400	16	.06	PERFORATED FACE CLG. DIFFUSER  PROVIDE DUCT TRANSITIONS TO GRILLE COLLARS WHERE REQ'D  PROVIDE CEILING RADIATION DAMPER WHERE FIRE RATED ASSEMBLY EXISTS
	10"	176 - 275		17		
	12"	276 - 400		19		
	14"	401 - 550		21		
	16"	551 - 700		22		
	18"	701 - 800		22		
		16X16	801-950	22		
(S-2) X "PRICE" MODEL SMCD SERIES (SUPPLY)	8"x8"	0 - 265	600	20	.08"	MODULAR CORE DIRECTIONAL DIFFUSER  PROVIDE CEILING RADIATION DAMPER WHERE FIRE RATED ASSEMBLY EXISTS
	12"x8"	266-400		22		
	12"x12"	401-600		24		
	14"x14"	601-800		25		
	16"x16"	801-1050		26		
	18"x18"	1051-1350		27		
		16"X6"	0-310	600		
(S-3) X "PRICE" MODEL RCDE SERIES (SUPPLY)	6"	0-150	700	19		ADJUSTABLE ROUND 3-CONE DIFFUSER
	8"	151-245		26		
	10"	246-380		17		
	12"	381-550		21		
	14"	551-745		28		
(S-4) X "PRICE" MODEL SDG/SDGE SERIES (SUPPLY)			16			SPIRAL DUCT GRILLE  MOUNT AT 45 DEG. ANGLE
	16"X10"	311-540		18		
	18"X12"	541-805		20		
	24"X14"	806-1250		22		
		26"X16"	1251-1670	28		
(R-1) X "PRICE" MODEL PDDR SERIES (RETURN)	8"	0-200	550	15		
	10"	201-325		16		
	12"	326-485		18		
	14"	486-675		18		
	16"	676-900		19		
	18"	901-1130		19		
	18"X18"	1131-1425		22		
	24"X14"	1426-1725		22		
	24"X24"	1725-2500		22		
		42"X18"	2500-4200	19		
(E-1) X "PRICE" MODEL E30 SERIES	8"x8"	0 - 195	550	21	.07	FIXED BAR TYPE-530 SERIES (EXHAUST), PROVIDE CEILING RADIATION DAMPER WHERE FIRE RATED ASSEMBLY EXISTS
	10"x10"	196-300		23		
	12"x12"	301-455		24		
	14"x14"	456-590		25		
(E-2) X "PRICE" MODEL E35 SERIES	16"x16"	591-800		25		PROVIDE ALUMINUM GRILLES IN SHOWER ROOMS-E35 SERIES (EXHAUST)
			RETURN TRANSFER			



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Project For : **A.P.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:



### REVISION LIST

NO.	DATE	DESCRIPTION

**2020-285**

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

MECHANICAL  
SCHEDULES

SHEET  
**M0.2**

DATE: 03/02/2021

# SPECIFICATION - MECHANICAL

NOTE: NOT ALL SPECIFICATIONS MAY APPLY.

## NOTICE TO OWNERS, ARCHITECTS AND CONTRACTORS REGARDING PRICING ESTIMATES

- UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE "FINAL" OR "HARD BID" UNTIL THE PROJECT IS FULLY PERMITTED.
- ALL PRELIMINARY PRICING EFFORTS SHALL BE CONSIDERED AS ESTIMATES ONLY AND SHALL INCLUDE SUCH CONTINGENCIES, ALLOWANCES, ALTERNATIVES, ETC. TO ACCOUNT FOR MODIFICATIONS AND ADDITIONS THAT WILL OCCUR TO THE DRAWINGS DURING FINALIZATION OF THE DESIGN AND PERMITTING PROCESS.

## SCOPE OF WORK

- THE WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR, AND THE PERFORMING OF ALL FUNCTIONS, EXCEPT AS OTHERWISE SPECIFIED HEREIN OR SHOWN ON THE DRAWINGS TO BE PERFORMED BY OTHERS, AND FOR THE INSTALLATION OF ALL HEATING AND COOLING EQUIPMENT, PIPING AND ALL DUCTWORK, GRILLES, REGISTERS, ETC. INCLUDING ALL CONNECTIONS OF EACH SYSTEM AS SPECIFIED HEREIN AND SHOWN ON THE DRAWINGS. IT SHALL FURTHER INCLUDE FURNISHING AND INSTALLING ALL MISCELLANEOUS ITEMS REQUIRED FOR THE OPERATION OF THE SYSTEM, WHETHER SPECIFICALLY CALLED OUT OR NOT.
- SPECIAL INSPECTIONS: WHERE THE PLANS INDICATE SPECIAL INSPECTIONS AND REPORT, OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, HIRE AN INDEPENDENT THIRD-PARTY INSPECTOR OR TESTING AGENCY TO PERFORM THE REQUIRED INSPECTIONS FOR THE TYPES OF WORK REQUIRED OR IDENTIFIED ON THE SPECIAL INSPECTION FORM. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE REGISTERED DESIGN PROFESSIONAL ENGINEER, PROVIDING TEST RESULTS AND STATING WHETHER THE ITEMS REQUIRING SPECIAL INSPECTION WERE IN COMPLIANCE WITH THE INSPECTION REQUIREMENTS. PROVIDE ADDITIONAL COST FOR ENGINEER'S SEALED LETTER OF APPROVAL.

## COORDINATION

- CONTRACT DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS. COORDINATE WORK WITH ALL TRADES TO AVOID INTERFERENCE. INSTALLED HVAC WORK WHICH INTERFERES WITH THE WORK OF OTHER TRADES DUE TO LACK OF COORDINATION SHALL BE RE-INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, PARTITIONS, WALLS, AND GENERAL CONSTRUCTION.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES AFFECTED BY EACH OTHERS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS WHICH MAY AFFECT HIS WORK BEFORE SUBMITTING BIDS.
- PERFORMANCE OF ALL WORK SHALL BE SCHEDULED AS APPROVED BY THE OWNER. AVOID INTERFERENCE WITH FUNCTIONS IN OTHER PARTS OF THE FACILITY, AND COORDINATE WITH THE WORK OF OTHER TRADES. SERVICES SHALL NOT BE INTERRUPTED WITHOUT WRITTEN PRIOR APPROVAL OF THE OWNER.
- NO STRUCTURAL MEMBER SHALL BE CUT WITHOUT PERMISSION FROM THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- PROTECT EXISTING BUILDING STRUCTURE AND GROUNDS FROM DAMAGE WHICH MAY OCCUR DURING DEMOLITION WORK. ANY DAMAGE TO THE EXISTING FACILITIES SHALL BE REPAIRED, REPLACED, OR RESTORED TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
- SPACE ABOVE CEILINGS IS CRITICAL - THE CONTRACTOR SHALL VERIFY SPACE ABOVE CEILINGS & COORDINATE WITH PLUMBING, ELECTRICAL, STRUCTURAL, FIRE PROTECTION, ARCHITECTURAL, AND ALL OTHER TRADES INVOLVED BEFORE COMMENCEMENT OF WORK.

## CODES AND PERMITS

- ALL MATERIALS, EQUIPMENT AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS, REQUIRED BY CITY, COUNTY AND STATE, AS WELL AS FEDERAL REQUIREMENTS.
- COMBUSTIBLE MATERIALS SHALL NOT BE USED IN A NON-COMBUSTIBLE BUILDING AS DEFINED BY THE BUILDING CODE. COMBUSTIBLE MATERIALS MAY BE PROTECTED AS SPECIFIED BY THE ENGINEER AND ARCHITECT OF RECORD.
- PERMITS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND FEES.
- INSPECTIONS: FURNISH OWNER WITH CERTIFICATE OF INSPECTION AND APPROVAL BY LOCAL AUTHORITIES PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL WORK MUST BE INSPECTED.

## PRODUCTS

- ALL PRODUCTS SHALL BE NEW AND UNUSED OF ESTABLISHED AND REPUTABLE AMERICAN MANUFACTURERS. ITEMS OF EQUIPMENT USED FOR THE SAME PURPOSE SHALL BE OF THE SAME MANUFACTURER.
- SYSTEMS SHALL BE COMPLETE AND OPERABLE. ANY ACCESSORIES REQUIRED FOR THE OPERATION OF THE SYSTEM SHALL BE INCLUDED AS THOUGH SPECIFICALLY INDICATED TO BE PROVIDED. SUCH ACCESSORIES WOULD INCLUDE FILTERS, CONDENSATE DRAINS, RELIEF VALVES, SERVICE VALVES, THERMOSTATS, VIBRATION ISOLATORS, ETC. MOTOR STARTERS FOR PREWIRED EQUIPMENT (AND OTHER PROTECTION AND CONTROL DEVICES) ARE ALSO INCLUDED IN THIS SPECIFICATION.
- SPECIFIC REFERENCE TO A MANUFACTURER'S PRODUCT IS ONLY TO ESTABLISH TYPE, QUALITY, AND PERFORMANCE REQUIRED. THESE QUALIFICATIONS ARE IN ADDITION TO THE REQUIREMENTS SHOWN ON THE DRAWINGS AND WITH THESE SPECIFICATIONS. LISTING OF ALTERNATE EQUIPMENT MANUFACTURERS SHALL NOT BE CONSTRUED AS AN UNCONDITIONAL APPROVAL OF THE PRODUCTS OF THOSE MANUFACTURERS.
- ACCEPTABLE HVAC EQUIPMENT MANUFACTURERS: CARRIER, TRANE, YORK, LENNOX, APPROVED EQUAL OR AS SPECIFIED ELSEWHERE IN THESE DOCUMENTS.
- PROVIDE CLEARANCES AS PER MANUFACTURERS RECOMMENDATIONS.

## SUBSTITUTIONS

- SUBSTITUTIONS OF MATERIALS OR PRODUCTS SHOWN HEREIN SHALL BE BY OWNER'S, ARCHITECTS, OR ENGINEER'S WRITTEN APPROVAL. ANY DEVIATION FROM THESE DRAWINGS WILL NOT BE ALLOWED.
- MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY SUBSTITUTIONS AND COSTS OF CHANGES INCURRED BY OTHER TRADES DUE TO THE SUBSTITUTIONS. OTHER TRADES INCLUDE: ELECTRICAL, PLUMBING, STRUCTURAL, ROOFING, OR ANY TRADE EFFECTED BY THE SUBSTITUTION.

## SHOP DRAWING SUBMITTALS

- PRIOR TO PROCUREMENT, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW FOR ALL EQUIPMENT, INCLUDING THE FOLLOWING:
  - DIFFUSERS, REGISTERS, LOUVERS AND FLEXIBLE DUCTWORK.
  - PACKAGED ROOFTOP UNITS, SPLIT-SYSTEM AIR HANDLING UNITS, CONDENSING UNITS, EVAPORATIVE COOLING UNITS AND EXHAUST FANS.
  - THERMAL INSULATION, ACOUSTIC LINER AND FIRE DAMPERS.
  - PIPING, SUPPORTS AND VALVES.
  - AUTOMATIC TEMPERATURE CONTROLS.

## THERMOSTATS, CONTROLS AND CONTROL WIRING

- ALL CONTROL EQUIPMENT, INTEGRAL STARTERS, INTERLOCKING STARTERS, SMOKE DETECTORS, RELAYS, TRANSFORMERS, PANELS AND OTHER DEVICES SHOWN, SPECIFIED OR NEEDED FOR A COMPLETE CONTROLS SYSTEM ARE TO BE PROVIDED AND INSTALLED UNDER THIS MECHANICAL DIVISION. COMPONENTS AND WIRING NOT SHOWN, BUT REQUIRED FOR THE PROPER OPERATION OF EQUIPMENT OR CONTROL SYSTEMS, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT.
- POWER WIRING, LOW VOLTAGE WIRING AND RACEWAYS RELATED TO CONTROLS SYSTEMS ARE TO BE PROVIDED AND INSTALLED UNDER THE MECHANICAL DIVISION.
- INSTALLATION OF ALL EQUIPMENT, DEVICES AND WIRING SHALL CONFORM TO THE NATIONAL ELECTRIC CODE. ALL CONTROLS SHALL BE FURNISHED AND PROPERLY IDENTIFIED WITH INSTRUCTIONS FOR PROPER CONNECTIONS. RESPONSIBILITY FOR PROPER CONNECTIONS AND OPERATION IS INCLUDED UNDER THE MECHANICAL CONTRACTOR'S RESPONSIBILITY. VERIFY ALL VOLTAGES, PHASES AND ELECTRICAL CONNECTIONS WITH THE ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT, AND IF DISCREPANCIES OCCUR, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ALL TEMPERATURE CONTROLS ARE TO BE TESTED, ADJUSTED, AND CALIBRATED FOR PROPER OPERATION.
- COORDINATE EXACT THERMOSTAT MOUNTING HEIGHT ABOVE FINISHED FLOOR AND FINAL LOCATION WITH THE ARCHITECT.
- THERMOSTATS LOCATED ON EXTERIOR WALLS SHALL HAVE AN INSULATED SUB-BASE.

## DUCTWORK

- ALL DUCTWORK AND PLENUMS SHALL BE GALVANIZED SHEET METAL. FABRICATE AND INSTALL ALL DUCTWORK IN STRICT CONFORMANCE WITH THE LATEST SMACNA MANUAL, AND APPLICABLE MECHANICAL CODES FOR LOW VELOCITY DUCT CONSTRUCTION STANDARDS.
- EACH DUCT SYSTEM SHALL BE COMPLETE WITH ALL REQUIRED DUCTWORK FITTINGS, TURNING VANES, SPLITTER DAMPERS AND SUPPORTS, AND EXTRACTORS AT ALL RIGHT-ANGLE TAKEOFFS AND TEES.
- DUCTWORK SHALL BE GALVANIZED, PRIME-GRADE, LOCK-FORMING QUALITY STEEL (LFO) HAVING A GALVANIZED COATING OF 1-3/4 OUNCES TOTAL FOR BOTH SIDES OF ONE SQUARE FOOT OF A SHEET.
- CROSSBREAK ALL SIDES OF ALL DUCTS IN ACCORDANCE WITH SMACNA GUIDELINES. DUCTWORK INSTALLATIONS SHALL MAKE NO OBJECTIONABLE NOISE, AND CONTRACTOR SHALL PROVIDE ANY ADDITIONAL STIFFENERS REQUIRED.
- ALL LONGITUDINAL SEAMS SHALL BE PITTSBURGH LOCK SEAM, HAMMERED FLAT, WITH ALL TRANSVERSE JOINTS TAPED WITH 8 OZ. CANVAS AND SEALED WITH ARABOL. AIRTIGHT. DUCT TAPE IS NOT ALLOWED.
- PROVIDE DOUBLE THICKNESS, FACTORY FABRICATED GALVANIZED SHEET STEEL TURNING VANES WITH AIRFOIL CONTOUR IN ALL RIGHT-ANGLE ELBOWS, TEES, AND ELBOWS WITH RADIUS LESS THAN 1-1/2 TIMES THE WIDTH OF THE DUCT.
- ALL ROUND DUCT BRANCH TAKEOFFS SHALL BE PROVIDED WITH SPIN-IN COLLAR AND BALANCING DAMPER.
- DUCT SIZES SHOWN ON THE DRAWINGS ARE TO THE INSIDE OF ACOUSTICAL LININGS. INCREASE SIZES OF DUCTS AS REQUIRED TO ACCOMMODATE ACOUSTICAL INSULATION.
- DUCTWORK SHALL CONFORM TO DIMENSIONS ON THE DRAWINGS, UNLESS LOCATION OF STRUCTURAL MEMBERS IS PROHIBITIVE. IN CASE OF CHANGE IN DIMENSIONS, CROSS SECTIONAL AREAS SHALL BE MAINTAINED.
- ALL DUCTS SHALL BE SUBSTANTIALLY SUPPORTED WITH HANGARS TO THE STRUCTURE OR OTHERWISE DEPENDING ON LOCATION CONDITIONS, PLACING SUPPORTS NOT OVER 8 FEET APART ALONG THE LENGTH OF THE DUCT. HANGARS SHALL CONFORM TO ALL APPLICABLE MECHANICAL CODES AND SMACNA REQUIREMENTS.
- FLEXIBLE ROUND DUCTS TO OUTLETS SHALL BE THERMALFLEX TYPE MKE, A MAXIMUM LENGTH OF 8'-0" LONG (AND ALLOWED ONLY WHERE INDICATED ON THE DRAWINGS).
- ALL FACTORY-MADE DUCTS MUST BE CLASS 0 OR 1 AS APPROVED BY THE LOCAL APPLICABLE MECHANICAL CODE.
- ALL MATERIALS EXPOSED WITHIN THE DUCTS OR PLENUMS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25, AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH THE TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.

## ACOUSTICAL LINER

- SUPPLY, RETURN AND PLENUM DUCTS SHALL BE ACOUSTICALLY LINED FOR THE FIRST 15'-0" MINIMUM FROM UNIT CONNECTION POINTS.
  - ALL SHEET METAL SUPPLY, RETURN AND PLENUM DUCTWORK REQUIRING ACOUSTICAL LINER SHALL BE LINED WITH 1" THICK LINER.
- ## THERMAL DUCT AND PLENUM INSULATION
- ALL SUPPLY AND RETURN DUCTS SHALL BE INSULATED IN ACCORDANCE WITH THE PREVAILING ENERGY CODE (IECC OR TITLE 24). PROVIDE WATERPROOF ALUMINUM JACKETING FOR OUTDOOR INSULATED DUCTS. EXPOSED UN-INSULATED SUPPLY AIR DUCTS IN CONDITIONED SPACES WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN REQUEST AND APPROVAL BY THE OWNER AND MECHANICAL ENGINEER.
  - ALL RESIDENTIAL SUPPLY AND RETURN DUCTS SHALL BE INSULATED WITH R-8 INSULATION.
  - EXHAUST DUCTS SHALL NOT BE INSULATED.
  - ALL INSULATION AND LINERS, MATERIAL, COVERINGS, ADHESIVE, VAPOR-BARRIERS AND TAPES SHALL CONFORM TO NFPA 90A, FLAME SPREAD CLASSIFICATION NOT TO EXCEED 25 AND SMOKE DEVELOPMENT, NOT TO EXCEED 50.
  - EXTERNALLY INSULATED DUCTS
    - ALL EXTERNALLY INSULATED DUCTS SHALL BE INSULATED WITH MINIMUM 2" THICK, 75 LB. DENSITY FIBERGLASS BLANKET WITH FRK (FOIL REINFORCED KRAFT) VAPOR BARRIER FACING. INSULATION SHALL HAVE A CONDUCTIVITY NOT TO EXCEED 0.27 BTU PER INCH PER SQUARE FOOT PER DEGREE FAHRENHEIT PER HOUR AT 75 DEGREE FAHRENHEIT MEAN TEMPERATURE.
    - INSULATION SHALL BE WRAPPED TIGHTLY ON THE DUCTWORK WITH ALL CIRCUMFERENTIAL JOINTS BUTTED AND LONGITUDINAL JOINTS OVERLAPPED A MINIMUM OF 2". ADHERE INSULATION TO METAL ON THE BOTTOM OR RECTANGULAR DUCTWORK OVER 24" WIDE WITH 4" STRIP OF INSULATION BONDING ADHESIVE. BENJAMIN FOSTER 85-15, OR EQUAL, AND ADDITIONALLY SECURE INSULATION WITH MECHANICAL FASTENERS AT NOT MORE THAN 18" O.C. ON ALL JOINTS. THE 2" FLANGE OF THE FACING OR THE 2" OVERLAP SHALL BE SECURED USING 9/16" FLARE-DOOR STAPLES APPLIED 6" O/C AND TAPED WITH MINIMUM 3" WIDE FOIL REINFORCED KRAFT TAPE. ALL PIN PENETRATIONS OR PUNCTURES IN FACING SHALL ALSO BE TAPED. VERTICAL DUCTS SHALL HAVE INSULATION ADEQUATELY SECURED TO PREVENT SLIPPING.

## INTERNALLY INSULATED DUCTS

- MATERIAL: MINIMUM 1-1/2 LB. NEOPRENE OR HEAVY DENSITY COATED FIBERGLASS DUCT LINER SUITABLE FOR VELOCITIES UP TO 4,000 FPM COMPLYING WITH NFPA 90A.
- APPLICATION: COATED DUCT LINER SHALL BE CUT TO ASSURE OVERLAPPED AND COMPRESSED LONGITUDINAL CORNER JOINTS. APPLY LINER WITH COATED SURFACE FACING THE AIR STREAM AND ADHERED WITH 100% COVERAGE FIRE RETARDANT ADHESIVE. COAT ALL EXPOSED LEADING EDGES AND ALL TRANSVERSE JOINTS WITH MECHANICAL FASTENERS WHICH SHALL COMPRESS THE DUCT LINER SUFFICIENTLY TO HOLD IT FIRMLY IN PLACE AS FOLLOWS:
  - INSTALL ALL FASTENERS WITHIN 2" OF CORNER JOINTS AND SHALL BE SPACED AT A MAXIMUM OF 12" O.C. AROUND THE PERIMETER OF THE DUCT, EXCEPT THAT THEY MAY BE A MAXIMUM OF 12" FROM A CORNER BREAK. ELSEWHERE, THEY SHALL BE A MAXIMUM OF 18" O.C. EXCEPT THAT THEY SHALL BE PLACED NOT MORE THAN 6" FROM A LONGITUDINAL JOINT OF THE LINER NOR 12" FROM A CORNER BREAK. COAT ALL EXPOSED JOINTS AND EDGES OF TRANSVERSE JOINTS WITH A FIRE RETARDANT ADHESIVE.
  - OUTDOOR DUCTWORK SHALL BE INSULATED INTERNALLY WITH 2" DUCT LINER. INSTALL PER MANUFACTURERS INSTRUCTIONS. ALL OUTDOOR DUCTWORK JOINTS SHALL BE SEALED WITH SILICONE SEALANT AND MADE COMPLETELY WATERTIGHT AND LEAK PROOF.

## GRILLES, REGISTERS, AND DIFFUSERS

- FURNISH AND INSTALL ALL GRILLES, REGISTERS, CEILING DIFFUSERS AND DOOR GRILLES WHERE INDICATED. THEY SHALL BE OF SIZE AND MODEL CALLED FOR ON THE DRAWINGS.
- ALL GRILLES, REGISTERS, AND CEILING DIFFUSERS MUST BE SET FLUSH AND TRUE TO WALL OR CEILING TO PREVENT AIR LEAKAGE AROUND EDGES. ALL UNITS SHALL BE PROVIDED WITH NEOPRENE GASKETING AROUND THE INSIDE OF THE FRAME.
- ALL UNITS SHALL BE FACTORY FINISHED, OF COLOR SELECTED BY THE ARCHITECT, OR AS OTHERWISE INDICATED.
- PAINT ALL DUCTWORK, TURNING VANES, INSULATION, ETC. THAT IS VISIBLE THROUGH GRILLES, REGISTERS, OR CEILING DIFFUSERS FLAT BLACK.

## RELIEF VENTS

- ALL RELIEF VENT EXTERIOR PENETRATIONS SHALL BE PROVIDED WITH COUNTERBALANCED BAROMETRIC BACKDRAFT DAMPERS.

## EQUIPMENT

- ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY LISTED AND LABELED BY AN APPROVED AGENCY.
- ALL EQUIPMENT SHALL BE LABELED WITH STEEL TAGS EMBOSSED WITH 1/2" HIGH LETTERS, PERMANENTLY ATTACHED. TAG SHALL CLEARLY INDICATE THE AREA SERVED BY THE EQUIPMENT.
- MAINTAIN MANUFACTURER'S RECOMMENDATIONS FOR ALL REQUIRED SERVICE CLEARANCES AND INSTALLATION OF EQUIPMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR ACCESS TO ROOF INSTALLED MECHANICAL EQUIPMENT. ROOF ACCESS TO COMPLY WITH THE MECHANICAL CODE ADOPTED BY THE LOCAL JURISDICTION.

## AIR CONDITIONING AND REFRIGERATION PIPING

- COPPER TUBE WITH BRAZE JOINTS.
- TYPE ACR HARD OR ANNEALED TEMPER SEAMLESS COPPER TUBING ASTM B280
- BRAZED JOINT PRESSURE FITTINGS ASME B16.50 WROUGHT COPPER ALLOY
- JOINTS: FLARED OR BRAZED: ASTM A5.8 BCUP-SERIES COPPER-PHOSPHORUS ALLOYS

## CONDENSATE DRAIN

- FOR EACH HVAC UNIT, PROVIDE FULL SIZED 4" DEEP (MINIMUM) TRAPPED CONDENSATE DRAIN OF COPPER TYPE "M" HARD DRAWN, SCHEDULE 40 PVC ALLOWED FOR INDOOR PORTION OF DRAIN WITH DUCTED RETURN AIR HVAC SYSTEMS.
- PVC DRAIN PIPING NOT ALLOWED IN PLENUM RETURNS. PROVIDE NON-TRAPPED DRAIN FOR EVAPORATIVE COOLING UNITS. FIELD VERIFY ROUTING IS NOT OVER CIRCULAR SPACES CONTAINING WATER SENSITIVE EQUIPMENT.
- ROUTE PIPING TO 6" ABOVE NEAREST FLOOR SINK, MOP SINK OR DRAIN OR AS INDICATED ON THE DRAWINGS. (LAVATORY TALLPIECE IS AN ACCEPTABLE RECEPCTACLE IF ALLOWED BY OWNER AND AUTHORITY HAVING JURISDICTION.)
- SLOPE ALL CONDENSATE PIPING AT A MINIMUM OF 1/8" PER FOOT.
- INSTALL CLEAN OUTS AT EVERY 90 DEGREE TURN ON ALL CONDENSATE DRAIN LINES.
- PROVIDE AN APPROVED SECONDARY DRAIN SYSTEM OR APPROVED WATER LEVEL DETECTION DEVICE CONFORMING TO UL508 WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF OVERFLOW OR STOPPAGE OF THE PRIMARY CONDENSATE DRAIN SYSTEM.
- INSULATE THE FIRST 8 FEET OF CONDENSATE DRAIN PIPING AND ANY ADDITIONAL CONDENSATE DRAIN PIPING WHERE ENVIRONMENTAL CONDITIONS MAY CAUSE CONDENSATION TO DRIP FROM PIPING.
- PROVIDE MEANS OF PREVENTING DISSIMILAR METAL CONTACT BETWEEN ALL PIPING MATERIALS FROM ANY OTHER METAL OR STRUCTURAL MEMBER TO PREVENT GALVANIC ACTION BETWEEN THE TWO METALS.

## PIPE INSULATION

- INSULATE THE FIRST 8 FEET OF CONDENSATE DRAIN PIPING AND ANY ADDITIONAL CONDENSATE DRAIN PIPING WHERE ENVIRONMENTAL CONDITIONS MAY CAUSE CONDENSATION TO DRIP FROM PIPING.
- EXTERIOR INSULATION SHALL BE RATED FOR EXTERIOR USE OR PROVIDED WITH UV RATED PROTECTIVE COATING.
- ALL HEATING WATER AND CHILLED WATER PIPING SHALL HAVE FIBERGLASS INSULATION WITH ASJ JACKET, ACHIEVING A THERMAL CONDUCTIVITY (K-FACTOR) OF 0.24 AT 75 DEGREES MEAN TEMPERATURE. INSULATION THICKNESS SHALL MEET THE REQUIREMENTS OF THE CURRENT IECC CODE.
- THE MAXIMUM FIRE HAZARD CLASSIFICATION OF THE INSULATION SYSTEM SHALL NOT HAVE MORE THAN A FLAME SPREAD OF 25, A FUEL CONTRIBUTED RATING OF 50, AND A SMOKE DEVELOPED RATING OF 50 WHEN TESTED IN ACCORDANCE WITH U.L. REQUIREMENTS. PIPE COVERING SHALL BEAR THE U.L. LABEL.
- INSULATE ALL FITTINGS, VALVE BODIES ETC. WITH SINGLE OR MULTIPLE LAYERS OF INSULATION WITH PREFABRICATED FITTINGS WITH P.V.C. JACKETS.
- PROVIDE MANUFACTURER SUBMITTAL FOR ALL INSULATION MATERIALS.

## FINAL TESTS

- AN INDEPENDENT AABC OR NEBB CERTIFIED CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO VALUES LISTED ON DRAWINGS. A FINAL COPY OF THE TEST AND BALANCE REPORT SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF THE REPORT. A PROJECT SHALL NOT BE CONSIDERED IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS UNTIL SUCH A REPORT HAS BEEN PROVIDED TO THE ENGINEER.
- BEFORE ACCEPTANCE AND FINAL PAYMENT, IT SHALL BE DEMONSTRATED THAT ALL APPARATUS IS FUNCTIONING PROPERLY AND EFFICIENTLY. THE CONTRACTOR SHALL MAKE A THOROUGH TEST OF EACH SUPPLY, RETURN, AND EXHAUST SYSTEMS TO ASSURE THAT EACH DIFFUSER AND REGISTER HAS THE PROPER QUANTITY OF AIR IN ACCORDANCE WITH AABC OR NEBB. PROVIDE ADDITIONAL COMFORT BALANCE ADJUSTMENTS PER OWNERTENANT REQUIREMENTS TO ADDRESS ANY NEEDED VARIATIONS IN DESIGN AIR FLOWS.
- THE TEST AND BALANCE CONTRACTOR HAS THE RIGHT TO COMMUNICATE ANY INFORMATION TO THE MECHANICAL ENGINEER.

## GUARANTEE

- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FROM DEFECT OF WORKMANSHIP, AND SHALL REPLACE OR REPAIR WITHOUT ADDITIONAL COST TO THE OWNER ALL DEFECTIVE MATERIAL AND WORKMANSHIP, FOR A PERIOD OF (1) YEAR AFTER COMPLETION AND ACCEPTANCE.

## CLOSEOUT

- PROVIDE OWNER WITH COMPLETE OPERATION AND MAINTENANCE MANUALS FOR ALL EQUIPMENT AND CONTROLS INSTALLED. DOCUMENTATION MUST INCLUDE EQUIPMENT CAPACITY (INPUT & OUTPUT), REQUIRED MAINTENANCE ACTIONS, CONTROLS AND CALIBRATION INFORMATION INCLUDING WIRING DIAGRAMS, CONTROL SEQUENCES, DESIRED OPERATING PARAMETERS, AND A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE.
- PROVIDE A COMPLETE SET OF FULL SIZE AS-BUILT DRAWINGS OF THE COMPLETE INSTALLATION INCLUDING ALL CHANGES MADE DURING CONSTRUCTION.

## ORDER OF PRECEDENCE OF DOCUMENTS

- SHOULD A CONFLICT ARISE BETWEEN CONTRACTION DOCUMENTS, THE ORDER OF PRECEDENCE SHALL BE:
  - SPECIAL PROVISIONS
  - GENERAL PROVISIONS
  - SPECIFICATIONS
  - DETAILS ON DRAWINGS
  - PLAN DRAWINGS
- THE ENGINEER OF RECORD SHALL BE NOTIFIED BEFORE A DECISION IS MADE.



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## REVISION LIST

NO.	DESCRIPTION

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

SPECIFICATION

SHEET  
M0.3

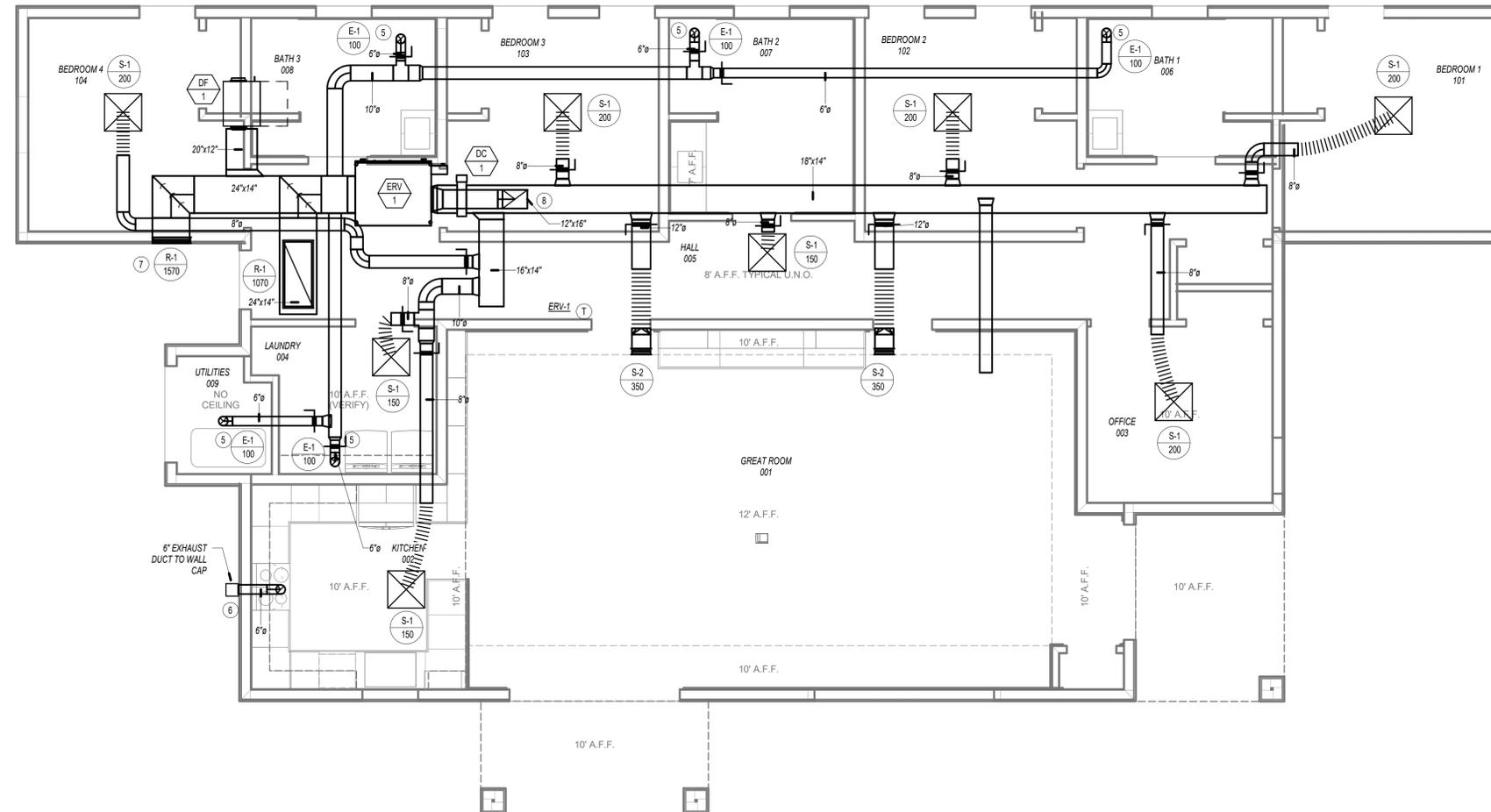
DATE: 03/02/2021

## CONSTRUCTION NOTES

1. ALL SA & RA DUCTS ARE CLEAN SIZE. ADD MIN. 1.5" LINED AS EXTRA THICKNESS (TYP.).
2. PROVIDE REMOTE MANUAL DAMPER (YOUNG REGULATOR) AS REQUIRED. COORDINATE W/ ARCHITECTURE FOR THE EXACT LOCATIONS.
3. CONTRACTORS VERIFY THE EXACT LOCATIONS OF EQUIPMENTS, DUCTWORKS, AND AIR TERMINALS W/ ARCHITECTURAL.
4. GENERATOR TO PROVIDE POWER TO THE ENTIRE BLDG, EVERYTHING ELECTRIC - NO GAS AVAILABLE, ONLY FOR GENERATOR.
5. EXHAUST DUCT CONNECT TO EV UNIT'S EXHAUST INLET (TYP.).
6. 6" DUCT CONNECTED TO RANGE HOOD
7. 1,570 OSA INLET.
8. 1,570 CFM EXHAUST UP THRU ROOF GOOSE NECK.

## GENERAL NOTES

1. ALL SPIN-IN OR TAP TYPE DUCT CONNECTIONS SHALL BE PROVIDED WITH AN EXTRACTOR
2. T-STATS SHALL NOT BE MOUNTED IN DIRECT LINE OF ANY SUPPLY DIFFUSER OR NEAR ANY HEAT REJECTION EQUIPMENT.
3. DUCT DIMENSIONS ARE INSIDE CLEAR. ADD AN ADDITIONAL 2" MINIMUM FOR R-8 DUCT INSULATION. SIZES MAY CHANGE PER MANUFACTURER
4. ALL DUCTWORK SHALL BE MOUNTED AS HIGH AND TIGHT TO ROOF STRUCTURE AS POSSIBLE.
5. ALL THERMOSTATS SHALL BE PROGRAMMED TO RUN IN FAN MODE DURING OCCUPIED HOURS AND SHALL COORDINATE HOURS WITH OWNER. COOLING/ HEATING MODE SHALL RUN AS NEEDED, PER TEMPERATURE SET POINT AND OCCUPANT LOAD.
6. ALL RESTROOM DOORS SHALL HAVE A 1" UNDERCUT.
7. ALL HVAC UNITS SYSTEMS WITH 2,000 CFM OR MORE SERVING A COMMON AIR SPACE MUST BE INTERCONNECTED TO SHUT DOWN IMMEDIATELY UPON ALARM CONDITION FROM DUCT DETECTORS (OR FIRE ALARM SYSTEM WHEN USING AREA SMOKE DETECTORS IN LIEU OF DUCT DETECTORS) WITHOUT INTERFERENCE FROM EMS OR ANY OTHER SYSTEMS. ALL CONTROL RELAYS USED FOR SHUT DOWN MUST BE STATE FIRE MARSHAL LISTED FOR RELEASING SERVICE.
8. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK.
9. ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES. DUCT DIMENSIONS SHOWN ON PLANS ARE NET INSIDE CLEAR.
10. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS AND LOCATIONS ARE NOT EXACTLY LOCATED. ALL DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE NET INSIDE DIMENSIONS. DO NOT FABRICATE DUCTWORK FROM THESE DRAWINGS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING SHOP DRAWINGS WHICH REFLECT THE PROPOSED INSTALLATION. THE SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO ANY SHEET METAL FABRICATION. THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT AND SUBMITTING THEM TO THE ENGINEER AND OWNER.
11. IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE DURING DESIGN DEVELOPMENT. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICABLE PORTIONS OF EXISTING BUILDINGS AND/OR EQUIPMENT. THEREFORE, THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
12. PROVIDE MANUAL VOLUME DAMPERS AT UPSTREAM PORTION OF ALL TERMINAL AIR BRANCHES. THESE SHALL BE OF THE LOCKING QUADRANT TYPE. WHERE LOCATED OVER SLOPED OR HARD CEILINGS, PROVIDE DURO-DYNE ANGLE GEAR DRIVE OR BOWDEN CABLE CONTROL SYSTEM OR PROVIDE UNITED ENERTECH POWER/BALANCE SYSTEM. REMOTE PLATE LOCATIONS TO BE LOCATED AS DETERMINED BY ARCHITECT.
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15. WHERE NOT SPECIFICALLY INDICATED OTHERWISE, ALL DUCTWORK AND EQUIPMENT SHALL BE SUPPORTED PER THE SMACNA GUIDELINES FOR SEISMIC RESTRAINT AND CURRENT APPLICABLE UNIFORM MECHANICAL CODE.
16. ALL BRACING OF DUCTS AND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA GUIDELINES.
17. WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND MECHANICAL ENGINEER.
18. A COPY OF THE GUIDELINES PUBLISHED BY SMACNA SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON THE JOB SITE AT ALL TIMES.
19. DUCT SYSTEMS USED WITH BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF A HEATING, COOLING, ABSORPTION, EVAPORATIVE COOLING, OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE WITH CHAPTER 17 OF THE CALIFORNIA MECHANICAL CODE



MECHANICAL BLDG 1 PLAN 1/4" = 1'-0" 1

NORTH



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Riverside, California  
(By Appointment Only)

Project No. : A.P.N. 018-090-12  
350 CYPRESS STREET FORT BRAGG  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
PARENTS AND FRIENDS INC.  
306 E. REDWOOD AVE. FORT BRAGG CA 95437

PROFESSIONAL SEAL:



### REVISION LIST

NO.	DESCRIPTION

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

BUILDING 1  
MECHANICAL PLAN

SHEET  
M1.1

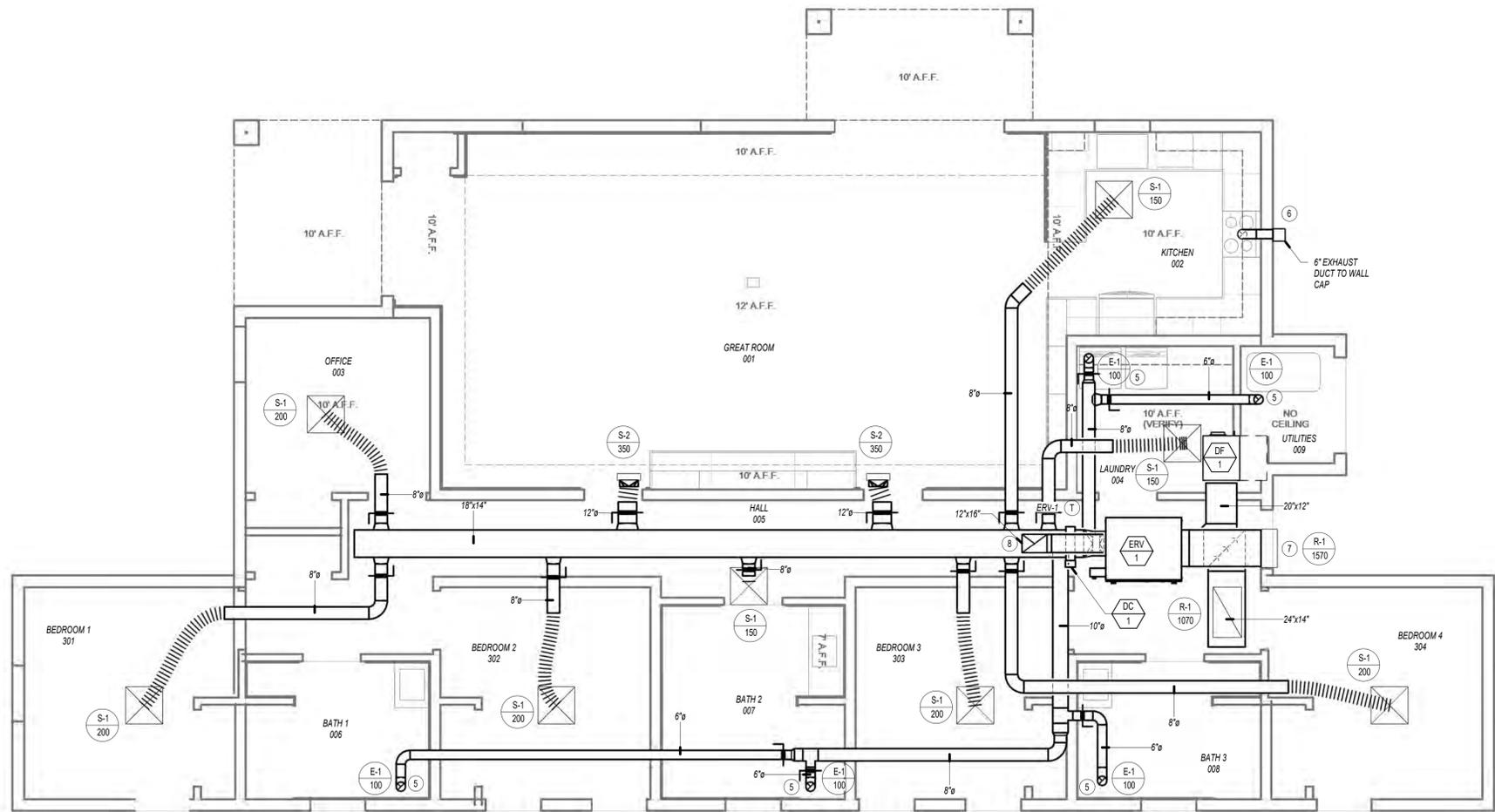
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MECHANICAL BLDG 3 PLAN 1/4" = 1'-0" 1



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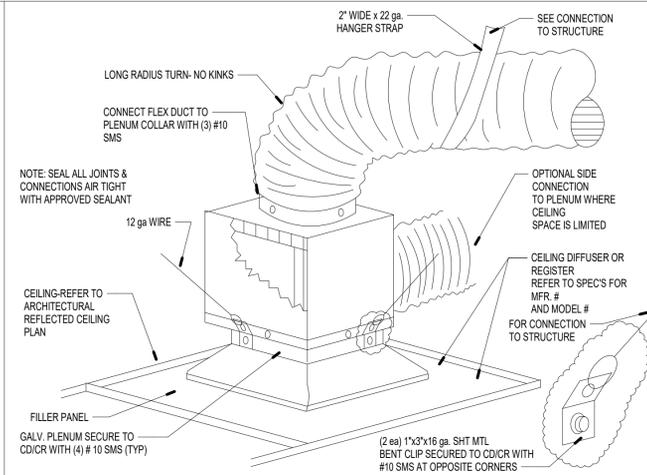
**REVISION LIST**

NO.	DESCRIPTION

2020-285  
CONTACT: RIVERSIDE ENGINEERING  
SCALE: AS NOTED  
BUILDING 3  
MECHANICAL PLAN

SHEET  
**M1.3**

DATE: 03/02/2021



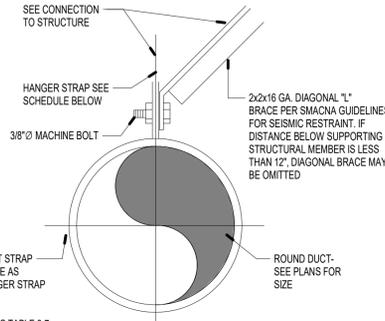
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9

**AIR TERMINAL CONNECTION**

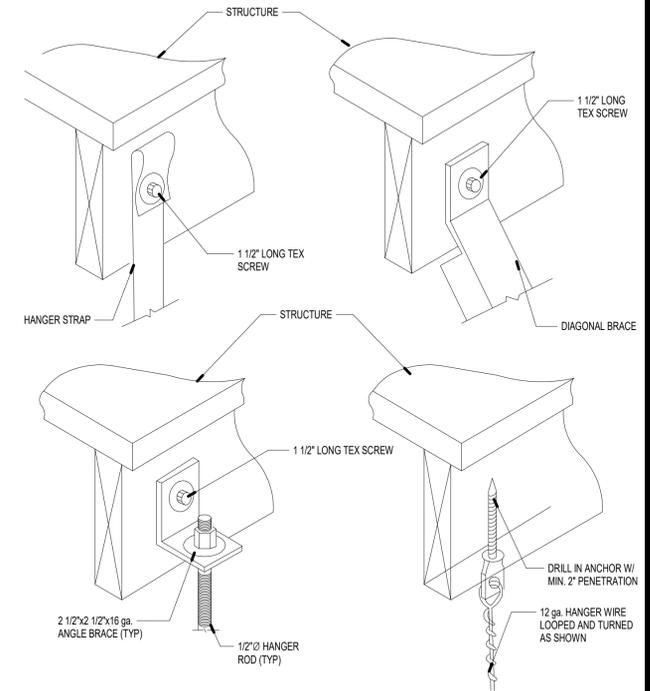
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5



NOTE: PER 2016 CMC TABLE 6-7

HORIZONTAL		HANGER STRAP SCHEDULE	
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 10"	1"x22 GA.	10'-0" O/C	G.I. STEEL
11" TO 20"	1"x22 GA.	10'-0" O/C	G.I. STEEL
21" TO 40"	1"x20 GA.	10'-0" O/C	G.I. STEEL
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 10"	2"x18 GA.	12'-0" O/C	G.I. STEEL
11" TO 20"	2"x16 GA.	12'-0" O/C	G.I. STEEL
21" TO 40"	1/8" STEEL X 1-1/2"	12'-0" O/C	G.I. STEEL



N.T.S.

10

**ROUND DUCT SUPPORT**

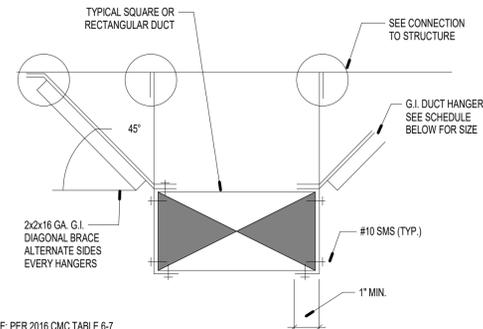
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3

**CONNECTION TO STRUCTURE**

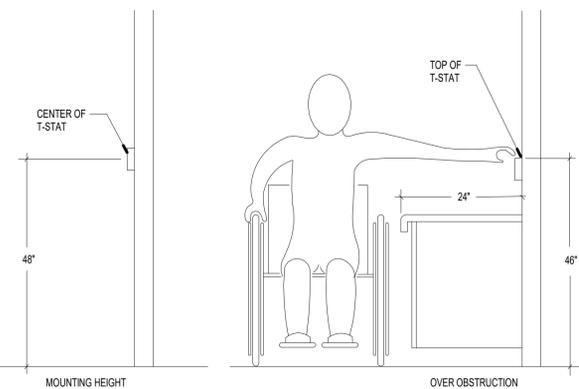
N.T.S.

1



NOTE: PER 2016 CMC TABLE 6-7

HORIZONTAL		HANGER STRAP SCHEDULE	
DUCT SIZE	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 18"	1"x18 GA.	10'-0" O/C	G.I. STEEL
19" TO 30"	1"x18 GA.	10'-0" O/C	G.I. STEEL
VERTICAL	HANGER SIZE	MAX. SPACING	MATERIAL
UP THRU 24"	1"x18" STRAP	12'-0" O/C	G.I. STEEL
25" TO 36"	1"x1"x18" ANGLE	12'-0" O/C	G.I. STEEL



N.T.S.

11

**THERMOSTAT MOUNTING**

N.T.S.

2

N.T.S.

12

**RECTANGULAR DUCT SUPPORT**

N.T.S.

4



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Project For : **A.P.N. 018-090-12**  
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**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**

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PROFESSIONAL SEAL:



**REVISION LIST**

**2020-285**

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

MECHANICAL  
DETAILS

SHEET  
**M4.1**

DATE: 03/02/2021



CERTIFICATE OF COMPLIANCE

Project Name: Parent & Friends Bldg. 1  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-05-26T23:36:35-07:00  
Input File Name: PF\_Bldg\_1\_ERV.rbd19x

CF1R-PRF-01E  
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01	02	03	04
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor
Door	W WALL 2	21	0.5

01	02	03	04	05	06	07	08
Name	Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 2	Zone 1	132	12	none	0	80%	No
Slab-on-Grade 3	Zone 1	132	12	none	0	80%	No
Slab-on-Grade 4	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 5	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 6	Zone 1	70	2	none	0	80%	No
Slab-on-Grade 7	Zone 1	645	50	none	0	80%	No
Slab-on-Grade 8	Zone 1	117	20	none	0	80%	No
Slab-on-Grade 9	Zone 1	251	6	none	0	80%	No
Slab-on-Grade 10	Unconditioned	75	10	none	0	80%	No
Slab-on-Grade 11	Unconditioned	105	10	none	0	80%	No
Slab-on-Grade 12	Unconditioned	75	10	none	0	80%	No
Slab-on-Grade 13	Unconditioned	30	8	none	0	80%	No

Registration Number: 221-P010105747A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2021-05-26 23:56:48  
Report Version: 2019.1.300  
Schema Version: rev 20200901

HERS Provider: CaCERTS inc.  
Report Generated: 2021-05-26 23:37:41

CERTIFICATE OF COMPLIANCE

Project Name: Parent & Friends Bldg. 1  
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CF1R-PRF-01E  
(Page 8 of 12)

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall PF	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-15 Wall PF1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic.RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / R-8	0.103	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic.RoofUnconditioned	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / R-8	0.103	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 HP Attic Option A	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-38.3 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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CF1R-PRF-01E  
(Page 9 of 12)

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (if)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	50	NEEA	n/a	n/a	n/a	80 gal	A. O. Smith/FPTU 50 120 (50 gal)	Outside

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
ERV-11	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

Registration Number: 221-P010105747A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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CF1R-PRF-01E  
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01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling		Zonally Controlled	Compressor Type	HERS Verification	
			HSPF/COP	Cap 47	Cap 17	SEER	EER/CEER			
Heat Pump System 1	Central packaged HP	1	10	48000	36000	14	12.2	Not Zonal	Single-Speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Required	Not Required	No	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value	Duct Location	Surface Area		Bypass Duct	Duct Leakage	HERS Verification		
			Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

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01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE/IAQ Recovery Effectiveness - SRE
Sfam IAQVentRpt	96	0.25	Default	0	n/a

Registration Number: 221-P010105747A-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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CERTIFICATE OF COMPLIANCE

Project Name: Parent & Friends Bldg. 1  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2021-05-26T23:36:35-07:00  
Input File Name: PF\_Bldg\_1\_ERV.rbd19x

CF1R-PRF-01E  
(Page 12 of 12)

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

Documentation Author Name: Joshua Beltran	Documentation Author Signature: <i>Joshua Beltran</i>
Company: Riverside Engineering	Signature Date: 2021-05-26 23:56:48
Address: P.O. Box 6217	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Moreno Valley, CA 92554	Phone: 951-977-1042

I certify the following under penalty of perjury, under the laws of the State of California:  
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
3. 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.

Responsible Designer Name: Joshua Beltran	Responsible Designer Signature: <i>Joshua Beltran</i>
Company: Riverside Engineering	Date Signed: 2021-05-26 23:56:48
Address: P.O. Box 6217	License: 39229
City/State/Zip: Moreno Valley, CA 92554	Phone: 951-977-1042

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



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MECHANICAL ELECTRICAL PLUMBING ENERGY CONSULTANTS  
Voice: 888.401.7483  
Email: Info@Riv-Eng.com  
www.Riv-Eng.com  
11801 Pierce St. Ste. 200  
Riverside, California  
(By Appointment Only)

Project For: A.P.N. 018-090-12  
350 CYPRESS STREET FORT BRAGG  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
PARENTS AND FRIENDS INC.  
306 E. REDWOOD AVE. FORT BRAGG CA 95437



NO.	DATE	DESCRIPTION

2020-285  
CONTACT: RIVERSIDE ENGINEERING  
SCALE: AS NOTED  
BLDG 1  
SHEET  
MT24.2  
DATE: 03/02/2021



01	02	03	04
Name	Side of Building	Area (ft <sup>2</sup> )	U-factor
Door	S WALL 3	21	0.5

01	02	03	04	05	06	07	08
Name	Zone	Area (ft <sup>2</sup> )	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 2	Zone 1	132	12	none	0	80%	No
Slab-on-Grade 3	Zone 1	132	12	none	0	80%	No
Slab-on-Grade 4	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 5	Zone 1	132	40	none	0	80%	No
Slab-on-Grade 6	Zone 1	70	2	none	0	80%	No
Slab-on-Grade 7	Zone 1	645	50	none	0	80%	No
Slab-on-Grade 8	Zone 1	117	20	none	0	80%	No
Slab-on-Grade 9	Zone 1	251	6	none	0	80%	No
Slab-on-Grade 10	Unconditioned	75	10	none	0	80%	No
Slab-on-Grade 11	Unconditioned	105	10	none	0	80%	No
Slab-on-Grade 12	Unconditioned	75	10	none	0	80%	No
Slab-on-Grade 13	Unconditioned	30	8	none	0	80%	No

Registration Number: 221-P010105748A-000-000-0000000-0000  
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01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating			Cooling		Zonally Controlled	Compressor Type	HERS Verification
			HSPF/COP	Cap 47	Cap 17	SEER	EER/CEER			
Heat Pump System 1	Central packaged HP	1	10	48000	36000	14	12.2	Not Zonal	Single-Speed	Heat Pump System 1-HERS-HPump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-HERS-HPump	Required	350	Required	Not Required	No	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-HERS-DIST

Registration Number: 221-P010105748A-000-000-0000000-0000  
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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall PF	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-15 Wall PF1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.054	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic Roof Zone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / R-8	0.103	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic: RoofUnconditioned	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-0	None / R-8	0.103	Roofing: Light Roof (Asphalt Shingle) Above Deck Insulation: R-8 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-38 HP Attic Option A	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

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01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-HERS-DIST	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-HERS-FAN

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-HERS-FAN	Required	0.58

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE/IAQ Recovery Effectiveness - SRE
Sfam IAQVentRgt	96	0.25	Default	0	n/a

Registration Number: 221-P010105748A-000-000-0000000-0000  
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01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (H)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (In/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	50	NEEA	n/a	n/a	n/a	80 gal	A. O. Smith (FPTU 50 120 (50 gal))	Outside

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - L/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
ERV-11	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.  
 Documentation Author Name: Joshua Beltran  
 Documentation Author Signature: *Joshua Beltran*  
 Signature Date: 2021-05-26 23:56:48  
 Address: P.O. Box 6217  
 City/State/Zip: Moreno Valley, CA 92554  
 Phone: 951-977-1042

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:  
 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 3. 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.  
 Responsible Designer Name: Joshua Beltran  
 Responsible Designer Signature: *Joshua Beltran*  
 Company: Riverside Engineering  
 Date Signed: 2021-05-26 23:56:48  
 Address: P.O. Box 6217  
 City/State/Zip: Moreno Valley, CA 92554  
 License: 39229  
 Phone: 951-977-1042

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



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Riverside Engineering  
 CONSULTING ENGINEERS

MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 ENERGY CONSULTANTS  
 Voice: 888.401.7483  
 Email: Info@Riv-Eng.com  
 www.Riv-Eng.com  
 11801 Pierce St. Ste. 200  
 Riverside, California  
 (By Appointment Only)

Project For: A.P.N. 018-090-12  
 350 CYPRESS STREET FORT BRAGG  
 RESIDENTIAL CARE FACILITY FOR THE ELDERLY  
 PARENTS AND FRIENDS INC.  
 306 E. REDWOOD AVE. FORT BRAGG CA 95437

PROFESSIONAL SEAL:



REVISION LIST

No.	Description

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

BLDG 2

SHEET  
 MT24.4

DATE: 03/02/2021

GENERAL INFORMATION			
01	Project Name	Parents & Friends Bldg. 3	
02	Run Title	Title 24 Analysis	
03	Project Location	306 E. Redwood Ave	
04	City	Fort Bragg	05 Standards Version
06	Zip code	95437	07 Software Version
08	Climate Zone	1	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	NewConstruction	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	0	15 Number of Stories
16	Existing Cond. Floor Area (ft²)	n/a	17 Fenestration Average U-factor
18	Total Cond. Floor Area (ft²)	2028	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	21 ADU Conditioned Floor Area
22	Is Natural Gas Available?	No	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 221-P0101057484-000-000-0000000-0000  
 CA Building Energy Efficiency Standards - 2019 Residential Compliance

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ENERGY DESIGN RATING	Energy Design Ratings		Compliance Margins	
	Efficiency <sup>1</sup> (EDR)	Total <sup>1</sup> (EDR)	Efficiency <sup>2</sup> (EDR)	Total <sup>2</sup> (EDR)
Standard Design	70.9	49.6		
Proposed Design	65.9	17.9	5	31.7

RESULT: **COMPLIES**

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment  
 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries  
 3: Building complies when efficiency and total compliance margins are greater than or equal to zero  
 \* Standard Design PV Capacity: 3.26 kWdc

ENERGY USE SUMMARY				
Energy Use (kWh/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	71.64	61.02	10.62	14.8
Space Cooling	0	0	0	
IAQ Ventilation	2.9	2.9	0	0
Water Heating	25.4	24.38	1.02	4
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	99.94	88.3	11.64	11.6

REQUIRED PV SYSTEMS - SIMPLIFIED											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
7.5	NA	Standard	Fixed	none	false	180	Degrees	22	4.85	96	100

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REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. • Insulation above roof deck • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
Building-level Verifications: • Indoor air quality ventilation Cooling System Verifications: • Minimum Airflow • Verified EER • Fan Efficacy Watts/CFM Heating System Verifications: • Verified HSPF • Verified heat pump rated heating capacity HVAC Distribution System Verifications: • Duct leakage testing Domestic Hot Water System Verifications: • --None--

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Parents & Friends Bldg. 3	2028	1	4	2	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	ERV-11	1743	8	DHW Sys 1	N/A
Unconditioned	Conditioned	ERV-11	285	8	DHW Sys 1	N/A

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OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
S WALL	Zone 1	R-15 Wall PF	180	Back	96	18	90
W WALL	Zone 1	R-15 Wall PF	270	Right	96	9	90
N WALL	Zone 1	R-15 Wall PF	0	Front	96	0	90
S WALL 2	Zone 1	R-15 Wall PF	180	Back	96	27	90
S WALL 3	Zone 1	R-15 Wall PF	180	Back	96	27	90
E WALL	Zone 1	R-15 Wall PF	90	Left	96	18	90
S WALL 4	Zone 1	R-15 Wall PF	180	Back	96	9	90
W WALL 2	Zone 1	R-15 Wall PF	270	Right	96	18	90
N WALL 2	Zone 1	R-15 Wall PF	0	Front	372	105	90
W WALL 3	Zone 1	R-15 Wall PF	270	Right	105	26	90
E WALL 2	Zone 1	R-15 Wall PF	90	Left	96	21	90
N WALL 3	Unconditioned	R-15 Wall PF	0	Front	96	9	90
N WALL 4	Unconditioned	R-15 Wall PF	0	Front	96	9	90
N WALL 5	Unconditioned	R-15 Wall PF	0	Front	96	9	90
Interior Surface	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 2	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 3	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 4	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 5	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 6	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 7	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a

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OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Interior Surface 8	Zone 1>>Unconditioned	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 9	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 10	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 11	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 12	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 13	Zone 1>>Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Interior Surface 14	Zone 1	R-15 Wall PF1	n/a	n/a	100	0	n/a
Roof	Zone 1	R-38 HP Attic Option A	n/a	n/a	132	n/a	n/a
Roof 2	Zone 1	R-38 HP Attic Option A	n/a	n/a	132	n/a	n/a
Roof 3	Zone 1	R-38 HP Attic Option A	n/a	n/a	132	n/a	n/a
Roof 4	Zone 1	R-38 HP Attic Option A	n/a	n/a	132	n/a	n/a
Roof 5	Zone 1	R-38 HP Attic Option A	n/a	n/a	132	n/a	n/a
Roof 6	Zone 1	R-38 HP Attic Option A	n/a	n/a	70	n/a	n/a
Roof 7	Zone 1	R-38 HP Attic Option A	n/a	n/a	645	n/a	n/a
Roof 8	Zone 1	R-38 HP Attic Option A	n/a	n/a	117	n/a	n/a
Roof 9	Zone 1	R-38 HP Attic Option A	n/a	n/a	251	n/a	n/a
Roof 10	Unconditioned	R-38 HP Attic Option A	n/a	n/a	75	n/a	n/a
Roof 11	Unconditioned	R-38 HP Attic Option A	n/a	n/a	105	n/a	n/a
Roof 12	Unconditioned	R-38 HP Attic Option A	n/a	n/a	75	n/a	n/a
Roof 13	Unconditioned	R-38 HP Attic Option A	n/a	n/a	30	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	0	0.1	0.85	Yes	No

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ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Unconditioned	Attic RoofUnconditioned	Ventilated	0	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	S WALL	Back	180				1 18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	W WALL	Right	270				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	S WALL 2	Back	180				1 18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	S WALL 2	Back	180				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	S WALL 3	Back	180				1 18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	S WALL 3	Back	180				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 7	Window	E WALL	Left	90				1 18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 8	Window	S WALL 4	Back	180				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 9	Window	W WALL 2	Right	270				1 18	0.3	NFRC	0.23	NFRC	Bug Screen
Window 10	Window	N WALL 2	Front	0				1 45	0.3	NFRC	0.23	NFRC	Bug Screen
Window 11	Window	N WALL 2	Front	0				1 60	0.3	NFRC	0.23	NFRC	Bug Screen
Window 12	Window	W WALL 3	Right	270				1 26	0.3	NFRC	0.23	NFRC	Bug Screen
Window 13	Window	N WALL 3	Front	0				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 14	Window	N WALL 4	Front	0				1 9	0.3	NFRC	0.23	NFRC	Bug Screen
Window 15	Window	N WALL 5	Front	0				1 9	0.3	NFRC	0.23	NFRC	Bug Screen

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**Riverside Engineering**  
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# GENERAL NOTES (AS APPLICABLE)

1. THE SEISMIC BRACING AND ANCHORAGE OF ELECTRICAL CONDUITS, BUS DUCT, WIREWAY, AND CABLE TRAY SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE AND "GUIDELINE FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS," PUBLISHED BY SMACNA AND FPIC, OR THE SUPERSTRUT-SEISMIC RESTRAINT SYSTEM, OR THE KIN-LINE SEISMIC RESTRAINT SYSTEM.

2. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BE LISTED BY UNDERWRITERS LABORATORIES (UL) AND BEAR THEIR LABEL, OR LISTED AND CERTIFIED BY A NATIONALLY RECOGNIZED TESTING AUTHORITY WHERE UL DOES NOT HAVE A LISTING. CUSTOM MADE EQUIPMENT SHALL HAVE A COMPLETE TEST DATA SUBMITTED BY THE MANUFACTURER ATTESTING TO ITS SAFETY. IN ADDITION, THE MATERIALS, EQUIPMENT, AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

- AMERICAN SOCIETY OF TESTING MATERIALS (ASTM)
- INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
- NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
- AMERICAN STANDARD ASSOCIATION (ASA)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
- AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)
- 2017 NATIONAL ELECTRICAL CODE
- INSTITUTION OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
- ALL LOCAL CODES HAVE JURISDICTION.

WHERE THE CODES HAVE DIFFERENT LEVELS OF REQUIREMENTS, THE MOST STRINGENT RULE SHALL APPLY.

3. THE CONTRACTOR SHALL VISIT THE SITE INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. HE SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS, AND BY SUBMITTING A BID ACCEPTS THE CONDITIONS UNDER WHICH HE SHALL BE REQUIRED TO PERFORM HIS WORK.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COMPLETE SET OF CONTRACT DOCUMENTS, APPENDS, DRAWINGS AND SPECIFICATIONS. HE SHALL CHECK THE DRAWINGS OF THE OTHER TRADES AND SHALL CAREFULLY READ THE ENTIRE SPECIFICATIONS AND DETERMINE HIS RESPONSIBILITIES. FAILURE TO DO SO SHALL NOT RELEASE THE CONTRACTOR FROM DOING THE WORK IN COMPLETE ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

5. ALL UTILITY WORK (POWER) SHALL BE IN COMPLIANCE WITH THESE DRAWINGS AND THE REQUIREMENTS OF THE SERVING UTILITY COMPANY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SERVING UTILITY TO RECEIVE COMPLETE INFORMATION ON THEIR REQUIREMENTS PRIOR TO THE SUBMISSION OF THE BID. THE ACT OF SUBMITTING THE BID SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO INSTALL SERVICE IN COMPLIANCE WITH THE SERVING UTILITY AND THE CONTRACT DOCUMENTS.

6. ALL ITEMS SUCH AS SERVICE CONDUIT, CONDUCTORS, DUCTS, CONCRETE PADS, TRANSFORMERS, RISERS, MAN-HOLES, PULL BOXES, AND PROTECTIVE COVERING FROM SERVICE LOCATION SHALL BE PROVIDED AND INSTALLED, AND SHALL BE VERIFIED WITH THE SERVING UTILITY COMPANY. THE CONTRACTOR SHALL INSTALL THE SERVICE IN COMPLIANCE WITH THE SERVING UTILITY COMPANY, AND SHALL PAY ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY FOR HIS SERVICE EXCEPT THE FIRST BILLING DEPOSIT. WHERE THE CONTRACT DOCUMENTS ARE MORE RESTRICTIVE, THE DOCUMENTS SHALL GOVERN.

7. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, CHARGES, AND INCIDENTAL COSTS NECESSARY FOR EXECUTION AND COMPLETION OF ELECTRICAL WORK, INCLUDING ALL CHARGES BY STATE, COUNTY AND LOCAL GOVERNMENTAL AGENCIES AND UTILITY COMPANY.

8. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AT THE SITE. ANY COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE DRAWINGS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

9. THE CONTRACTOR SHALL PROVIDE AND KEEP UP-TO-DATE A COMPLETE RECORD SET OF DRAWINGS. THESE PRINTS SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THIS SET OF DRAWINGS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE CONTRACT DRAWINGS SHALL BE OBTAINED FROM THE ARCHITECT, AND ALL CHANGES AS NOTED ON THE RECORD SET OF DRAWINGS SHALL BE INCORPORATED THEREON WITH BLACK INK IN A NEAT, LEGIBLE, UNDERSTANDABLE AND PROFESSIONAL MANNER. FAILURE TO KEEP RECORD DRAWINGS UP-TO-DATE SHALL CONSTITUTE CAUSE FOR WITHHOLDING OF PROGRESS PAYMENTS.

10. IN SOME INSTANCES, IT MAY BE NECESSARY TO DEFER WORK IN CERTAIN AREAS AND LOCATIONS UNTIL SUCH TIME AS EXISTING FACILITIES CAN BE TEMPORARILY OR PERMANENTLY REARRANGED BY THE OWNER THEREFORE, WHENEVER IT BECOMES NECESSARY FOR THE CONTRACTOR TO PERFORM WORK UNDER THIS CONTRACT IN EXISTING AREAS IN WHICH THE OWNER'S WORK IS BEING PERFORMED, THE CONTRACTOR SHALL ADVISE THE ARCHITECT AND THE OWNER RELATIVE TO THIS REQUIREMENT AND SHALL FOLLOW CLOSELY THE DIRECTIVE ISSUED BY THE ARCHITECT INSOFAR AS TIME AND PROCEDURE ARE CONCERNED. THE CONTRACTOR SHALL INCLUDE IN HIS BID ALL PREMIUM TIME TO WHICH HE MAY BE SUBJECTED FOR PERFORMING WORK IN SUCH PROCEDURE AND AT SUCH TIMES AS MAY BE NECESSARY TO CAUSE THE LEAST INTERFERENCE WITH THE OPERATIONS OF THE OWNER.

11. ALL INTERRUPTION OF ELECTRICAL POWER SHALL BE KEPT TO A MINIMUM. HOWEVER, WHEN AN INTERRUPTION IS NECESSARY, THE SHUTDOWN MUST BE COORDINATED WITH THE OWNER AND ARCHITECT 14 CALENDAR DAYS PRIOR TO THE OUTAGE. ANY OVERTIME PAY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. WORK IN EXISTING SWITCHBOARDS OR PANELBOARDS SHALL BE COORDINATED WITH THE OWNER PRIOR TO REMOVING ACCESS PANELS OR DOORS.

12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY POWER FACILITIES AND CONNECTIONS FOR ALL FEEDERS OR SYSTEMS BEING DISCONNECTED IN ORDER TO MAINTAIN SYSTEMS IN OPERATION OR WHERE SAID FEEDERS OR SYSTEMS REQUIRE EMERGENCY STANDBY POWER.

13. SHOP DRAWINGS SHALL BE SUBMITTED WITHIN THIRTY DAYS AFTER AWARD OF THE CONTRACT. THE CONTRACTOR SHALL SUBMIT FIVE COPIES OF A COMPLETE LIST OF MATERIALS AND EQUIPMENT INCLUDING MANUFACTURER AND MODEL NUMBER PROPOSED FOR THE JOB. SHOP DRAWINGS SHALL INCLUDE JOB DESCRIPTION, ARCHITECT AND ENGINEER IDENTIFICATION, AND ALL DATA WITH CAPACITIES, SIZES, DIMENSIONS, CATALOG NUMBERS, AND MANUFACTURER'S BROCHURES. SHOP DRAWINGS SHALL BE SUBMITTED FOR ITEMS LISTED IN SPECIFICATIONS. PARTIAL, INCOMPLETE, OR UNBOUND SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL SHOP DRAWINGS AND SUBMITTALS WHICH ARE TO BE REVIEWED WITHIN FIFTEEN CALENDAR DAYS OF CONTRACT AWARD.

14. AFTER ALL REQUIREMENTS OF THE SPECIFICATIONS AND/OR THE DRAWINGS HAVE BEEN FULLY COMPLETED, REPRESENTATIVES OF THE OWNER WILL INSPECT THE WORK. THE CONTRACTOR SHALL PROVIDE COMPETENT PERSONNEL TO DEMONSTRATE THE OPERATION OF ANY ITEM OR SYSTEM TO THE FULL SATISFACTION OF EACH REPRESENTATIVE. FINAL ACCEPTANCE OF THE WORK WILL BE MADE BY THE OWNER AFTER RECEIPT OF APPROVAL AND RECOMMENDATION OF ACCEPTANCE FROM EACH REPRESENTATIVE.

15. THE CONTRACTOR SHALL FURNISH A ONE YEAR WRITTEN GUARANTEE OF MATERIALS AND WORKMANSHIP FROM THE DATE OF SUBstantial COMPLETION.

16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND TO COORDINATE WITH THE MECHANICAL, FIRE PROTECTION AND PLUMBING DRAWINGS FOR DUCTS, LINES AND EQUIPMENT.

17. ALL EQUIPMENT MOUNTED ON ROOF FOR CONNECTION OF HVAC EQUIPMENT SHALL BE MOUNTED ON UNISTRUT STANDS UTILIZING APPROVED PITCH POCKETS, FLASHING, ETC.

18. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR.

19. COORDINATE WITH OTHER TRADES AS TO THE EXACT LOCATION OF THEIR RESPECTIVE EQUIPMENT. SUPPLY POWER AND MAKE CONNECTION TO MOTORS AND EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS AS INDICATED ON THE SINGLE LINE DIAGRAM, ELECTRICAL DRAWINGS, AND DRAWINGS OF OTHER TRADES. REVIEW THE DRAWINGS OF OTHER TRADES FOR CONTROL DIAGRAMS, SIZE AND LOCATION OF EQUIPMENT, DISCONNECT SWITCHES, STARTERS, WIRING, CONTROLS, AND CONDUIT FOR MECHANICAL AND PLUMBING OPERATIONS SHALL BE PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING MANUFACTURER'S SHOP DRAWINGS PRIOR TO ROUGHING IN ALL CONDUIT TO THIS EQUIPMENT.

20. EXACT METHOD AND LOCATION OF CONDUIT PENETRATION AND OPENINGS IN CONCRETE WALLS OR FLOORS OR STRUCTURAL STEEL MEMBERS SHALL BE AS DIRECTED BY THE STRUCTURAL ENGINEER. PERFORM CORING, SAWCUTTING, PATCHING, AND REFINISHING OF EXISTING WALLS AND SURFACES WHEREVER IT IS NECESSARY TO PENETRATE. OPENINGS SHALL BE SEALED IN AN APPROVED METHOD TO MEET THE FIRE RATING OF THE PARTICULAR WALL, FLOOR OR CEILING. EXACT METHOD AND LOCATIONS OF CONDUIT PENETRATIONS AND OPENINGS IN CONCRETE WALLS OR FLOORS SHALL BE UL APPROVED.

21. CONNECTIONS TO VIBRATING EQUIPMENT AND SEISMIC SEPARATIONS:  
LIQUID-TIGHT FLEXIBLE STEEL CONDUIT IN DRY INTERIOR LOCATIONS.  
LIQUID TIGHT FLEXIBLE STEEL CONDUIT IN AREAS EXPOSED TO WEATHER, DAMP LOCATIONS, CONNECTIONS TO TRANSFORMER ENCLOSURES AND FINAL CONNECTIONS TO MOTORS.

PROVIDE SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR IN FLEXIBLE CONDUIT RUNS. MAXIMUM LENGTH SHALL BE SIX FEET UNLESS OTHERWISE NOTED.

22. EQUIPMENT OUTLETS, LIGHTING FIXTURES, CONDUIT, WIRE, AND CONNECTION METHODS IN HVAC AIR-PLenums SHALL BE APPROVED FOR USE IN PLENUMS AND SHALL CONFORM TO THE CEC.

23. ROUTE EXPOSED CONDUIT AND CONDUIT ABOVE ACCESSIBLE CEILING SPACES PARALLEL AND PERPENDICULAR TO WALLS AND ADJACENT PIPING. ARRANGE CONDUIT TO MAINTAIN HEADROOM AND TO PRESENT A NEAT APPEARANCE.

24. CONDUIT SHALL NOT BE INSTALLED IN ANY FLOOR SLAB. CONDUIT SHALL BE INSTALLED CONCEALED IN THE CEILING SPACE, CONCEALED IN WALLS, OR 18" BELOW BOTTOM SLAB ON GRADE UNLESS NOTED OTHERWISE.

25. THE CONTRACTOR SHALL STRATEGICALLY LOCATE BOXES, ETC., IN AN ACCESSIBLE CEILING SPACE OR PROVIDE AN ACCESS PANEL FOR INACCESSIBLE CEILING SYSTEMS.

26. COORDINATE REQUIRED ACCESS DOORS IN NON-ACCESSIBLE CEILINGS TO SUIT FIELD CONDITIONS. THE EXACT SIZES AND PHYSICAL LOCATIONS SHALL SUIT ACCESSIBILITY AND CONSTRUCTION CONDITIONS. ACCESS DOORS SHALL BE PROVIDED IN OTHER SECTIONS OF THE SPECIFICATIONS. ACCESS DOORS SHALL HAVE A FIRE RATING EQUAL TO THE CEILING ASSEMBLY IN WHICH THEY ARE INSTALLED.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAWCUTTING, TRENCHING, BACKFILLING, COMPACTION AND PATCHING OF CONCRETE AND ASPHALT AS REQUIRED TO PERFORM HIS WORK. ATTENTION IS CALLED TO THE FACT THAT THERE ARE EXISTING UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN TRENCHING FOR HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER AND APPROVED REPAIR OF ANY AND ALL DAMAGES CAUSED BY HIM OR HIS WORK.

28. WHENEVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS), ARISES ON THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ARCHITECT/ENGINEER.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TYPE OF CEILING SYSTEMS AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTINGS IN SUBJECT CEILING. WHERE FIXTURES ARE RECESSED IN PLASTER OR DRYWALL CEILINGS, THEY SHALL BE COMPLETE WITH NECESSARY MOUNTING HARDWARE AND PLASTER FRAMES.

30. ALL RECESSED LIGHTING FIXTURES, SPEAKERS, RECEPTACLES, SWITCHES, ETC., MOUNTED IN THE FIRE RATED CEILINGS OR WALLS SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE CEILING OR WALL.

31. UTILITY PENETRATIONS OF ANY KIND IN FIRE AND SMOKE PARTITIONS AND CEILING ASSEMBLIES, SHALL BE FIRESTOPPED AND SEALED WITH AN APPROVED MATERIAL SECURELY INSTALLED.

STEEL ELECTRICAL OUTLET BOXES WHICH DO NOT EXCEED 16 SQUARE INCHES IN AREA, NEED NOT BE PROTECTED IN ONE HOUR OR TWO HOUR FIRE RATED WALLS, PARTITIONS, CEILINGS, OR AREA SEPARATION UNLESS THEY:

OCUR ON OPPOSITE SIDES OF THE WALL WITHIN 24 INCH HORIZONTAL DISTANCE OF ONE ANOTHER. IN THIS CASE, ONLY ONE OUTLET BOX NEED TO BE PROTECTED BY AN APPROVED FIRESTOP MATERIAL OR DETAIL TO CORRECT THIS CONDITION.

OCUR IN COMBINATION WITH OUTLET BOXES OF ANY SIZE SUCH THAT THE AGGREGATE AREA OF UNPROTECTED OUTLET BOXES EXCEEDS 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. IN THIS CASE, ONLY A SUFFICIENT NUMBER OF OUTLET BOXES NEED BE PROTECTED BY AN APPROVED MATERIAL OR DETAIL TO DECREASE THE AGGREGATE AREA OF UNPROTECTED UTILITY BOXES TO LESS THAN 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL.

STEEL ELECTRICAL OUTLET BOXES WHICH EXCEED 16 SQUARE INCHES IN AREA, AND ALL OTHER STEEL UTILITY OUTLET BOXES REGARDLESS OF SIZE, SHALL BE PROTECTED BY AN APPROVED FIRESTOP MATERIAL AS LISTED OR EQUAL.

FIRESTOPPING MATERIAL:  
MPP-1 MOLDBLAE PUTTY PADS  
3M CONCRETE PRODUCTS  
MINNEAPOLIS, MN

FSP FIRESTOP PUTTY PADS  
HEVI-DUTY NELSON PRODUCTS TULSA, OK

FLAMESAFE FSP 1077 FIRESTOP PADS  
INTERNATIONAL PROTECTIVE COATINGS  
OAKHURST, NJ

STEEL UTILITY BOXES WHICH EXCEED 100 SQUARE INCHES IN AREA SHALL BE PROTECTED BY ENCASEMENT.

UTILITY AND ELECTRICAL OUTLETS OR BOXES SHALL BE SECURELY FASTENED TO THE STUD OF FRAMING OF THE WALL, PARTITION OR CEILING ASSEMBLY. THE OPENING IN THE GYPSUM BOARD FACING SHALL BE CUT SO THAT THE CLEARANCE BETWEEN THE BOX AND THE GYPSUM BOARD DOES NOT EXCEED 1/8 INCH. IN SMOKE WALLS OR PARTITIONS, THE 1/8 INCH CLEARANCE SHALL BE FILLED WITH AN APPROVED FIRE-RATED SEALANT.

32. ARCHITECTURAL REFLECTED CEILING PLANS INDICATING THE LOCATION OF LIGHTING FIXTURES SHALL TAKE PRECEDENCE OVER THE LOCATIONS OF SAME SHOWN ON THE ELECTRICAL DRAWINGS. INSTALL THE LIGHTING FIXTURES IN ANY GIVEN AREA TO AGREE WITH THE REFLECTED CEILING PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

33. THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF LIGHTING FIXTURES LOCATED IN MECHANICAL EQUIPMENT SPACES AND PENTHOUSES SHALL BE COORDINATED IN THE FIELD BEFORE INSTALLATION TO AVOID INTERFERENCE WITH DUCTS, PIPING, AND OTHER MECHANICAL EQUIPMENT. WHEN LOCATIONS AND MOUNTING HEIGHTS ARE DETERMINED, OBTAIN APPROVAL FROM THE ARCHITECT.

34. LIGHT FIXTURE SUPPORT:

### SUSPENDED ACOUSTICAL CEILINGS:

HEAVY DUTY GRID SYSTEM: FLUSH OR RECESSED LIGHT FIXTURES WEIGHING LESS THAN 56 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM. IN ADDITION, THEY SHALL HAVE A MINIMUM OF TWO 12 GAUGE SLACK SAFETY WIRES ATTACHED TO THE FIXTURE AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FOOT BY 4 FOOT LIGHT FIXTURES SHALL HAVE SLACK SAFETY WIRES AT EACH CORNER.

ALL FLUSH OR RECESSED LIGHT FIXTURES WEIGHING 56 POUNDS OR MORE SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR TAUT 12 GAUGE WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE REGARDLESS OF THE TYPE OF CEILING GRID SYSTEM USED. THE FOUR TAUT 12 GAUGES WIRES INCLUDING THEIR ATTACHMENT TO THE STRUCTURE ABOVE SHALL BE CAPABLE OF SUPPORTING FOUR TIMES THE WEIGHT OF THE UNIT.

INTERMEDIATE DUTY GRID SYSTEM: ALL FIXTURES SUPPORTED ON INTERMEDIATE DUTY GRID SYSTEMS SHALL BE INDEPENDENTLY SUPPORTED BY NOT LESS THAN FOUR TAUT 12 GAUGE WIRES EACH ATTACHED TO THE FIXTURE AND TO THE STRUCTURE ABOVE.

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

PENDANT MOUNTED FIXTURES: SUPPORT PENDANT MOUNTED LIGHT FIXTURES DIRECTLY FROM THE STRUCTURE ABOVE WITH HANGER WIRES OR CABLES PASSING THROUGH EACH PENDANT HANGER, AND CAPABLE OF SUPPORTING FOUR TIMES THE WEIGHT OF THE FIXTURE.

### SUSPENDED DRYWALL CEILINGS:

ALL RECESSED OR DROP-IN LIGHT FIXTURES SHALL BE SUPPORTED DIRECTLY BY MAIN RUNNERS OR BY SUPPLEMENTAL FRAMING WHICH IS SUPPORTED BY MAIN RUNNERS. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE CEILING CONTRACTOR TO PROVIDE APPROPRIATE FRAMING AND LOCATION FOR FIXTURES.

SURFACE MOUNTED FIXTURES SHALL BE ATTACHED TO A MAIN RUNNER WITH A POSITIVE CLAMPING DEVICE MADE OF MATERIAL WITH A MINIMUM OF 14 GAUGE. ROTATIONAL SPRING CATCHES SHALL NOT BE ALLOWED.

EXISTING CEILING FIXTURES REMOVED TO ACCOMPLISH THE WORK SHALL BE REINSTALLED AS FOR NEW WORK.

35. REFER TO SINGLE LINE DIAGRAM AND FEEDER SCHEDULES FOR CONDUIT AND CONDUCTOR SIZE TO PANELS, TRANSFORMERS, MECHANICAL AND PLUMBING EQUIPMENT, ETC. CONDUIT RUNS MAY NOT BE SHOWN ON DRAWINGS, BUT ARE PART OF THIS CONTRACT.

36. STRAIGHT FEEDER, BRANCH CIRCUIT, AND CONDUIT RUNS SHALL BE PROVIDED WITH SUFFICIENT PULL BOXES OR JUNCTION BOXES TO LIMIT THE MAXIMUM LENGTH OF ANY SINGLE CABLE PULL TO 100 FEET. PULL BOXES SHALL BE SIZED PER CODE OR AS INDICATED ON DRAWINGS. LOCATIONS SHALL BE DETERMINED IN THE FIELD OR AS INDICATED ON THE DRAWINGS.

37. MAXIMUM NUMBER OF CONDUCTORS IN OUTLET OR JUNCTION BOXES SHALL CONFORM TO THE 2017 NATIONAL ELECTRICAL CODE, ARTICLE 314.16(A) BUT IN NO CASE SHALL CONTAIN MORE THAN THE FOLLOWING NUMBER OF #12 AWG CONDUCTORS FOR THE SIZE OF BOX INDICATED. THE MINIMUM SIZE OUTLET OR JUNCTION BOX PERMITTED IN A WALL IS FOUR INCHES SQUARE BY 1-1/2 INCHES DEEP.

SQ. BY 1-1/2" D	=	9	CONDUCTORS
SQ. BY 2-1/8" D	=	13	CONDUCTORS
SQ. BY 1-1/2" D	=	11	CONDUCTORS
SQ. BY 2-1/8" D	=	18	CONDUCTORS

ALL OUTLET BOXES CONTAINING MORE THAN ONE DEVICE SHALL BE GANGED. TWO DEVICES DOUBLE GANGED, MINIMUM.

38. WHERE MULTI-HOMERUNS ARE INDICATED ON DRAWINGS INDICATING THE SAME PANELBOARD CIRCUIT NUMBER, PROVIDE JUNCTION BOX ABOVE ACCESSIBLE CEILING AND ROUTE ONE SET OF WIRES TO CIRCUIT BREAKERS.

39. THE NUMERALS SHOWN AT TOP OF LIGHT FIXTURE IDENTIFICATION SYMBOLS INDICATING THE NUMBER OF LIGHT FIXTURES REQUIRED SHALL NOT BE USED BY THE CONTRACTOR FOR HIS QUANTITY TAKE-OFF AT BIDDING, NOR FOR DETERMINATION OF HOW MANY FIXTURES WILL BE INSTALLED. THE CONTRACTOR SHALL INSTALL A LIGHT FIXTURE WHEREVER A FIXTURE OUTLET IS SHOWN ON THE DRAWINGS.

40. RECESSED PANELS AND CABINETS SHALL HAVE FIVE SPARE 3/4 INCH CONDUITS STUBBED UP INTO AN ACCESSIBLE CEILING SPACE AND CAPPED UNLESS OTHERWISE NOTED.

41. IDENTIFICATION NAMEPLATES SHALL BE MICARTA 1/8 INCH THICK AND OF APPROVED SIZE WITH BEVELED EDGES AND ENGRAVED WHITE LETTERS A MINIMUM OF 1/4 INCH HIGH ON BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED FOR ALL CIRCUITS IN THE SERVICE DISTRIBUTION AND POWER DISTRIBUTION SWITCHBOARDS OR PANELBOARDS, MOTOR CONTROL CENTERS, LIGHTING DISTRIBUTION PANELBOARDS, SEPARATELY MOUNTED STARTING SWITCHES, DISCONNECTING SWITCHES, MOTOR CONTROL PUSH-BUTTON STATIONS, SELECTOR SWITCHES, TRANSFORMERS, TERMINAL CABINETS, TELEPHONE CABINETS, ETC. ALL NAMEPLATES SHALL BE ATTACHED WITH SCREWS, PULL BOXES, JUNCTION BOXES, AND DEVICE BOXES SHALL BE MARKED WITH A PERMANENT MARKER.

42. THE EXACT LOCATION OF ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS, DETAILS, OR SECTIONS PRIOR TO INSTALLATION. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE RECESSED IN WALLS UNLESS OTHERWISE NOTED. OUTLETS NOT INDICATED ON ARCHITECTURAL ELEVATIONS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO ROUGH-IN. UNLESS OTHERWISE NOTED, MOUNT ELECTRICAL DEVICES AT THE FOLLOWING HEIGHTS:

WALL SWITCH	+4'-0"	SET VERTICALLY TO TOP OF DEVICE
CONVENIENCE RECEPTACLE	+1'-6"	SET VERTICALLY TO CENTER OF DEVICE
TELEPHONE/DATA OUTLETS	+1'-6"	SET VERTICALLY TO CENTER OF DEVICE
OUTLETS AT COUNTERS	+6"	ABOVE COUNTERS WITHOUT SPLASHES OR CENTERED IN SPLASH SET HORIZONTALLY

REVIEW ARCHITECTURAL ELEVATIONS OF CASEWORK. OUTLETS MOUNTED ABOVE OR BELOW, OR ADJACENT TO CASEWORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS, PRIOR TO FINAL ROUGH-IN. ELECTRICAL DRAWINGS SHALL GOVERN NUMBER AND TYPE OF OUTLETS. HOWEVER, LOCATIONS SHALL BE AS INDICATED ON ARCHITECTURAL ELEVATIONS, PROVIDE CONDUIT, WIRES, AND OUTLETS FOR WORK REQUIRED IN CASEWORK INSTALLATIONS. REFERENCE ARCHITECTURAL DETAILS FOR METHOD OF ROUTING CONDUIT WITHIN CASEWORK CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT-OUTS IN TILE OR COUNTER SPLASHES WHERE RECEPTACLES, OUTLETS, ETC., OCCUR. PROVIDE BOX EXTENSIONS THROUGH ALL CASEWORK. FINISH FLUSH WITH FACE OF SPLASH, CABINET, ETC.

MOUNTING HEIGHTS OF ALL DEVICES AND EQUIPMENT ARE FROM FINISHED FLOOR TO CENTER OF DEVICES AND EQUIPMENT UNLESS OTHERWISE NOTED. BOXES INSTALLED IN LOCATIONS NOT APPROVED BY THE ARCHITECT SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

43. DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, OR MECHANICAL ITEMS OR FEATURES.

44. THE EQUIPMENT GROUNDING CONDUCTOR SHOWN ON CONDUIT RUNS SHALL RUN CONTINUOUS FROM PANEL TO LAST OUTLET. THIS WIRE SHALL BE PITGAILED IN EACH OUTLET FOR CONNECTION TO BOX AND DEVICE SO THAT IF DEVICE IS REMOVED, GROUND WILL NOT BE INTERRUPTED. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSULATED GREEN CONDUCTORS - ALTERNATE METHODS OF IDENTIFICATION SHALL NOT BE USED. CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER TO EXAMINE CONDUCTOR INSTALLATION PRIOR TO INSTALLATION OF DEVICES.

45. REFERENCE ARCHITECTURE AND STRUCTURAL DRAWINGS FOR HOUSEKEEPING PADS.

46. FURNISH AND INSTALL POWER DISTRIBUTION PANELBOARDS AS INDICATED ON THE DRAWINGS. PANELBOARDS SHALL COMPLY WITH NEMA STANDARD FOR PANELBOARDS AND FEDERAL SPECIFICATION W-P-115A. PANELBOARDS SHALL BE COMPLETE WITH COPPER BUS BARS AND 40 DEGREE CELSIUS THERMAL MAGNETIC BOLT-ON TYPE CIRCUIT BREAKERS AS INDICATED ON DRAWINGS. PANELBOARDS SHALL BE SQUARE D OR EQUAL BY SIEMENS, ITE, WESTINGHOUSE, OR GENERAL ELECTRIC.

47. RECEPTACLES SHALL BE SPECIFICATION GRADE, 20 AMP, NEMA 5-20R GROUNDING TYPE HUBBELL #8300, OR EQUAL BY PASS & SEYMOUR OR GENERAL ELECTRIC. COLOR SHALL BE SELECTED BY ARCHITECT.

48. SWITCHES SHALL BE 20 AMP, 120/277 VOLT RATED SILENT TYPE SPECIFICATION GRADE HUBBELL OR EQUAL BY PASS & SEYMOUR OR GENERAL ELECTRIC. COLOR SHALL BE SELECTED BY ARCHITECT.

49. DEVICE PLATES SHALL BE NYLON FOR THE NUMBER OF GANGS AND TYPE OF OPENINGS NECESSARY, HUBBELL OR EQUAL BY PASS & SEYMOUR OR GENERAL ELECTRIC. COLOR SHALL BE SELECTED BY ARCHITECT. PLATES SHALL BE ENGRAVED WITH PANEL AND CIRCUIT NUMBER.

50. RIGID GALVANIZED STEEL CONDUIT SHALL BE FULL WEIGHT TRADED TYPE ALUMINUM OR STEEL. ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN WALLS OR CEILING SPACES WHERE NOT SUBJECT TO MECHANICAL DAMAGE. PVC SCHEDULE 40 MAY BE INSTALLED BENEATH SLAB OR BELOW GRADE. FLEXIBLE STEEL CONDUIT MAY BE USED AT FIXTURE AND OUTLET CONNECTIONS WITH NO RUNS LONGER THAN SIX FEET. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS.

51. RIGID GALVANIZED STEEL CONDUIT FITTINGS SHALL BE THREADED AND THOROUGHLY GALVANIZED. ELECTRICAL METALLIC TUBING (EMT) CONDUIT FITTINGS SHALL BE STEEL, RAINHTIGHT THREADLESS COMPRESSION TYPE. DIE CAST, SET SCREW, OR INDENTER TYPES ARE NOT ACCEPTABLE. FLEXIBLE STEEL CONDUIT FITTINGS SHALL BE MALLEABLE IRON CLAMP, SQUEEZE TYPE OR STEEL TWIST-IN TYPE WITH INSULATED THROAT. SET SCREW TYPE IS NOT ACCEPTABLE.

52. FOR SMALL AC MOTORS NOT HAVING BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE MANUAL MOTOR STARTERS WITH OVERLOAD HEATED ELEMENTS SIZED TO THE NAMEPLATE CURRENT RATING OF THE MOTOR. SMALL AC MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION, PROVIDE A HORSEPOWER RATED TOGGLE TYPE DISCONNECT SWITCH.

53. SAFETY SWITCHES SHALL BE HEAVY DUTY NEMA TYPE HD BY SQUARE D, SIEMENS, GENERAL ELECTRIC OR WESTINGHOUSE. SWITCHES SHALL BE RATED FOR THE NUMBER OF POLES, VOLTAGE, CURRENT AND HORSEPOWER RATING AS REQUIRED. PROVIDE FUSE PROTECTION BASED ON THE MOTOR NAMEPLATE RATING.

54. TERMINAL CABINETS SHALL BE GALVANIZED CODE SHEET STEEL, FLUSH OR SURFACE MOUNTED AS INDICATED ON THE DRAWINGS, OF IDENTICAL MANUFACTURE AS BRANCH CIRCUIT PANELS. FLUSH MOUNTED CABINETS SHALL BE PRIMED AND PAINTED. FINISH COLOR AS SELECTED BY ARCHITECT.

55. ALL CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM SIZE, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, 75 DEGREES CELSIUS WET AND 90 DEGREES CELSIUS DRY AND UL LISTED UNLESS NOTED OTHERWISE. CONDUCTORS #12 AWG AND SMALLER SHALL BE SOLID. CONDUCTORS # 10 AWG AND LARGER SHALL BE STRANDED.

56. JUNCTION AND PULL BOXES: FOR INTERIOR DRY LOCATIONS, BOXES SHALL BE GALVANIZED ONE-PIECE, DRAWN STEEL, KNOCKOUT TYPE WITH REMOVABLE MACHINE SCREW SECURED COVERS, FOR OUTSIDE, DAMP, OR SURFACE LOCATIONS, BOXES SHALL BE HEAVY CAST ALUMINUM OR CAST IRON WITH REMOVABLE, GASKETED, NON-FERROUS MACHINE SCREW SECURED COVERS. BOXES SHALL BE SIZED FOR THE NUMBER AND SIZES OF CONDUCTORS AND CONDUIT ENTERING THE BOX AND EQUIPPED WITH PLASTER EXTENSION RINGS WHERE REQUIRED. BOXES SHALL BE LABELED TO INDICATE PANEL AND CIRCUIT NUMBER, OR TYPE OF SIGNAL OR COMMUNICATIONS SYSTEM.

57. BALLASTS FOR THE LIGHTING SHALL BE AS FOLLOWS:

- a. FLUORESCENT LAMP BALLASTS:
  - ENERGY EFFICIENT, ELECTRONIC UL LISTED, CLASS P, COMPLYING WITH ANSI C82.11.
  - COMPATIBLE WITH LAMPS QUANTITIES.
  - POWER FACTOR, 0.95 OR HIGHER.
  - THERMAL HARMONIC DISTORTION RATING, LESS THAN 10%
  - BALLAST FACTOR, 0.85 OR HIGHER
  - SOUND RATINGS: A FOR 430 MA AND 265 MA; B FOR 800 MA AND C FOR 1500 MA.
  - ACCEPTABLE MANUFACTURERS: OSRAM/SYLVANIA, MAGNETIC, ADVANCE.

- b. FLUORESCENT LAMP DIMMING BALLASTS:
  - DIMMING CAPABILITY (1% OR 5%) AS SPECIFIED IN FIXTURE SCHEDULE.
  - COMPATIBILITY: CERTIFIED BY MANUFACTURER FOR USE WITH SPECIFIC DIMMING SYSTEM.
  - ACCEPTABLE MANUFACTURERS: ASRAM/SYLVANIA, LUTRON OR ADVANCE.

58. LAMPS:

- a. ENERGY EFFICIENT, ELECTRONIC UL LISTED, CLASS P, COMPLYING WITH ANSI C82.11.
  - COMPATIBLE WITH LAMPS QUANTITIES.
  - POWER FACTOR, 0.95 OR HIGHER.
  - THERMAL HARMONIC DISTORTION RATING, LESS THAN 10%
  - BALLAST FACTOR, 0.85 OR HIGHER
  - SOUND RATINGS: A FOR 430 MA AND 265 MA; B FOR 800 MA AND C FOR 1500 MA.
  - ACCEPTABLE MANUFACTURERS: OSRAM/SYLVANIA, MAGNETIC, ADVANCE.

- b. FLUORESCENT LAMP DIMMING BALLASTS:
  - DIMMING CAPABILITY (1% OR 5%) AS SPECIFIED IN FIXTURE SCHEDULE.
  - COMPATIBILITY: CERTIFIED BY MANUFACTURER FOR USE WITH SPECIFIC DIMMING SYSTEM.
  - ACCEPTABLE MANUFACTURERS: ASRAM/SYLVANIA, LUTRON OR ADVANCE.

59. WHERE LIGHTING FIXTURES REQUIRE THE USE OF ACRYLIC PLASTIC LENSES, THEY SHALL BE 100 PERCENT VIRGIN ACRYLIC THERMOPLASTIC NOT LESS THAN 0.125 INCHES THICK WITH AN UNPENETRATED DEPTH OF NOT LESS THAN 0.045 INCHES EQUAL TO KSH-K12 UNLESS NOTED OTHERWISE.

60. INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BE STARTED UNTIL DETAILED PLANS, SPECIFICATIONS AND ENGINEERING CALCULATIONS HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT IN GENERAL CHARGE OF DESIGN AND THE SIGNATURE OF THE ARCHITECT OR PROFESSIONAL ENGINEER WHO HAS BEEN DELEGATED RESPONSIBILITY COVERING THE WORK SHOWN ON A PARTICULAR PLAN OR SPECIFICATION, AND APPROVED BY FIRE MARSHALL. THE FIRE ALARM SYSTEM INDICATED IN THESE DRAWINGS SHALL BE USED FOR BIDDING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS TO FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION. SYSTEM SHALL MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

61. EVERY CIRCUIT AND CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, AND SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE SUFFICIENT DETAIL TO ALLOW EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD, AND LOCATED AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD.

62. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED OR CERTIFIED BY THE AHJ RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.  
63. ALL SERVICE FEEDERS OR BRANCH CIRCUITS SUPPLYING A BUILDING SHALL HAVE COMMON GROUNDING ELECTRODE SYSTEM, 250.58.  
64. ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SHALL BE BONDED TOGETHER, 250.122.  
65. ALL EQUIPMENT FASTENED IN PLACE OR CONNECTED BY PERMANENT WIRING METHOD SHALL BE GROUNDED, 250.110 & 112.

### GENERAL NOTE:

COORDINATE WORK WITH ALL TRADES AT THE SITE. COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER OF RECORD.

ELECTRICAL SHEET INDEX	
Sheet #	Sheet Name
E0.1	ELECTRICAL GENERAL NOTES
E0.2	ELECTRICAL LEGEND AND NOTES
E0.3	ELECTRICAL SPECIFICATIONS
E0.4	ELECTRICAL SPECIFICATIONS
E0.5	ELECTRICAL SPECIFICATIONS
E1.1	OVERALL ELECTRICAL SITE POWER PLAN
E1.2	OVERALL ELECTRICAL SITE LIGHTING PLAN
E2.1	ELECTRICAL POWER BLDG 1 FLOOR PLAN</

## ELECTRICAL POWER GENERAL NOTES

- A. REMOVE ALL UNUSED CABLING, WIRE AND CONDUIT IN THIS SPACE. TERMINATE CONDUITS OUTSIDE ELECTRICAL ROOM WITH A JUNCTION BOX. TURN BREAKER OFF AND UPDATE PANEL DIRECTORY TO INDICATE SPARE BREAKER AND DATE OF CHANGE.
- B. COORDINATE LOCATIONS OF ALL DEVICES AND JUNCTION BOXES WITH THE EQUIPMENT INSTALLER.
- C. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE CIRCUITS (3 PHASE WIRES, 1-NEUTRAL + 1-GROUND) IN A COMMON CONDUIT, EXCEPT WHERE SPECIFICALLY NOTED AND ALLOWED. WHERE MORE THAN THREE CURRENT CARRYING CONDUCTORS (EXAMPLE: 3 PHASE WIRES + 1 CURRENT CARRYING NEUTRAL CONDUCTOR) ARE INSTALLED IN A COMMON CONDUIT, THE AMPACITY OF ALL CURRENT-CARRYING CONDUCTORS SHALL BE DERATED PER 2017 NEC ARTICLE 310-15 (B)(2)(a).
- EXAMPLE: (6) 20AMP CKTS WITH 8 CURRENT CARRYING WIRES IN A COMMON CONDUIT MUST USE MINIMUM #10 WIRE 70% X 35A = 24.5 AMPS. PROVIDE COMMON TRIP BREAKERS FOR MULTIWIRE CIRCUITS PER 2017 ARTICLE 210.4 (B).
- D. ALL WORK PERFORMED IN THE BUILDING SHALL COMPLY WITH BUILDING MANAGEMENT CONTRACTOR RULES AND REGULATIONS.
- E. ALL ELECTRICAL DEVICES, PENETRATIONS AND EQUIPMENT LOCATED WITHIN IDENTIFIED CLASSIFIED HAZARDOUS SPACES/AREAS SHALL BE PROVIDED AND INSTALLED PER SPECIFIED NEC CLASS & DIVISION SPACE SPECIFICATIONS AND REQUIREMENTS (CLASS 1, DIVISION 2 SPACE).

## ELECTRICAL GENERAL NOTES

### APPLIES TO ALL SHEETS:

- A. ALL ABANDONED CABLES AND CONDUIT MUST BE REMOVED BACK TO SOURCE.
- B. ELECTRICAL PANEL SCHEDULES MUST BE LABELED ACCORDING TO THE DRAWINGS.
- C. ELECTRICAL PANEL SCHEDULES MUST BE COMPUTER GENERATED OR TYPEWRITTEN TO INCLUDE OFFICE AREA SERVED AND PLACED ON THE ELECTRICAL PANEL COVER.
- D. ALL ELECTRICAL BOXES LOCATED ABOVE THE PLENUM MUST HAVE A COVER ON THEM, TO INCLUDE J-BOX, GUTTER BOXES, ETC.
- E. ALL FLOOR PENETRATIONS MUST BE PROPERLY SEALED.
- F. PHONE/DATA CABLE SHALL BE INSTALLED IN A NEAT AND PROFESSIONAL APPEARANCE AND BE LABELED WITH THE EQUIPMENT IT FEEDS, WHERE THE RUN STARTS AND FINISHES AND THE VENDOR RESPONSIBLE FOR THE INSTALLATION.
- G. FLEXIBLE METAL CONDUIT IS **NOT** PERMITTED BEYOND **15 FEET** IN LENGTH.
- H. IT SHALL BE NOTED THAT ALL CIRCUITS WITHIN THE SUITE SHALL BE CIRCUIT TRACED TO ENSURE NONE ARE FED FROM A PANEL THAT IS BEING METERED BY ANOTHER TENANT.
- I. PROVIDE IECC COMPLIANCE CALCULATION/REPORT AS PART OF THIS SUBMITTAL FOR PERMIT.
- J. CONTRACTOR SHALL REFERENCE AND FOLLOW ALL BUILDING RULES AND REGULATIONS.

NOTE: GENERAL NOTES, LEGEND, DETAILS SHOWN AS APPLICABLE

## LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER CATALOG #	LAMP QTY. & TYPE	FIXTURE WATTAGE	VOLTS	DESCRIPTION
A	LITHONIA LIGHTING LDN6 AL02 SWW1 L06 AR TRW LSS	LED 3500K, 80CRI	19	120	6" RECESSED LED DOWNLIGHT FOR THE OFFICE/GREATROOM/KITCHEN
B	LITHONIA LIGHTING LDN4 AL03 SWW1 L04 AR TRW LSS	LED 3500K, 80CRI	13	120	4" RECESSED LED DOWNLIGHT FOR THE BEDROOMS/HALLWAY
C	LITHONIA LIGHTING FMVTRL	1/LED 3000K, 90CRI	33.3	120	VANITY LIGHTS FOR THE RESTROOM
D	LITHONIA LIGHTING FMLRL 11 14840 M4	1/LED 4000K, 80CRI	16	120	SURFACE MOUNTED LED LIGHT FOR THE UTILITY/ENTRY
SL	LITHONIA LIGHTING ZL1N L49 3000LM	1/LED 3000K, 80CRI	25	120	STRIP LED LIGHTING FOR THE GREAT ROOM/KITCHEN
E	LITHONIA LIGHTING 0LLWU LED P1	LED 4000K, 80CRI	14	120	WALL SCONCE FOR THE EXTERIOR WALL
X	LITHONIA LIGHTING EXRG EL M6	LED	1	120	EM EXIT SIGN

### LIGHTING FIXTURE NOTES: (AS APPLICABLE)

- COORDINATE LIGHT FIXTURE LOCATION AND MOUNTING WITH OTHER EQUIPMENT AND ARCHITECTURAL ELEVATIONS.
- INSTALL ALL WALL AND SURFACE MOUNTED EXIT SIGN FIXTURES AT THE LOCATION INDICATED AND PROVIDE FACES AND ARROWS AS INDICATED.
- JUNCTION BOXES SHALL BE PROVIDED FOR ALL EXIT FIXTURES UNLESS FIXTURES ARE APPROVED FOR THROUGH WIRING.
- SUPPORT LAY-IN TYPE LIGHT FIXTURES INDEPENDENT OF GRID.
- LIGHT FIXTURES TO BE PROVIDED WITH BALLASTS HAVING LESS THAN 10% TOTAL HARMONIC DISTORTION
- CONTRACTOR SHALL PROVIDE ALL LAMPS, ACCESSORIES AND MOUNTING HARDWARE AS REQUIRED.
- CONTRACTOR SHALL VERIFY EXACT FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
- CONTRACTOR SHALL VERIFY CEILING TYPES AND PROVIDE TRIMS AND ACCESSORIES AS REQUIRED.

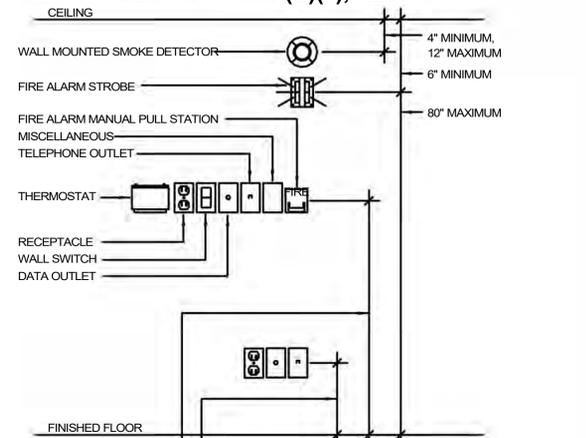
## ELECTRICAL LIGHTING GENERAL NOTES

- A. REFER TO ARCH. REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES. VERIFY FIXTURE AND CEILING COMPATIBILITY PRIOR TO ORDERING FIXTURES.
- B. FURNISH AND INSTALL SECURITY CLIPS ON ALL FOUR SIDES OF 2'X4', 2'X2' AND 1'X4' RECESSED FIXTURES. SEE GENERAL LIGHTING NOTE (LIGHTING FIXTURE SCHEDULE).
- C. CONNECT ALL EXIT LIGHTS TO UN-SWITCHED POWER AHEAD OF ALL LIGHT SWITCHES AND LIGHTING CONTROL PANEL. EXIT LIGHTS ARE SWITCHED AT PANEL ONLY.
- D. EXISTING FIXTURES: EXISTING FIXTURES INDICATED TO BE RE-USED SHALL BE CLEANED AND RE-LAMPED, E.C. TO EXAMINE CONDITION OF EXISTING BALLASTS. REPLACE IF NOISY AND/OR INOPERATIVE. ALL BALLASTS DATED BEFORE 1976 ARE PRESUMED TO CONTAIN PCB AND SHALL BE REMOVED BY E.C. DISPOSE OF SUCH BALLASTS IN STRICT COMPLIANCE WITH APPLICABLE FEDERAL AND STATE LAWS AND LOCAL ORDINANCES.
- FIXTURE NOT INDICATED FOR RE-USE SHALL BE DELIVERED TO A LOCATION TO BE SPECIFIED BY OWNER. DISPOSE OF SUCH FIXTURES IF NOT NEEDED BY OWNER.
- E. ALL FLUORESCENT FIXTURES W/ DOUBLE-ENDED LAMPS: PROVIDE A DISCONNECTING MEANS PER 2017 NEC ART 410.130(G).
- F. ALL WORK PERFORMED IN THE BUILDING SHALL COMPLY WITH BUILDING MANAGEMENT CONTRACTOR RULES AND REGULATIONS.
- G. CONTRACTOR SHALL REFERENCE AND FOLLOW ALL BUILDING RULES AND REGULATIONS.
- H. ALL ELECTRICAL DEVICES, PENETRATIONS AND EQUIPMENT LOCATED WITHIN IDENTIFIED CLASSIFIED HAZARDOUS SPACES/AREAS SHALL BE PROVIDED AND INSTALLED PER SPECIFIED NEC CLASS & DIVISION SPACE SPECIFICATIONS AND REQUIREMENTS (CLASS 1, DIVISION 2 SPACE).

## FIRE ALARM SYSTEM NOTES:

- FIRE ALARM SYSTEM CONSTRUCTION DOCUMENTS FOR THE SCOPE OF WORK INDICATED IN THIS PROJECT SHALL BE SUBMITTED, CA FOR APPROVAL PRIOR TO COMMENCING FIRE ALARM WORK AND THE INSTALLATION MUST BE APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION AFTER COMPLETION.
- FOR THE SPACE SHOWN, PROVIDE A NEW, PERMANENT COMPLETE FIRE ALARM SYSTEM AND SEQUENCE OF OPERATION. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS. REUSE ALL EXISTING DEVICES WHERE PRACTICAL, AND PROVIDE NEW DEVICES MATCHING EXISTING DEVICES WHERE NECESSARY. COORDINATE DEVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS. SUBMIT SHOP DRAWINGS AND SEQUENCE OF OPERATIONS TO ENGINEER FOR REVIEW.
  - ALL 120V, CIRCUITS REQUIRED FOR THE OPERATION OF THE FIRE ALARM SYSTEM SHALL BE INCLUDED. LOCATIONS OF ALL PANELS AND BOOSTERS SHALL BE COORDINATED WITH ARCHITECT. CONTRACTOR SHALL TEST THE SYSTEM IN THE PRESENCE OF LOCAL AUTHORITIES AND MAKE ALL REQUIRED MODIFICATIONS AND ADDITIONS TO THEIR DESIGN AT NO ADDITIONAL COST.
  - ALL WORK PERFORMED IN THE BUILDING SHALL COMPLY WITH BUILDING MANAGEMENT CONTRACTOR RULES AND REGULATIONS.

## PANEL CIRCUIT DIRECTORY TO COMPLY WITH SECTION 408.4, NEC W.P. COVER OF OUTLETS TO COMPLY WITH SECTION 406.8 (B)(1), NEC

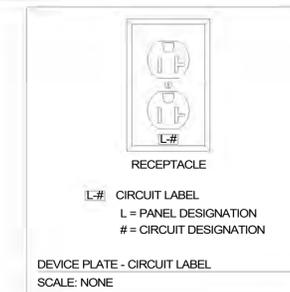


MOUNT THE FOLLOWING ABOVE FINISH FLOOR:  
OUTLETS: 15" TO 48"  
SWITCHES: 36" TO 48"  
THERMOSTATS: 36" TO 48"  
MEASURED FROM BOTTOM AND TOP OF BOXES RESPECTIVELY

## MOUNTING HEIGHT DETAIL

NOTE: ALL DEVICES SHOWN MAY NOT BE USED. DETAIL INDICATES TYPICAL MOUNTING HEIGHTS ONLY. MOUNTING HEIGHTS SHOWN ON THE ARCHITECT DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE. VERIFY EXACT MOUNTING HEIGHT REQUIRED WITH ARCHITECT AND INSTALL ACCORDINGLY.

APPLICABLE CODES: LATEST EDITION OF CODES ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO NFPA 72 NATIONAL FIRE ALARM CODE INTERNATIONAL BLDG CODE 2018



## VACANCY SENSOR LEGEND

- OS1 SENSOR SWITCH DUAL TECHNOLOGY WALL SENSOR SWITCH. MODEL #WSD PDT-WH. SENSOR SWITCH PROVIDES UP TO 400 SQ. FT. OF COVERAGE. 3-WIRE DEVICE, BLACK (HOT), WHITE (NEUTRAL) AND RED (LOAD). MAXIMUM LOAD 800W @ 120V, 1200W @ 277V
- OS2 SENSOR SWITCH DUAL TECHNOLOGY CEILING SENSOR. MODEL #CM PDT 10. PROVIDE APPROPRIATE SWITCH-PACK FROM SENSOR SWITCH. SENSOR PROVIDES UP TO 2,000 SQ. FT. OF COVERAGE. SWITCH-PACK AS REQUIRED.

## DIMMER SWITCH LEGEND

- D ONE WAY DIMMING: PROVIDE LUTRON #N1STV-DV-WH OR EQUAL.

## ELECTRICAL LEGEND

ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED IN THIS PROJECT

- 2' x 4' LIGHT FIXTURE. LETTER INDICATES TYPE.
- 2' x 2' LIGHT FIXTURE. LETTER INDICATES TYPE.
- 2' X 4' LIGHT FIXTURE WITH 90 MINUTE, MIN. 1100 LUMENS BATTERY PACK (NOTE: SIMILAR FOR 1' x 4' AND 2' x 2' FIXTURES)
- ⊕ ⊗ EXIT LIGHT. PROVIDE DIRECTIONAL CHEVRON(S) ARROW(S) AS INDICATED ON PLANS. CONNECT TO EMERGENCY CIRCUIT.
- \$ SINGLE POLE SWITCH
- \$3 THREE(3) WAY SWITCH
- ◇ CEILING MOUNTED OCCUPANCY SENSOR
- \$M MANUAL MOTOR STARTER WITH PROPER THERMAL ELEMENT INSTALLED.
- ⊕ DUPLX RECEPTACLE, 20AMP, 125VOLT, 2POLE, 3WIRE, GROUNDING TYPE, NEMA 5-20R (CM=CEILING MOUNT)
- ⊕ GFI GROUND FAULT INTERRUPTOR (GFI) DUPLX RECEPTACLE. SIMILAR TO DUPLX RECEPTACLE ABOVE. RECEPTACLE SHALL BE FULLY COMPLIANT TO THE LATEST UL 943 STANDARD. RECEPTACLE SHALL BE PROVIDED WITH AUTO-MONITORING (SELF-TEST) FUNCTION AND STATUS INDICATOR LIGHT (LEVITON SMART LOCK PRO OR EQUAL).
- ⊕ WP WEATHERPROOF (WP) DUPLX RECEPTACLE. SIMILAR TO DUPLX RECEPTACLE ABOVE.
- ⊕ DOUBLE (QUAD) DUPLX RECEPTACLE WITH COMMON COVER PLATE. SIMILAR TO DUPLX RECEPTACLE.
- ▽ TELEPHONE OUTLET. PROVIDE BACK BOX/COVER PLATE. INSTALL 3/4"C. WITH BUSHING AND PULL STRING, STUBBED TO ACCESSIBLE CEILING.
- ▽ DATA OUTLET. PROVIDE BACK BOX/COVER PLATE. INSTALL 3/4"C. WITH BUSHING AND PULL STRING, STUBBED TO ACCESSIBLE CEILING.
- ▽ COMBINATION TELEPHONE/DATA OUTLET. PROVIDE BACK BOX/COVER PLATE. INSTALL 3/4"C. WITH BUSHING AND PULL STRING, STUBBED TO ABOVE ACCESSIBLE CEILING.
- J JUNCTION BOX. (CM=CEILING MOUNT)
- ELECTRICAL PANEL BOARDS.
- DISCONNECT SWITCH. ALL SWITCHES SHALL BE HEAVY DUTY TYPE (E.G. 30A/3P/600/NF/NEMA 1)
- CONDUIT RUN CONCEALED IN WALL OR CEILING
- CONDUIT RUN CONCEALED IN FLOOR
- HOMERUN TO ELECTRICAL PANELBOARDS

### LEGEND NOTES:

THE WORD "PROVIDE" AS USED IN THESE DRAWINGS SHALL MEAN "MATERIALS AND LABOR FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR".

- MOUNTING HEIGHT OF ALL LIGHT SWITCHES, DIMMERS, RECEPTACLES, TELEPHONE, DATA AND SIGNAL OUTLETS SHALL BE IN ACCORDANCE WITH THE "AMERICAN WITH DISABILITIES ACT".
- RECEPTACLES, DIMMERS, ETC. (+18")
- RECEPTACLES, TELEPHONE, DATA, ETC. (+18")
- ALL MOUNTING HEIGHTS ARE MEASURED FROM FINISHED FLOOR TO CENTER OF DEVICE. MOUNTING HEIGHTS SHOWN ON THE ARCHITECT DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE. VERIFY EXACT MOUNTING HEIGHT REQUIRED WITH ARCHITECT AND INSTALL ACCORDINGLY.



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Project For : **A.P.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:



### REVISION LIST

NO.	DESCRIPTION

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

ELECTRICAL LEGEND  
AND NOTES

SHEET  
**E0.2**

DATE: 03/02/2021







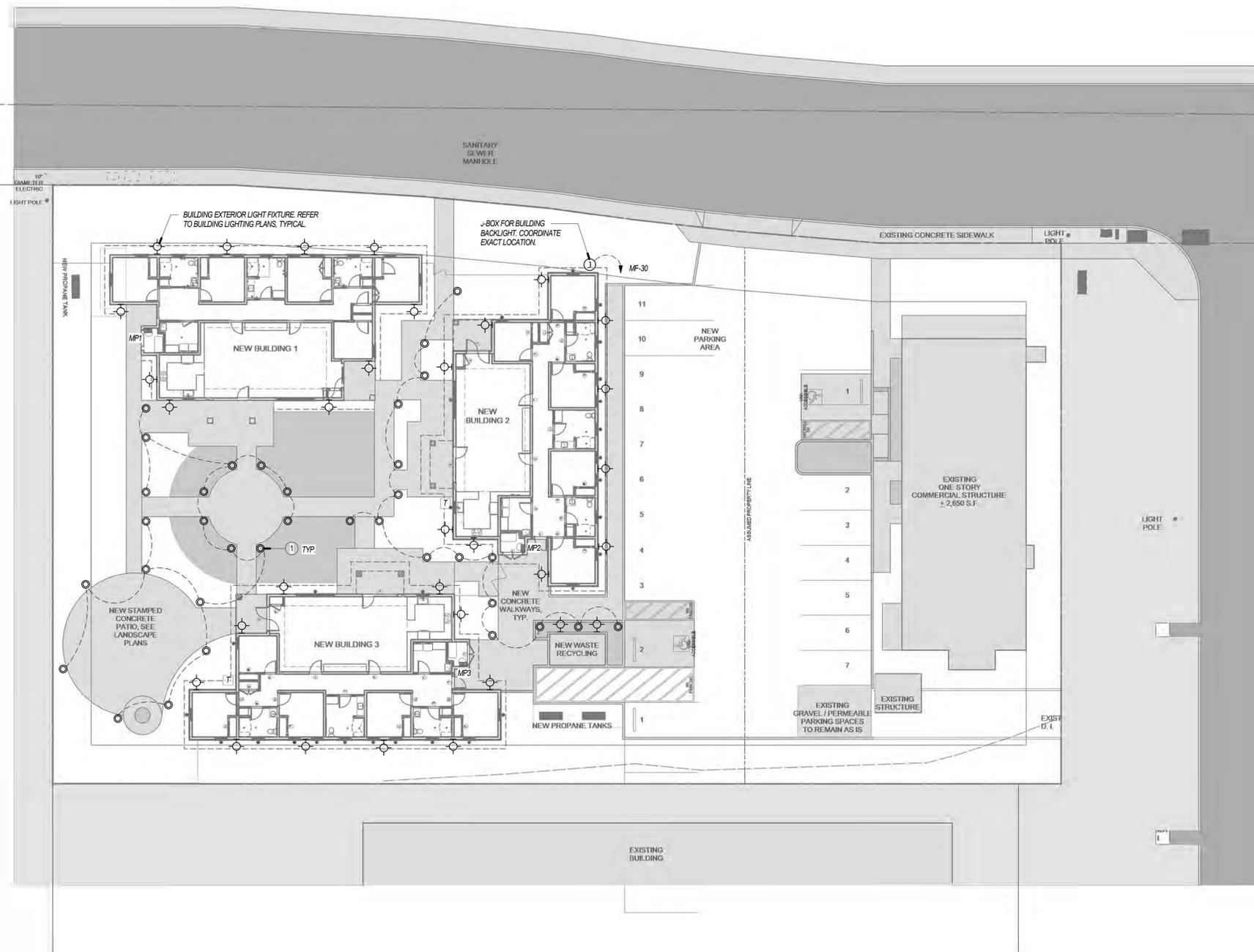


**SITE PLAN GENERAL NOTES (AS APPLICABLE)**

1. SEE GENERAL NOTES FOR ADDITIONAL COORDINATION REQUIREMENTS.
2. ALL ELECTRICAL SERVICE WORK SHALL BE PER UTILITY COMPANY CONSTRUCTION STANDARDS AND SPECIFICATIONS. PROVIDE CONDUIT SPACERS THROUGHOUT AND CONCRETE ENCASEMENT WHERE FEEDERS PASS UNDER DRIVEWAYS AND/OR PARKING LOTS.
3. ELECTRICAL UTILITIES SITE PLAN IS FOR REFERENCE ONLY. NO CONSTRUCTION IS TO BEGIN UNTIL FINAL UTILITY COMPANY PLANS ARE RECEIVED. UTILITY COMPANY DESIGN IS NOT AVAILABLE AT THIS TIME. ADDITIONAL WORK WILL BE REQUIRED.
4. ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT AND MISCELLANEOUS UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING COLORS WHERE SCREENING IS NOT APPLICABLE. COORDINATE WITH UTILITY PRIOR TO PAINTING.
5. ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH LIGHTING IS LOCATED.

**KEYNOTES:**

- ① ALL LANDSCAPE LIGHTING TO BE ROUTED TO THE NEAREST BUILDING MAIN PANEL SPARES THRU TIME CLOCK CONTROLLER, TYP.



OVERALL ELECTRICAL SITE LIGHTING PLAN 1/16" = 1'-0" 1



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PROFESSIONAL SEAL:

NO.	DATE	DESCRIPTION

**2020-285**  
CONTACT: RIVERSIDE ENGINEERING  
SCALE: AS NOTED

OVERALL ELECTRICAL SITE LIGHTING PLAN

SHEET  
**E1.2**

DATE: 03/02/2021



**Riverside Engineering**  
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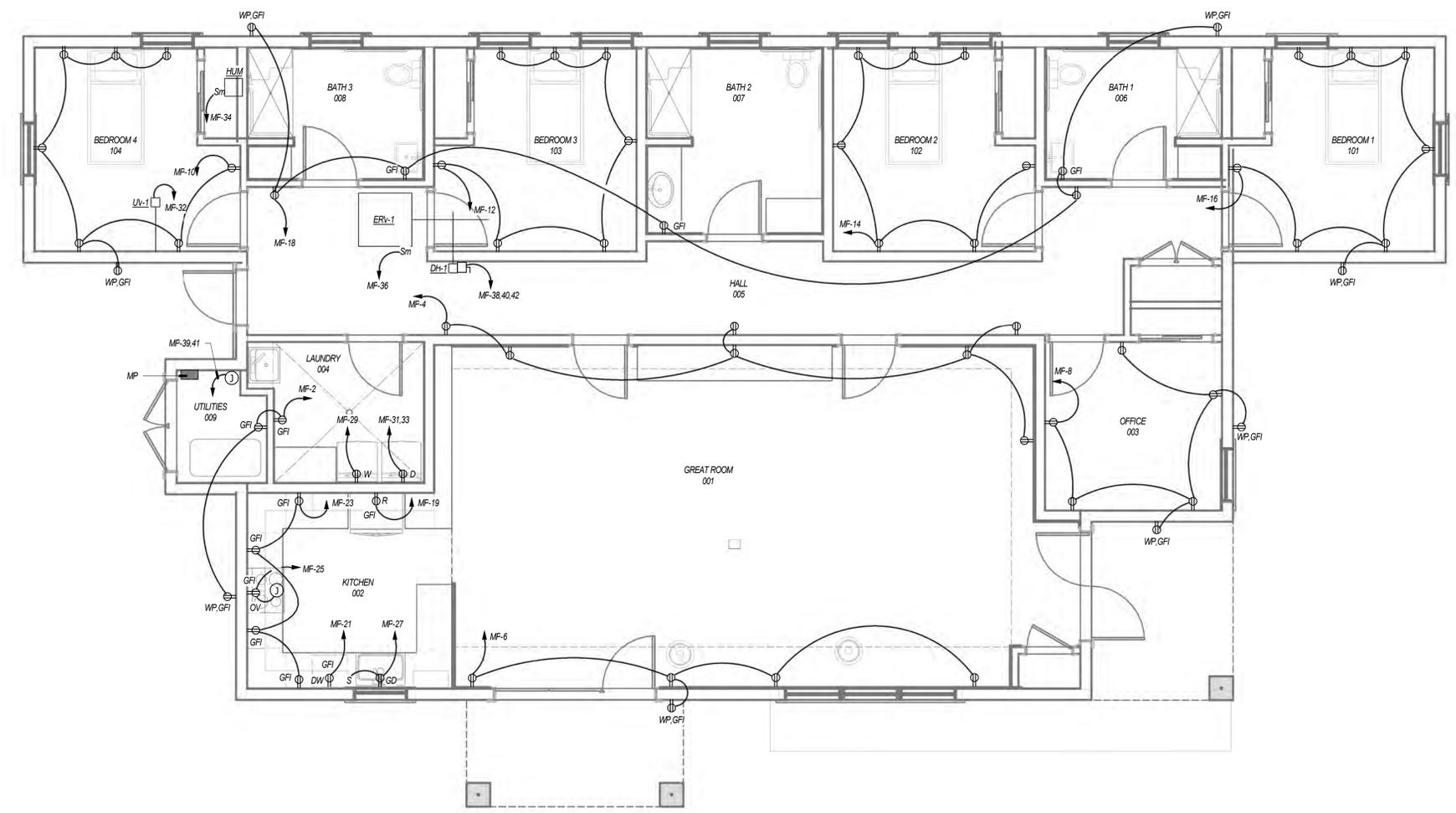
MECHANICAL  
ELECTRICAL  
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Voice: 888.401.7483  
Email: Info@Riv-Eng.com  
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11801 Pierce St. Ste. 200  
Riverside, California  
(By Appointment Only)

**POWER PLAN GENERAL NOTES  
(AS APPLICABLE)**

- REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT AND RELATED DEVICES, AND COORDINATE WITH MECHANICAL AND PLUMBING CONTRACTORS FOR POWER AND CONTROL CONNECTIONS PRIOR TO ROUGH IN.
- DEVICE AND RECEPTACLE LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY WITH ARCHITECTURAL DRAWINGS EXACT LOCATIONS AND MOUNTING HEIGHTS OF DEVICES AND ADDITIONAL DETAILS PRIOR TO ROUGH IN.
- NEW DEVICES SHALL BE FLUSH MOUNTED IN EXISTING WALLS, PROVIDE WALL CUTTING, PATCHING, AND PAINTING TO MATCH EXISTING. COORDINATE EXACT LOCATIONS AND WORK WITH ARCHITECTURAL DRAWINGS.
- PROVIDE UL APPROVED FIRESTOP SYSTEM AT THROUGH PENETRATIONS OF NEW AND EXISTING FIRE RATED WALLS AND FLOORS WITH BOTH "F" AND "T" RATINGS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY.
- PROVIDE CONCRETE CORES FOR CONDUIT ROUTING, VERTICAL CONDUIT SUPPORTS, AND UL LISTED FIRE STOPPING TO MAINTAIN FIRE RATING OF EXISTING FLOOR.
- INTERCEPT AND EXTEND EXISTING BRANCH CIRCUITS TO REMAIN TO AVAILABLE SPARE CIRCUITS. MATCH SIZE AND QUANTITY OF CONDUIT AND CONDUCTORS. FIELD VERIFY PRIOR TO COMMENCEMENT OF WORK.
- PROVIDE BACK BOXES AND CONDUITS FOR LOW VOLTAGE ACCESS CONTROL AND SECURITY SYSTEMS. REFER AND COORDINATE TO LOW VOLTAGE CONTRACTOR AND DESIGN DRAWINGS FOR LOCATIONS AND REQUIREMENTS.
- PROVIDE DISCONNECT SWITCH, WEATHERPROOF (AS REQUIRED), FUSIBLE OR NON-FUSIBLE, AND LIQUID TIGHT FLEX CONNECTION TO MECHANICAL EQUIPMENT. SIZED PER MANUFACTURER'S REQUIREMENTS.
- REFER TO UNIT PANEL SCHEDULE FOR CIRCUIT HOMERUN DESIGNATION. ELECTRICAL CONTRACTOR TO FIELD VERIFY EXISTING POWER OUTLET AND OR EQUIPMENT POWER CIRCUIT IF THEY ARE GOING TO BE RE-USED, IF NOT, PROVIDE NEW HOMERUN AS REQUIRED AND AS NECESSARY, TYPICAL TO ALL UNITS.

**ELECTRICAL NOTES**

- SMOKE ALARMS INTERCONNECTION ARE REQUIRED PER CBC SECTION 907.2.10.2.2 AND 907.2.10.5.
- MEANS OF EGRESS (EXCEPT DWELLING AND SLEEPING UNITS IN GROUP R-1, R-2, R-3 AND R-4) SHALL BE ILLUMINATED WHEN THE BUILDING SPACE IS OCCUPIED, CFC 1008.2. IN THE EVENT OF POWER SUPPLY FAILURE, AND EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS IN AREAS THAT REQUIRE TWO OR MORE EXITS, CFC 1008.3.
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES. SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT PROVIDES ILLUMINATION FOR NOT LESS THAN 90 MINUTES IN CASE PRIMARY POWER LOSS, CFC 1013.3 AND 1013.6.3.
- TEMPORARY WIRING IS ALLOWED FOR A PERIOD NOT TO EXCEED 90 DAYS. SUCH WIRING IS ALLOWED FOR LONGER PERIODS FOR CONSTRUCTION, REMODELLING OR REPAIR FOR BUILDINGS OR EQUIPMENT, CFC 604.9.
- EXTENSION CORDS AND FLEXIBLE CORDS SHALL NOT BE USED AS A SUBSTITUTE FOR PERMANENT WIRING, CFC 604.5.
- EXTENSION CORDS SHALL NOT BE AFFIXED TO STRUCTURES, EXTENDED THROUGH WALLS, CEILINGS OR FLOORS, OR UNDER DOORS OR FLOOR COVERINGS, NOR SHALL SUCH CORDS BE SUBJECT TO ENVIRONMENTAL DAMAGE OR PHYSICAL IMPACT, CFC 604.5.
- MULTI-PLUG ADAPTORS, SUCH AS CUBE ADAPTORS, UN-FUSED PLUG STRIPS OR OTHER SUCH DEVICES NOT COMPLYING WITH THE CEC SHALL BE PROHIBITED, CFC 604.4.
- RELOCATABLE POWER TAPS SHALL BE DIRECTLY CONNECTED TO A PERMANENTLY INSTALLED RECEPTACLE, CFC 604.4.2.
- APPLIANCE CORDS AND EXTENSION CORDS SHALL BE MAINTAINED IN GOOD CONDITION WITHOUT SPLICES, DETERIORATION OR DAMAGE, CFC 604.5.3.
- A WORKING SPACE OF NOT LESS THAN 30 INCHES IN WIDTH, 36 INCHES IN DEPTH AND 78 INCHES IN HEIGHT SHALL BE PROVIDED IN FRONT OF ELECTRICAL SERVICE EQUIPMENT. STORAGE IS PROHIBITED WITHIN THIS DESIGNATED WORKING SPACE, CFC 604.3.
- OPEN JUNCTION BOXES AND OPEN WIRING SPLICES SHALL BE PROHIBITED. APPROVED COVERS SHALL BE PROVIDED FOR ALL SWITCH AND ELECTRICAL OUTLET BOXES, CFC 604.6.
- RECEPTACLES SHALL BE 15" MINIMUM TO BOTTOM OF BOX AND SWITCHES SHALL BE 48" MAXIMUM TO TOP OF BOX ABOVE FINISH FLOOR.



ELECTRICAL POWER BLDG 1 FLOOR PLAN      1/4" = 1'-0"      1



Project No. : **AP.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**



REVISION LIST

NO.	DESCRIPTION

**2020-285**  
 CONTACT: RIVERSIDE ENGINEERING  
 SCALE: AS NOTED

ELECTRICAL POWER  
 BLDG 1 FLOOR PLAN

SHEET  
**E2.1**

DATE: 03/02/2021



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PROFESSIONAL SEAL:



REVISION LIST

NO.	DESCRIPTION

**2020-285**  
CONTACT: RIVERSIDE ENGINEERING  
SCALE: AS NOTED

ELECTRICAL  
LIGHTING BLDG 1  
PLAN

SHEET  
**E2.2**  
DATE: 03/02/2021

### LIGHTING PLAN GENERAL NOTES (AS APPLICABLE)

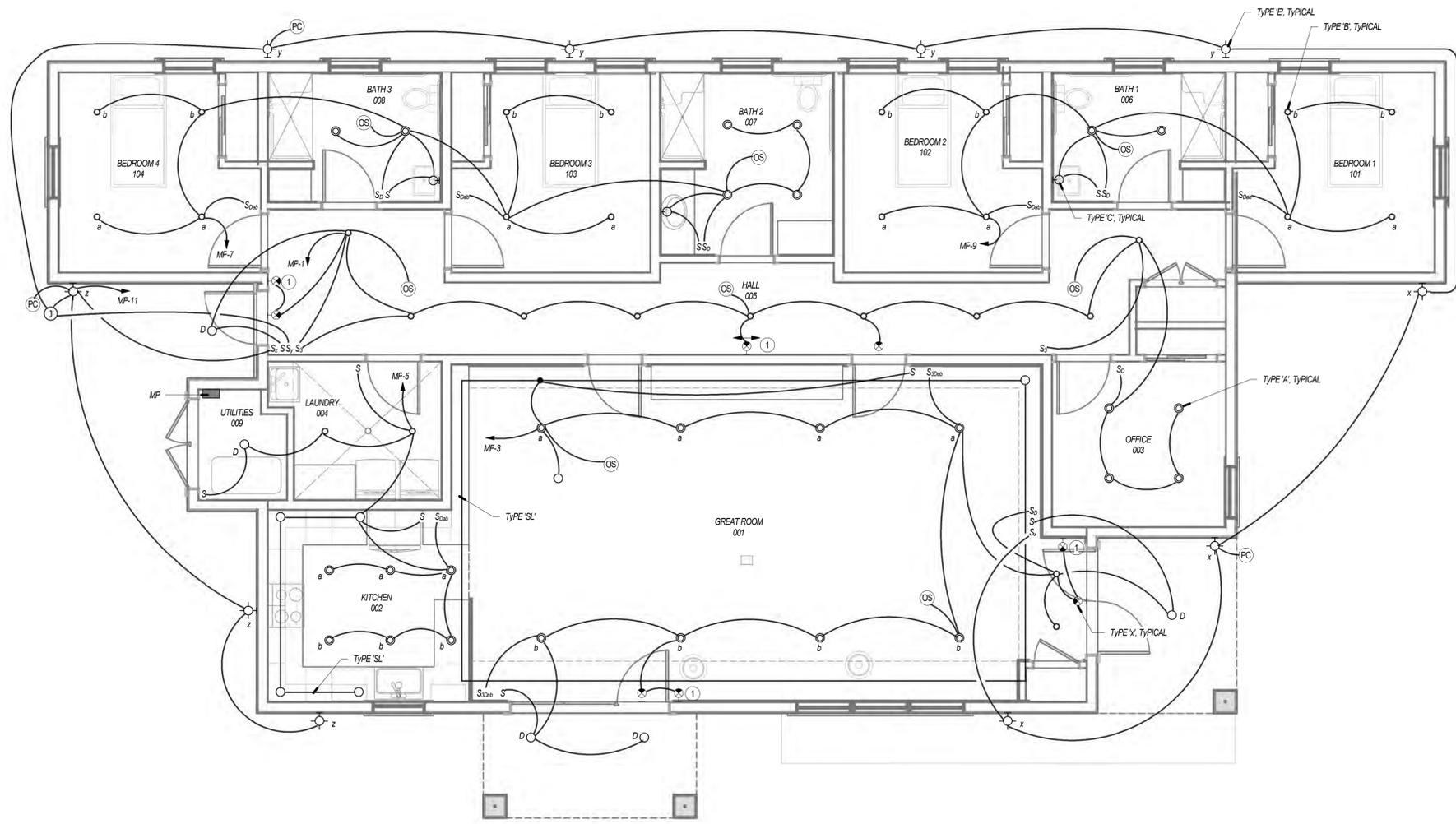
- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, FLOOR PLANS, AND ELEVATIONS FOR EXACT LIGHTING FIXTURE AND CONTROL DEVICE LOCATIONS, CEILING TYPES AND MOUNTING HEIGHTS.
- LIGHT FIXTURES SHOWN CIRCUITED DIRECTLY FROM LIGHTING BRANCH PANELBOARDS UNLESS OTHERWISE NOTED.
- EXIT SIGNS AND EGRESS LIGHTING FIXTURES PROVIDED WITH 90 MINUTE EMERGENCY BATTERY PACK AND UNSWITCHED 'HOT' FROM LIGHTING PANELBOARD FOR POWER FAILURE SENSING.
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### KEYNOTES

- FLOOR LEVEL EXIT SIGN. THE BOTTOM OF THE SIGN SHALL BE BETWEEN 6'-18" ABOVE THE FLOOR PER NFPA 101 LIFE SAFETY CODE REQUIREMENTS. CONTRACTOR SHALL FIELD COORDINATE AND VERIFY EXACT LOCATION AND MOUNTING REQUIREMENTS LOCATION WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN AND INSTALLATION.

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ELECTRICAL LIGHTING BLDG 1 FLOOR PLAN 1/4" = 1'-0" 1

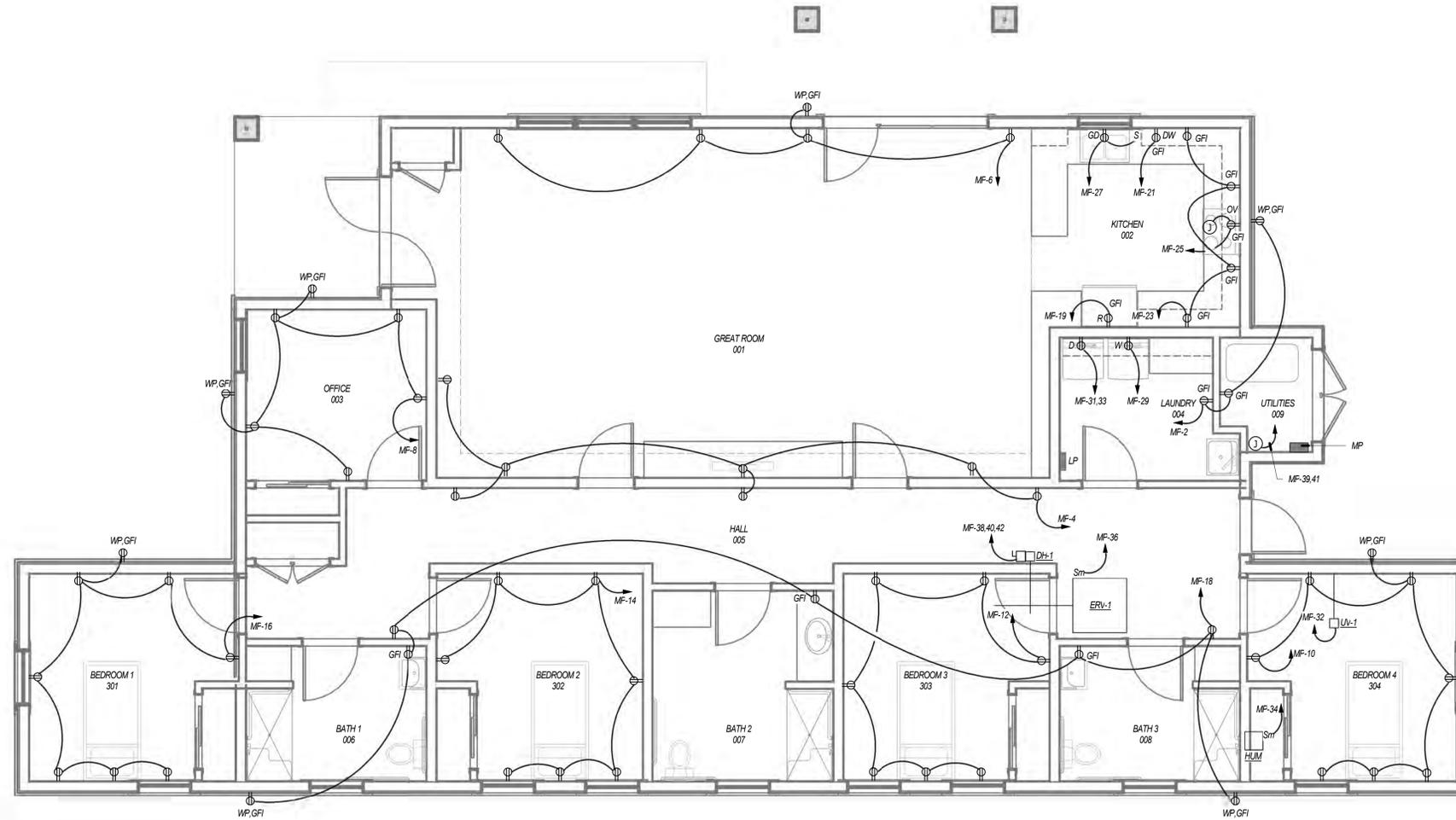


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ELECTRICAL POWER BLDG 3 FLOOR PLAN 1/4" = 1'-0" 1

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PROFESSIONAL SEAL:



REVISION LIST

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

ELECTRICAL POWER  
BLDG 3 FLOOR PLAN

SHEET

E2.5

DATE: 03/02/2021

## LIGHTING PLAN GENERAL NOTES (AS APPLICABLE)

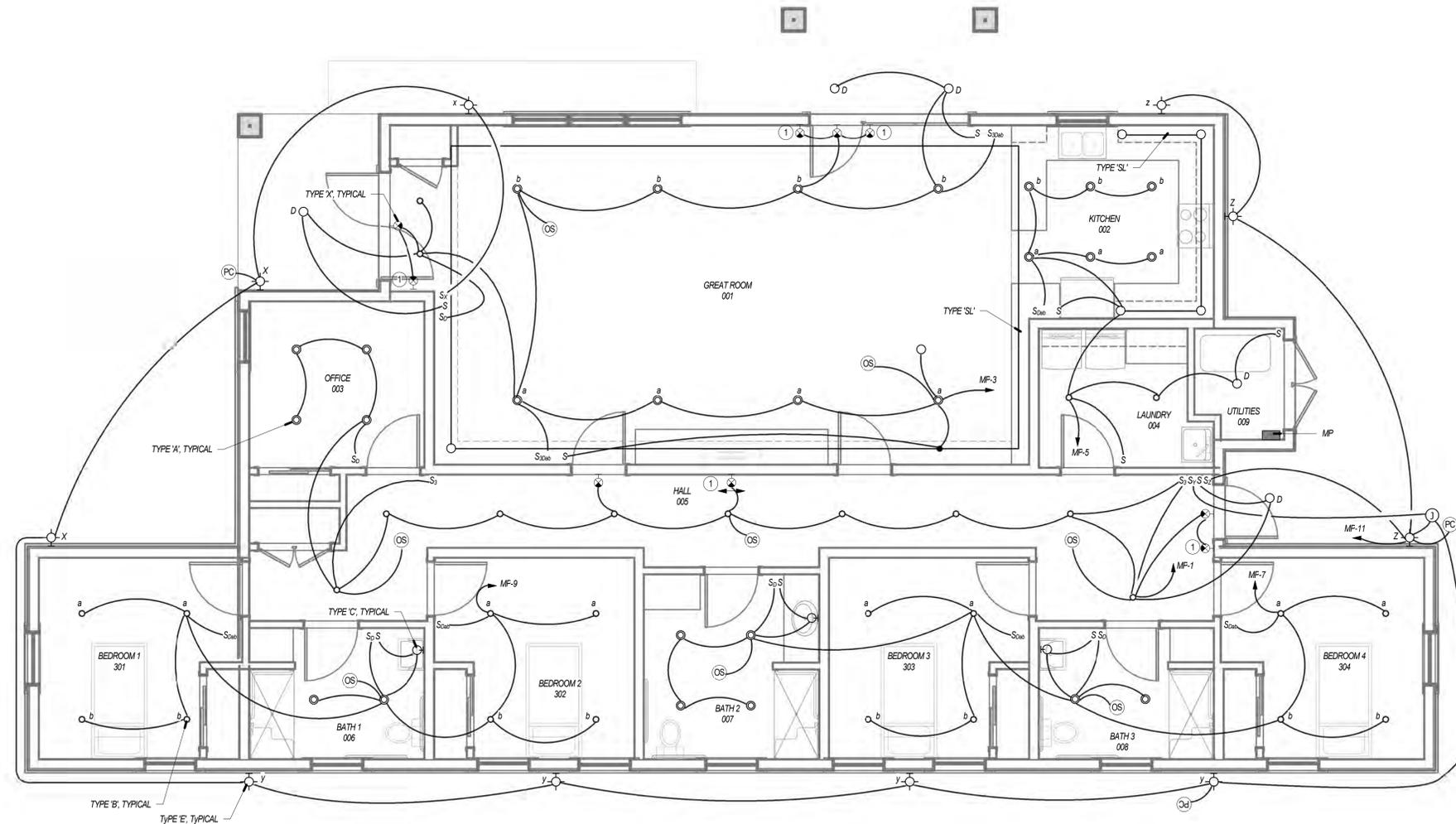
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ELECTRICAL LIGHTING BLDG 3 FLOOR PLAN 1/4" = 1'-0" 1

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ELECTRICAL  
LIGHTING BLDG 3  
PLAN

SHEET

E2.6

DATE: 03/02/2021

**PANEL "MP" (TYPICAL FOR BLDGS 1,2, AND 3)**

Mounting: RECESSED  
NEMA 3R NO. FEED THRU NO.  
DOUBLE LUG NO. 200% I.G. BUS NO.  
Voits: 208V/120V  
Phases: 3  
Wires: 3  
MAN BUS 250A  
A.I.C. 65,000

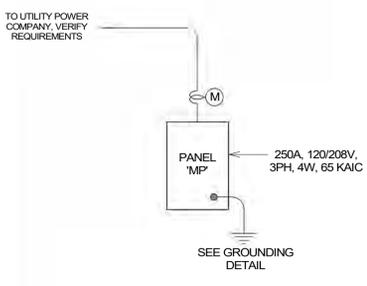
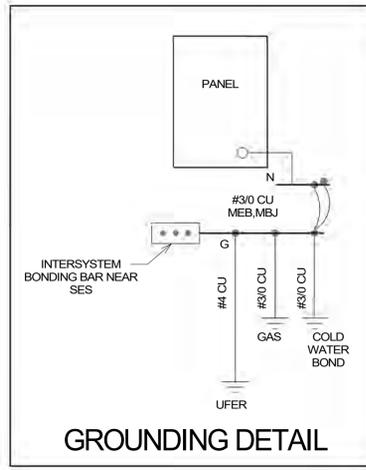
NO.	C	DESCRIPTION	TRIP AMPS	POLES	A			B			TRIP AMPS	DESCRIPTION	C	NO.		
					A	B	C	A	B	C						
L 1		HALLWAY/OFFICE LIGHTING (F202)	20A	1	700					540	1	20A	LAUNDRY 004/ELEC RM GEN RECEPT (F202)	2	R	
L 3		GREAT ROOM LIGHTING (F202)	25A	1			600			900	1	20A	GREAT RM/HALLWAY 002 GEN RECEPT (F202)	4	R	
L 5		KITCHEN/LAUNDRY LIGHTING (F202)	25A	1				400			900	1	20A	GREAT ROOM RECEPT 001 (F202)	6	R
L 7		BEDROOM 1/BATH LIGHTING, AFCl (F202)	25A	1			600			1080	1	20A	OFFICE 003 RECEPT (F202)	8	R	
L 9		BEDROOM 12/BATH LIGHTING, AFCl (F202)	25A	1			600			1080	1	20A	BEDROOM 4 GEN RECEPT, AFCl (F202)	10	R	
L 11		EXTERIOR LIGHTING (F202)	25A	1				500			1080	1	20A	BEDROOM 3 GEN RECEPT, AFCl (F202)	12	R
L 13		SPARE	25A	1						1080	1	20A	BEDROOM 2 GEN RECEPT, AFCl (F202)	14	R	
L 15		SPARE	25A	1						1080	1	20A	BEDROOM 1 GEN RECEPT, AFCl (F202)	16	R	
L 17		SPARE	25A	1						900	1	20A	HALLWAY/BATH RECEPT (F202)	18	R	
K 19		REFRIGERATOR/FREEZER (F202)	25A	1	1000						1	20A	SPARE	20	R	
K 21		DISHWASHER (F202)	25A	1		1000					1	20A	SPARE	22	R	
R 23		SMALL APPLIANCE GFI RECEPT (F202)	25A	1			1080				1	20A	SPARE	24	R	
K 25		ELECTRIC OVEN (F202)	25A	1	1500						1	20A	SPARE	26	R	
K 27		GARBAGE DISPOSAL (F202)	25A	1		800			500		1	20A	TIME CLOCK (F202)	28	P	
K 29		WASHER (F202)	25A	1			1200			600	1	20A	BACKLIT LIGHT (THRU TIME CLOCK) (F202)	30	L	
K 31		DRYER (F202)	25A	2	1200			180			1	20A	TV LIGHTS (F202)	32	L	
K 33		SPARE							1300		1	25A	DEHUMIDIFIER (F202)	34	N	
L 35		SPARE	25A	1					1500		1	20A	ERV-1 (F202)	36	M	
L 37		SPARE	25A	1					10000		3	100A	DH-1 (F1003)	38	C	
C 39		WATER HEATER (F302)	35A	1			2200			10000				40	C	
C 41		SPARE												42	C	

TOTAL LOAD DEMAND:	19455	23563	23740	82%	PERCENT BALANCE
TOTAL DEMAND AMPS:	162 A	198 A	198 A		

LOAD CLASSIFICATION	CONNECTED LOAD	DEMAND FACTOR	ESTIMATED DEMAND	PANEL LOADS
CONTINUOUS LOAD = C	34400	125%	43000	
KITCHEN EQUIPMENT LOAD = K	7950	85%	5155	TOTAL CONN. LOAD (VA) 59500
LIGHTING LOAD = L	4180	125%	5225	TOTAL EST. DEMAND (VA) 66755
MOTOR LOAD = M	1500	100%	1875	TOTAL CONN. (AMPS) 185
NON-CONTINUOUS LOAD = N	1300	100%	1300	TOTAL EST. DEMAND (AMPS) 185
PANEL LOAD = P	500	100%	500	
RECEPTAC.E LOAD = R	9720	100%	9720	

**PANEL SCHEDULE NOTES:**

- PROVIDE LOCK-ON DEVICE.
- PROVIDE LOCK-OFF DEVICE.
- CIRCUIT BREAKER CONTROLLED BY ANSUL SYSTEM. REFER TO HOOD FIRE SYSTEM INTERLOCK DIAGRAM.
- PROVIDE GFCI TYPE DEVICE.
- PROVIDE A RED CIRCUIT BREAKER.
- PROVIDE A NEW BREAKER TO EXISTING TYPE AND A.I.C. RATING IN PANEL.
- PROVIDE "HACR" TYPE CIRCUIT BREAKER FOR HVAC EQUIPMENT.
- PROVIDE PHOTOCELL AND TIME CLOCK LOCK WITH RELAYS FOR EXTERIOR LIGHTING CONTROL. REFER TO EXTERIOR LIGHTING CONTROL DIAGRAM.
- EXISTING BREAKER.
- CIRCUIT MADE AVAILABLE THROUGH DEMOLITION.



**ELECTRICAL SINGLE LINE DIAGRAM** N.T.S 1  
(TYPICAL FOR BLDGS 1,2, AND 3)

**SINGLE LINE DIAGRAM GENERAL NOTES (AS APPLICABLE)**

- FIELD VERIFY MINIMUM AIC RATINGS OF EXISTING ELECTRICAL EQUIPMENTS.
- ADJUST CIRCUITING ON PANELBOARDS AS REQUIRED TO MAINTAIN MAXIMUM 10% LOAD IMBALANCE.
- PROVIDE A COMPLETE TYPED DIRECTORY IN EACH PANELBOARD TO INCLUDE EXISTING LOADS TO REMAIN AS WELL AS NEW LOADS. DIRECTORY SHALL INDICATE EQUIPMENT NAME AND/OR ROOM NUMBER OF EQUIPMENT OR DEVICES FOR BOTH NEW AND EXISTING LOADS PER NEC 408.4.
- PANELBOARDS IDENTIFICATION LABEL SHALL INCLUDE THE NAME WHERE POWER SUPPLY ORIGINATES PER NEC 408.4.
- CIRCUIT BREAKERS SERVING FIRE ALARM SYSTEM PANELS AND POWER SUPPLIES SHALL BE IDENTIFIED AS FIRE ALARM, PROVIDED WITH LOCK ON DEVICE, AND HAVE A RED COLORED HANDLE OR PAINTED RED.
- FIELD VERIFY AVAILABLE FAULT CURRENT AT SERVICE ENTRANCE WITH UTILITY COMPANY PRIOR TO PROCUREMENT OF ELECTRICAL DISTRIBUTION EQUIPMENT AND VERIFY MINIMUM FAULT INTERRUPTING RATINGS OF MAIN SWITCHBOARD AND BRANCH PANELBOARD.
- ALL OVERCURRENT DEVICES IN AN INDIVIDUAL PIECE OF EQUIPMENT SHALL HAVE AN AIC RATING EQUAL TO THE OVERALL RATING OF THE EQUIPMENT.
- ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.
- ALL SERVICE ENTRANCE EQUIPMENT, SWITCHBOARDS, DISTRIBUTION BOARDS, AND PANELBOARDS RATED AT 400AMPS OR GREATER, SHALL BE PROVIDED WITH A MAIN OVERCURRENT DEVICE AND BUSSING RATED AT 100% CONTINUOUS OPERATION.
- ALL BRANCH OR FEEDER CIRCUIT OVER CURRENT DEVICES RATED AT 400AMPS OR HIGHER SHALL BE RATED FOR 100%

**COPPER FEEDER SCHEDULE**

3PH, 3W, w/ GROUND

FEEDER	AMPS	CONDUIT	CONDUCTOR	GROUND
F203	20	3/4"C	3#12	#12
F303	30	3/4"C	3#10	#10
F403	40	3/4"C	3#8	#10
F503	50	1"C	3#6	#10
F603	60	1"C	3#4	#10
F703	70	1"C	3#4	#8
F803	80	1-1/4"C	3#2	#8
F903	90	1-1/4"C	3#2	#8
F1003	100	1-1/4"C	3#1	#8
F1253	125	1-1/2"C	3#1/0	#6
F1503	150	1-1/2"C	3#1/0	#6
F1753	175	1-1/2"C	3#2/0	#6
F2003	200	2"C	3#3/0	#6
F2253	225	2-1/2"C	3#4/0	#4
F2503	250	2-1/2"C	3#250KCMIL	#4
F4003	400	4"C	3#500KCMIL	#2
F6003	600	(2) 3"C	3#350KCMIL	#1
F8003	800	(2) 4"C	3#500KCMIL	#1/0
F10003	1000	(3) 3"C	3#500KCMIL	#3/0
F12003	1200	(4) 3"C	3#350KCMIL	#3/0
F16003	1600	(5) 3"C	3#500KCMIL	#4/0
F20003	2000	(5) 4"C	3#600KCMIL	250KCMIL
F30003	3000	(8) 3"C	3#500KCMIL	500KCMIL
F40003	4000	(10) 4"C	3#600KCMIL	500KCMIL

**COPPER FEEDER SCHEDULE**

3PH, 4W, w/ GROUND

FEEDER	AMPS	CONDUIT	CONDUCTOR	GROUND
F204	20	3/4"C	4#12	#12
F304	30	3/4"C	4#10	#10
F404	40	1"C	4#6	#10
F504	50	3/4"C	4#8	#10
F604	60	1"C	4#4	#10
F704	70	1-1/4"C	4#4	#8
F804	80	1-1/4"C	4#2	#8
F904	90	1-1/4"C	4#2	#8
F1004	100	1-1/2"C	4#1	#8
F1254	125	2"C	4#1/0	#6
F1504	150	2"C	4#1/0	#6
F1754	175	2"C	4#2/0	#6
F2004	200	2"C	4#3/0	#6
F2254	225	2-1/2"C	4#4/0	#4
F2504	250	3"C	4#250KCMIL	#4
F4004	400	4"C	4#500KCMIL	#2
F6004	600	(2) 3"C	4#350KCMIL	#1
F8004	800	(2) 4"C	4#500KCMIL	#1/0
F10004	1000	(3) 4"C	4#500KCMIL	#3/0
F12004	1200	(4) 3"C	4#350KCMIL	#3/0
F16004	1600	(5) 4"C	4#500KCMIL	#4/0
F20004	2000	(5) 5"C	4#600KCMIL	250KCMIL
F30004	3000	(8) 5"C	4#500KCMIL	500KCMIL
F40004	4000	(10) 5"C	4#600KCMIL	500KCMIL

**COPPER FEEDER SCHEDULE**

1PH, 2W, w/ GROUND

FEEDER	AMPS	CONDUIT	CONDUCTOR	GROUND
F202	20	3/4"C	2#12	#12
F302	30	3/4"C	2#10	#10
F402	40	3/4"C	2#8	#10
F502	50	1"C	2#6	#10
F602	60	1"C	2#4	#10
F702	70	1"C	2#4	#8
F802	80	1-1/4"C	2#2	#8
F902	90	1-1/4"C	2#2	#8
F1002	100	1-1/4"C	2#1	#8

**Riverside Engineering**  
CONSULTING ENGINEERS

**MECHANICAL ELECTRICAL PLUMBING ENERGY CONSULTANTS**

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Riverside, California  
(By Appointment Only)

Project For : **A.P.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:

**REVISION LIST**

NO.	DATE	DESCRIPTION

**2020-285**  
CONTACT: RIVERSIDE ENGINEERING  
SCALE: AS NOTED  
ELECTRICAL SINGLE LINE DIAGRAM AND LOAD CALCULATIONS

SHEET  
**E4.1**  
DATE: 03/02/2021

**LITHONIA LIGHTING**

**FOR OFFICE, RESTROOM, GREAT ROOM**

**LDN6 SWITCHABLE**

**6" OPEN**  
New Construction Downlight

**FEATURES & SPECIFICATIONS**  
**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Galvanized steel mounting/driver frame, galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with universal bar hangers provide 3-1/4" total adjustment. Two common beam angles: 34° and 10°. Available for straight through-wire or cable. Capacity: 3.6A, 4.8A, 6A, 12A, 18A, 24A, 30A, 36A, 42A, 48A, 54A, 60A, 66A, 72A, 78A, 84A, 90A, 96A, 102A, 108A, 114A, 120A, 126A, 132A, 138A, 144A, 150A, 156A, 162A, 168A, 174A, 180A, 186A, 192A, 198A, 204A, 210A, 216A, 222A, 228A, 234A, 240A, 246A, 252A, 258A, 264A, 270A, 276A, 282A, 288A, 294A, 300A, 306A, 312A, 318A, 324A, 330A, 336A, 342A, 348A, 354A, 360A, 366A, 372A, 378A, 384A, 390A, 396A, 402A, 408A, 414A, 420A, 426A, 432A, 438A, 444A, 450A, 456A, 462A, 468A, 474A, 480A, 486A, 492A, 498A, 504A, 510A, 516A, 522A, 528A, 534A, 540A, 546A, 552A, 558A, 564A, 570A, 576A, 582A, 588A, 594A, 600A, 606A, 612A, 618A, 624A, 630A, 636A, 642A, 648A, 654A, 660A, 666A, 672A, 678A, 684A, 690A, 696A, 702A, 708A, 714A, 720A, 726A, 732A, 738A, 744A, 750A, 756A, 762A, 768A, 774A, 780A, 786A, 792A, 798A, 804A, 810A, 816A, 822A, 828A, 834A, 840A, 846A, 852A, 858A, 864A, 870A, 876A, 882A, 888A, 894A, 900A, 906A, 912A, 918A, 924A, 930A, 936A, 942A, 948A, 954A, 960A, 966A, 972A, 978A, 984A, 990A, 996A, 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STATE OF CALIFORNIA  
**Indoor Lighting**  
 NRCC-LTI-E (Revised 04/21) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 1 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**A. GENERAL INFORMATION**

01 Project Location (city): FORT BRAGG 04 Total Conditioned Floor Area (ft²): 2,125  
 02 Climate Zone: 1 05 Total Unconditioned Floor Area (ft²):  
 03 Occupancy Types Within Project (select all that apply): 06 # of Stories (Habitable Above Grade):  
 Office  Retail  Warehouse  Home/Motel  School  Support Areas  
 Parking Garage  High-Rise Residential  Relocatable  Healthcare  Other (write in): ELDERLY CARE FACILITY

**B. PROJECT SCOPE**

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6(a) or §140.6(b) for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work: 01 My Project Consists of (check all that apply): 02 Calculation Method: 03 Area (ft²): 04 Calculation Method: 05 Area (ft²)  
 New Lighting System 2,125  
 Altered Lighting System

**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.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b).	Allowed Lighting Power per §140.6(b) (Watts)				Adjusted Lighting Power per §140.6(a) (Watts)			Compliance Results
	01	02	03	04	05	06	07	
Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)25 (+)	Tailored §140.6(c)13 (+)	Total Allowed (Watts)	Total Designed (Watts)	Adjustments PAF Control Credits §140.6(a)2 (-)	Total Adjusted (Watts) *Includes Adjustments	05 Must be ≥ 08 §140.6
Conditioned:	(See Table I)	(See Table I)	(See Table J)	1,647.8	(See Table F)	(See Table P)	1,192.9	COMPLIES
Unconditioned:	1,647.8				1,192.9		1,192.9	

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**L. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS**

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(d). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used.

Conditioned Spaces	01		02		03		04		05		06	
	Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustment	PAF	Area Category	PAF	Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)
OFFICE	Office (≤ 250 square feet)	0.7	91	63.7								
KITCHEN	Kitchen, Food Preparation	0.95	121	114.95								
LAUNDRY/UTILITY	Laundry	0.45	104	46.8								
BEDROOM	Hospital - Patient Rm	0.55	472	259.6								
RESTROOM	Restroom (Low Vision)	0.8	241	192.8								
GREAT ROOM	Multipurpose Rm (Low Vision)	0.95	621	589.95								
HALLWAY	Corridor (Low Vision)	0.8	475	380								
			TOTAL:	2,125	1,647.8							See Tables J or P for detail

**J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM**  
 This Section Does Not Apply

**K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE**  
 This Section Does Not Apply

**L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY**  
 This Section Does Not Apply

**M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING**  
 This Section Does Not Apply

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**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**

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

Documentation Author Name: DOUG GATICA Documentation Author Signature: DOUG GATICA  
 Company: RIVERSIDE ENGINEERING Signature Date: 5/26/2021  
 Address: 11801 PIERCE STREET SUITE 200 CEA/HERS Certification Identification (if applicable):  
 City/State/Zip: RIVERSIDE, CA 92505 Phone: 888.401.7483

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**

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

- The information provided on this Certificate of Compliance is true and correct.
- 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).
- 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.
- 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.
- 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 building provides to the building owner at occupancy.

Responsible Designer Name: EDWARD BORDEN III Responsible Designer Signature: \_\_\_\_\_  
 Company: RIVERSIDE ENGINEERING Date Signed: 5/26/2021  
 Address: 11801 PIERCE STREET SUITE 200 License: E22318  
 City/State/Zip: RIVERSIDE, CA 92505 Phone: 888.401.7483

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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.  
 No exceptional conditions apply to this project.

**E. ADDITIONAL REMARKS**

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

**F. INDOOR LIGHTING FIXTURE SCHEDULE**

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture Color Change	Watts per luminaire <sup>1</sup>	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector
A	6" RECESSED LED DOWNLIGHT	<input type="checkbox"/>	<input type="checkbox"/>	19	Mfr. Spec <sup>2</sup>	26	<input type="checkbox"/>	494	<input type="checkbox"/>
B	4" RECESSED LED DOWNLIGHT	<input type="checkbox"/>	<input type="checkbox"/>	13	Mfr. Spec <sup>2</sup>	16	<input type="checkbox"/>	208	<input type="checkbox"/>
C	VANITY LIGHTS	<input type="checkbox"/>	<input type="checkbox"/>	33.3	Mfr. Spec <sup>2</sup>	3	<input type="checkbox"/>	99.9	<input type="checkbox"/>
D	SURFACE MOUNT LTS	<input type="checkbox"/>	<input type="checkbox"/>	16	Mfr. Spec <sup>2</sup>	1	<input type="checkbox"/>	16	<input type="checkbox"/>
SL	STRIP LIGHTS 48"	<input type="checkbox"/>	<input type="checkbox"/>	25	Mfr. Spec <sup>2</sup>	15	<input type="checkbox"/>	375	<input type="checkbox"/>
						<b>Total Designed Watts CONDITIONED SPACES:</b>		<b>1,192.9</b>	

<sup>1</sup> FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)1B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment; the permit applicant should enter full rated wattage in column 05.  
<sup>2</sup> Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.

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**N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS**  
 This Section Does Not Apply

**O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE**  
 This Section Does Not Apply

**P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))**  
 This Section Does Not Apply

**Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS**  
 This Section Does Not Apply

**R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS**  
 This Section Does Not Apply

**S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)**  
 This Section Does Not Apply

**T. 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://www2.energy.ca.gov/title24/2019standards/2019\\_compliance\\_documents/Nonresidential\\_Documents/NRCC/](https://www2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/)

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-01-E - Must be submitted for all buildings	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	<input type="checkbox"/>	<input type="checkbox"/>

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**G. MODULAR LIGHTING SYSTEMS**  
 This Section Does Not Apply

**H. INDOOR LIGHTING CONTROLS (Not Including PAFs)**

Table Instructions: Please include lighting controls for conditioned and unconditioned spaces in this table. 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.

Building Level Controls	01		02		03				
	Mandatory Demand Response §110.12(c)	Shut-Off Controls §130.1(c)	Field Inspector	Pass	Fail	Field Inspector			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Area Level Controls	See Area/Space Level Controls								
Area Description	04	05	06	07	08	09	10	11	12
OFFICE	Office (≤ 250 square feet)	Manual ON/OFF	Dimmer	Vacancy	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KITCHEN	Kitchen, Food Preparation	Manual ON/OFF	Bi-level Switch	Vacancy	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LAUNDRY/UTILITY	Laundry	Manual ON/OFF	Dimmer	Vacancy	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BEDROOM	Hospital - Patient Rm	Manual ON/OFF	Bi-level Switch	Vacancy	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESTROOM	Restroom (Low Vision)	Manual ON/OFF	Dimmer	Occ. Sensor	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GREATROOM	Multipurpose Rm (Low Vision)	Manual ON/OFF	Bi-level Switch	Vacancy	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HALLWAY	Corridor (Low Vision)	Manual ON/OFF	Bi-level Switch	Occ. Sensor	NA	NA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*NOTES: Controls with a \* require a note in the space below explaining how compliance is achieved.  
 EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting.  
 EXCEPTION 1 to §130.1(d)2

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 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**U. 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 any with "A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-03-A - Must be submitted for automatic daylight controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-04-A - Must be submitted for demand responsive lighting controls.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	NRCC-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	<input type="checkbox"/>	<input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> April 2021



Riverside Engineering  
 CONSULTING ENGINEERS

MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 ENERGY  
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 Voice: 888.401.7483  
 Email: Info@Riv-Eng.com  
 www.Riv-Eng.com  
 11801 Pierce St. Ste. 200  
 Riverside, California  
 (By Appointment Only)

Project For: **AP.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:



REVISION LIST

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

ELECTRICAL TITLE 24 COMPLIANCE

SHEET  
**E4.3**

DATE: 03/02/2021

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

CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 1 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**A. GENERAL INFORMATION**

01 Project Location (city) FORT BRAGG 04 Total Illuminated Hardscape Area (ft<sup>2</sup>) 565  
 02 Climate Zone 1  
 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)(2), for alterations.  
 My project consists of:  
 New Lighting System Must Comply with Allowances from §140.7.  
 Altered Lighting System Is your alteration increasing the connected lighting load (Watts)?  Yes  No  
 \*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.  
 Table Instructions: Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)						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)	Existing Power §141.0(b)(2)	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)			
413.37	38					451.37	146	COMPLIES
Cutoff Compliance (See Table G for Details)						Not Applicable		
Controls Compliance (See Table H for Details)						COMPLIES with Exceptional Conditions		

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

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

CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 4 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

Table Continued

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 lose 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.

"Use it or lose it" Allowances (select all that apply)									
General Hardscape Allowance		Per Application		Sales Frontage		Ornamental		Per Specific Area	
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Table I (below)		Table J		Table K		Table L		Table M	
Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (L2 & 3)									
02	03	04	05	06	07	08	09	10	
Area Description	Surface Type	Illuminated Area (ft <sup>2</sup> )	Allowed Density (W/ft <sup>2</sup> )	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	Total General AWA + LWA (Watts)	
BUILDING WALKWAY	Concrete	419	0.03	12.57	127	0.4	50.8	63.37	
Initial Wattage Allowance for Entire Site (Watts):									350
Total General Hardscape Allowance (Watts):									413.37

**J. LIGHTING ALLOWANCE: PER APPLICATION**  
 Table Instructions: Please complete this table for areas using the wattage allowance per application from Table 140.7-B.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B <sup>1</sup>	# of Locations	Allowance per Location <sup>2</sup> (Watts)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire <sup>3</sup>	# of Luminaires <sup>4</sup>	Design Watts	Additional Allowance (Watts)
ENTRY	Bldg Entrance/Exit	2	19	38	D	16	3	48	
Total Design Watts for this Area:									48
Total Allowance (Watts) All Areas:									38

Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

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

CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 7 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DOUG GATICA Documentation Author Signature: DOUG GATICA  
 Company: RIVERSIDE ENGINEERING Signature Date: 5/26/2021  
 Address: 11801 PIERCE STREET SUITE 200 CEA/HERS Certification Identification (if applicable):  
 City/State/Zip: RIVERSIDE, CA 92505 Phone: 888.401.7483

**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: EDWARD BORDEN III Responsible Designer Signature: [Signature]  
 Company: RIVERSIDE ENGINEERING Date Signed: 5/26/2021  
 Address: 11801 PIERCE STREET SUITE 200 License: E22318  
 City/State/Zip: RIVERSIDE, CA 92505 Phone: 888.401.7483

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

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

CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 2 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**D. EXCEPTIONAL CONDITIONS**  
 This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.  
 Table E indicates a dropdown selection with a \* requiring a note describing the compliance approach, but no notes have been entered.  
 Table F, Outdoor Lighting Fixture Schedule Permit Applicant Notes:  
 E: null  
 Table E, Outdoor Lighting Controls Permit Applicant Notes:  
 ENTRY: MANUALLY CONTROLLED  
 Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.

**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)(2), (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).

Designated Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire <sup>1,2</sup>	How Wattage is determined	Total number luminaires <sup>2</sup>	Luminaire Status <sup>2</sup>	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b) <sup>4</sup>	Field Inspector
E	WALL SCNCE <input type="checkbox"/> Linear	14	Mfr. Spec <sup>3</sup>	7	New		98		Pass Fail
D	SURFACE MOUNT <input type="checkbox"/> Linear	16	Mfr. Spec <sup>3</sup>	3	New		48		Pass Fail
Total Designed Watts:									146

\* 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).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA  
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CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 5 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

\*FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.  
<sup>1</sup>The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B.  
<sup>2</sup>For luminaires indicated in Table F as linear, wattage in column 07 is W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 08 instead of number of luminaires.

**K. LIGHTING ALLOWANCE: SALES FRONTAGE**  
 This Section Does Not Apply

**L. LIGHTING ALLOWANCE: ORNAMENTAL**  
 This Section Does Not Apply

**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/NRCC/](https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCC/)

YES	NO	Form/Title	Field Inspector
			Pass Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-01-E: Must be submitted for all buildings.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-02-E: Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	<input type="checkbox"/> <input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

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CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 3 of 7  
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\*FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c)  
<sup>1</sup>For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.  
<sup>2</sup>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.  
<sup>3</sup>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.

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
EXTERIOR WALKWAY	Photocontrol	Yes	Yes	Pass Fail
ENTRY	Other *	Exempt *	Exempt *	Pass Fail

\*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).  
 ENTRY: MANUALLY CONTROLLED

**I. LIGHTING POWER ALLOWANCE (per §140.7)**  
 Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021

STATE OF CALIFORNIA  
**Outdoor Lighting**  
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CERTIFICATE OF COMPLIANCE  
 Project Name: ELDERLY CARE FACILITY Report Page: Page 6 of 7  
 Project Address: 306 E REDWOOD AVENUE, FORT BRAGG, CA 95437 Date Prepared: 5/26/2021

**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 Fail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	NRCC-LTO-02-A: Must be submitted for all outdoor lighting controls except for alterations where controls area added to §20 luminaires.	<input type="checkbox"/> <input type="checkbox"/>

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> January 2021



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PROFESSIONAL SEAL:



REVISION LIST

2020-285

CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

ELECTRICAL TITLE 24  
 COMPLIANCE

SHEET  
**E4.4**

DATE: 03/02/2021

# MANDATORY CALGREEN CHECKLIST

2019 NON-RESIDENTIAL MANDATORY MEASURE CHECKLIST			
CODE SECTION	REQUIREMENT	REFERENCE SHEET (SHEET # OR N/A)	COMMENTS
5.303.3.4	PLUMBING FIXTURES SHALL MEET THE MAXIMUM FLOW RATE VALUES SHOWN IN 5.303.3.4.1; 5.303.3.4.2; 5.303.3.4.3; 5.303.3.4.4; 5.303.3.4.5	P-0.1	--
5.303.3.1	THE INSTALLATION OF WATER-CONSERVING FIXTURES (WATER, CLOSETS, URINALS) MEETING THE CRITERIA ESTABLISHED IN SECTIONS 5.303.3.1 OR 5.303.3.2	P-0.1	--
5.303.6	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	P-0.1	--

## SHEET INDEX

Sheet #	Sheet Name
P0.1	PLUMBING LEGEND NOTES & SCHEDULES
P0.2	PLUMBING SCHEDULES CONT.
P0.3	PLUMBING SPECIFICATIONS
P1.1	PLUMBING SITE PLAN
P2.1	BUILDING 1 WASTE & VENT FLOOR PLAN
P2.2	BUILDING 1 DOMESTIC WATER FLOOR PLAN
P3.1	BUILDING 2 WASTE & VENT FLOOR PLAN
P3.2	BUILDING 2 DOMESTIC WATER FLOOR PLAN
P4.1	BUILDING 3 WASTE & VENT FLOOR PLAN
P4.2	BUILDING 3 DOMESTIC WATER FLOOR PLAN
P5.1	PLUMBING DETAILS
P5.2	PLUMBING DETAILS CONT.

## GENERAL NOTES

- THE TOTAL INSTALLATION SHALL COMPLY WITH ANY AND ALL REQUIREMENTS OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION INCLUDING 2019 CBC (CALIFORNIA BUILDING CODE) AND 2019 CMC/CPC (CALIFORNIA MECHANICAL AND PLUMBING CODE)
- THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS UNDER WHICH HE WILL BE REQUIRED TO WORK. ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY.
- BEFORE PROCEEDING WITH THE WORK THIS CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK OF OTHER TRADES.
- THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTING AND LOCATIONS ARE NOT EXACTLY LOCATED. IN THE PREPARATION OF THESE DOCUMENTS, CERTAIN ASSUMPTIONS ARE MADE REGARDING EXISTING CONDITIONS. SOME OF THESE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF EXISTING BUILDING AND/OR EQUIPMENT. THEREFORE, THE ENGINEER SHALL NOT HELD RESPONSIBLE FOR ANY CHANGES OR ADDITIONAL COSTS INCURRED DUE TO EXISTING CONDITIONS.
- ITEMS RELATED TO PLUMBING UTILITIES AND/OR OTHER SERVICE(S); MATERIALS, LABOR, PERMITS, FEES, ETC., SHALL BE VERIFIED WITH THE RESPECTIVE SERVING UTILITY COMPANY PRIOR TO SUBMISSION OF A BID. THE ACT OF SUBMITTING A BID SHALL CONSTITUTE FULL RESPONSIBILITY OF THE CONTRACTOR TO INSTALL SERVICE(S) IN COMPLIANCE WITH THE REQUIREMENTS OF THE SERVING UTILITY COMPANY AND THE MECHANICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHARGES LEVIED BY THE SERVING UTILITY COMPANY EXCEPTING THE FIRST BILLING DEPOSIT.
- THE CONTRACTOR SHALL COMPLY WITH ALL CONTRACT DOCUMENTS IN LAYING OUT THEIR WORK AND EQUIPMENT. THEY SHALL COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER TRADES AND ALL JOB CONDITIONS.
- THE INSTALLATION OF ACCESS PANELS OR OTHER INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTMENT, INSPECTION, REPAIRS, REMOVAL OR REPLACEMENT SHALL BE CONVENIENTLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.
- ALL EQUIPMENT AND FIXTURES INSTALLED UNDER THIS CONTRACT SHALL BE HUNG OR ANCHORED IN ACCORDANCE WITH 2019 CPC/CBC.
- WHERE MATERIAL IS SHOWN ON THE DRAWINGS BUT NOT SPECIFIED, IT SHALL BE OF THE SAME TYPE AND QUALITY AS EXISTING MATERIAL.
- TEST SYSTEMS(S) IN ACCORDANCE WITH REQUIREMENTS OF THE GOVERNING AUTHORITIES.
- ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE AND LOCATED AS PER CODE REQUIREMENTS THE CONTRACTOR SHALL COORDINATE ALL CLEANOUTS LOCATIONS WITH EQUIPMENT CABINETS, ETC. AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND REPAIRING ALL PAVED AREAS WHICH ARE EXCAVATED AND/OR DAMAGED BY THEIR OPERATIONS. IN ADDITION, THE CONTRACTOR SHALL RESTORE TO ORIGINAL CONDITION ALL PLANTED AREAS DAMAGED BY THEIR OPERATIONS.
- ALL EXTERIOR WATER SHUT-OFF VALVES BELOW GROUND SHALL BE INSTALLED IN YARD BOXES WITH COVERS CONSPICUOUSLY MARKED "WATER SHUT-OFF" RESPECTIVELY.
- WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION, POTABLE WATER SYSTEMS SHALL BE DISINFECTED AND FLUSHED PRIOR TO USE BY WATER-CHLORINATION SOLUTION AND HAVE BACTERIOLOGICAL EXAMINATION MADE BY AN APPROVED AGENCY PER 2019 CPC SEC. 609.9 AND AS PRESCRIBED IN AWWA C651. METHODS OF CLEANING/ DISINFECTING FOR NEW OR REPAIR PIPING AS DESCRIBED IN C651 OR NFPA 24.
- PLUMBING PIPE, FITTING AND FIXTURES USED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953.
- ANY SUBSTITUTION MADE BY THE CONTRACTOR THAT IS DIFFERENT FROM WHAT IS SPECIFIED ON THE DRAWINGS SHALL BE CLEARLY INDICATED ON THE SUBMITTAL AS TO ALL THAT IS BEING SUBSTITUTED.
- CONTRACTOR TO COORDINATE WORK WITH ALL TRADES AT THE SITE. COSTS TO INSTALL WORK TO ACCOMPLISH SAID COORDINATION WHICH DIFFERS FROM THE WORK AS SHOWN ON THE PLANS SHALL BE INCURRED BY THE CONTRACTOR. ANY DISCREPANCIES, AMBIGUITIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE MECHANICAL ENGINEER DURING BID TIME FOR CLARIFICATION. ANY SUCH CONFLICTS NOT CLARIFIED PRIOR TO BID SHALL BE SUBJECT TO THE INTERPRETATION OF THE MECHANICAL ENGINEER AT NO ADDITIONAL COST TO THE OWNER OR ENGINEERS OF RECORD.

## MOUNTING AND BRACING NOTES

- PIPES DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER THE SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING SYSTEMS", THE "SUPERSTRUT SEISMIC RESTRAINT SYSTEM" FOR PIPES AND CONDUITS ONLY.

## PLUMBING LEGEND AND SYMBOLS

SYMBOL	ABBREV	DESCRIPTION
		DETAIL REFERENCE
		SECTION REFERENCE
		PLUMBING STACK OR RISER REFERENCE
		EQUIPMENT REFERENCE
	CW	COLD WATER
	HW	HOT WATER
	S or W	SOIL or WASTE BELOW GRADE (or FLOOR)
	RD/OD	ROOF & OVERFLOW DRAIN ABOVE & BELOW GRADE (or FLOOR)
	SD	STORM DRAINS
	GW	GREASE WASTE
	S or W	SOIL or WASTE ABOVE GRADE (or FLOOR)
	V	PLUMBING VENT
	COND	CONDENSATE DRAIN
	G	GAS LOW PRESSURE
	MPG	GAS MEDIUM PRESSURE
	BV	BALL VALVE
	SOV	SHUT OFF VALVE
	SOV or GC	SHUT OFF VALVE OR GAS COCK ON RISER
	CV	SWING CHECK VALVE
	DN	PIPE DOWN
	UP	PIPE UP
	DN	TEE DOWN
	UP	TEE UP
		PIPE RISER & PIPE DROP (UP AND DOWN)
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	CO	CLEANOUT PLUG
	COTG	YARD CLEANOUT or CLEANOUT TO GRADE
		CAP ON END OF PIPE
	HB	HOSE BIBB WITH VACUUM BREAKER
	WHA & TP	WATER HAMMER ARRESTOR & TRAP PRIMER
	GR	GAS REGULATOR
	GC	GAS COCK (or GAS STOP)
	GS	GAS SOLENOID
	P.O.C.	POINT OF CONNECTION
	P.O.D.	POINT OF DEMOLITION
	AP	ACCESS PANEL
	ABV	ABOVE
	BEL	BELOW
	CONN	CONNECTION
	CONT	CONTINUATION
	(E)	EXISTING
	(N)	NEW
	DN	DOWN
	ADA	AMERICAN DISABILITY ACT
	IE	INVERT ELEVATION
	(TYP)	TYPICAL
	U.O.N.	UNLESS OTHERWISE NOTED
	VTR	VENT THROUGH ROOF
	FU	PLUMBING FIXTURE UNIT



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Project For : A.P.N. 018-090-12  
350 CYPRESS STREET FORT BRAGG  
RESIDENTIAL CARE FACILITY FOR THE ELDERLY

PARENTS AND FRIENDS INC.  
306 E. REDWOOD AVE. FORT BRAGG CA 95437

PROFESSIONAL SEAL:



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2020-285

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PLUMBING LEGEND  
NOTES & SCHEDULES

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FIXTURE SCHEDULE				
PIPE SIZE	FLOW RATE VELOCITY (GPM)	(FT/SEC.)	FIXTURE UNITS	
			FLUSH TANK	FLUSH VALVE
1/2"	2.02	2.78	1	-
3/4"	5.28	3.50	6	-
1"	10.64	4.14	13	-
1 1/4"	18.51	4.73	28	-
1 1/2"	29.23	5.27	54	13
2"	57.88	6.0	185	82
2 1/2"	89.25	6.0	431	295
3"	127.40	6.0	719	666
4"	223.99	6.0	1091	1091
6"	501.83	6.0	1668	1668

PIPE MATERIAL: TYPE L COPPER  
 MINIMUM ACCEPTABLE PRESSURE LOSS: 3.0 PSI/100 FT.  
 MAXIMUM ACCEPTABLE VELOCITY: 8 FT./SEC.

GARBAGE DISPOSAL SCHEDULE		
	MFR. & MODEL NUMBER:	InSinkErator Badger 1
	HP:	1/3 HP
	POWER:	120v/1PH - 5.6 AMP

WATER HEATER SCHEDULE		
	MFR. & MODEL NUMBER:	BRADFORD WHITE E32-50S-3
	INPUT RATING:	9KW/208V/3 PHASE
	RECOVER:	61 GPH @ 60°F TEMPERATURE RISE
	OPERATING WEIGHT:	554 LBS
	WIDTH:	22"
	HEIGHT:	47-14"
	NOTES:	COMPLETE WITH DRAIN PAN; HOLDRITE #40-S-24 STAND AND #OS-50 WATER HEATER SEISMIC RESTRAINT STRAPS. PROVIDE AMTROL #ST-5-C EXPANSION TANK.

CIRCULATING PUMP SCHEDULE		
	MFR. & MODEL NUMBER:	BELL & GOSSET #NBF-10
	INPUT RATING:	55 WATTS 120V/1PH 388 GPH @ 60 DEG. F TEMPERATURE RISE
	OPERATING WEIGHT:	9 LBS.
	GPM:	3
	HEAD (FT):	10
	NOTES:	ALL BRONZE CONSTRUCTION. COMPLETE WITH AQUASTAT AND TIME CLOCK

FIXTURE SCHEDULE						
SYMBOL	SPECIFICATIONS	CONNECTION SIZE:				
		WASTE	TRAP	VENT	CW RISER	HW RISER
LAV-1	KOHLER REFINIA K-5313-4. ADHERE TO 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES "WATER EFFICIENCY AND CONSERVATION" WHEN MAKING PLUMBING FIXTURE AND FITTINGS SELECTION. SECTION 2019 CALGREEN 4.303.1 & 4.303.2.	2"	1 1/2"	1 1/2"	1/2"	1/2"
WC-1	AMERICAN STANDARD CADET 3 2989-101. ADHERE TO 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES "WATER EFFICIENCY AND CONSERVATION" WHEN MAKING PLUMBING FIXTURE AND FITTINGS SELECTION. SECTION 2019 CALGREEN 4.303.1 & 4.303.2.	4"	INT	2"	3/4"	-
SH-1	KOHLER AWAKEN B110 K-99243-G. ADHERE TO 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES "WATER EFFICIENCY AND CONSERVATION" WHEN MAKING PLUMBING FIXTURE AND FITTINGS SELECTION. SECTION 2019 CALGREEN 4.303.1 & 4.303.2.	2"	1 1/2"	1 1/2"	1/2"	1/2"
SK-1	KOHLER CRUE K-22973. ADHERE TO 2019 CALGREEN RESIDENTIAL MANDATORY MEASURES "WATER EFFICIENCY AND CONSERVATION" WHEN MAKING PLUMBING FIXTURE AND FITTINGS SELECTION. SECTION 2019 CALGREEN 4.303.1 & 4.303.2.	-	-	-	1/2"	1/2"
SK-2	UTILITY SINK ELKAY #SS81242 FLOOR MOUNT SINGLE COMPARTMENT. 14 GAUGE 304 STAINLESS STEEL. ELKAY #LKB940C FAUCET.	2"	2"	1 1/2"	3/4"	3/4"
IMB-1	GUY GRAY #BIM875. 18 GAUGE FACEPLATE. HOT DIPPED GALVANIZED STEEL WITH COMPRESSION ANGLE VALVE.	-	-	-	1/2"	-
CWB-1	GUY GRAY #B200. 18 GAUGE FACEPLATE. HOT DIPPED GALVANIZED STEEL WITH DOMESTIC WATER VALVES.	-	-	-	1/2"	-
HB-1	ACORN #8121CR-LF. BENT NOSE WITH FLANGE, ROUGH CHROME FINISH. VACUUM BREAKER AND LOOSE KEY HANDLE.	-	-	-	3/4"	-

PIPE MATERIAL SCHEDULE					
SERVICE	PIPE MATERIAL & WEIGHT	TYPE OF JOINTS	PRESSURE FITTINGS MATERIAL	SHUT-OFF RATINGS PSI-SwP	VALVE
Cold Water Abv. Ground	Copper L Tube	Soldered	Cast Bronze/ Wrought Copper	125	Ball Gate Check
Cold Water Below Ground to 5' Outside Building	Copper K Tube	Brazed	Cast Bronze/ Wrought Copper	125	Ball Gate
Cold Water Below Ground Beyond 5'-0"	Schedule 80 PVC	Solvent-Weld	PVC	125	Gate
Hot Water Abv. Ground	Copper L Tube	Soldered	Cast Bronze/ Wrought Copper	125	Ball Gate
Fuel Gas	Steel 40, Black Steel 40, Black Polyethylene Piping Stainless Steel Tubing	Screwed Welded Per Manf.	Mall. Iron Steel Weld Stainless Steel Tubing	150 150 Per Manf.	Sqr. Head Cock Per Manf.
Vent	No-hub Cast iron	No-hub	N/A	N/A	N/A
Waste, Soil & Roof Drains BELOW GRADE	Schedule 40 ABS	Solvent-Weld	ABS	N/A	N/A
Waste, Soil & Roof Drains ABOVE GRADE	No-hub Cast Iron	No-hub	N/A	N/A	N/A
Condensate	Copper M Tube	Soldered	Bronze	125	N/A

NOTE: ALL EXPOSED FUEL GAS PIPING SHALL BE PRIME AND PAINTED, COORDINATE COLOR WITH ARCHITECT.



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**UNIONS**

1. PROVIDE A UNION BETWEEN CONNECTIONS TO EACH FIXTURE, DEVICE OR PIECE OF EQUIPMENT FOR DISCONNECTING OF PIPING.
2. CONTRACTOR SHALL INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.

**PIPE INSTALLATION**

1. INSTALL PIPING TO BEST SUIT FIELD CONDITIONS. COORDINATE LAYOUT OF PIPING WITH DUCT WORK AND OFFSET PIPING AS REQUIRED TO CLEAR NEW WORK.
2. ALL VENTS THROUGH ROOF SHALL BE MINIMUM 10'-0" REMOVED FROM ALL AIR INTAKES, EVAPORATIVE COOLERS, ETC.
3. CONTRACTOR SHALL ROUGH-IN ALL WASTE AND SUPPLY PIPING TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED.
4. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED. INCLUDED TOILET FLUSH VALVE GROUPS AND CONNECTIONS TO ALL SOLENOID ACTIVATED VALVES. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL CONFORM TO ASSE 1010.
5. PROVIDE MEANS OF PREVENTING DISSIMILAR METAL CONTACT BETWEEN ALL PIPING MATERIALS FROM ANY OTHER METAL OR STRUCTURAL MEMBER TO PREVENT GALVANIC ACTION BETWEEN THE TWO METALS.
6. WHEN WATER PIPE AND SEWER ARE LAID PARALLEL TO EACH OTHER, ONE OF THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
7. THE HORIZONTAL DISTANCE BETWEEN THE WATER PIPE AND SEWER SHALL NOT BE LESS THAN SIX (6) FEET.
8. EACH LINE SHALL BE LAID IN A SEPARATE TRENCH, OR IN BETWEEN FILLED WITH COMPACT FILL.
9. THE WATER SERVICE PIPE MAY BE PLACED IN THE TRENCH WITH THE BUILDING DRAIN AND/OR BUILDING SEWER, PROVIDED THE BOTTOM OF THE WATER SERVICE PIPE, AT ALL POINTS SHALL BE AT LEAST TWELVE (12) INCHES ABOVE THE TOP OF THE SEWER LINE, AND SHALL BE PLACED ON A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH.
10. WATER SERVICE AND SEWER SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR USE WITHIN A BUILDING AND PRESSURE TESTED TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

**ACCESSIBILITY**

1. THE INSTALLATION OF ALL VALVES, UNIONS, THERMOMETERS, GAUGES, OR OTHER INDICATING OR RECORDING DEVICES, OR SPECIALTIES REQUIRING FREQUENT READING, REPAIRS, ADJUSTMENT, INSPECTION, REMOVAL, OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO THE FINISHED BUILDING.

**TESTING**

1. FILL DOMESTIC WATER SYSTEM WITH WATER AND PRESSURE TO 125 PSI AND MAINTAIN FOR (4) FOUR HOURS WITH NO PRESSURE DROP.
2. FILL WASTE, SOIL, VENT AND STORM DRAINAGE SYSTEMS WITH WATER TO HIGHEST POINT OF THE SYSTEM. HOLD PRESSURE FOR (4) HOURS WITH NO DROP IN WATER LEVEL.
3. IF THE SYSTEM IS TESTED IN SECTIONS, EACH SECTION SHALL BE FILLED WITH WATER BUT NO SECTION SHALL BE TESTED WITH LESS THAN A TEN FOOT HEAD OF WATER.
4. GAS TESTING.
5. AIR PRESSURE TEST SYSTEM TO 75 PSI AND MAINTAIN FOR A PERIOD OF (6) HOURS WITH NO PRESSURE DROP.
6. PURGE LINE WITH NITROGEN AT JUNCTION WITH MAIN LINE AT GAS METER TO REMOVE ALL AIR. CLEAR COMPLETE LINE BY ATTACHING A TEST PLOT FIXTURE AT CAPPED STUB-IN LINE AT THE BUILDING LOCATION AND LET GAS FLOW UNTIL TEST PLOT IGNITES. CAUTION: FAILURE TO PURGE SYSTEM MAY RESULT IN EXPLOSION WITHIN LINE WHEN AIR-TO-GAS IS AT A CORRECT MIXTURE.
7. TEST AND OBTAIN APPROVAL ON ALL UNDERGROUND PIPING BEFORE COVERING WORK. PROVIDE WRITTEN TESTING REPORT TO ARCHITECT.

**CLEANING**

1. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL ACCEPTANCE. ALL PARTS OF THE WORK INSTALLED UNDER THIS SPECIFICATION SHALL BE THOROUGHLY CLEANED. ALL EQUIPMENT, FIXTURES, PIPE, VALVES AND FITTINGS SHALL BE CLEANED OF GREASE, METAL CUTTINGS AND SLUDGE WHICH MAY HAVE ACCUMULATED BY OPERATION OF THE SYSTEM FOR TESTING HEREIN BEFORE SPECIFIED OR FROM OTHER CAUSES.

**STERILIZATION**

1. STERILIZE THE ENTIRE WATER DISTRIBUTION SYSTEM THOROUGHLY WITH A SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF AVAILABLE CHLORINE. FOR CHLORINATING MATERIALS USE SODIUM HYPOCHLORITE SOLUTION CONFORMING TO FEDERAL SPEC. 0-8-441. GRADE D, AND INTRODUCE INTO THE SYSTEM BY USE OF A COCK AT A SLOW, EVEN, CONTINUOUS RATE. ALLOW THE STERILIZATION SOLUTION TO REMAIN IN THE SYSTEM FOR A PERIOD OF 24 HOURS, DURING WHICH TIME ALL VALVES AND FAUCETS SHALL BE OPENED AND CLOSED SEVERAL TIMES. AFTER STERILIZATION, FLUSH THE SOLUTION FROM THE SYSTEM WITH CLEAN WATER UNTIL THE RESIDUAL CHLORINE CONTENT IS NO GREATER THAN 0.2 PARTS PER MILLION. PLATE COUNT SHALL INDICATE COUNT LESS THAN 100 BACTERIA PER CC.

**GUARANTEE**

1. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP FROM DEFECT OF MATERIAL AND WORKMANSHIP, AND SHALL REPLACE OR REPAIR, WITHOUT ADDITIONAL COST TO THE OWNER, ALL DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD (1) YEAR AFTER COMPLETION AND ACCEPTANCE.

**COORDINATION**

1. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES AFFECTED BY EACH OTHERS WORK AND FOR CUTTING AND REFINISHING OF EXISTING WALLS, FLOORS, SOLID AND SUSPENDED CEILINGS ETC., WHERE REQUIRED BY WORK SHOWN AND NOTED HEREIN. INSTALL ALL WORK TO CLEAR NEW AND EXISTING ARCHITECTURAL AND STRUCTURAL MEMBERS. ITEMS SUCH AS PIPE, FITTINGS, ETC., SHALL NOT BE INSTALLED IN CONFLICT WITH EQUIPMENT. COORDINATE ALL CUTTING AND PATCHING WITH THE GENERAL CONTRACTOR. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF HIS WORK. OBTAIN WRITTEN PERMISSION OF ARCHITECT BEFORE PROCEEDING WITH ANY CUTTING OR PATCHING OF STRUCTURAL SYSTEMS.

**SUBSTITUTIONS**

1. SUBSTITUTIONS OF MATERIALS OR PRODUCT SHOWN HEREIN SHALL BE AT THE OWNER'S, ARCHITECT'S, OR ENGINEER'S WRITTEN APPROVAL ONLY, WITH COPIES OF APPROVAL SENT TO ARCHITECT FOR PROJECT FILE. DEVIATION FROM THESE DRAWINGS WILL NOT BE ALLOWED. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL SUBSTITUTIONS AND ALL COSTS OF CHANGES INCURRED BY THEMSELVES AND OTHERS DUE TO THE SUBSTITUTIONS.

**RECORD DRAWINGS**

1. PROVIDE TWO (2) SETS OF 'RECORD' DRAWINGS (AS-BUILTS) AND TWO (2) BOUND SETS OF ALL OPERATIONS MANUALS, DIAGRAMS, SERVICE CONTRACTS, GUARANTEES, ETC. ONE FOR THE OWNER AND ONE FOR BUILDING OPERATIONS DEPARTMENT. OBTAIN A COMPLETE SET OF RECORD DRAWINGS OF EXISTING CONSTRUCTION FROM THE OWNERS FOR INFORMATION ON EXISTING CONDITIONS. INCORPORATE ANY EXISTING CONDITIONS OR NEW RECORD DRAWINGS REQUIRED TO SHOW THE 'INSTALLED' INSTALLATION.

**ORDER OF PRECEDENCE OF DOCUMENTS**

1. SHOULD A CONFLICT ARISE BETWEEN CONTRUCTION DOCUMENTS, THE ORDER OF PRECEDENCE SHALL BE:

- A. SPECIAL PROVISIONS
- B. GENERAL PROVISIONS
- C. SPECIFICATIONS
- D. DETAILS ON DRAWINGS
- E. PLAN DRAWINGS
- F. THE ENGINEER OF RECORD SHALL BE NOTIFIED BEFORE A DECISION IS MADE.

**PLUMBING SPECIFICATIONS**

NOTE: ALL SPECIFICATIONS MAY NOT APPLY  
NOTICE TO OWNERS, ARCHITECTS AND CONTRACTORS REGARDING PRICING ESTIMATES

1. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE FINAL OR HARD BID UNTIL THE PROJECT IS FULLY PERMITTED.
2. ALL PRELIMINARY PRICING EFFORTS SHALL BE CONSIDERED AS ESTIMATES ONLY AND SHALL INCLUDE SUCH CONTINGENCIES, ALLOWANCES, ALTERNATIVES, ETC. TO ACCOUNT FOR MODIFICATIONS AND ADDITIONS THAT WILL OCCUR TO THE DRAWINGS DURING FINALIZATION OF THE DESIGN AND PERMITTING PROCESS.

**SCOPE OF WORK**

1. ALL WORK REQUIRED CONSISTS OF PERFORMING ALL LABOR AND FURNISHING ALL MATERIALS, FIXTURES, AND EQUIPMENT REQUIRED TO PROVIDE COMPLETE PLUMBING INSTALLATION AS INDICATED ON THE DRAWINGS. IT SHALL FURTHER INCLUDE FURNISHING AND INSTALLING ALL MISCELLANEOUS ITEMS REQUIRED FOR THE OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY CALLED FOR OR NOT. CONNECT ALL EQUIPMENT FURNISHED UNDER OTHER TRADES AS REQUIRED. DETERMINE IN ADVANCE THE SHUT-DOWN OF EXISTING UTILITIES.
2. EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.
3. SPECIAL INSPECTIONS: WHERE THE PLANS INDICATE SPECIAL INSPECTIONS AND REPORT, OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHI), THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, HIRE AN INDEPENDENT THIRD-PARTY INSPECTOR OR TESTING AGENCY TO PERFORM THE REQUIRED INSPECTIONS FOR THE TYPES OF WORK REQUIRED OR IDENTIFIED ON THE SPECIAL INSPECTION FORM. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE REGISTERED DESIGN PROFESSIONAL ENGINEER, PROVIDING TEST RESULTS AND STATING WHETHER THE ITEMS REQUIRING SPECIAL INSPECTION WERE IN COMPLIANCE WITH THE INSPECTION REQUIREMENTS. PROVIDE ADDITIONAL COST FOR ENGINEER'S SEALED LETTER OF APPROVAL.

**CODES**

1. ALL MATERIALS, EQUIPMENT AND INSTALLATION MUST COMPLY WITH ALL APPLICABLE LAWS, CODES, RULES, AND REGULATIONS, REQUIRED BY CITY, COUNTY, STATE, AND FEDERAL AGENCIES.

**PERMITS**

1. THIS CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES AND FEES REQUIRED BY STATE AND LOCAL AUTHORITIES.
2. COMBUSTIBLE MATERIALS SHALL NOT BE USED IN A NON-COMBUSTIBLE CONSTRUCTION TYPE BUILDING AS DEFINED BY THE BUILDING CODE. COMBUSTIBLE MATERIALS SHALL BE PROTECTED AS SPECIFIED BY THE ENGINEER AND ARCHITECT OF RECORD.

**INSPECTION**

1. FURNISH OWNER WITH CERTIFICATE OF INSPECTION AND APPROVAL BY LOCAL AUTHORITIES PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL WORK MUST BE INSPECTED.

**EXISTING CONDITIONS**

1. THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE WORK TO BE PERFORMED, IN ADDITION TO WHAT IS SHOWN HEREIN, AND INCLUDE IN BID AS AMOUNT TO DO SUCH WORK.
2. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR INSTALLATION OF NEW SYSTEM.
3. PRIOR TO COMMENCING WORK, PLUMBING CONTRACTOR SHALL CLEAN, TEST, AND INSPECT ALL EXISTING SEWER PIPING IS IN SATISFACTORY WORKING CONDITION. CONTRACTOR SHALL REPORT ANY DEFECTS/DEFICIENCIES TO OWNER/ARCHITECT IMMEDIATELY. SUBMIT ADDENDUM BID TO ACCOMMODATE ANY REPAIR/REPLACEMENTS AS REQUIRED.
4. CONTRACTOR SHALL NOT CUT HOLES IN STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.

**SHOP DRAWING SUBMITTALS**

1. PRIOR TO PROCUREMENT, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW FOR ALL EQUIPMENT, INCLUDING THE FOLLOWING:
2. DOMESTIC WATER, GAS, SANITARY AND STORM PIPING AND FITTINGS.
3. BALL, BUTTERFLY VALVES, PRESSURE REDUCING VALVES AND SOLENOID VALVES.
4. THERMAL INSULATION
5. WATER HEATERS AND PUMPS.
6. OIL AND GREASE INTERCEPTORS.

**MATERIALS**

- WATER PIPING**
1. ALL PIPING SHALL CONFORM TO THE REQUIREMENTS OF THE ANSI SAFETY CODE AND BE FREE FROM ALL DEFECTS AND BE PROPERLY IDENTIFIED.
  2. ABOVE GROUND SHALL BE:
    - 2.1. TYPE 'L' OR TYPE 'M' HARD DRAWN COPPER TUBING CONFORMING TO ASTM B 88.
    - 2.2. CPVC PLASTIC PIPE CONFORMING TO ASTM D 2846; ASTM F 441-442; CSA B137.6.
    - 2.3. CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING, FOLLOWED BY THE AUTHORITY HAVING JURISDICTION, CONFORMING TO ASTM F 876; ASTM F 877; CSA B137.5.
  3. BELOW GROUND (INSTALLED IN CONCRETE OR UNDER CONCRETE) TYPE 'K' SOFT DRAWN COPPER TUBING, CONFORMING TO ASTM B 88-72. SPIRALLY WRAP PIPING BELOW GRADE OR FLOORS WITH 3 LAYERS OF 20 MIL POLYETHYLENE TAPE WITH 1/2" OVERLAP. INSTALL NO PIPING JOINTS BELOW FLOOR.
  4. ALL COPPER TUBING SHALL UTILIZE SWEAT FITTINGS SOLDERED WITH ASTM B 32, ALLOY SN65, SN94, OR E, LEAD FREE SOLDER.
- SOIL, WASTE AND VENT PIPING:**
1. ALL SOIL AND WASTE PIPING SHALL SLOPE MINIMUM OF 1/4" PER FOOT. PIPING 4" AND LARGER MAY SLOPE 1/8" PER FOOT IF SITE CONDITIONS WONT ALLOW 1/4" PER FOOT SLOPE.
  2. CHANGES IN DIRECTION, WHERE SPACE PERMITS, SHALL BE MADE WITH LONG SWEEP BENDS, Y-FITTINGS AND 1/8 BENDS.
  3. SANITARY TEE BRANCHES AND 1/4 BENDS MAY BE USED FOR CONNECTION OF BRANCH LINES TO FIXTURES AND FROM STACKS TO HORIZONTAL DRAINAGE.
  4. MATERIALS:
    - 4.1. CAST IRON, NO-HUB CAST IRON, CSPI DESIGNATION 301-12 FOR ALL SOIL, WASTE AND VENT PIPING WITH STANDARD WEIGHT FITTINGS. USE STAINLESS STEEL NO-HUB CAST IRON COUPLINGS THROUGHOUT THE PROJECT. INSTALL PIPE AND FITTINGS PER CSPI DESIGNATION 301-12. RESTRAIN PIPE AND FITTINGS USING ENGINEERED (HOLDRITE OR EQUAL) ASSEMBLIES INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
    - 4.2. GALVANIZED IRON, SCHEDULE 40 STANDARD WEIGHT CONFORMING TO ASTM A72-68. USE WROUGHT IRON SCREWED FITTINGS TO MATCH PIPE. MAKE ALL SCREWED JOINTS WITH TEFLON TAPE. (NO GALVANIZED IRON OR STEEL PIPE SHALL BE USED UNDERGROUND.)
    - 4.3. ABS: ABS PIPING CONFORMING TO ASTM D2861-78 FOR ALL SOIL, WASTE AND VENT PIPING WITH MATCHING FITTINGS. ABS ABOVE AND BELOW GRADE FOR COMBUSTIBLE CONSTRUCTION ALLOWED BY LOCAL JURISDICTION. ABS FOR NON-COMBUSTIBLE CONSTRUCTION BELOW GRADE ONLY.
    - 4.4. PVC: SCHEDULE 40 SOLID WALL PIPE DWV FITTING SYSTEM. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM PVC COMPOUND WITH A CELL CLASS OF 12454 PER ASTM D 1784 AND CONFORM WITH NATIONAL SANITATION FOUNDATION (NSF) STANDARD 14. PIPE AND FITTINGS SHALL BE IRON PIPE SIZE (IPS) CONFORMING TO ASTM D 1785 AND ASTM D 2865. ALL PIPE AND FITTINGS TO BE PRODUCED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS. SOLVENT CEMENTS SHALL CONFORM TO ASTM D 2564. PRIMER SHALL CONFORM TO ASTM F 656. THE SYSTEM IS INTENDED FOR NON-PRESSURE DRAINAGE APPLICATIONS WHERE THE TEMPERATURE WILL NOT EXCEED 140°F.

**VALVES:**

1. SIZE OF SHUT-OFF VALVES, CONTROL VALVES, BALANCING COCKS, UNIONS, ETC., SHALL BE FULL LINE SIZE.
2. PROVIDE SHUT-OFF VALVES IN CEILING SPACE FOR COLD AND HOT WATER PIPING CONNECTIONS TO ALL PLUMBING FIXTURES, HOSE BIBBS AND TRAP PRIMERS. PROVIDE STAINLESS STEEL CEILING/WALL ACCESS PANELS AS NECESSARY, IN ACCORDANCE WITH ARCHITECT'S REQUIREMENTS.

**GAS PIPING:**

1. THE PLUMBING CONTRACTOR SHALL SEE THAT THE PROPER GAS METER AND REGULATOR ARE INSTALLED BY THE UTILITY CO., AND PAY FOR ANY FEES CHARGED FOR THE INSTALLATION OF THE METER AND SERVICE LINES. GAS LINES SHALL EXTEND FROM THE METER TO ALL EQUIPMENT REQUIRING GAS.
2. MATERIALS:
  - 2.1. GAS PIPING ABOVE GROUND:
    - A. SCREWED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL CONFORMING TO ASTM A53 SPECIFICATIONS FOR GAS PIPING.
    - B. 4" DIAMETER AND LARGER INTERIOR GAS PIPING SHALL BE WELDED.
  - 2.2. GAS PIPING INSTALLED BELOW GROUND:
    - A. SCHEDULE 40 BLACK STEEL SHALL BE PROVIDED WITH FACTORY WRAPPED PROTECTIVE COATING WITH FITTINGS TRIPLE SPIRALLY WRAPPED WITH 20 MIL POLYETHYLENE TAPE WITH 1/2" OVERLAP PROVIDE CATHODIC PROTECTION CONSISTING OF ONE 17 POUND MAGNESIUM ANODE PER 100 SQUARE FEET OF GROUND EXPOSED PIPE SURFACE.
    - B. POLYETHYLENE PLASTIC PIPE, TUBING AND FITTINGS USED TO SUPPLY FUEL GAS SHALL CONFORM TO ASTM D 2513. SUCH PIPE SHALL BE MARKED "GAS" AND "ASTM D 2513"
3. GAS PIPE SHALL BE PROVIDED WITH SUITABLE DRIP LEGS ON ALL MAINS AND RISERS AT EQUIPMENT CONNECTIONS. ALL EQUIPMENT CONNECTIONS SHALL BE PROVIDED WITH AN AGA APPROVED SHUTOFF VALVE.
4. PROVIDE SLEEVES AT ALL PIPING PENETRATING MASONRY WALLS AND PACKED WATERTIGHT WITH APPROVED PACKING.
5. GAS PRESSURE REGULATORS: A LINE PRESSURE REGULATOR SHALL BE INSTALLED WHERE THE APPLIANCE IS DESIGNED TO OPERATE AT A LOWER PRESSURE THAN THE SUPPLY PRESSURE. LINE GAS PRESSURE REGULATORS SHALL BE LISTED AS COMPLYING WITH ANSI Z21.80. ACCESS SHALL BE PROVIDED TO PRESSURE REGULATORS. PRESSURE REGULATORS SHALL BE PROTECTED FROM PHYSICAL DAMAGE. REGULATORS INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE APPROVED FOR OUTDOOR INSTALLATION.
6. MEDIUM PRESSURE (MP) REGULATORS SHALL COMPLY WITH ALL OF THE REQUIRMENTS OF THE LOCAL ADOPTED CODES.
7. VENTING OF REGULATORS. PRESSURE REGULATORS THAT REQUIRE A VENT SHALL BE VENTED DIRECTLY TO THE OUTDOORS. THE VENT SHALL BE DESIGNED TO PREVENT THE ENTRY OF INSECTS, WATER AND FOREIGN OBJECTS.
8. VENT PIPING. VENT PIPING FOR RELIEF VENTS AND BREATHER VENTS SHALL BE CONSTRUCTED OF MATERIALS ALLOWED FOR GAS PIPING AND INSTALLED IN ACCORDANCE WITH ALL LOCAL ADOPTED CODES. VENT PIPING SHALL BE NOT SMALLER THAN THE VENT CONNECTION ON THE PRESSURE REGULATING DEVICE.

**PIPE HANGERS:**

1. PIPE HANGERS SHALL BE MICHIGAN #400 FOR STEEL PIPING, #402 FOR GAS AND COPPER PIPING, SUPPORT PIPING 1-1/4" AND SMALLER 6'-0" O.C. AND PIPING 1-1/2" AND LARGER, 19'-0" O.C. WASTE PIPING SHALL BE SUPPORTED AT 4'-0" O.C. PROVIDE 3/8" DIA. THREADED ROD PROPERLY BRACED FOR SEISMIC RESTRAINT ZONE 2.

**PIPE INSULATION:**

1. ALL DOMESTIC COLD-WATER PIPING SHALL HAVE 1/2 INCH THICK FIBERGLASS INSULATION WHERE DAMAGE TO ANY BUILDING COMPONENTS WILL OCCUR AS A RESULT OF CONDENSATION FORMING ON COLD WATER PIPING.
2. ALL DOMESTIC HOT WATER AND HOT WATER RETURN PIPING SHALL HAVE 1-INCH-THICK FIBERGLASS INSULATION.
3. PIPE INSULATION SHALL HAVE AN ASJ JACKET AND A THERMAL CONDUCTIVITY (K-FACTOR) NOT EXCEEDING 0.27 AT 75 DEGREES MEAN TEMPERATURE.
4. THE MAXIMUM FIRE HAZARD CLASSIFICATION OF THE INSULATION SYSTEM SHALL NOT HAVE MORE THAN A FLAME SPREAD OF 25, A FUEL CONTRIBUTED RATING OF 50, AND A SMOKE DEVELOPED RATINGS OF 50 WHEN TESTED IN ACCORDANCE WITH U.L. REQUIREMENTS. PIPE COVERING SHALL BEAR THE U.L. LABEL.
5. INSULATE ALL FITTINGS, VALVE BODIES ETC. WITH SINGLE OR MULTIPLE LAYERS OF INSULATION WITH PREFABRICATED FITTINGS WITH P.V.C. JACKETS.
6. SUBMIT SHOP DRAWINGS FOR ALL INSULATION MATERIALS.

**CLEAN OUTS: (ZURN, JOSAM, SMITH)**

1. CLEAN OUTS SHALL BE THE SAME SIZE AS THE LARGEST DOWNSTREAM PIPE IT IS SERVING. NO PLATIC CLEAN OUTS WILL BE ACCEPTED. PLUGS SHALL BE BRONZE.

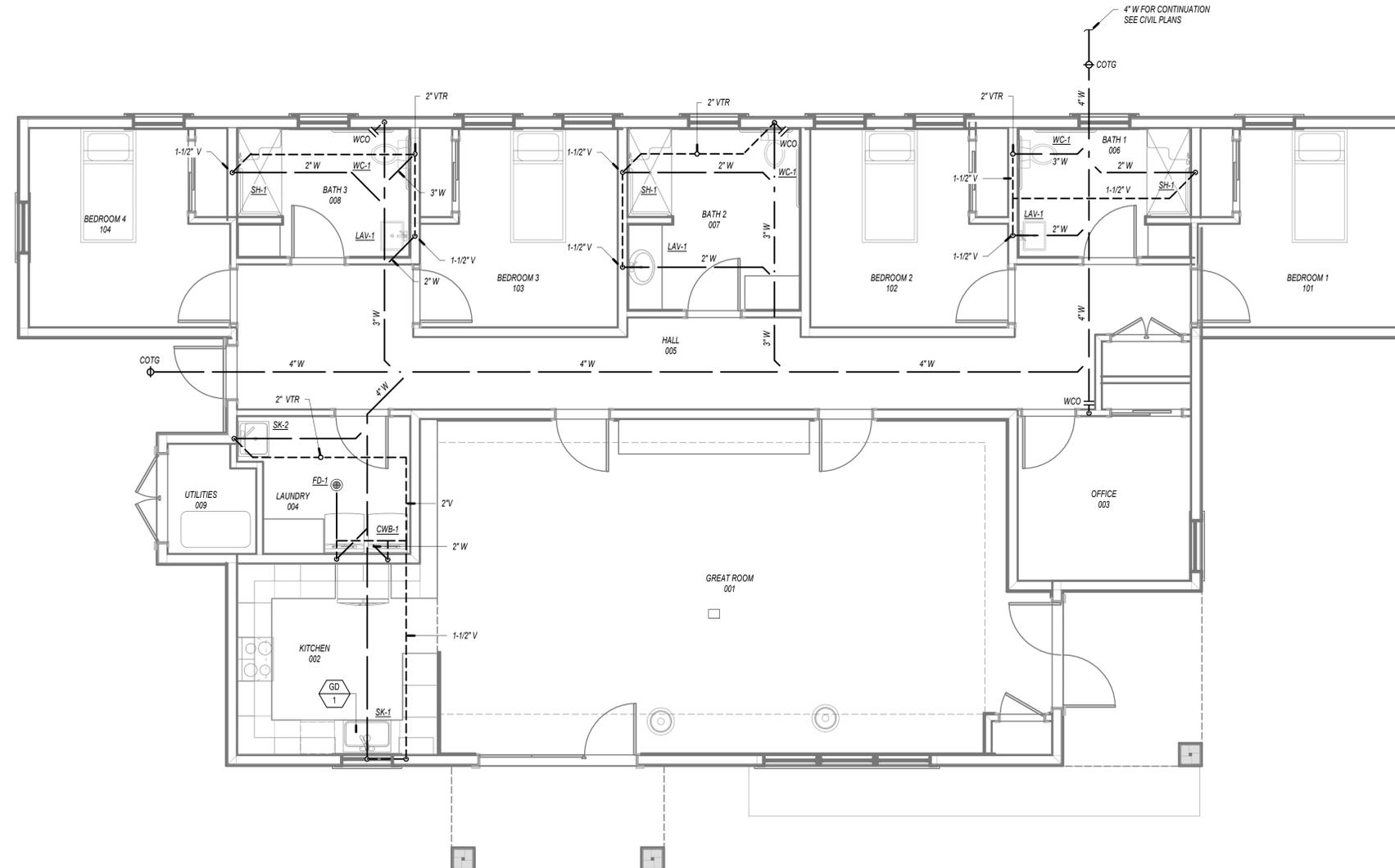
**PIPE EXPANSION:**

1. ALL PIPE CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR FREEDOM OF MOVEMENT OF THE PIPING DURING EXPANSION AND CONTRACTION.
2. EXPANSION LOOPS AND EXPANSION JOINTS WITH PROPER ANCHORS AND GUIDES SHALL BE PROVIDED AS REQUIRED. ANCHORS AND JOINTS SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT.
3. ALL SUPPORTS SHALL BE INSTALLED TO PERMIT THE MATERIALS TO CONTRACT AND EXPAND FREELY WITHOUT PUTTING A STRAIN OR STRESS ON ANY PART OF THE SYSTEM. PROVIDE ANCHORS AS REQUIRED.



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BUILDING 1 WASTE & VENT FLOOR PLAN 1/4" = 1'-0" 1

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Project For : **A.P.N. 018-090-12**  
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**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
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**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:



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BUILDING 1 WASTE &  
VENT FLOOR PLAN

SHEET

P2.1

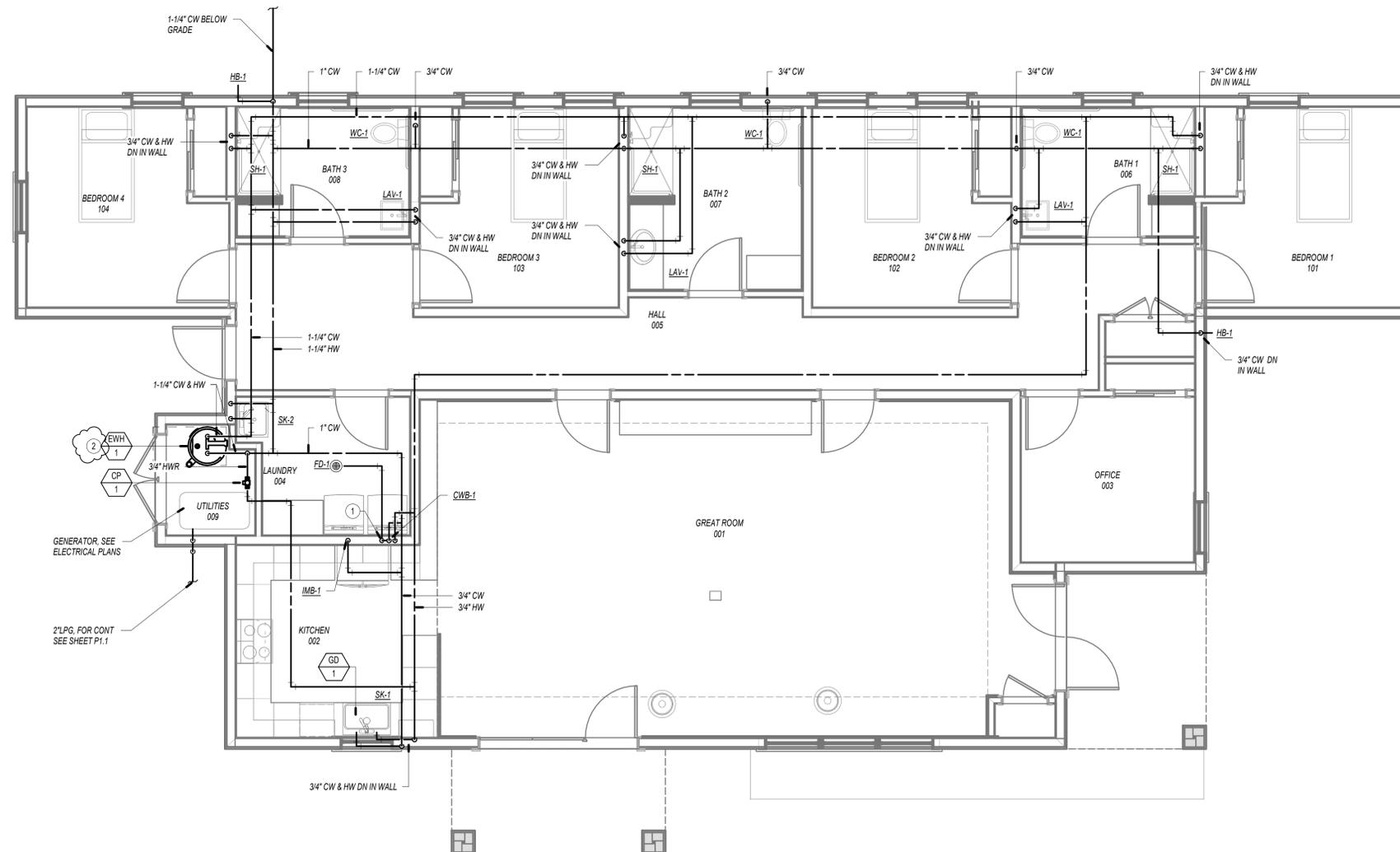
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BUILDING 1 DOMESTIC WATER FLOOR PLAN 1/4" = 1'-0" 1

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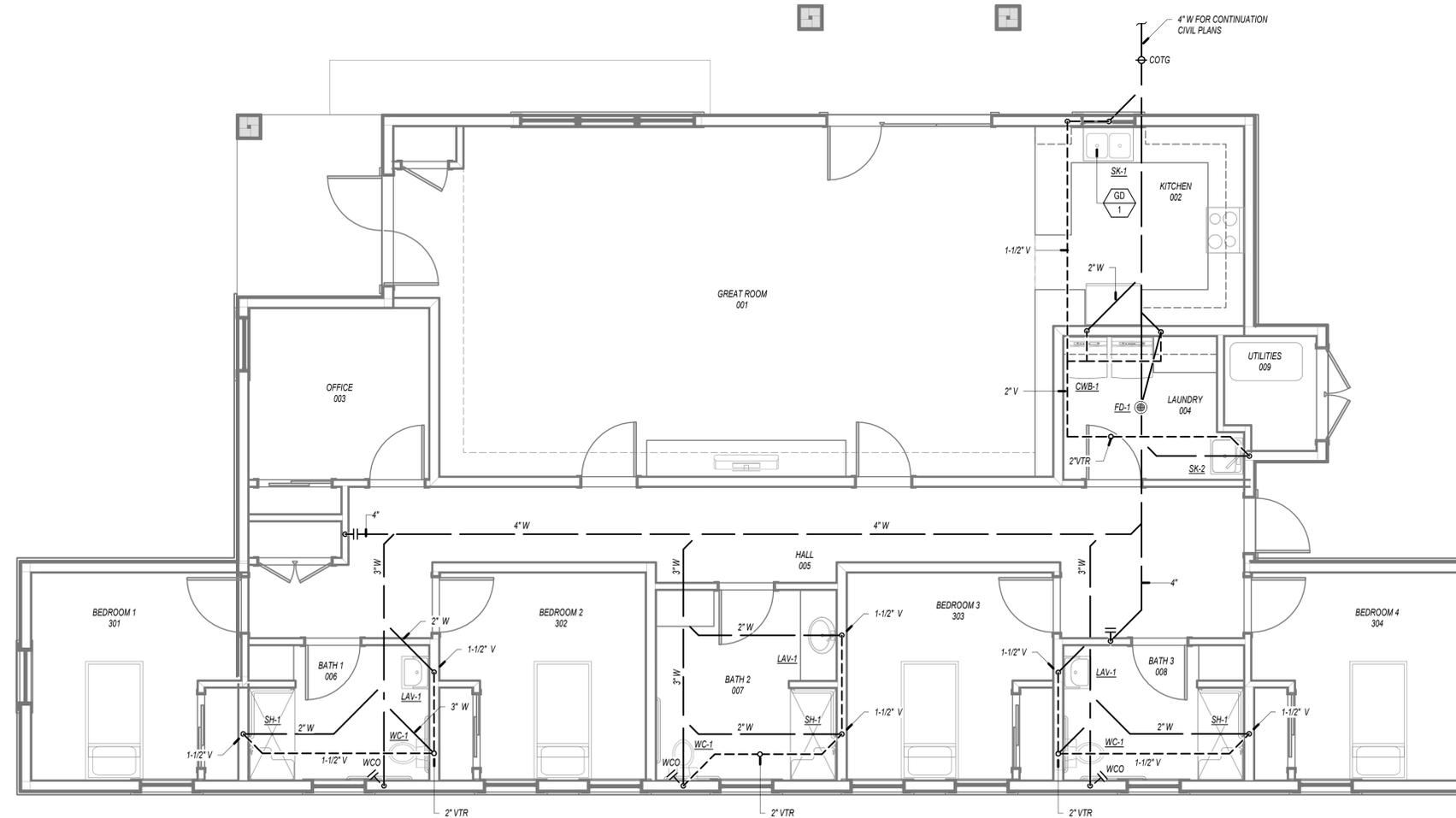
BUILDING 1  
DOMESTIC WATER  
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P2.2

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BUILDING 3 WASTE & VENT FLOOR PLAN 1/4" = 1'-0" 1

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SHEET  
**P4.1**

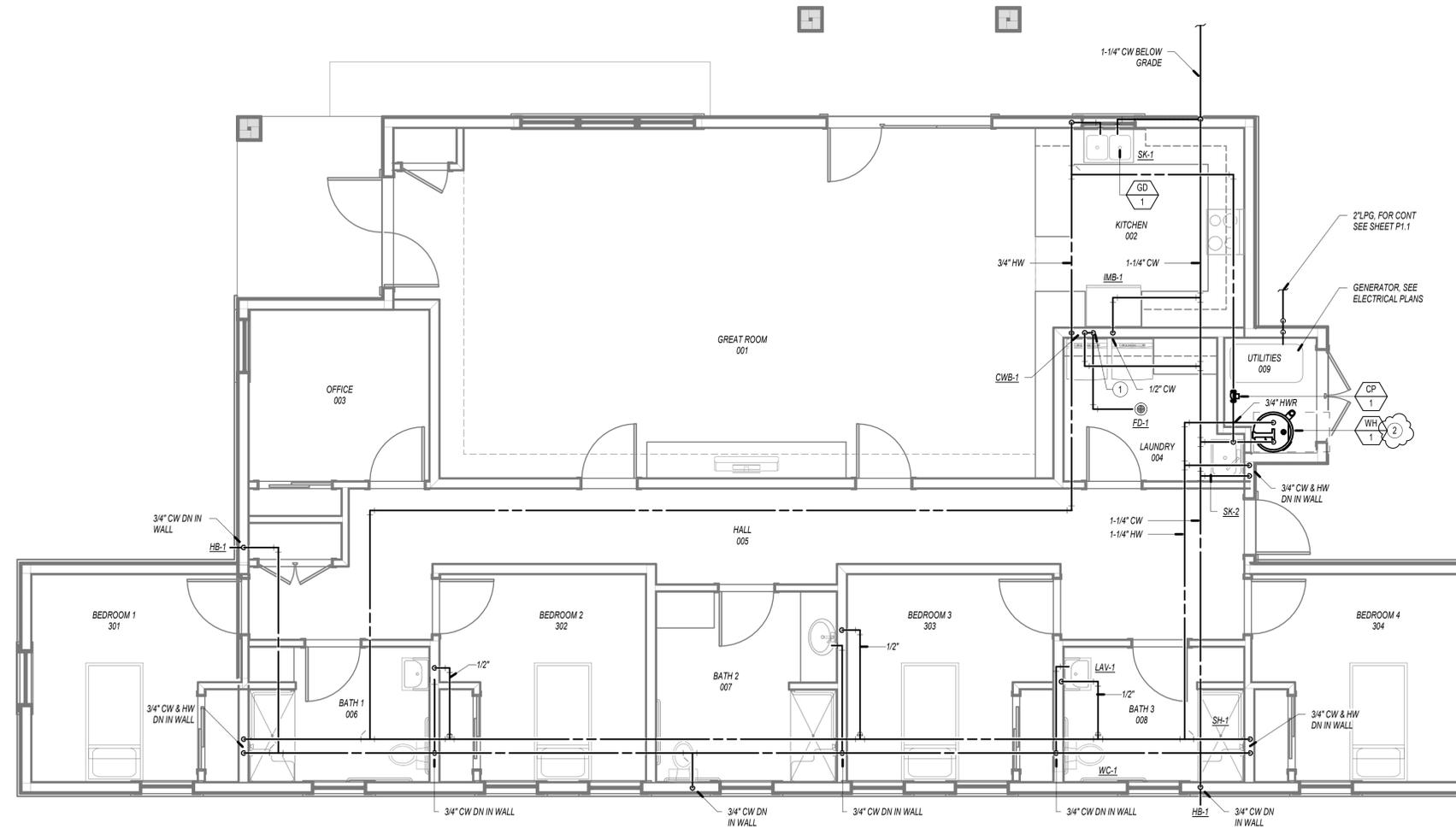
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BUILDING 3 DOMESTIC WATER FLOOR PLAN 1/4" = 1'-0" 1

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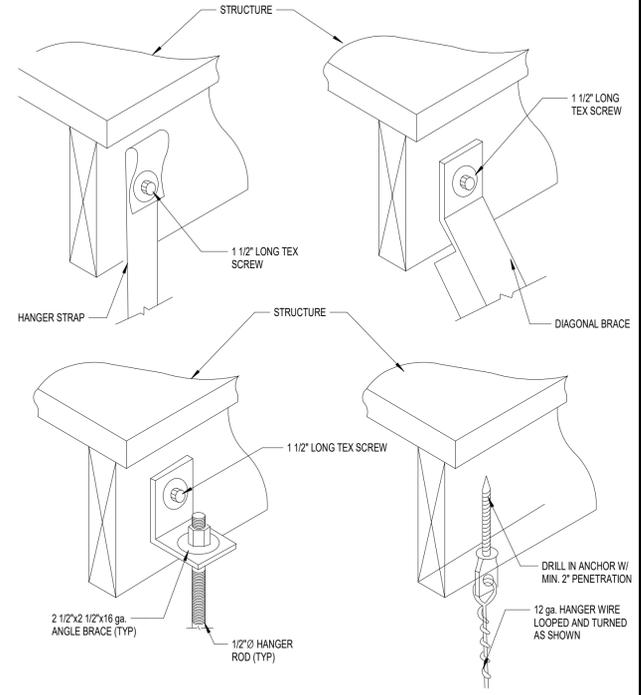
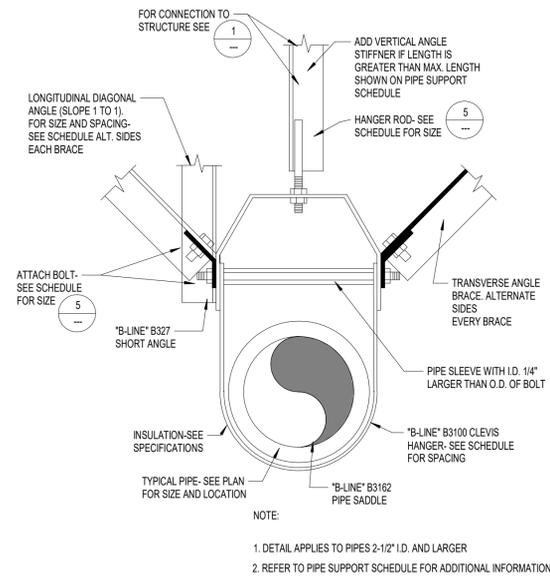
BUILDING 3  
DOMESTIC WATER  
FLOOR PLAN

SHEET  
P4.2

DATE: 03/02/2021

PIPE SIZES IN INCHES	MAXIMUM SPAN BETWEEN SUPPORT HANGERS O.C.		HANGERS ROD DIAMETER SIZE	MAX. LENGTH FOR RODS	LONGITUDINAL ANGLE BRACE <sup>(2)</sup>	VERTICAL HANGER ANGLE (STIFFNER) <sup>(1)</sup>	TRANSVERSE ANGLE BRACE <sup>(2)</sup>	BOLT SIZE
	HORIZ.	VERT.						
<b>COPPER TUBE &amp; PIPE</b>								
1/2 & 3/4	6'-0"	10'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	1-1/2 x 1-1/2 x18 ga @ 40'-0" O.C.	3/8"
1 thru 1 1/2	6'-0"	10'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	1-1/2 x 1-1/2 x18 ga @ 40'-0" O.C.	3/8"
2	10'-0"	10'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	2-1/2 x 2-1/2 x16 ga @ 40'-0" O.C.	3/8"
<b>SCHEDULE 40 PVC &amp; ABS DWV <sup>(3)</sup></b>								
1/2 & 3/4	4'-0"	10'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	1-1/2 x 1-1/2 x18 ga @ 40'-0" O.C.	3/8"
1 thru 2	4'-0"	10'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	1-1/2 x 1-1/2 x18 ga @ 40'-0" O.C.	3/8"
<b>CAST IRON HUBLESS (NO HUB)</b>								
1 1/2 & 2	(A)	15'-0"	3/8"	37"	1-1/2 x 1-1/2 x18 ga @ 80'-0" O.C.	1 x1 x 18ga	1-1/2 x 1-1/2 x18 ga @ 40'-0" O.C.	3/8"
3 thru 6	(A)	REFER TO SMACNA GUIDELINES IN SCHEDULE BELOW						
(A)	SUPPORT EVERY JOINT. SUPPORT SHALL BE WITHIN 18 INCHES OF JOINT ON BOTH SIDES. (SUPPORT ALSO REQUIRED AT EACH HORIZONTAL JOINT CONNECTION)							
<b>ALL PIPING 2-1/2" AND LARGER PER THE FOLLOWING SMACNA GUIDELINES</b>								
2 1/2	10'-0"	10'-0"	1/2"	25"	2-1/2 x 2-1/2 x16 ga @ 80'-0" O.C.	2 x 2 x 16ga	2-1/2 x 2-1/2 x16 ga @ 40'-0" O.C.	3/8"

- NOTES:**
- VERTICAL ANGLE ONLY REQUIRED WHEN ROD MAXIMUM LENGTH IS EXCEEDED. STIFFNER SHALL BE FULL LENGTH OF ROD LESS 2" ON EACH SIDE.
  - BRACING MAY BE OMITTED WHERE TOP OF PIPE IS 12" OR LESS FROM BOTTOM OF HANGER SUPPORT CONNECTED TO STRUCTURE
  - ALLOW FOR EXPANSION EVERY 30'-0"



PIPE SUPPORT SCHEDULE

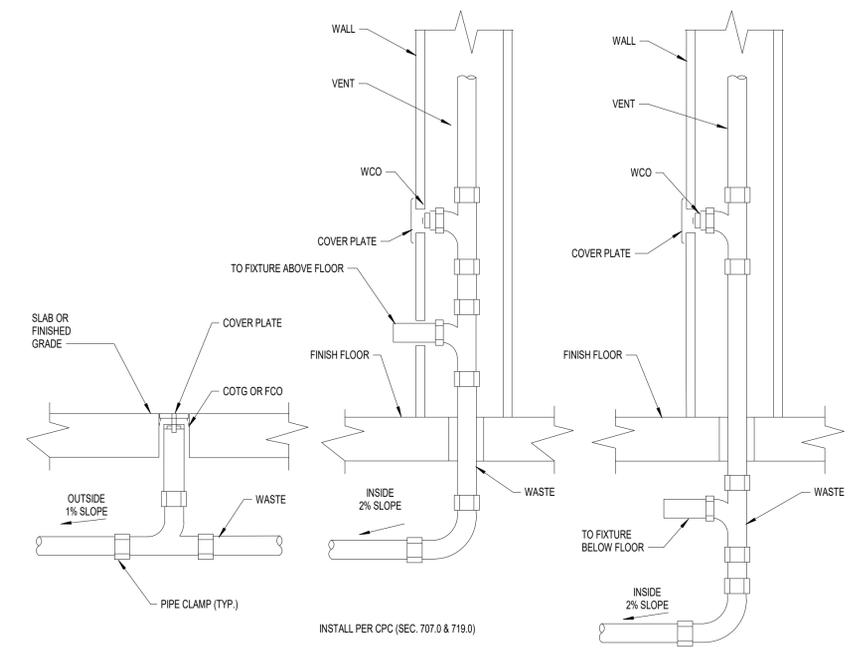
N.T.S. 5

PIPE SUPPORT - LARGE DIA.

N.T.S. 3

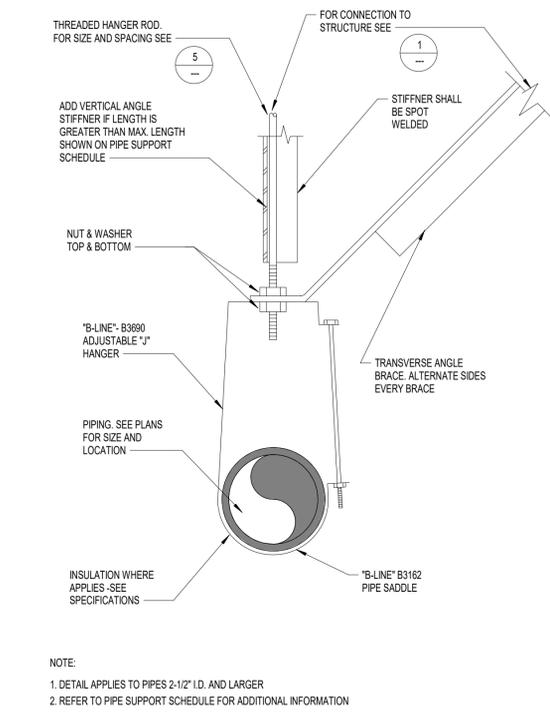
CONNECTION TO STRUCTURE

N.T.S. 1



TYPICAL CLEANOUT

N.T.S. 6

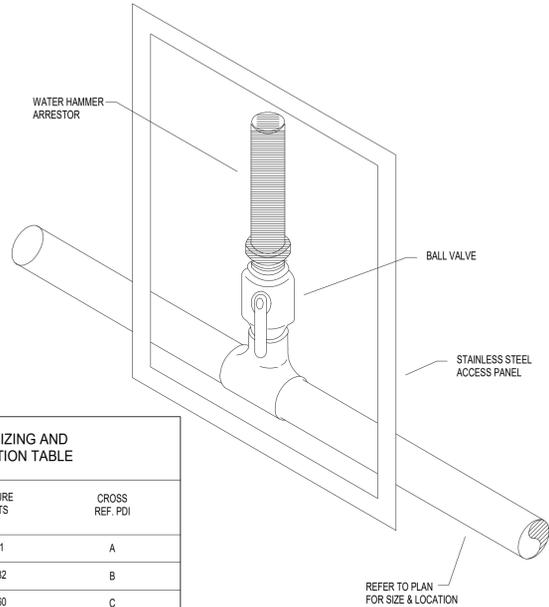


PIPE SUPPORT - SMALL DIA.

N.T.S. 4

DUAL WATER HEATER DETAIL

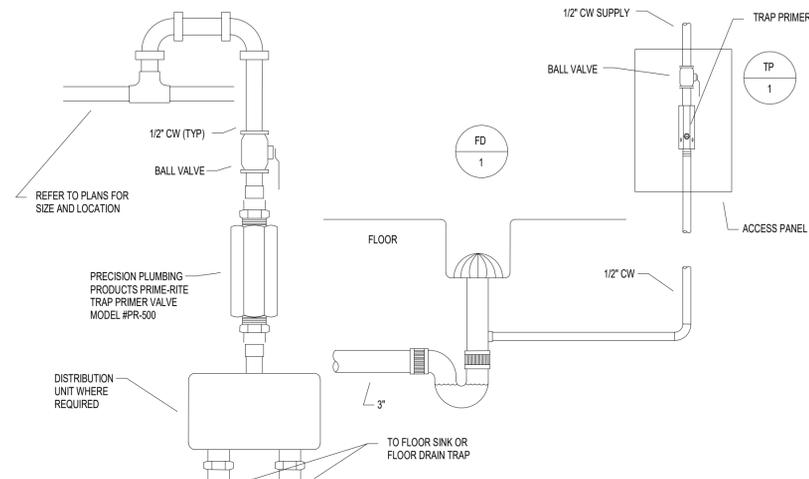
N.T.S. 2



**PIPE SIZING AND SELECTION TABLE**

PPP SIZE	FIXTURE UNITS	CROSS REF. FDI
1/2"	1-11	A
3/4"	12-32	B
1"	33-60	C
1 1/4"	61-113	D
1 1/2"	114-154	E
2"	155-330	F

NOTE:  
ACCESS PANEL SHALL NOT BE INSTALLED BEHIND GRAB BARS



**FLOOR DRAIN TRAP PRIMER DISTRIBUTION CHART**

NO. OF DRAINS	DISTRIBUTION UNIT MODEL	MAX. WATER DEL. ON 15 SEC. PRESS. DROP.	USE STAND PIPE STYLE	DISTRIBUTION UNIT IS
1	N/A	2 OZ.	STRAIGHT	NOT REQUIRED
2	DU-2	2 OZ.	STRAIGHT	2 OPENING
3	DU-3	5 OZ.	STRAIGHT	3 OPENING
4	DU-4	5 OZ.	STRAIGHT	4 OPENING

NOTE:  
ACCESS PANEL SHALL NOT BE INSTALLED BEHIND GRAB BARS

**WATER HAMMER DETAIL**

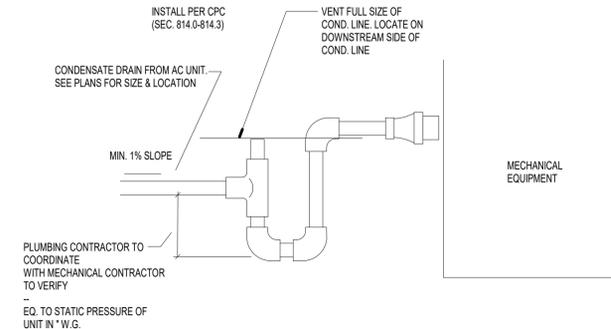
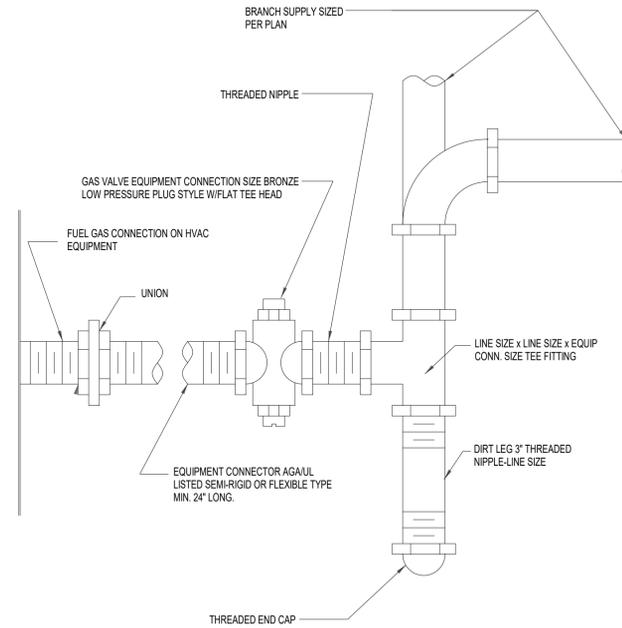
N.T.S.

5

**TRAP PRIMER ASSEMBLY**

N.T.S.

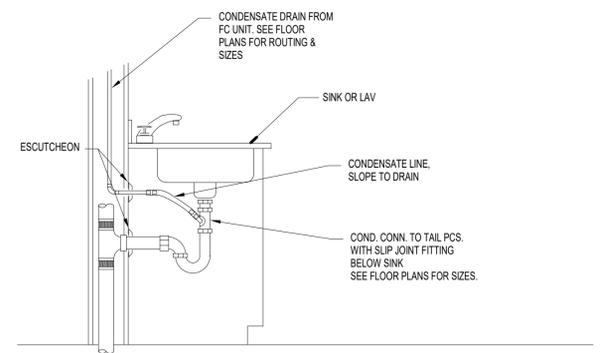
1



**CONDENSATE CONNECTION**

N.T.S.

2



**CONDENSATE CONNECTION TO LAV**

N.T.S.

3

**NOT USED**

N.T.S.

6

**GAS CONNECTION**

N.T.S.

4



**Riverside Engineering**  
CONSULTING ENGINEERS

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Voice: 888.401.7483  
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11801 Pierce St. Ste. 200  
Riverside, California  
(By Appointment Only)

Project For : **A.P.N. 018-090-12**  
**350 CYPRESS STREET FORT BRAGG**  
**RESIDENTIAL CARE FACILITY FOR THE ELDERLY**  
**PARENTS AND FRIENDS INC.**  
**306 E. REDWOOD AVE. FORT BRAGG CA 95437**

PROFESSIONAL SEAL:



**REVISION LIST**

1ST PLAN SUBMITTAL  
PC1 - COMMENTS 11/03/2021

**2020-285**

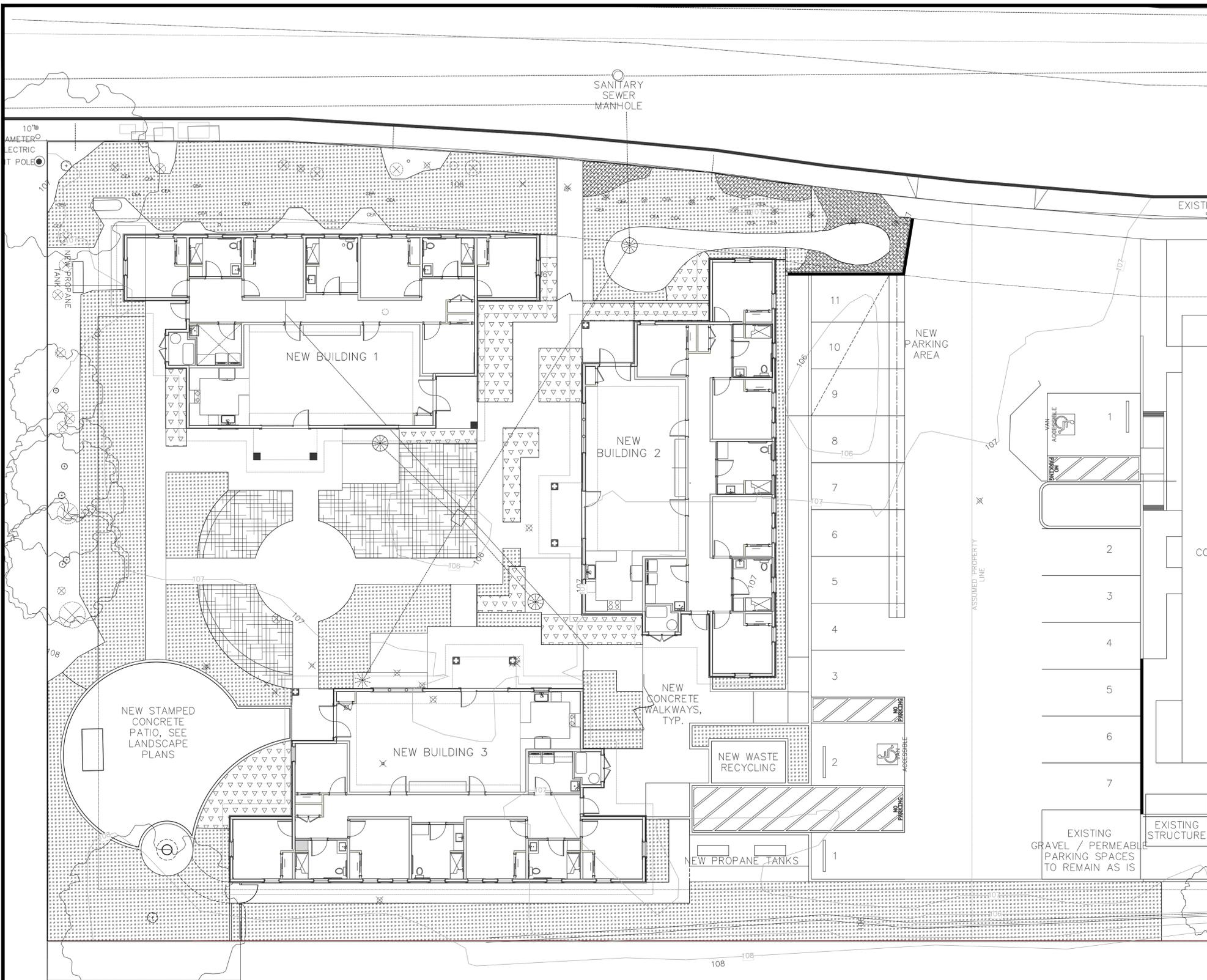
CONTACT: RIVERSIDE ENGINEERING

SCALE: AS NOTED

PLUMBING DETAILS  
CONT.

SHEET  
**P5.2**

DATE: 03/02/2021



**HYDROZONE LEGEND**

ZONE	SYMBOL	DESCRIPTION	AREA (S.F.)
ZONE 1		MODERATE WATER USE (DRIP IRRIGATION)	962
ZONE 2		LOW WATER USE (DRIP IRRIGATION)	6,672
ZONE 3		HIGH WATER USE (LAWN)	935

**WATER EFFICIENT LANDSCAPE WORKSHEET**

This worksheet is filed out by the project applicant and it is a required statement of the Landscape Documentation Package.

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF*IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
<b>Regular Landscape Areas</b>								
Zone 1 (moderate)	0.40	DRIP	0.81	0.49	962	471	8490	
Zone 2 (low)	0.20	DRIP	0.81	0.25	6672	1668	29991	
Zone 3A (high-spray)	0.80	SPRAY	0.75	1.07	935	1000	17980	
<b>Totals</b>						<b>8569</b>	<b>3139</b>	<b>56440</b>
<b>Zone 5 - Special Landscape Areas</b>								
<b>Totals</b>						<b>0</b>	<b>0</b>	<b>0</b>
<b>ETWU Total</b>						<b>56440</b>		
<b>Maximum Allowed Water Allowance (MAWA)</b>						<b>69332</b>		

Hydrozone #/Planting Description  
See Hydrozone Legend

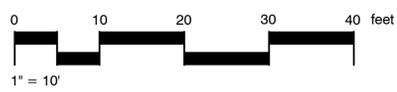
Irrigation Method  
Spray or Drip

Irrigation Efficiency  
where: 0.81 is conversion factor, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 50 for residential areas and 0.45 for non-residential areas.

ETAF Calculations:	Regular Landscape Areas	All Landscape Areas	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total ETAF x Area	(B) 3139	Total ETAF x Area (B+D) 3139	
Total Area (A)	8569	Total Area (A+C) 8569	
Average ETAF	B/A= 0.37	Site-wide ETAF=(B+D)/(A+C) 0.37	

**NOTES**

- TURF SHALL NOT EXCEED 50% OF THE LANDSCAPE AREA.
- TURF NOT PERMITTED ON SLOPES GREATER THAN 10%.
- TURF IS PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLER SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- WATER-EFFICIENT SYSTEMS (E.G., DRIP, MINI-SPRAY, BUBBLER-TYPE, OR SIMILAR SYSTEM) SHALL BE USED UNLESS INFEASIBLE. LOW-FLOW SPRINKLER HEADS WITH MATCHED PRECIPITATION RATES SHALL BE USED WHEN SPRAY OR ROTOR-TYPE HEADS ARE SPECIFIED FOR WATERING SHRUBS AND GROUND COVER AREAS. TURF AREAS SHALL BE SIZED AND SHAPED SO THEY CAN BE EFFICIENTLY IRRIGATED. SPRAY OR RUN-OFF ONTO PAVED AREAS SHALL BE AVOIDED.
- DUAL OR MULTI-PROGRAM CONTROLLERS WITH SEPARATED VALVES AND CIRCUITS SHALL BE USED WHEN THE PROJECT CONTAINS MORE THAN ONE TYPE OF LANDSCAPE TREATMENT (E.G., LAWN, GROUND COVER, SHRUB, TREE AREAS), OR A VARIETY OF SOLAR ASPECTS.
- WATERING SHALL BE SCHEDULED AT TIMES OF MINIMAL WIND CONFLICT AND EVAPORATION LOSS.
- SPRINKLER HEADS MUST HAVE MATCHED PRECIPITATION RATES WITHIN EACH VALVE ZONE.
- CHECK VALVES ARE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000SF OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.



**PROJECT INFORMATION**

- A. TOTAL LANDSCAPE AREA: 8,535 SF (DOES NOT INCLUDE BIO-SWALE PLANTING)
- B. TURF IRRIGATION AREA: 1,031 SF (12%)
- C. NON-TURF IRRIGATED AREA: 7,504 SF (88%)
- D. NON-IRRIGATED LANDSCAPE AREA: SEE CIVIL
- E. WATER FEATURE SURFACE AREA: N/A

DESIGN DEVELOPMENT

PLA  
PONTE LANDSCAPE ARCHITECTURE

PO Box 423  
Blue Lake, CA 95525  
(541) 870-9886

STAMP:

**REVISIONS:**

RESPONSE TO COMMENTS	DATE
RESPONSE TO CDP	02/14/21
RESPONSE TO CDP	08/24/21
RESPONSE TO CDP	11/19/21
RESPONSE TO CDP	01/25/22

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA**

DATE: 07-25-2020

DESIGNED BY: EP

DRAWN BY: EP

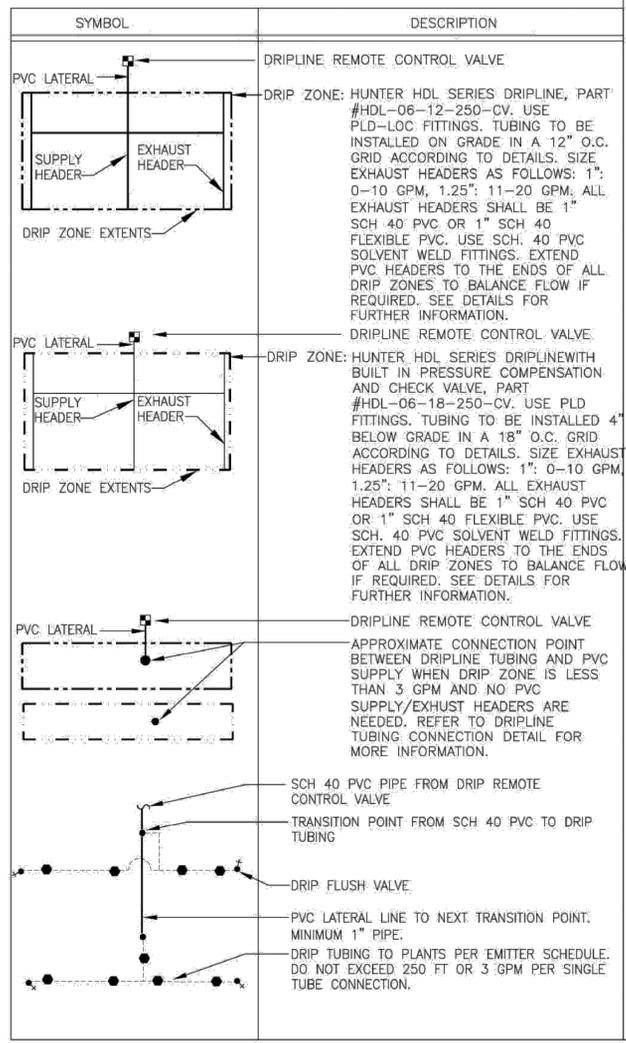
SHEET TITLE:  
**HYDROZONE PLAN**

**L-1.00**

**IRRIGATION NOTES**

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS, NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE. RUN TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
- THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: REFER TO PLANS.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
- WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
- VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

**IRRIGATION LEGEND**



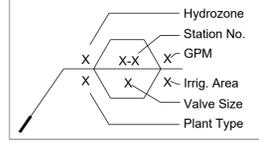
NOTE: ALL IRRIGATION HEADS SHALL BE LOCATED A MINIMUM OF 24" FROM ANY PAVED SURFACE

**Irrigation Legend**

SYMBOL	MAN'FR	MODEL	DESCRIPTION
	HUNTER	PGV-151	1 1/2" GLOBE VALVE W/ FLOW CONTROL - 40 GPM
	HUNTER	ICZ-151-XL	REMOTE CONTROL DRIP ZONE KIT with FILTER and PRESSURE REGULATOR
	HUNTER	PROS-06-PRS-30-CV-F	W/M/P ROTATOR CORNER SERIES NOZZLES
	HUNTER	PROS-06-PRS-30-CV-F	W/M/P ROTATOR 2000 SERIES NOZZLE
	T-DPC04-MA		TORO ON GRADE DRIPLINE WITH 12" O.C. EMITTER. SEE DETAILS - NOZZLE GPM: 0.24 CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON CENTER; VERIFY THE LAYOUT AND 12" ON CENTER SPACING IN THE FIELD
	HUNTER	ICV-101G	HUNTER MASTER VALVE - 1" (NORMALLY CLOSED)
	NIBCO-SCOTT	TRU-UNION	BRASS BALL VALVE IN BOX (LINE SIZE)
	HUNTER	HC-100-FLOW	HUNTER 1" FLOW METER (0.3-30 GPM)
	WATER METER	SEE CIVIL ENGINEER'S SITE PLANS FOR LOCATION	
	WILKINS	975XL	REDUCED PRESSURE BACKFLOW PREVENTER
	HUNTER	HUNTER HCC (24)	STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A WIFI ANTENNA KIT. ROAM-XL HUNTER HAND HELD REMOTE & RECEIVER, HC-PLAN-ENTHUSIAST HUNTER HYDRAWISE SOFTWARE
	WR-CLIK		WIRELESS RAIN-CLIK SENSOR AND RECEIVER

- 1120-SCH 40 PVC PLASTIC PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
- LATERAL LINE: 3/4" & LARGER. 1120-SCH 40 PVC PLASTIC PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
- DRIPLINE LATERAL LINE: 3/4" & LARGER. 1120-SCH 40 PVC PLASTIC PIPE WITH SCH 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
- PVC SCH 40 SLEEVE - TWICE LINE SIZE (V.I.F)
- HUNTER DRIP EMITTER FOR TREES: USE MODEL HEBXX WITH SCRENCV PRESSURE COMPENSATING SCREEN WITH CHECK VALVE. SEE TREE EMITTER LAYOUT DETAIL FOR EXACT EMITTER SIZE PER TREE SIZE. FOR EXACT EMITTER COUNT CONTRACTOR SHALL USE LANDSCAPE DRAWINGS FOR TREE COUNT. CONTRACTOR IS RESPONSIBLE FOR EMITTER COUNT, ALL TREES SHOWN ON LANDSCAPE DRAWINGS SHALL RECEIVE THE REQUIRED EMITTERS PER THE EMITTER LAYOUT DETAIL.

**VALVE KEY:**



**DRIPLINE SUPPLY/EXHAUST LATERAL PIPE SIZING:**

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

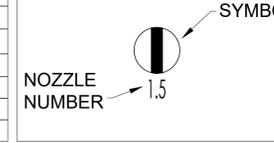
**IRRIGATION MISCELLANEOUS EQUIPMENT**

NO SYMBOL	LASCO	3/4" SCH 80 THREADED BALL VALVE, MODEL V08791N. INSTALL ON EVERY HORIZONTAL SUB-LATERAL LINE, EITHER SIDE OF VERTICAL LATERAL.
NO SYMBOL	LASCO	PVC SWING OR SPRING CHECK VALVE, INSTALL 12"-18" ABOVE EVERY OTHER SUB-LATERAL TEE. VERTICAL LATERAL LINE SIZE, MODEL V(XX)611N OR V(XX)221B
NO SYMBOL	SENNINGER	PRESSURE REGULATOR, MODEL PRL-40PSI. INSTALL ON EVERY HORIZONTAL SUB-LATERAL LINE, EITHER SIDE OF VERTICAL LATERAL.
NO SYMBOL	AS APPROVED	IRRIGATION 'COMMON' WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	AS APPROVED	IRRIGATION 'CONTROL' WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)
NO SYMBOL	3M	DBRY-6 DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS

**PIPE SIZING CHART:**

ZONE FLOW	PIPE SIZE
0 - 5 GPM	DRIPLINE TUBING or 1/2" PVC
5 - 8 GPM	3/4" PVC
8.1 - 13 GPM	1" PVC
13.1 - 22 GPM	1 1/4" PVC
22.1 - 30 GPM	1 1/2" PVC

**ROTOR KEY:**

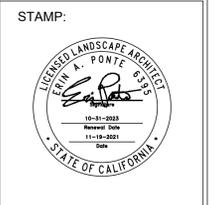


NOTES:  
AFV-T AUTOMATIC FLUSH VALVE. - INSTALL INSIDE 6" ROUND VALVE BOX, AT THE FAR END OF DRIP LINE LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIP LINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIPLINE CONNECTION MANIFOLD.

PLD-ARV AIR/VACUUM RELIEF VALVE INSTALLED WITH PLD-050-TB-TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN. 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S MAY BE REQUIRED PER RCV WITHIN UNDULATING AREAS. VERIFY QUANTITY PRIOR TO STARTING WORK, FLUSH VALVES AND AIR RELIEF VALVES ARE NOT SHOWN, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.  
**DRIPLINE LAYOUT NOTE:** NOT ALL SUPPLY/EXHAUST LATERALS SHOWN ON PLAN FOR GRAPHIC CLARITY - INSTALL LATERALS per MANUFACTURER'S SPECIFICATIONS and RECOMMENDATIONS TO AVOID LOW PRESSURE THROUGH DRIPPERLINE and CONNECTIONS.

NOTE:  
THIS IRRIGATION DESIGN IS BASED ON 75PSI AND 30 GPM.

DESIGN DEVELOPMENT



**REVISIONS:**

RESPONSE TO COMMENTS	DATE
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020  
DESIGNED BY: EP  
DRAWN BY: EP

SHEET TITLE:  
**LANDSCAPE IRRIGATION LEGEND**

**L-2.00**



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STAMP:



REVISIONS:

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:

RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

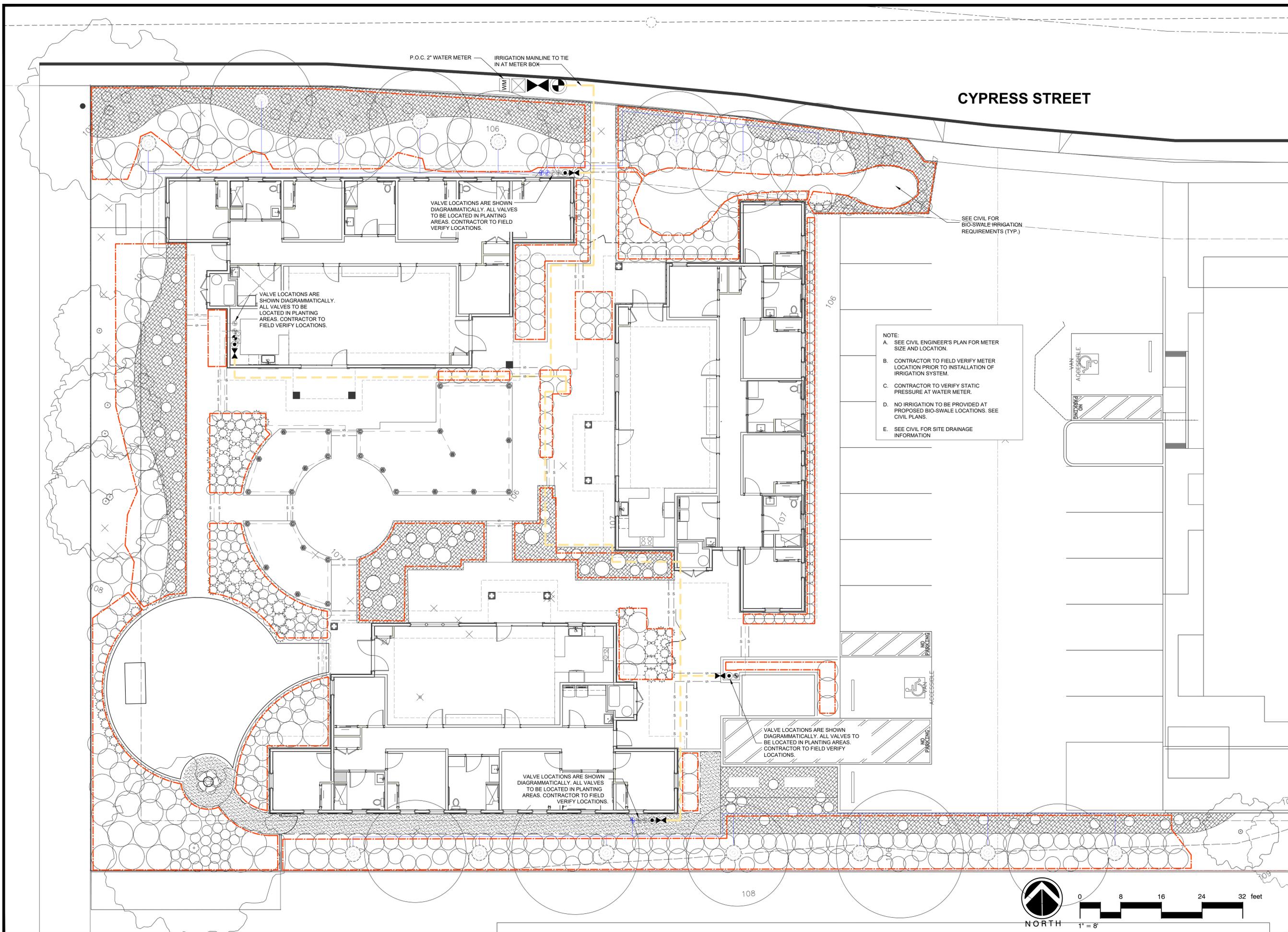
DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

LANDSCAPE  
IRRIGATION  
PLAN

L-2.10



CYPRESS STREET

P.O.C. 2" WATER METER  
IRRIGATION MAINLINE TO TIE  
IN AT METER BOX

VALVE LOCATIONS ARE SHOWN  
DIAGRAMMATICALLY. ALL VALVES  
TO BE LOCATED IN PLANTING  
AREAS. CONTRACTOR TO FIELD  
VERIFY LOCATIONS.

VALVE LOCATIONS ARE  
SHOWN DIAGRAMMATICALLY.  
ALL VALVES TO BE  
LOCATED IN PLANTING  
AREAS. CONTRACTOR TO  
FIELD VERIFY LOCATIONS.

VALVE LOCATIONS ARE SHOWN  
DIAGRAMMATICALLY. ALL VALVES  
TO BE LOCATED IN PLANTING  
AREAS. CONTRACTOR TO FIELD  
VERIFY LOCATIONS.

VALVE LOCATIONS ARE SHOWN  
DIAGRAMMATICALLY. ALL VALVES TO  
BE LOCATED IN PLANTING AREAS.  
CONTRACTOR TO FIELD VERIFY  
LOCATIONS.

SEE CIVIL FOR  
BIO-SWALE IRRIGATION  
REQUIREMENTS (TYP.)

NOTE:

- A. SEE CIVIL ENGINEER'S PLAN FOR METER SIZE AND LOCATION.
- B. CONTRACTOR TO FIELD VERIFY METER LOCATION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- C. CONTRACTOR TO VERIFY STATIC PRESSURE AT WATER METER.
- D. NO IRRIGATION TO BE PROVIDED AT PROPOSED BIO-SWALE LOCATIONS. SEE CIVIL PLANS.
- E. SEE CIVIL FOR SITE DRAINAGE INFORMATION.

WALKWAY  
ACCESSIBLE

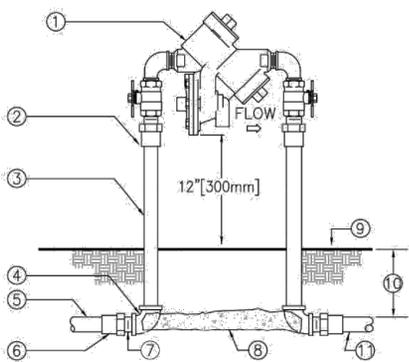
NO PARKING

NO PARKING

ACCESSIBLE

NO PARKING

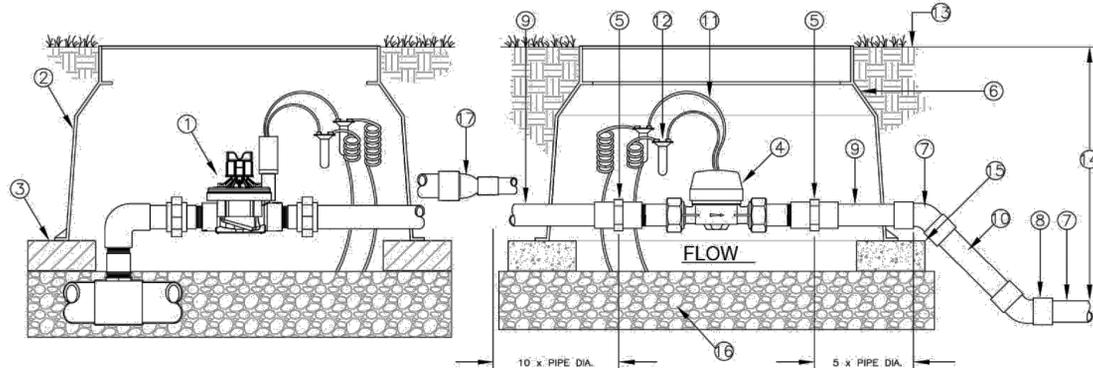




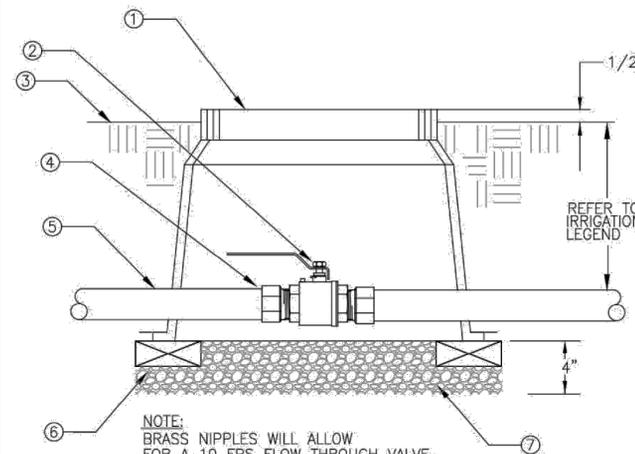
- ① REDUCED PRESSURE BACKFLOW ASSEMBLY.
- ② WROUGHT COPPER MALE ADAPTER—2 TOTAL (SOLDER x THREAD CONNECTION).
- ③ COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
- ④ WROUGHT COPPER 90° ELBOW—2 TOTAL (SOLDER x THREAD CONNECTION).
- ⑤ PVC MAIN LINE TO POINT OF CONNECTION.
- ⑥ BUSH AS NECESSARY FOR SIZE TRANSITION.
- ⑦ SCHEDULE 40 PVC MALE ADAPTER—2 TOTAL.
- ⑧ CONCRETE SUPPORT BLOCK.
- ⑨ FINISH GRADE.
- ⑩ REFER TO IRRIGATION LEGEND.
- ⑪ PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:  
 1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.  
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.  
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.  
 OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.  
 INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS.  
 PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.



- ① MASTER VALVE
- ② VALVE BOX
- ③ BRICK SUPPORT
- ④ HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
- ⑤ SCH 80 PVC FEMALE ADAPTER (S X T)
- ⑥ RECTANGULAR VALVE BOX PER SPECIFICATIONS
- ⑦ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
- ⑧ SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
- ⑨ 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
- ⑩ MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
- ⑪ TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER, MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
- ⑫ WEATHERPROOF WIRE CONNECTOR
- ⑬ FINISH GRADE
- ⑭ SPECIFIED SOIL COVER (SEE LEGEND)
- ⑮ COMMON BRICK
- ⑯ GRAVEL BASE, 6" (15 cm) DEEP
- ⑰ IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

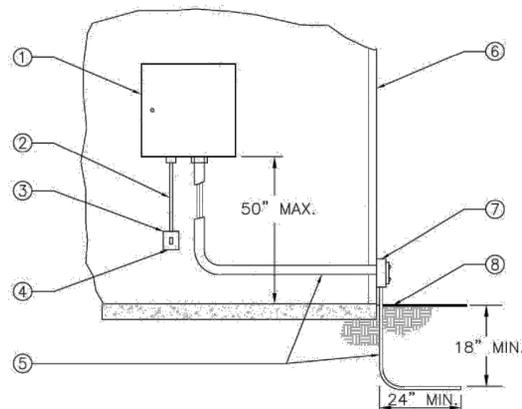


- ① 10" ROUND X 12" DEEP PLASTIC VALVE BOX
- ② BRASS BALL VALVE
- ③ FINISH GRADE
- ④ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
- ⑤ PVC MAIN LINE
- ⑥ COMMON BRICK, TWO TOTAL—180° APART
- ⑦ PEA GRAVEL (NO SOIL IN VALVE BOX)

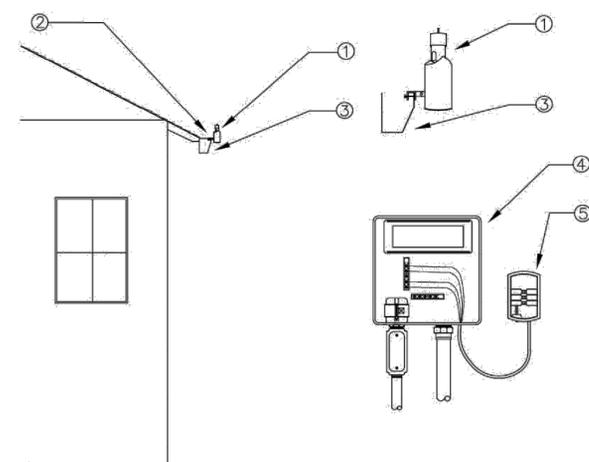
1 REDUCED PRESSURE BACKFLOW ASSEMBLY  
 SCALE: NONE

2 HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION  
 Scale: NONE  
 Det:

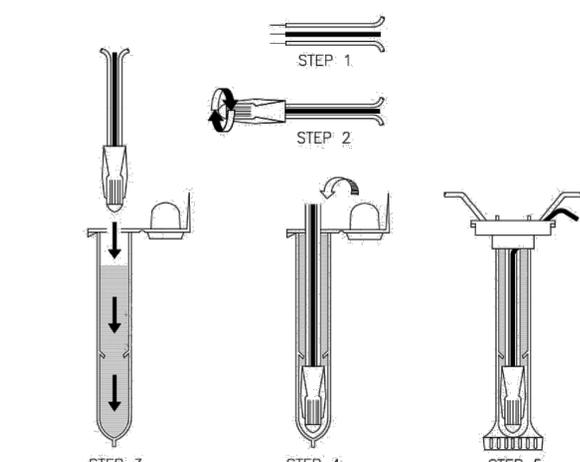
3 BALL VALVE—BRASS  
 SCALE: NONE



- ① IRRIGATION CONTROLLER
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- ③ 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- ⑤ SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- ⑥ EXTERIOR WALL
- ⑦ ELECTRICAL PULL BOX PER ELECTRICAL CODE
- ⑧ FINISH GRADE

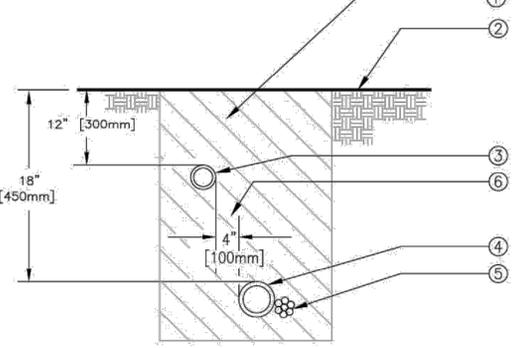


- NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.
- ① WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
  - ② MOUNT RAIN SENSOR ON GUTTER/EVE
  - ③ GUTTER
  - ④ CONTROLLER
  - ⑤ RAIN SENSOR RECEIVER



- NOTE:  
 MAXIMUM # OF WIRES PER CONNECTOR:  
 • 3—#14 GAUGE  
 • 2—#12 GAUGE
- INSTRUCTIONS:  
 1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.  
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.  
 3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.  
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.  
 5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

NOTES:  
 1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



- ① CLEAN BACKFILL MATERIAL.
- ② FINISH GRADE.
- ③ LATERAL LINE.
- ④ MAIN LINE.
- ⑤ LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
- ⑥ TYPICAL DISTANCE BETWEEN PIPES.

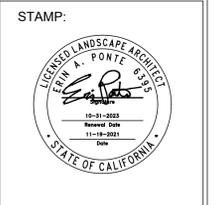
4 INTERIOR MOUNTED CONTROLLER  
 SCALE: NONE

5 WIRELESS RAIN SENSOR—GUTTER MOUNT  
 SCALE: NONE

6 WEATHERPROOF WIRE SPLICE ASSEMBLY  
 SCALE: NONE

7 TRENCHING  
 SCALE: NONE

DESIGN DEVELOPMENT



REVISIONS:

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:  
 RESIDENTIAL CARE FACILITY  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 07-25-2020  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
 LANDSCAPE IRRIGATION DETAILS

L-2.11



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STAMP:



REVISIONS:

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
350 CYPRESS STREET  
FORT BRAGG, CA

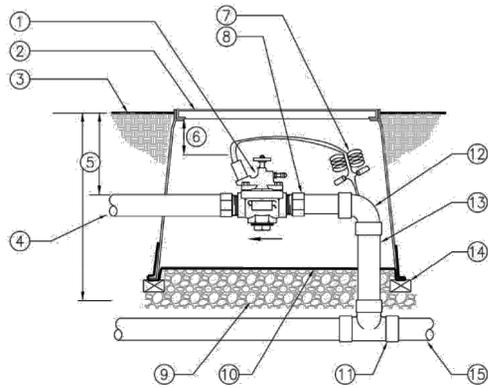
DATE: 07-25-2020

DESIGNED BY: EP

DRAWN BY: EP

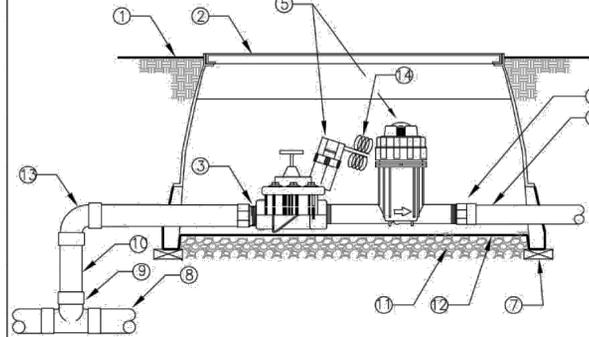
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**LANDSCAPE IRRIGATION DETAILS**



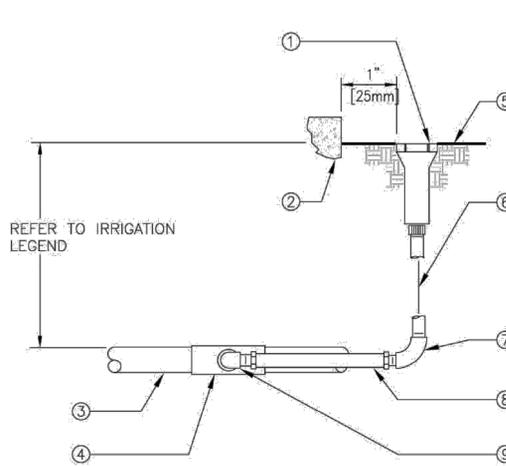
- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED
- 2 10" ROUND VALVE BOX. ONE VALVE PER BOX- NO EXCEPTIONS.
- 3 FINISH GRADE
- 4 PVC LATERAL LINE
- 5 REFER TO IRRIGATION LEGEND
- 6 3" MIN 6" MAX
- 7 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
- 8 SCHEDULE 40 MALE ADAPTER (2 TOTAL)
- 9 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 10 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
- 11 UPC APPROVED SCHEDULE 40 PVC TEE
- 12 SCHEDULE 40 PVC 90° ELBOW (SXS)
- 13 SCHEDULE 40 PVC
- 14 BRICK-1 EACH CORNER
- 15 PVC MAIN LINE

1 REMOTE CONTROL VALVE  
SCALE: NONE



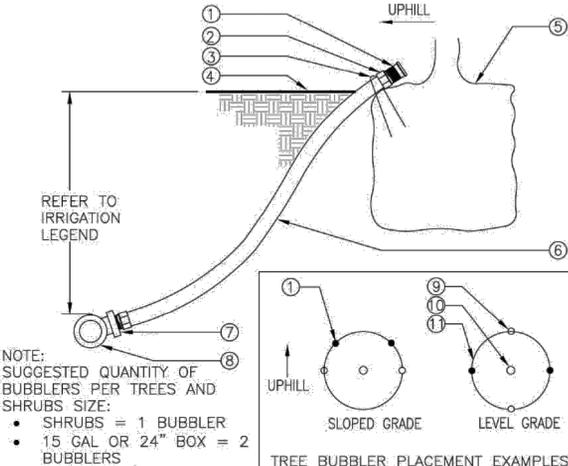
- 1 FINISH GRADE.
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 40 MALE ADAPTER
- 4 SCHEDULE 40 FEMALE ADAPTER
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER WITH A 40 PSI PRESSURE REGULATOR)
- 6 SCHEDULE 40 LATERAL LINE
- 7 BRICK-1 EACH CORNER.
- 8 PVC MAIN LINE.
- 9 UPC APPROVED SCHEDULE 40 PVC TEE.
- 10 SCHEDULE 40 PVC PIPE LENGTH AS REQUIRED.
- 11 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- 12 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- 13 SCHEDULE 40 PVC 90° ELBOW (SxS).
- 14 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 2' OF EXCESS UF WIRE IN A 1" DIAMETER COIL.

2 REMOTE CONTROL VALVE (DRIPZONE)  
SCALE: NONE



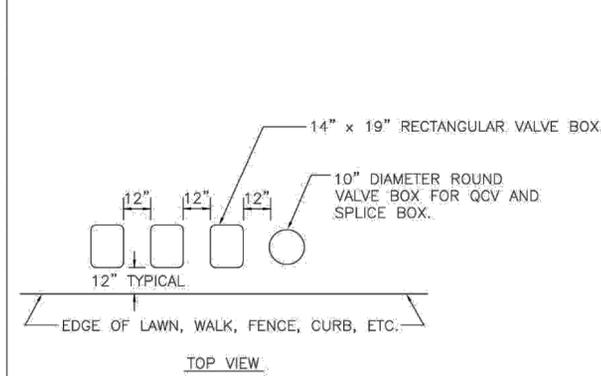
- 1 POP-UP LAWN SPRAY SPRINKLER.
- 2 WALL, WALK, CURB OR BUILDING.
- 3 PVC LATERAL LINE.
- 4 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
- 5 FINISH GRADE.
- 6 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
- 7 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
- 8 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa]
- 9 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

3 POP-UP SPRAY SPRINKLER - TURF  
SCALE: NONE



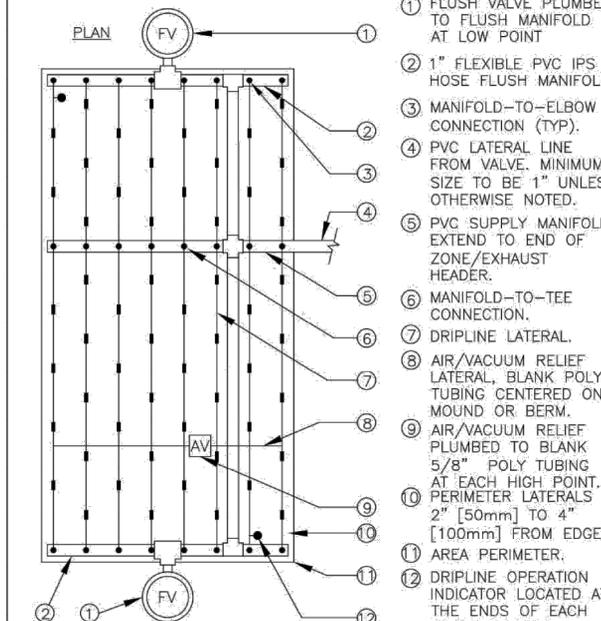
- NOTE: SUGGESTED QUANTITY OF BUBBLERS PER TREES AND SHRUBS SIZE:
- SHRUBS = 1 BUBBLER
  - 15 GAL OR 24" BOX = 2 BUBBLERS
  - 36" OR 48" BOX = 4 BUBBLERS
- NOTE: BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL).
- 1 1/2" SCH. 40 MALE ADAPTER (2 TOTAL).
  - 2 6" STAPLE.
  - 3 FINISH GRADE.
  - 4 TREE OR SHRUB ROOTBALL.
  - 5 1/2" IPS FLEXIBLE PVC. USE WELD-ON 795 SOLVENT CEMENT OR EQUAL WHEN BONDING PVC HOSE TO FITTINGS.
  - 6 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER.
  - 7 1/2" SCH. 40 LATERAL LINE.
  - 8 PVC LATERAL LINE.
  - 9 TREE STAKES.
  - 10 TREE OR SHRUB.
  - 11 EDGE OF ROOTBALL (TYPICAL).

4 TREE AND SHRUB BUBBLER  
SCALE: NONE



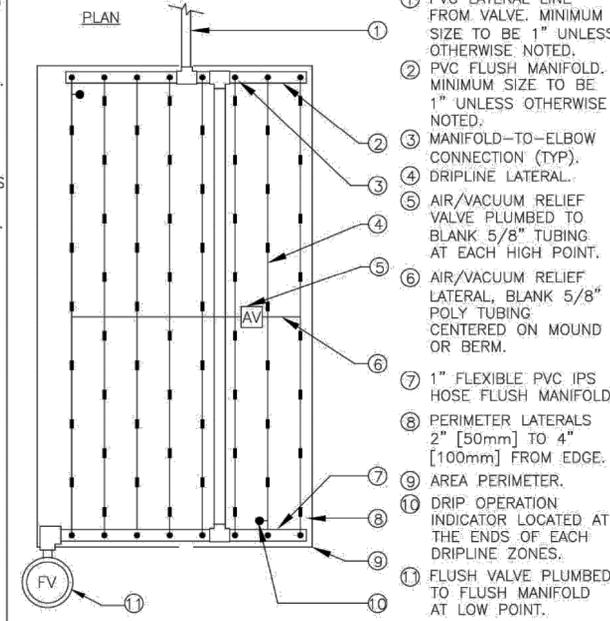
- INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
  2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
  3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
  4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
  5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
  6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

5 VALVE BOX INSTALLATION  
SCALE: NONE



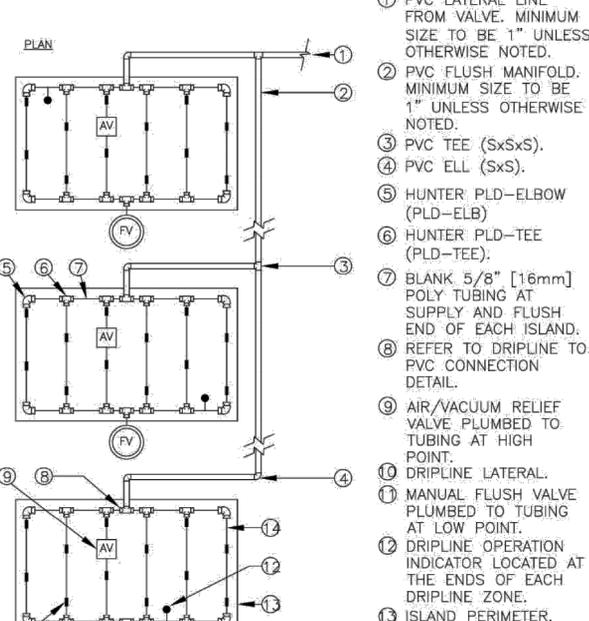
- 1 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
  - 2 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
  - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
  - 4 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 5 PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
  - 6 MANIFOLD-TO-TEE CONNECTION.
  - 7 DRIPLINE LATERAL.
  - 8 AIR/VACUUM RELIEF LATERAL. BLANK POLY TUBING CENTERED ON MOUND OR BERM.
  - 9 AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  - 10 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  - 11 AREA PERIMETER.
  - 12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
  2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 HLD DRIPLINE CENTER FEED LAYOUT  
SCALE: NONE



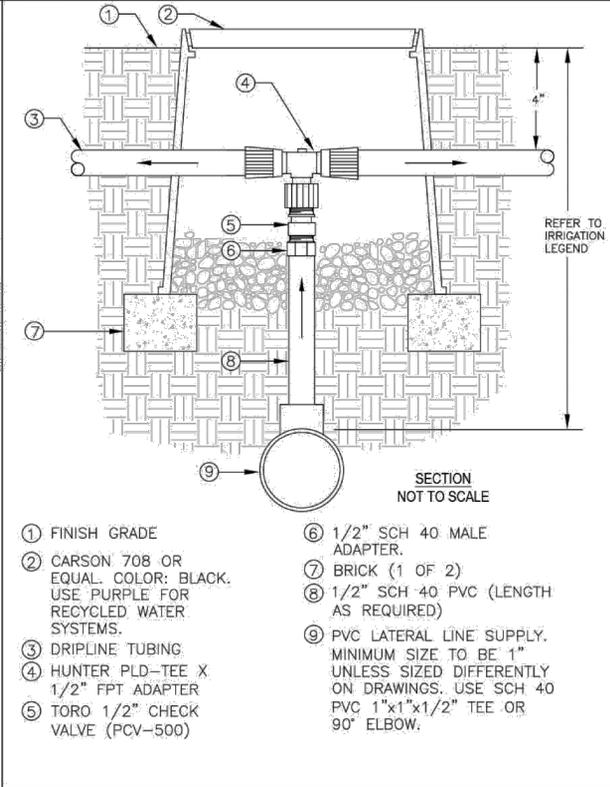
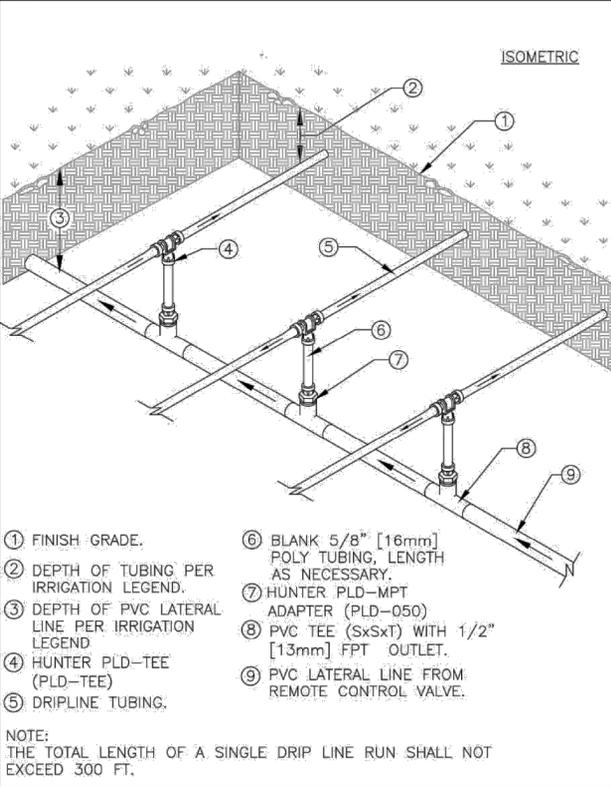
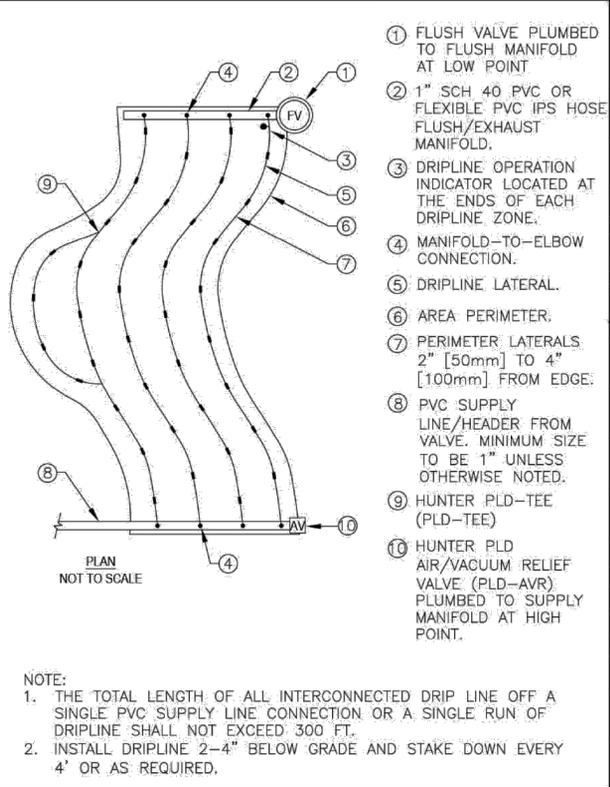
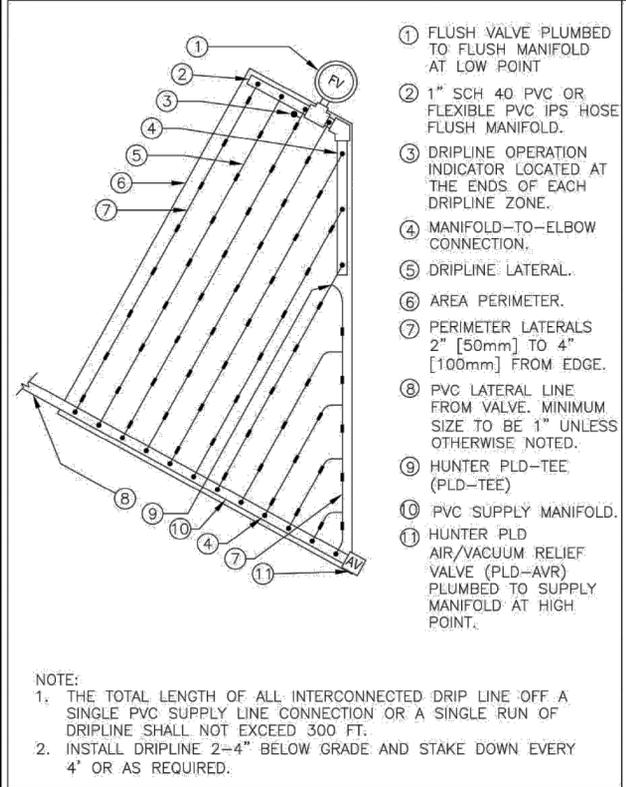
- 1 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 2 PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 3 MANIFOLD-TO-ELBOW CONNECTION (TYP).
  - 4 DRIPLINE LATERAL.
  - 5 AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
  - 6 AIR/VACUUM RELIEF LATERAL. BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
  - 7 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
  - 8 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  - 9 AREA PERIMETER.
  - 10 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
  - 11 FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
  2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

7 HLD DRIPLINE END FEED LAYOUT  
SCALE: NONE



- 1 PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 2 PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  - 3 PVC TEE (SxSxS).
  - 4 PVC ELL (SxS).
  - 5 HUNTER PLD-ELBOW (PLD-ELB)
  - 6 HUNTER PLD-TEE (PLD-TEE).
  - 7 BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
  - 8 REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
  - 9 AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
  - 10 DRIPLINE LATERAL.
  - 11 MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
  - 12 DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
  - 13 ISLAND PERIMETER.
  - 14 PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
  2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

8 HLD DRIPLINE ISLAND LAYOUT  
SCALE: NONE

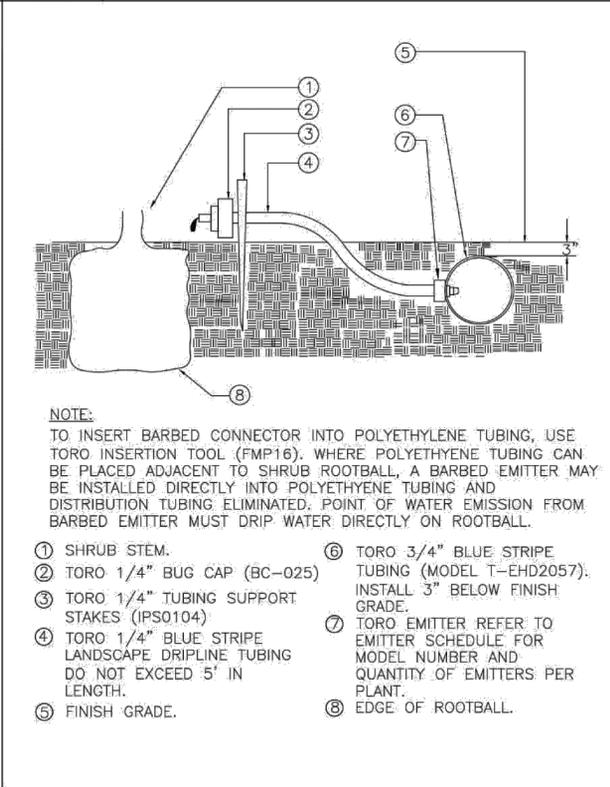
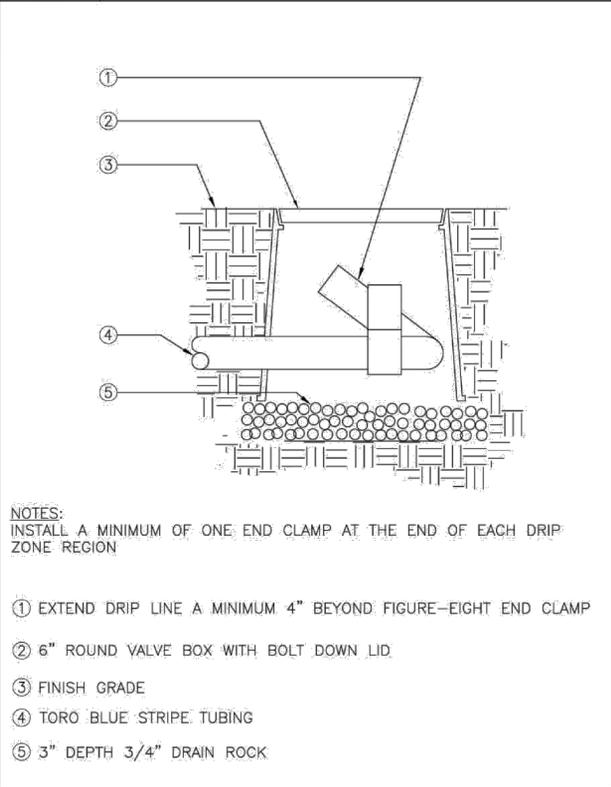
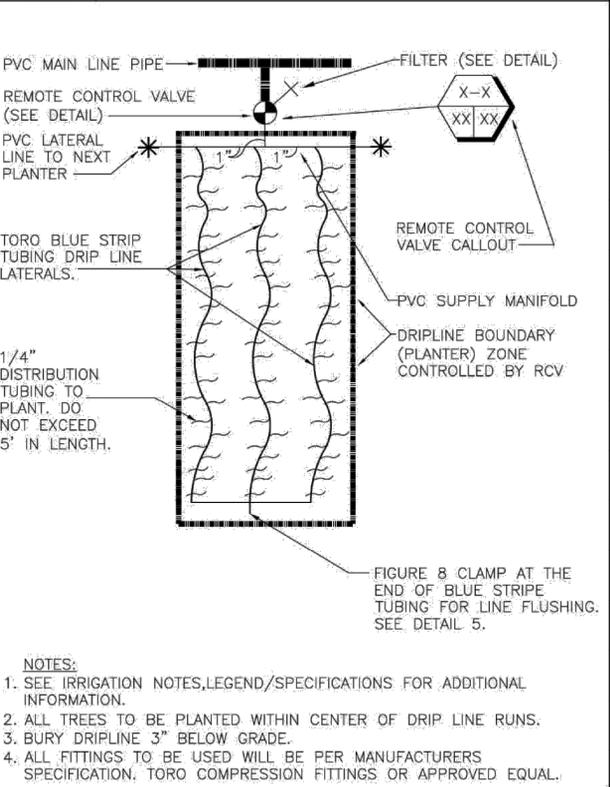
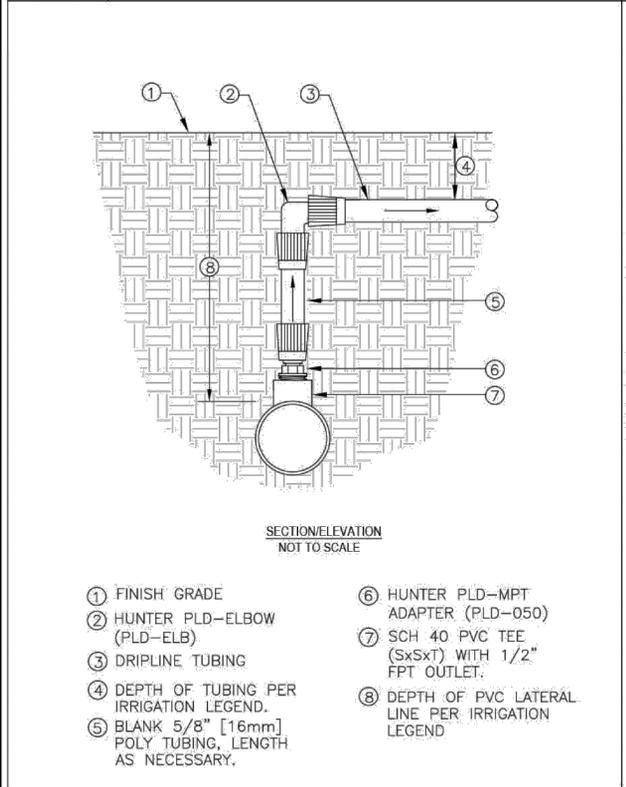


1 HLD DRIPLINE TRIANGULAR LAYOUT  
SCALE: NONE

2 HLD DRIPLINE ODD CURVE LAYOUT  
SCALE: NONE

3 HLD DRIPLINE CENTER FEED MANIFOLD  
SCALE: NONE

4 DRIPLINE TO PVC CONNECTION  
SCALE: NONE

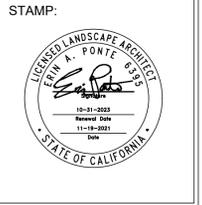


5 DRIPLINE MANIFOLD TO ELBOW CONNECTION  
SCALE: NONE

6 TORO BLUE STRIP TUBING DRIP ZONE SAMPLE LAYOUT  
Scale: NONE  
DET: 153

7 TORO DRIP ZONE FIGURE EIGHT END CLAMP  
SCALE: NONE  
DET: -----

8 TORO EMITTER AND DRIP INSTALLATION WITHIN DRIPZONE  
SCALE: NONE  
DET: -----



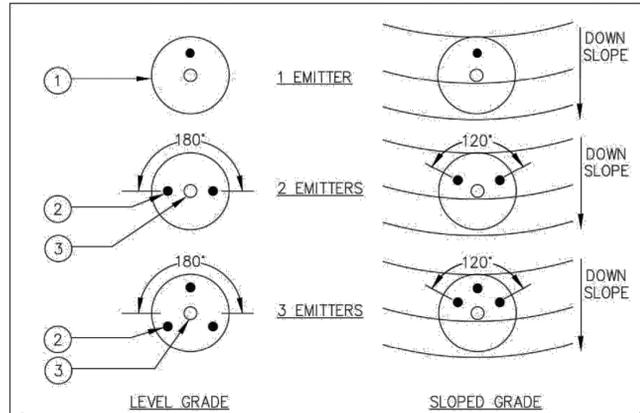
REVISIONS:

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 07-25-2020  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
**LANDSCAPE IRRIGATION DETAILS**



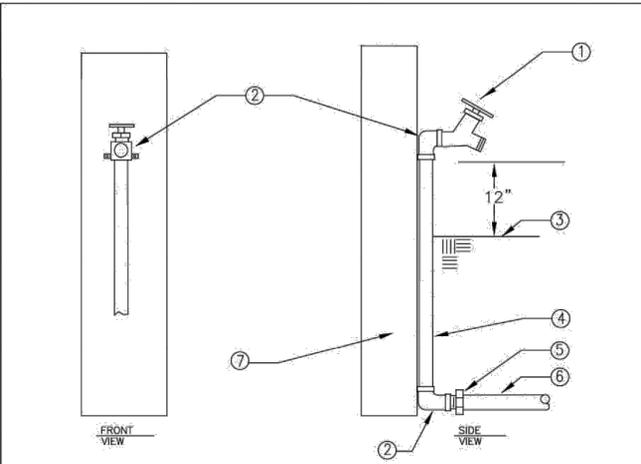
- ① EDGE OF ROOTBALL (TYPICAL)
- ② EMITTER OR DISTRIBUTION TUBE OUTLET (TYPICAL)
- ③ SHRUB STEM (TYPICAL)

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFICATION	FLOW (GPH)/PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
1 GALLON SHRUBS	T-DPC04-MA	1 GPH	2
5 GALLON SHRUBS	T-DPC04-MA	2 GPH	2
15 GALLON	T-DPC08-MA	2 GPH	3

\*\*MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 240 GPH\*\*

**1** TORO EMITTER PLACEMENT AND SCHEDULE  
 SCALE: NONE  
 DET: EMITTER-PL/SCH

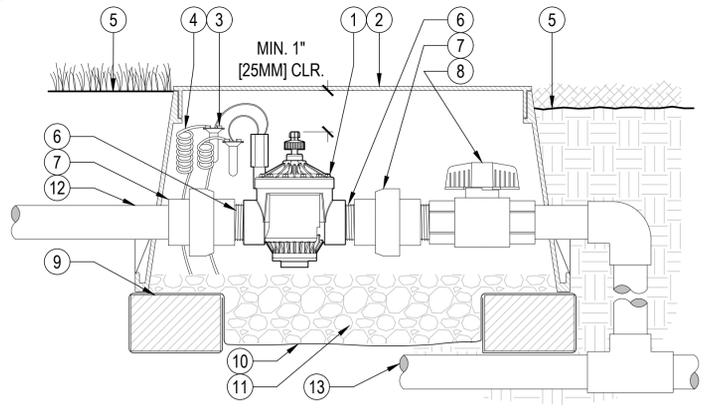


- ① CHAMPION HOSE BIB (HB-2M)
- ② 3/4" 90° DROP ELBOX CXF-CAST WITH BRASS WOOD SCREWS
- ③ FINISH GRADE
- ④ 3/4" TYPE "K" COPPER PIPE. LENGTH AS NEEDED.
- ⑤ SCH 40 PVC MALE ADAPTER
- ⑥ SCH 40 PVC MAIN LINE
- ⑦ PRESSURE TREATED (REDWOOD COLOR) 4X4X30". SET IN CONCRETE FOR STABILITY

**2** HOSE BIB RISER  
 SCALE: NONE  
 DET:

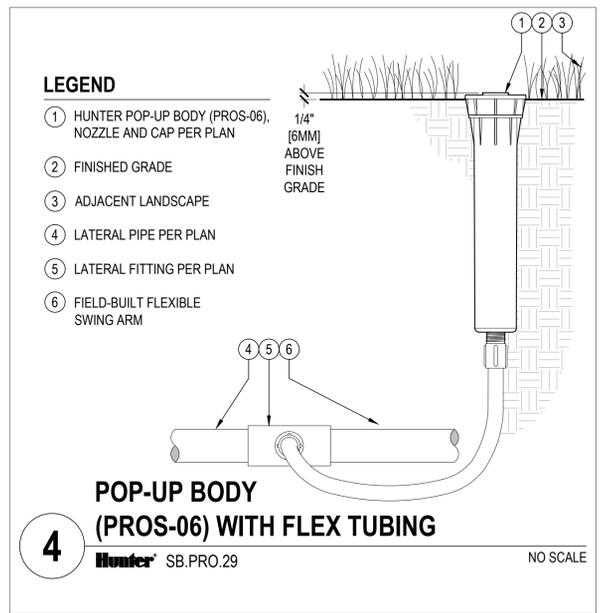
**LEGEND**

- ① HUNTER REMOTE CONTROL VALVE (PGV) WITH FLOW CONTROL
- ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- ③ WATERPROOF CONNECTORS (2)
- ④ 18"-24" COILED WIRE TO CONTROLLER
- ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- ⑥ SCH. 80 CLOSE NIPPLE, SIZE PER RCV
- ⑦ PVC SLIP (OR FPT) X FPT UNION
- ⑧ ISOLATION VALVE, SIZE AND TYPE PER PLAN
- ⑨ BRICK SUPPORTS (4)
- ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- ⑫ IRRIGATION LATERAL
- ⑬ MAINLINE AND FITTINGS



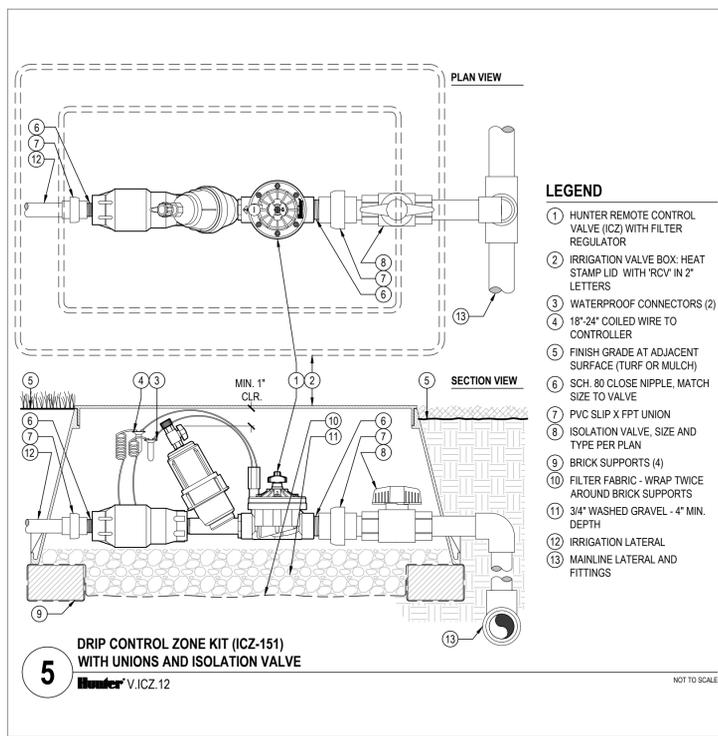
**3** IN-LINE VALVE (PGV-151) WITH UNIONS AND ISOLATION VALVE  
 Hunter V.PGV.32  
 NO SCALE

WATER CALCULATION:



- LEGEND**
- ① HUNTER POP-UP BODY (PROS-06), NOZZLE AND CAP PER PLAN
  - ② FINISHED GRADE
  - ③ ADJACENT LANDSCAPE
  - ④ LATERAL PIPE PER PLAN
  - ⑤ LATERAL FITTING PER PLAN
  - ⑥ FIELD-BUILT FLEXIBLE SWING ARM

**4** POP-UP BODY (PROS-06) WITH FLEX TUBING  
 Hunter SB.PRO.29  
 NO SCALE



- LEGEND**
- ① HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
  - ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
  - ③ WATERPROOF CONNECTORS (2)
  - ④ 18"-24" COILED WIRE TO CONTROLLER
  - ⑤ FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
  - ⑥ SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
  - ⑦ PVC SLIP X FPT UNION
  - ⑧ ISOLATION VALVE, SIZE AND TYPE PER PLAN
  - ⑨ BRICK SUPPORTS (4)
  - ⑩ FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
  - ⑪ 3/4" WASHED GRAVEL - 4" MIN. DEPTH
  - ⑫ IRRIGATION LATERAL
  - ⑬ MAINLINE LATERAL AND FITTINGS

**5** DRIP CONTROL ZONE KIT (ICZ-151) WITH UNIONS AND ISOLATION VALVE  
 Hunter V.ICZ.12  
 NOT TO SCALE

GENERAL LANDSCAPE NOTES

COASTAL LAND USE & DEVELOPMENT -  
CODE 17.34 LANDSCAPING STANDARDS

- .. THE REQUIRED LANDSCAPE PLAN SHALL BE DESIGNED TO INTEGRATE ALL ELEMENTS OF THE PROJECT (E.G., BUILDINGS, PARKING LOTS, AND STREETS) TO ACHIEVE THEIR AESTHETIC OBJECTIVES, DESIRABLE MICROCLIMATES, STORMWATER RUNOFF INFILTRATION OBJECTIVES, AND MINIMIZATION OF WATER AND ENERGY DEMAND.
- 2. PLANT SELECTION AND GROUPING. PLANT MATERIALS SHALL BE SELECTED FOR: WATER DEMAND AND DROUGHT TOLERANCE; ADAPTABILITY AND RELATIONSHIP TO THE FORT BRAGG ENVIRONMENT, AND THE GEOLOGICAL AND TOPOGRAPHICAL CONDITIONS OF THE SITE; COLOR, FORM, AND PATTERN; ABILITY TO PROVIDE SHADE; AND SOIL RETENTION CAPABILITY.
- 3. PLANTS HAVING SIMILAR WATER USE SHALL BE GROUPED TOGETHER IN DISTINCT HYDROZONES.
- 4. EACH AREA OF LANDSCAPING SHALL HAVE A MINIMUM INTERIOR WIDTH OF EIGHT FEET WITHIN THE RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS, AND FIVE FEET IN THE INDUSTRIAL ZONING DISTRICTS. THESE DIMENSIONS MAY BE REDUCED WHERE THE REVIEW AUTHORITY DETERMINES THEY ARE INFEASIBLE BECAUSE OF LIMITED SITE AREA. WHEREVER THIS DEVELOPMENT CODE REQUIRES A LANDSCAPED AREA OF A SPECIFIED WIDTH, THE WIDTH SHALL BE MEASURED WITHIN ANY CURB OR WALL BORDERING THE LANDSCAPING AREA.
- 5. HEIGHT LIMITS. LANDSCAPE MATERIALS SHALL BE SELECTED, PLACED ON A SITE, AND MAINTAINED TO NOT:
  - 5.1. EXCEED A MAXIMUM HEIGHT OF 42 INCHES WITHIN A TRAFFIC SAFETY VISIBILITY AREA REQUIRED BY SECTION 17.30.060.E, EXCEPT FOR ONE OR MORE TREES WITH THE LOWEST PORTION OF THEIR CANOPY MAINTAINED AT A MINIMUM HEIGHT OF SIX FEET ABOVE GRADE; OR
  - 5.2. INTERFERE WITH THE PROPER OPERATION OF SOLAR ENERGY EQUIPMENT OR PASSIVE SOLAR DESIGN ON ADJACENT PARCELS.
- 6. REQUIRED LANDSCAPING SHALL BE PROTECTED WITH A MINIMUM SIX-INCH HIGH CONCRETE CURB, EXCEPT WHERE ADJACENT TO BICYCLE PATHS, OR WHERE THE LANDSCAPED AREA IS DESIGNED TO INFILTRATE STORMWATER RUNOFF FROM ADJACENT IMPERMEABLE SURFACES, OR WHERE OTHERWISE DEEMED UNNECESSARY BY THE DIRECTOR.
- 7. SAFETY REQUIREMENTS. LANDSCAPE MATERIALS SHALL BE LOCATED SO THAT AT MATURITY THEY DO NOT:
  - 7.1. INTERFERE WITH SAFE SIGHT DISTANCES FOR VEHICULAR, BICYCLE, OR PEDESTRIAN TRAFFIC;
  - 7.2. CONFLICT WITH OVERHEAD UTILITY LINES, OVERHEAD LIGHTS, OR WALKWAY LIGHTS; OR
  - 7.3. BLOCK PEDESTRIAN OR BICYCLE WAYS.
- 8. WATER FEATURES. DECORATIVE WATER FEATURES (E.G., FOUNTAINS, PONDS, WATERFALLS) SHALL HAVE RECIRCULATING WATER SYSTEMS.
- 9. REQUIRED LANDSCAPE SHALL INCLUDE TREES, SHRUBS, AND GROUND COVERS, AS FOLLOWS.
  - 9.1. SIZE AT TIME OF PLANTING. PLANT MATERIALS SHALL BE SIZED AND SPACED TO ACHIEVE IMMEDIATE EFFECT AND SHALL NOT BE LESS THAN A 15-GALLON CONTAINER FOR TREES, FIVE-GALLON CONTAINER FOR SPECIMEN SHRUBS AND SIX-INCH POTS FOR MASS PLANTING, UNLESS OTHERWISE APPROVED BY THE REVIEW AUTHORITY ON THE BASIS THAT THE ALTERNATE SIZE WILL ACHIEVE THE DESIRED IMMEDIATE EFFECT EQUALLY WELL.
- 10. TREE PLANTING SHALL COMPLY WITH THE FOLLOWING STANDARDS.
  - 10.1. TREES SHALL NOT BE PLANTED UNDER ANY STRUCTURE THAT MAY INTERFERE WITH NORMAL GROWTH (FOR EXAMPLE, AN EAVE, OVERHANG, BALCONY, LIGHT STANDARD OR OTHER SIMILAR STRUCTURE).
  - 10.2. TREES IN LANDSCAPE PLANTERS LESS THAN 10 FEET IN WIDTH OR LOCATED CLOSER THAN FIVE FEET FROM A PERMANENT STRUCTURE SHALL BE PROVIDED WITH ROOT BARRIERS/ROOT BARRIER PANELS.
  - 10.3. TREES SHALL BE STAKED IN COMPLIANCE WITH STANDARDS PROVIDED BY THE DEPARTMENT.
  - 10.4. AT A MINIMUM, THE REQUIRED LANDSCAPE SHALL INCLUDE THE FOLLOWING NUMBER OF TREES:
- 11. I) PARKING AREA: REFER TO SECTION 17.34.050.C (PARKING AREAS).
- 12. II) STREET SETBACKS: ONE PER 200 SQUARE FEET OF LANDSCAPED AREA.
- 13. III) STREET TREES: ONE PER 30-FOOT LENGTH OF RIGHT-OF-WAY.
- 14. THE MAJORITY OF AREAS REQUIRED TO BE LANDSCAPED SHALL BE COVERED WITH GROUNDCOVER, SHRUBS, TURF, OR OTHER TYPES OF PLANTS THAT ARE PREDOMINANTLY DROUGHT TOLERANT.
- 15. A MINIMUM OF TWO, FIVE-GALLON SIZE SHRUBS SHALL BE PROVIDED FOR EVERY SIX FEET OF DISTANCE ALONG STREET SETBACKS, OR AS APPROVED BY THE DIRECTOR.
- 16. B. GROUNDCOVER SHALL BE PROVIDED THROUGHOUT THE LANDSCAPED AREA AND SHALL BE SPACED TO ACHIEVE FULL COVERAGE WITHIN ONE YEAR.
- 17. ARTIFICIAL GROUNDCOVER OR SHRUBS SHALL NOT BE ALLOWED.
- 18. CRUSHED ROCK, REDWOOD CHIPS, PEBBLES, STONE, AND SIMILAR MATERIALS SHALL BE ALLOWED UP TO 15 PERCENT OF THE TOTAL REQUIRED LANDSCAPE AREA. ARTIFICIAL OR SYNTHETIC GROUND COVERS ARE NOT ALLOWED.

(CONTINUED)

- 19. NONTURF AREAS (E.G., SHRUB BEDS) SHALL BE TOP DRESSED WITH A BARK CHIP MULCH OR APPROVED ALTERNATIVE.
- 20. TURF SHALL BE LIMITED TO 50 PERCENT OF THE TOTAL LANDSCAPED AREA ON THE SITE WHERE THE APPLICANT PROVIDES CALCULATIONS APPROVED BY THE DIRECTOR THAT DEMONSTRATE THAT THE IRRIGATION REQUIREMENTS WILL NOT EXCEED STANDARD LOW WATER USAGE. NO TURF SHALL BE ALLOWED:
  - 20.1. IN ANY AREA OF 10 FEET OR LESS IN WIDTH; OR
  - 20.2. ON ANY SLOPE EXCEEDING 10 PERCENT (25 PERCENT, WHERE OTHER PROJECT WATER-SAVING TECHNIQUES COMPENSATE FOR THE INCREASED RUNOFF). A LEVEL BUFFER ZONE OF 18 INCHES SHALL BE PROVIDED BETWEEN BERMED TURF AREAS AND ANY HARDSCAPE (E.G., ANY STREET, WALKWAY, OR SIMILAR FEATURE).
- 21. SOIL CONDITIONING AND MULCHING.
- 22. A MINIMUM ONE-FOOT DEPTH OF UNCOMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN EACH PLANTED AREA.
- 23. A SOIL TEST FOR HORTICULTURAL SUITABILITY SHALL BE REQUIRED AT TIME OF LANDSCAPE INSTALLATION IN EACH LANDSCAPED AREA. SOIL SHALL BE PREPARED AND/OR AMENDED TO BE SUITABLE FOR THE LANDSCAPE TO BE INSTALLED.
- 24. A MINIMUM OF TWO INCHES OF MULCH SHALL BE ADDED IN EACH NONTURF AREA TO THE SOIL SURFACE AFTER PLANTING. ANY PLANT TYPE THAT IS INTOLERANT TO MULCH SHALL BE EXCLUDED FROM THIS REQUIREMENT. NONPOROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.

COASTAL LAND USE & DEVELOPMENT -  
CODE 17.34 MAINTENANCE STANDARDS

- 1. MAINTENANCE REQUIRED. ALL SITE LANDSCAPING SHALL BE MAINTAINED IN A HEALTHFUL AND THRIVING CONDITION AT ALL TIMES. IRRIGATION SYSTEMS AND THEIR COMPONENTS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL MANNER CONSISTENT WITH THE ORIGINALLY APPROVED DESIGN AND THE PROVISIONS OF THIS CHAPTER. REGULAR MAINTENANCE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING AUTOMATIC CONTROLLERS; AERATING AND DETHATCHING TURF AREAS; ADDING/REPLENISHING MULCH, FERTILIZER, AND SOIL AMENDMENTS; PRUNING; AND WEEDING ALL LANDSCAPED AREAS.
- 2. MAINTENANCE AGREEMENT. PRIOR TO FINAL BUILDING INSPECTION OR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AND PRIOR TO THE RECORDATION OF A FINAL SUBDIVISION MAP WHERE APPLICABLE, THE APPLICANT SHALL ENTER INTO A LANDSCAPE MAINTENANCE AGREEMENT WITH THE CITY TO GUARANTEE PROPER MAINTENANCE IN COMPLIANCE WITH SUBSECTION A. THE FORM AND CONTENT OF THE AGREEMENT SHALL BE APPROVED BY THE CITY ATTORNEY AND THE DIRECTOR.
- 3. WATER WASTE PROHIBITED. WATER WASTE IN EXISTING DEVELOPMENTS RESULTING FROM INEFFICIENT LANDSCAPE IRRIGATION LEADING TO EXCESSIVE RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES IS PROHIBITED.
- 4. ENFORCEMENT. FAILURE TO MAINTAIN LANDSCAPE AREAS IN COMPLIANCE WITH THIS SECTION SHALL BE DEEMED A NUISANCE, AND SHALL BE SUBJECT TO ABATEMENT IN COMPLIANCE WITH THE MUNICIPAL CODE, AND/OR THE APPLICABLE PLANNING PERMIT MAY BE REVOKED.

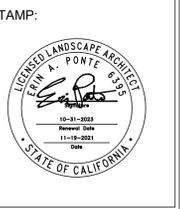
ARBORIST STANDARDS:

- 1. REMOVAL OF TREES THAT CANNOT BE ADEQUATELY PROTECTED SUCH AS TREES THAT:
  - 1.1. Are within ten feet of the proposed building or structure
  - 1.2. Cannot be adequately protected
  - 1.3. Have less than a quarter of their total height composed of tree crown
  - 1.4. Have trunks that are more than a third wounded
- 2. THE CRITICAL ROOT ZONE (CRZ) OF A TREE VARIES BY SPECIES AND SITE CONDITIONS. THE CRZ AREA IS EQUAL TO A 1-FOOT RADIUS FROM THE BASE OF THE TREE'S TRUNK FOR EACH 1 INCH OF THE TREE'S DIAMETER AT 4.5 FEET ABOVE GRADE. 85% OF THE MASS OF A TREE'S ROOT SYSTEM IS LOCATED WITHIN THE CRZ AND THAT MOST OF A TREE'S ROOTS ARE WITHIN THE TOP 18 INCHES OF SOIL. THE CRZ IS CONSIDERED TO BE THE MINIMAL AMOUNT OF AREA AROUND A TREE THAT MUST NOT BE DISTURBED IN ORDER FOR THE TREE TO REMAIN HEALTHY ENOUGH TO REPAIR/REGROW ITS ROOT SYSTEM BEYOND THE CRZ.
- 3. SUITABLE AND APPROPRIATE REPLACEMENT TREES SHOULD BE TOLERANT OF A CONFINED ROOT SPACE AS THE TREES MATURE, AS WELL AS HAVING A SINGLE STEM FORM. DROUGHT TOLERANCE SHOULD BE A FACTOR IN PROPOSED REPLACEMENT TREES.

MAINTENANCE REQUIREMENTS ARE FOR ALL LANDSCAPE AND IRRIGATION INSTALLATIONS:

- A. MAINTENANCE PERIOD REQUIRED. A MINIMUM NINETY (90) DAY MAINTENANCE PERIOD SHALL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, AND SHALL RUN CONCURRENT WITH THE LANDSCAPE PLANTING MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL BEGIN AFTER ALL LANDSCAPE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, AND UPON RECEIVING WRITTEN APPROVAL BY THE CITY ENGINEER OR SIMILAR.
- B. RESPONSIBILITY DURING THE MAINTENANCE PERIOD.
  - B.A. THE LANDSCAPE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE PROJECT DURING THE PROGRESS OF THE PROJECT, THROUGH ALL ESTABLISHMENT PERIODS.
  - B.B. AFTER ALL IRRIGATION/LANDSCAPE WORK INDICATED ON THE DRAWINGS HAS BEEN COMPLETED, INSPECTED, AND APPROVED BY THE CITY ENGINEER OR SIMILAR, A WRITTEN APPROVAL SHALL BE ISSUED TO THE LANDSCAPE CONTRACTOR TO COMMENCE THE NINETY (90) DAY MAINTENANCE PERIOD. THE MAINTENANCE PERIOD WORK SHALL INCLUDE, AT A MINIMUM ON A WEEKLY BASIS, ALL LITTER PICKUP AND REMOVAL, CULTIVATING, EDGING, MOWING, MULCHING, PEST AND DISEASE CONTROL, PLANT REPLACEMENT, TRIMMING, WATERING, AND WEEDING NECESSARY TO BRING THE PLANTED AREAS TO A HEALTHY GROWING CONDITION AND ANY ADDITIONAL WORK NEEDED TO KEEP THE AREAS NEAT AND ATTRACTIVE.
  - B.C. BEFORE THE FINAL INSPECTION, THE LANDSCAPE CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE AT THE RECOMMENDED RATE.
  - B.E. THE MAINTENANCE PERIOD SHALL CEASE AND BEGIN ANEW ANY TIME THE LANDSCAPE CONTRACTOR FAILS TO ADEQUATELY CONTROL WEEDS, REPLACE UNSUITABLE PLANTS, WATER, OR PERFORM OTHER WORK NECESSARY FOR THE PROPER ESTABLISHMENT OF ALL NEW LANDSCAPING.
  - B.F. DURING THE MAINTENANCE PERIOD, ANY PLANT INDICATING WEAKNESS OR PROBABILITY OF DYING SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CONSTANT DILIGENCE SHALL BE MAINTAINED TO PREVENT DISEASE, INSECTS, AND/OR RODENT INFESTATIONS AND PROPER PREVENTION OR CONTROL MEASURES SHALL BE TAKEN. ALL AREAS INCLUDED IN THE WORK SHALL BE SUBSTANTIALLY CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY, AND FREE OF INFESTATIONS.
  - B.G. ANY EROSION OR SLIPPING OF SOIL CAUSED BY WATERING SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  - B.H. ALL WALKS, CURBS, AND GUTTERS SHALL BE KEPT CLEAR OF DEBRIS, DUST, MUD, AND STANDING WATER BY SWEEPING, MOPPING, OR HOSING DOWN AS REQUIRED FOR COMPLETE CLEANLINESS.
- C. LANDSCAPE GUARANTEE REQUIRED.
  - C.A. ALL PLANT AND LAWN AREAS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE (12) MONTHS AFTER ACCEPTANCE OF THE WORK FOR MAINTENANCE (E.G., AT THE END OF THE MAINTAINING PERIOD).
  - C.B. ANY AREAS THAT ARE NOT HEALTHY AND GROWING SHALL BE REPLACED UNDER THIS SECTION AT NO ADDITIONAL COST TO THE CITY.
  - C.C. THE LANDSCAPE CONTRACTOR, WITHIN SEVEN (7) DAYS OF WRITTEN NOTIFICATION BY THE INSPECTOR, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIAL THAT FOR ANY REASON FAILS TO MEET THE REQUIREMENTS OF THE GUARANTEE.
  - C.D. REPLACEMENT SHALL BE MADE WITH PLANT MATERIAL AS INDICATED OR SPECIFIED FOR THE FIRST PLANTING, AND ALL REPLACEMENT MATERIAL SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL GUARANTEED MATERIAL.

DESIGN  
DEVELOPMENT



REVISIONS:

RESPONSE TO COMMENTS:	02/14/21
RESPONSE TO CDP:	08/24/21
RESPONSE TO CDP:	11/10/21
RFI RESPONSE:	01/07/22
RESPONSE TO CDP:	01/25/22

PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
**350 CYPRESS STREET**  
**FORT BRAGG, CA**

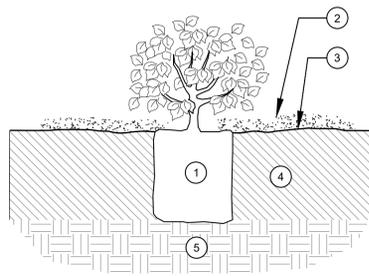
DATE: 07-25-2020

DESIGNED BY: EP

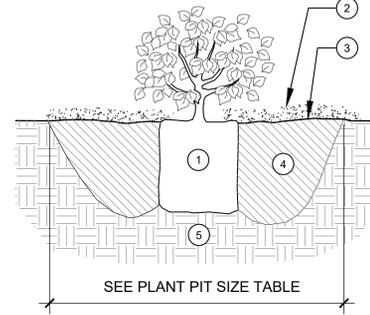
DRAWN BY: EP

SHEET TITLE:  
**LANDSCAPE  
NOTES**

**L-3.00**



1. ROOTBALL  
-TOP OF ROOTBALL TO BE 1/2"-1"  
ABOVE FINISH GRADE
2. MULCH  
4" MULCH LAYER; 1" MAX ON TOP  
OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX  
-INCORPORATE COMPOST TO A  
DEPTH OF 6" MIN., 4 CU. YARDS  
MIN. PER 1000 S.F., OR PER SOILS  
REPORT RECOMMENDATIONS
5. EXISTING SUBGRADE  
-ROOTBALL TO REST ON  
EXISTING OR RECOMPACTED  
SOIL



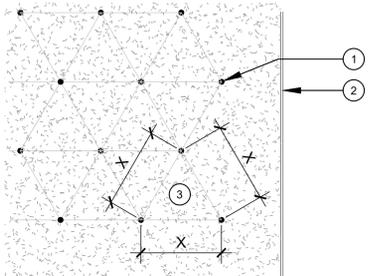
1. ROOTBALL  
-TOP OF ROOTBALL TO BE 1/2"-1"  
ABOVE FINISH GRADE
2. MULCH  
4" MULCH LAYER; 1" MAX ON TOP  
OF ROOTBALL
3. FINISH GRADE
4. BACKFILL MIX  
-2/3 NATIVE SOIL MIXED WITH 1/3  
AMENDMENT COMPOST, OR PER  
SOILS REPORT RECOMMENDATIONS
5. EXISTING SUBGRADE  
-ROOTBALL TO REST ON  
EXISTING OR RECOMPACTED SOIL  
-SCARIFY BOTTOM AND SIDES OF  
PLANTING PIT

### 1 SHRUB PLANTING - MODIFIED SOIL

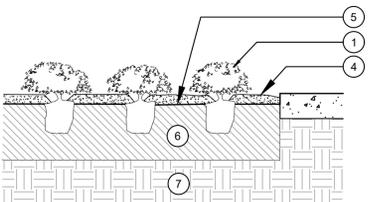
L-3.01 SCALE: 3/4"=1'-0"

### 2 SHRUB PLANTING - UNMODIFIED SOIL

L-3.01 SCALE: 3/4"=1'-0"

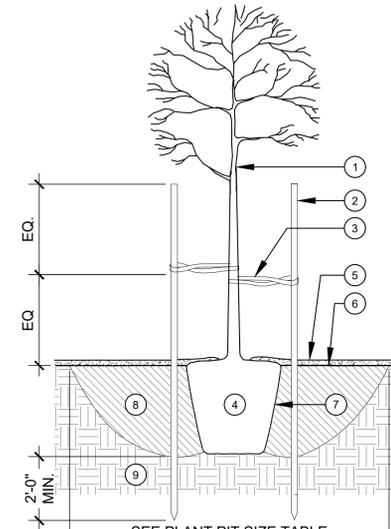


1. PLANT  
-SET TOP OF ROOTBALL FLUSH  
WITH FINISH GRADE
2. EDGE OF GROUND COVER  
AREA
3. TRIANGULAR SPACING  
-X = TYPICAL PLANT SPACING,  
SEE PLANT LEGEND
4. MULCH  
4" MULCH LAYER; 1" MAX. ON  
TOP OF ROOTBALL
5. FINISH GRADE
6. BACKFILL MIX  
-INCORPORATE COMPOST TO  
A DEPTH OF 6" MIN., 4 CU.  
YARDS PER 1000 S.F., OR PER  
SOILS REPORT  
RECOMMENDATIONS
7. EXISTING SUBGRADE



### 3 GROUND COVER PLANTING

L-3.01 SCALE: 3/4"=1'-0"



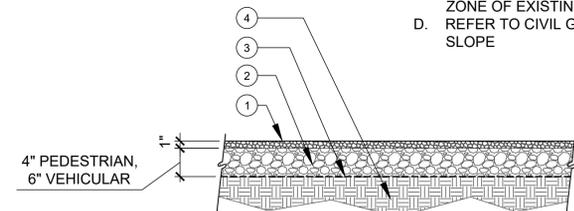
1. TREE  
-SET LEVEL  
TREE STAKE
2. -INSTALL AS REQUIRED  
-2" DIAM. X 10' LONG LODGEPOLE  
-DO NOT DRIVE STAKE THROUGH  
ROOTBALL
3. TREE TIE (2 PER TREE)  
-SECURE TO STAKE WITH 2 GALVANIZED  
SCREWS PER STAKE
4. ROOTBALL  
-TOP OF ROOTBALL TO BE 1'-2" ABOVE  
FINISH GRADE
5. MULCH  
-4" MULCH LAYER; 1" MAX. ON TOP OF  
ROOTBALL
6. FINISH GRADE  
-KEEP MULCH 2" CLR. FROM TRUNK
7. SCARIFY ROOTBALL SURFACE 1/3" DEPTH  
MIN. TO 1/2" DEPTH MAX.
8. BACKFILL MIX  
-2/3 NATIVE SOIL MIXED WITH 1/3  
AMENDMENT COMPOST, OR PER SOILS  
REPORT RECOMMENDATIONS
9. EXISTING SUBGRADE  
-ROOTBALL TO REST ON EXISTING OR  
RECOMPACTED SOIL  
-SLOPE SIDES OF PLANTING PIT  
-SCARIFY BOTTOM AND SIDES OF PIT

### 4 TREE PLANTING & STAKING

L-3.01 SCALE: 3/8"=1'-0"

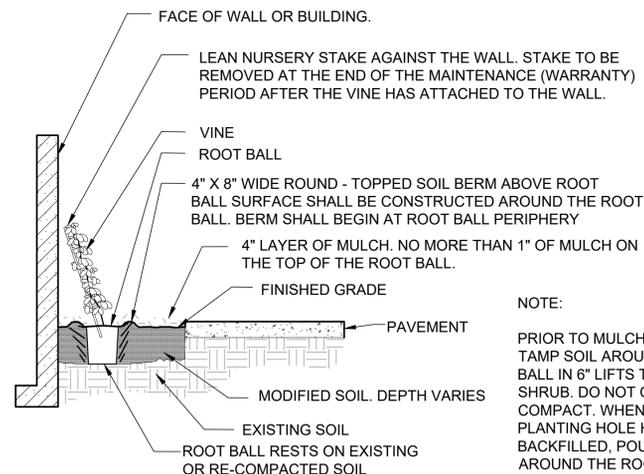
1. GRAVEL TYPE TO BE DETERMINED BY  
OWNER'S REPRESENTATIVE
2. CLASS 2 AGGREGATE BASE, COMPACTION  
PER GEOTECHNICAL REPORT
3. FILTER FABRIC, WRAP FABRIC AT SIDES,  
PROVIDE 2' MIN. OVERLAP AT SEAMS
4. SUBGRADE, PREPARATION AND COMPACTION  
IN ACCORDANCE WITH GEOTECHNICAL  
RECOMMENDATIONS

- NOTES:
- A. REFER TO GEOTECHNICAL REPORT  
FOR SUBGRADE COMPACTION  
REQUIREMENTS.
  - B. METAL EDGING AT PEDESTRIAN  
GRAVEL TO MATCH EDGE AT LAWN -  
ROLL TOP DURAEDGE, 3/8" THICK, 4"  
DEPTH, COLOR: BLACK. AT  
VEHICULAR AREAS, USE HEAVY DUTY  
DURAEDGE, 3/4" THICK, 6" DEEP,  
COLOR: BLACK.
  - C. DO NOT COMPACT IN AREAS OF ROOT  
ZONE OF EXISTING TREES
  - D. REFER TO CIVIL GRADING PLANS FOR  
SLOPE



### 5 GRAVEL PAVING

L-3.01 SCALE: 1"=1'-0"



- NOTE:
- PRIOR TO MULCHING, LIGHTLY  
TAMP SOIL AROUND THE ROOT  
BALL IN 6" LIFTS TO BRACE  
SHRUB. DO NOT OVER  
COMPACT. WHEN THE  
PLANTING HOLE HAS BEEN  
BACKFILLED, POUR WATER  
AROUND THE ROOT BALL TO  
SETTLE THE SOIL.

### 6 VINE INSTALLATION

L-3.01 SCALE: 3/8"=1'-0"

## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
---	<i>Ainus rubra</i> Red Alder	36"	LOW	5	
---	<i>Hesperocyparis pygmaea</i> Pygmy Cypress	24" Box	LOW	8	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	
---	<i>Berberis nervosa</i> Cascade Barberry	1 gal.	LOW	17	
---	<i>Carpenteria californica</i> Bush Anemone	5 gal.	LOW	19	
---	<i>Ceanothus x 'Centennial'</i> Centennial Wild Lilac	5 gal.	LOW	21	
---	<i>Deschampsia cespitosa</i> Tufted Hair Grass	4"	LOW	63	
---	<i>Epilobium septentrionale</i> 'Select Mattole' Northern Willowherb	1 gal.	LOW	62	
---	<i>Eriophyllum staechadifolium</i> Lizard-tail	1 gal.	LOW	64	
---	<i>Iris douglasiana</i> Douglas Iris	1 gal.	MODERATE	49	
---	<i>Polystichum munitum</i> Western Sword Fern	1 gal.	MODERATE	79	
---	<i>Rhamnus californica</i> 'Eve Case' California Coffeeberry	5 gal.	LOW	23	
---	<i>Rhododendron x 'Conler'</i> TM Autumn Ruby Encore Azalea	5 gal.	MODERATE	18	
---	<i>Ribes sanguineum</i> Red Flowering Currant	5 gal.	LOW	44	
---	<i>Salvia x 'Bee's Bliss'</i> Bee's Bliss Sage	5 gal.	LOW	9	
---	<i>Sisyrinchium bellum</i> Blue Eyed Grass	4"	VERY LOW	161	
---	<i>Symphoricarpos mollis</i> Creeping Snowberry	1 gal.	LOW	30	
---	<i>Vaccinium ovatum</i> Evergreen Huckleberry	5 gal.	MODERATE	30	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
---	<i>Arctostaphylos edmundsii</i> 'Carmel Sur' Carmel Sur Little Sur Manzanita	flat	LOW		2,312 sf
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
---	<i>Carex pansa</i> Sanddune Sedge	flat	MODERATE	6" o.c.	3,554

## Landscape Materials Schedule

SYMBOL	MATERIAL	TYPE	QTY.
---	3/8" Crushed Aggregate	Gravel Walkway	510 SF
---	Permeable Paver	Patio	To Be Selected
---	Landscaping Edging	1/4" x 4" Steel	140 LF
---	TREE TO BE REMOVED		
---	EXISTING TREE TO REMAIN (TYP. OF 27)		PROTECT IN PLACE THROUGHOUT CONSTRUCTION

### NOTE:

PROPOSED TREES ALONG 'CYPRESS STREET' SHALL BE CYPRESS TREES  
INDIGENOUS TO MENDOCINO COUNTY. ANY OTHER SPECIES THAN WHAT IS  
LISTED, SHALL BE REVIEWED AND APPROVED BY THE OWNER OR OWNER'S  
REPRESENTATIVE PRIOR TO INSTALLATION.

## DESIGN DEVELOPMENT



### STAMP:



### REVISIONS:

RESPONSE TO COMMENTS	DATE
RESPONSE TO CD# 06/24/21	
RESPONSE TO CD# 11/10/21	
RFI RESPONSE 01/07/22	
RESPONSE TO CD# 01/25/22	

PROJECT NAME: A  
RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

DESIGNED BY: EP

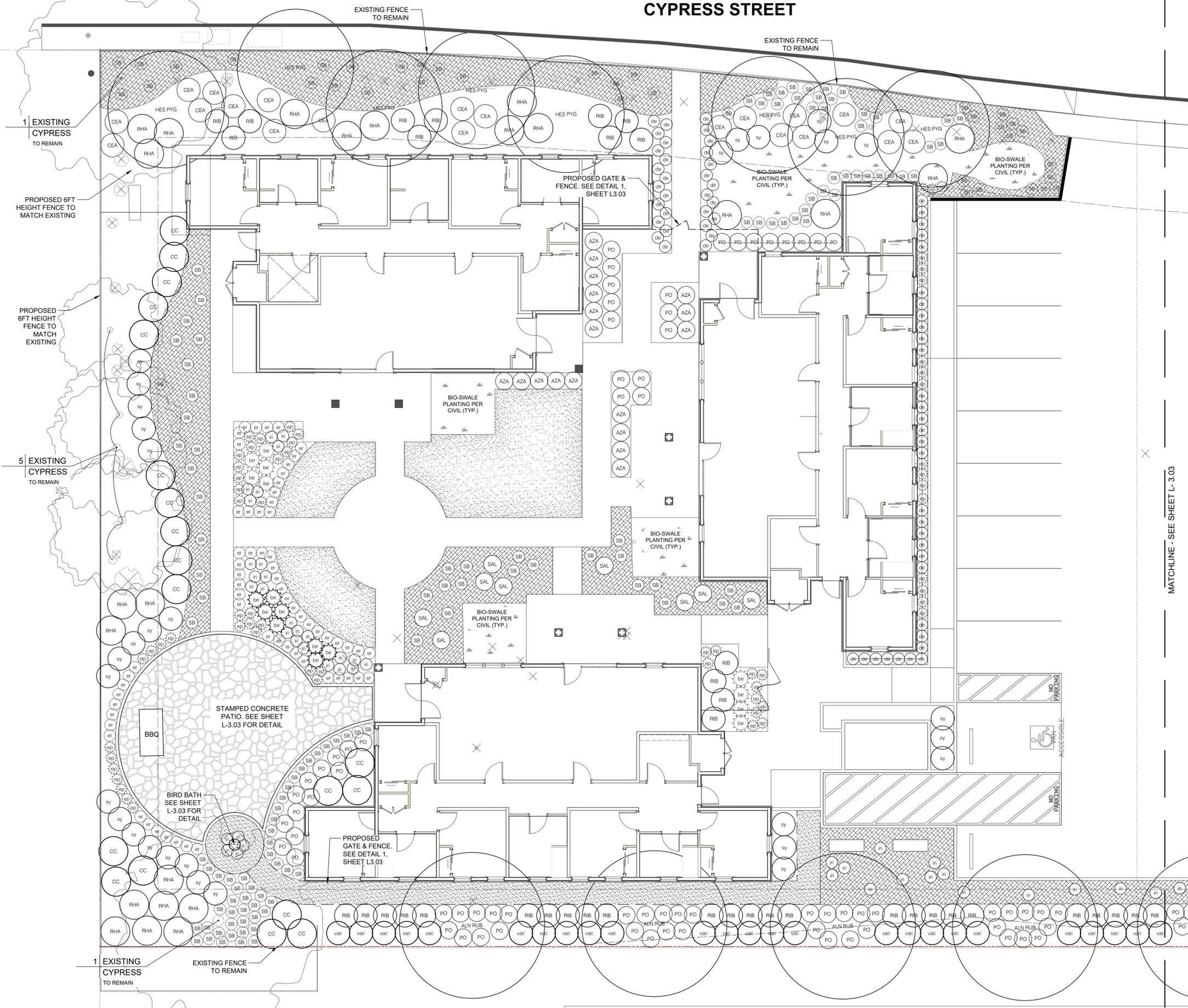
DRAWN BY: EP

SHEET TITLE:

LANDSCAPE  
SCHEDULE

L-3.01

CYPRESS STREET



**NOTE:**  
 PROPOSED TREES ALONG 'CYPRESS STREET' SHALL BE CYPRESS TREES INDIGENOUS TO MENDOCINO COUNTY. ANY OTHER SPECIES THAN WHAT IS LISTED, SHALL BE REVIEWED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

DESIGN DEVELOPMENT

**PLA**  
 PO Box 423  
 Blue Lake, CA 95525  
 (541) 870-9886

STAMP:  


REVISIONS:

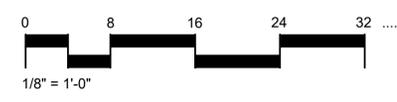
RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/11/21
RESPONSE TO CDP	01/25/22

PROJECT NAME: A  
**RESIDENTIAL CARE FACILITY**  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 11-11-2021  
 DESIGNED BY: EP  
 DRAWN BY: EP

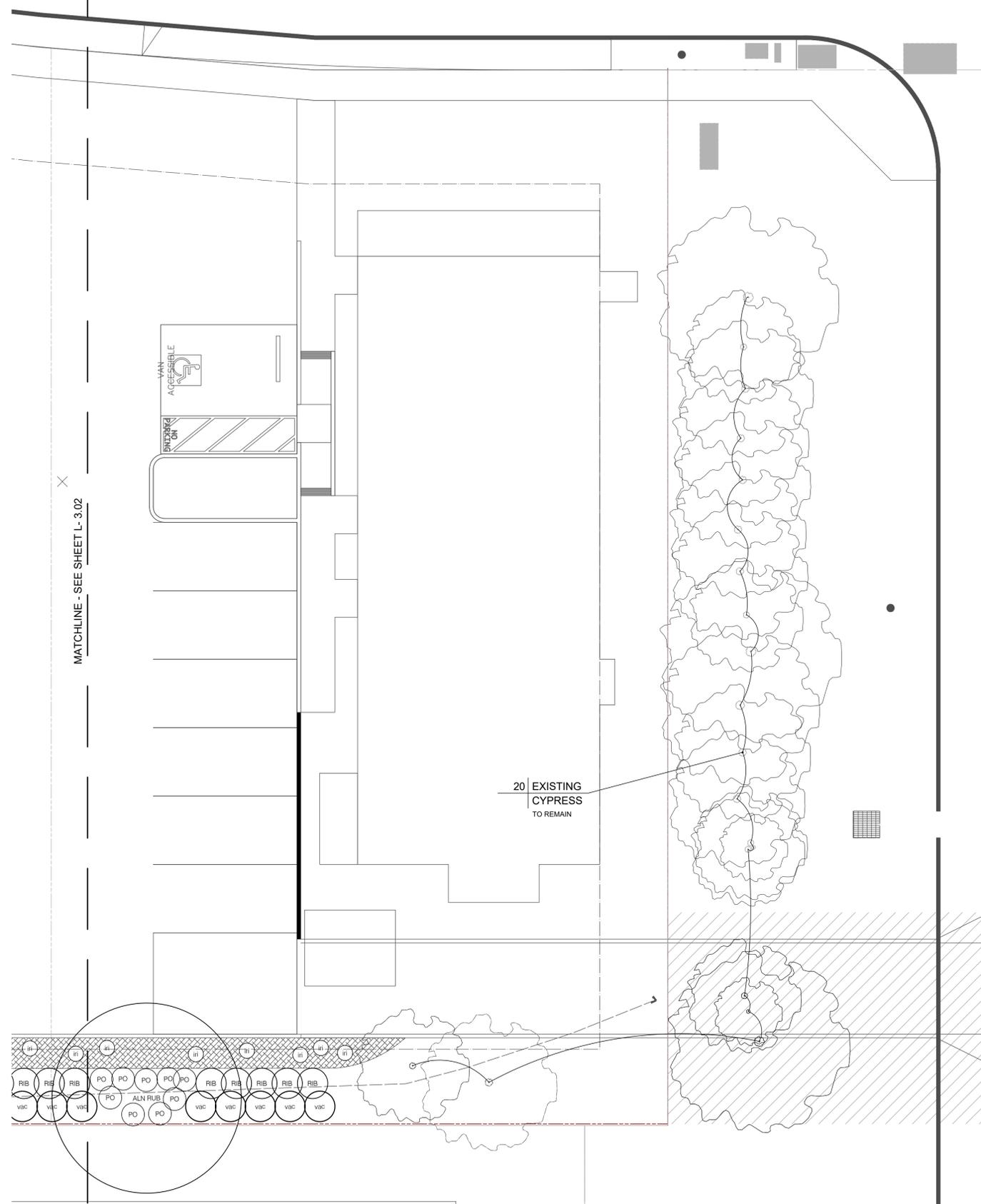
SHEET TITLE:  
**LANDSCAPE PLANTING PLAN**

**L-3.02**



CYPRESS STREET

**NOTE:**  
 PROPOSED TREES ALONG 'CYPRESS STREET' SHALL BE CYPRESS TREES INDIGENOUS TO MENDOCINO COUNTY. ANY OTHER SPECIES THAN WHAT IS LISTED, SHALL BE REVIEWED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



DESIGN DEVELOPMENT

PLA  
 PO Box 423  
 Blue Lake, CA 95525  
 (541) 870-9886

STAMP:

REVISIONS:

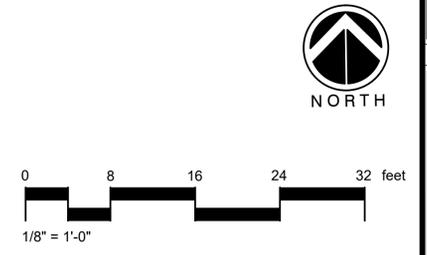
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RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/11/21
RESPONSE TO CDP	01/25/22

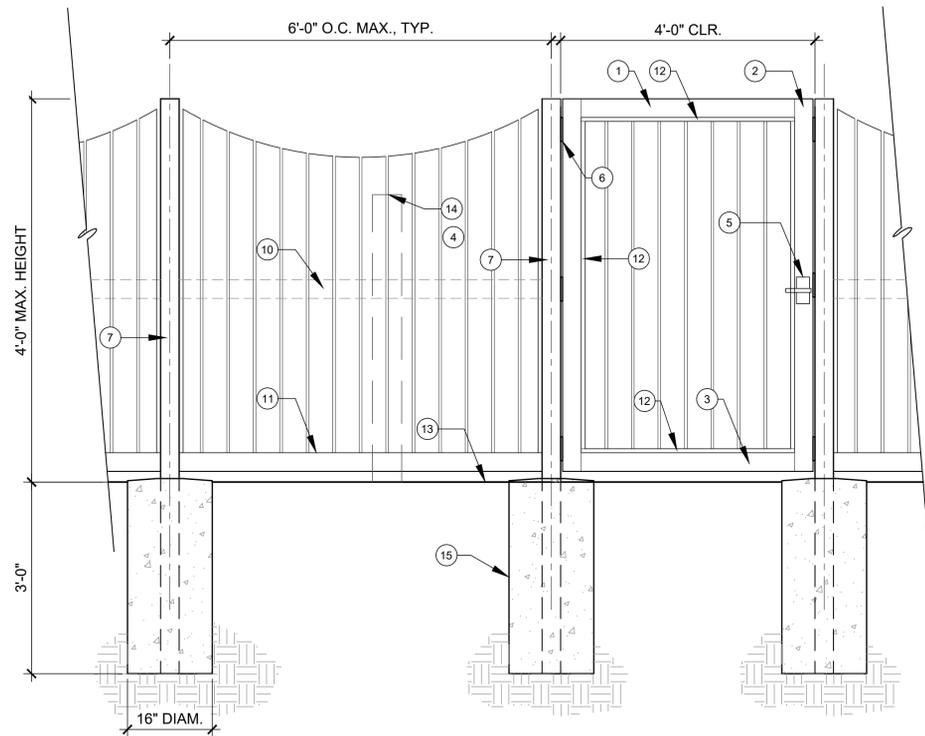
PROJECT NAME:  
**RESIDENTIAL CARE FACILITY**  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 11-11-2021  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
**LANDSCAPE PLANTING PLAN**

**L-3.03**

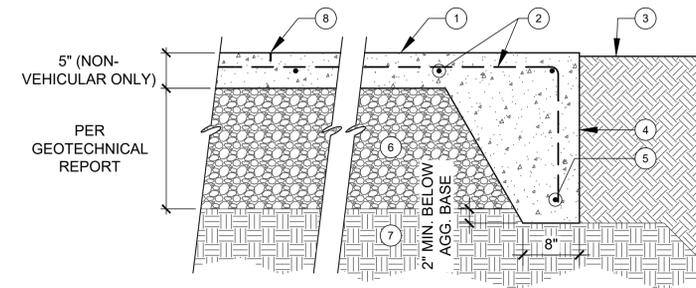




**1 CEDAR FENCE**  
L-3.03 SCALE: 3/4"=1'-0"

1. 3X4 TOP GATE RAIL
2. 3X4 SIDE GATE RAILS
3. 3X4 BOTTOM GATE RAIL
4. 1X6 SHIPLAP CEDAR TO MATCH ARCHITECTURAL T&G
5. 'NERO' CONTEMPORARY LEVER GATE LATCH, SATIN BLACK
6. SELF-CLOSING, HEAVY DUTY BALL BEARING GATE HINGE, (3 TOTAL), 5X5" SOLID BRASS, FLAT BLACK FINISH. CONFIRM ADEQUACY OF HINGES FOR FINAL GATE WEIGHT PRIOR TO ORDER
7. 4X6 P.T. POST
8. NOT USED
9. NOT USED
10. 2X4 RAIL, INSIDE FACE OF FENCE ONLY
11. 2X4 BOTTOM RAIL, BOTH SIDES OF FENCE
12. 1X1 TRIM
13. FINISH PAVING WHERE INDICATED ON PLAN
14. 4'-6" HIGH TRASH ENCLOSURE FENCE BEYOND
15. 16" DIAMETER X 3'-0" DEEP CONCRETE PIER FOOTING, CLEAR FOOTING HOLE OF ALL SPOILS

- NOTES:
- A. ALL WOOD TO BE S.T.K. PAINT-GRADE CEDAR W/ PRESSURE TREATED POSTS, SURFACED ALL EXPOSED SIDES. PAINT COLOR FOR FENCE AND GATES TO BE DETERMINED.
  - B. PROVIDE L-SHAPE GATE STOP, SATIN BLACK FINISH.
  - C. ALL HARDWARE AVAILABLE FROM 360 YARDWARE, [www.360yardware.com](http://www.360yardware.com)



1. MIN. 3000 PSI CONCRETE PAVING, STAMP FINISH.
2. PEDESTRIAN PAVING - #4 REBAR @ 16" O.C. EACH WAY AT MID-HEIGHT OF SLAB
3. FINISH GRADE, SEE GRADING PLAN
4. THICKENED EDGE WHERE PAVING MEETS PLANTING AREAS
5. #4 BAR AT BOTTOM OF THICKENED EDGE
6. CLASS 2 AGGREGATE BASE, DEPTH AND COMPACTION PER GEOTECHNICAL RECOMMENDATIONS
7. SUB-GRADE, PREPARATION AND COMPACTION IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS
8. TOOLED CONTRACTION JOINT, SEE DETAIL 6, SHEET L-1.20

- NOTES:
- A. CONCRETE STAMP PATTERN AND TYPE TO BE SELECTED BY PROPERTY OWNER.
  - B. REFER TO CIVIL GRADING PLANS

**2 CONCRETE SLAB ON GRADE**  
L-3.03 SCALE: 1"=1'-0"



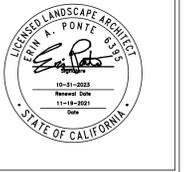
- NOTES:
- A. WILLIAMSBURG BOXWOOD GARDEN BIRDBATH, COLOR ALPINE STONE, PRODUCT # B-176, 24"D X 30.75"H
  - B. PROVIDE 24" X24" CONCRETE SLAB TO PROVIDE STABLE SURFACE.
  - C. AVAILABLE FROM [www.campaniainternational.com](http://www.campaniainternational.com)

**3 BIRD BATH**  
L-3.03 SCALE: 3/4"=1'-0"

DESIGN DEVELOPMENT

PLA  
PO Box 423  
Blue Lake, CA 95525  
(541) 870-9886

STAMP:



REVISIONS:

RESPONSE TO COMMENTS	DATE
RESPONSE TO CDP	02/14/21
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RESPONSE TO CDP	01/25/22

PROJECT NAME:

RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

LANDSCAPE DETAILS

L-3.04

**SOILS MANAGEMENT NOTES & LEGEND**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

A. DRAWINGS, GENERAL PROVISIONS OF THE CONTRACT APPLY TO THIS SPECIFICATION.

**1.2 WORK IN THIS SECTION**

A. SECTION INCLUDES:

1. SOIL AMENDMENTS.
2. SOIL PREPARATION.
3. PREPARATION AND FINISH GRADING OF PLANTING AND LAWN AREAS.
4. MULCHING SUBSTITUTIONS: SUBSTITUTE PRODUCTS WILL BE CONSIDERED AFTER FORMALLY SUBMITTING TO THE OWNER'S REPRESENTATIVE.

**1.3 RELATED WORK IN OTHER SECTIONS**

A. THE FOLLOWING SECTIONS CONTAIN REQUIREMENTS THAT MAY RELATE TO THIS SECTION:

1. SECTION - EARTHWORK
2. SECTION - IRRIGATION
3. SECTION - PLANTING
4. SECTION - SEEDING

**1.4 REFERENCES**

- A. SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE
- B. CALIFORNIA DEPARTMENT OF WATER RESOURCES, MWEL0 2015
- C. CALIFORNIA CODE OF REGULATIONS (C.C.R.), TITLE 14
- D. STOPWASTE "BAY-FRIENDLY LANDSCAPE GUIDELINES"
- E. CALIFORNIA COMPOST QUALITY COUNCIL "COMPOST MATURITY INDEX"
- F. UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) SOIL TEXTURE SYSTEM OF CLASSIFICATION

**1.5 SUBMITTALS**

- A. MAKE SUBMITTALS AS APPLICABLE.
- B. SOIL MANAGEMENT PLAN: PRIOR TO COMMENCEMENT OF SITE WORK. SUBMIT AN APPROVED COPY OF THE PROJECT SOIL MANAGEMENT PLAN WITH AN ATTACHED IMPLEMENTATION SCHEDULE.
- C. SAMPLES: SUBMIT SAMPLES OF ALL SOIL AMENDMENTS. INCLUDE A LIST OF SOURCES AND CERTIFICATION AS SPECIFIED. SOIL AMENDMENTS SHALL BE SUBMITTED IN ONE-GALLON CONTAINERS.
- D. AT THE TIME OF POST-CONSTRUCTION INSPECTION, FURNISH COPIES OF MATERIAL VERIFICATIONS SUCH AS LOAD TICKETS, INVOICES, SALES SLIPS, TEST RESULTS AND SIMILAR ITEMS AS SPECIFIED.

**1.6 QUALITY ASSURANCE**

- A. QUALIFICATIONS OF CONTRACTOR: THE CONTRACTOR SHALL BE ACTIVE AND EXPERIENCED IN WORK OF THE TYPE SPECIFIED, AND UPON REQUEST BY THE OWNER AND/OR OWNER'S REPRESENTATIVE, BE ABLE TO SHOW EVIDENCE OF SUCCESSFUL COMPLETION OF PROJECTS OF SIMILAR SCOPE.
- B. REGULATORY REQUIREMENTS: OBTAIN AND PAY FOR ALL PERMITS AND TESTING RELATED TO THE WORK OF THIS SECTION.
- C. PRE-GRADING INSPECTION: IN CONJUNCTION WITH THE SOIL PREPARATION SPECIFIED HEREIN, MEET WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE TO DISCUSS AND VERIFY REQUIREMENTS, SCHEDULE, AND PROPOSED SOIL PREPARATION METHODS.

**1.7 GUARANTEE**

A. GUARANTEE: GUARANTEE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE-YEAR FOLLOWING OWNER'S FINAL ACCEPTANCE.

**1.9 SEQUENCING AND SCHEDULING**

- A. COORDINATE WORK OF OTHER TRADES SPECIFIED ELSEWHERE.
- B. DO NOT PERFORM SOIL PREPARATION WORK IN AREAS SUBJECT TO THE SUBSEQUENT WORK OF OTHER SECTIONS, UNLESS APPROVED OTHERWISE.
- C. PERFORM WORK IN ACCORDANCE WITH THE APPROVED SCHEDULE SPECIFIED IN PARAGRAPH 1.5 SUBMITTALS. IF A SCHEDULE DELAY GREATER THAN THREE DAYS OCCURS, IMMEDIATELY REVISE AND RESUBMIT SCHEDULE TO REFLECT EACH SCHEDULE DELAY.

**1.10 MAINTENANCE**

A. MAINTAIN THE WORK AS SPECIFIED IN THIS SECTION UNTIL FINAL ACCEPTANCE OF THE WORK.

**PART 2 - PRODUCTS**

**2.1 COMPOST**

- A. COMPOSTED MATERIAL MUST BE IN COMPLIANCE WITH C.C.R. ARTICLES 6 AND 7, CALIFORNIA DEPARTMENT OF WATER RESOURCES, MWEL0 2015, SECTION 491(I) , and STOPWASTE "INDICATORS OF QUALITY COMPOST," BAY-FRIENDLY LANDSCAPE GUIDELINES, PAGE 30.
- B. ADDITIONAL REQUIREMENTS
  1. THE CARBON TO NITROGEN RATIO OF THE COMPOST SHALL BE BELOW 25:1.
  2. THE COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY "LOSS ON IGNITION" TEST METHOD.
- C. ALTERNATIVE ORGANIC MATERIALS MAY BE USED IN LIEU OF THE SPECIFIED COMPOST IF THEY MEET THE CRITERIA FOR CARBON TO NITROGEN RATIO, CONTAMINANTS (AS DEFINED IN C.C.R. SECTIONS 17868.1-3 ), AND WHEN MIXED WITH EXISTING NATIVE SOIL CAN ACHIEVE A CALCULATED ORGANIC CONTENT OF 5% FOR TURF AREAS OR 10% FOR PLANTING BEDS.
- D. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

**2.2 MULCH**

- A. PREMIUM ARBOR MULCH, 3" DEEP TO BE APPLIED TO ALL PLANT BEDS AND EXPOSED SOIL SURFACES, AVAILABLE FROM LYNGSO GARDEN MATERIALS, REDWOOD CITY CA.
- B. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

**2.3 IMPORTED TOPSOIL**

A. A MIXTURE OF COMPOST, MEETING REQUIREMENTS OF SECTION 2.1 ABOVE, AND SAND OR SANDY LOAM PER USDA SOIL TEXTURE CLASSIFICATION. THE MIXTURE SHALL CONTAIN A MINIMUM OF APPROXIMATELY 5% ORGANIC MATTER FOR TURF AREAS OR A MINIMUM OF APPROXIMATELY 10% ORGANIC MATTER FOR

PLANTING BEDS. THE SAND OR SANDY LOAM SHALL BE FREE OF WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. 100% OF THE IMPORTED TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN, LESS THAN 25% SHALL PASS THROUGH A #200 SIEVE.

- B. SUBMIT ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER TO THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.

**PART 3 - EXECUTION**

**3.1 SOIL MANAGEMENT PLAN**

A. THE SOIL MANAGEMENT PLAN (SMP) WILL BE SUBMITTED AS PART OF SITE DEVELOPMENT / BUILDING PERMIT APPLICATION, AND WILL INCLUDE THE FOLLOWING:

11. AN 11" X 17" OR LARGER SITE MAP INDICATING:
  - METHOD 1. AREAS WHERE NATIVE SOIL AND VEGETATION WILL BE RETAINED IN PLACE,
  - METHOD 2. AREAS WHERE TOPSOIL OR SUBSOIL WILL BE AMENDED IN PLACE,
  - METHOD 3. AREAS THAT WILL BE STRIPPED AND STOCKPILED PRIOR TO GRADING FOR REAPPLICATION, AND METHOD 4. AREAS WHERE IMPORTED TOPSOIL WILL BE APPLIED.
12. CALCULATIONS FOR VOLUMES OF SOIL TO BE STOCKPILED, AND AMOUNTS OF AMENDMENT OR TOPSOIL TO BE IMPORTED TO ACHIEVE SPECIFIED MINIMUM ORGANIC MATTER CONTENT.
13. SPECIFIED ORGANIC AMENDMENTS AND TOPSOIL PRODUCTS TO BE USED, WITH ORGANIC MATTER CONTENT AND CARBON TO NITROGEN DOCUMENTED BY PRODUCER SUPPLIED COPIES OF LABORATORY ANALYSES TO DEMONSTRATE THAT REQUIREMENTS WILL BE ACHIEVED AND THAT COMPOST MEETS OF "COMPOST MATERIAL".
14. SITE SOILS TO BE AMENDED AND COMPOST OR ALTERNATIVE ORGANIC MATERIAL MUST BE CHARACTERIZED FOR THE FOLLOWING PROPERTIES: SOIL- BULK DENSITY, ORGANIC MATTER CONTENT AND DEPTH OF COMPACTED LAYERS TO A DEPTH OF 12 INCHES. COMPOST OR ALTERNATIVE ORGANIC MATERIAL- BULK DENSITY, ORGANIC MATTER CONTENT, CARBON TO NITROGEN RATIO, MOISTURE CONTENT. SOIL SAMPLES MUST BE GATHERED FOLLOWING THE DISTRIBUTION PLAN OUTLINED IN THE POST-CONSTRUCTION INSPECTION BELOW, AND BE COMPOSED OF MATERIAL FROM THE ENTIRE DEPTH TO BE AMENDED, EXCLUDING ANY SURFACE MULCH LAYERS. CALCULATIONS BY A CERTIFIED SOIL SCIENTIST, CROP ADVISOR OR AGRONOMIST MUST BE PROVIDED SHOWING THAT THE ORGANIC CONTENT REQUIREMENTS WILL BE MET BASED ON THE ORGANIC CONTENTS AND DENSITIES OF BOTH THE SITE SOIL AND AMENDMENTS.

**3.2 PREPARATION**

A. PROTECT SURROUNDING CONSTRUCTION FROM DAMAGE CAUSED BY THE WORK OF THIS SECTION.

**3.3 SUBGRADES**

A. PREPARE SUBGRADES AS SPECIFIED IN PARAGRAPH 3.4 AMENDMENT METHODS.

**3.4 AMENDMENT METHODS**

A. SELECT THE SOIL PREPARATION METHOD WHICH BEST SUITS THE PROJECT SITE. DIFFERENT METHODS MAY BE USED IN DIFFERENT AREAS OF THE PROJECT. CALCULATE A CUSTOM RATE BASED ON SOIL AND AMENDMENT TESTS DESCRIBED IN SECTION 3.1.A.4. THE SELECTED SOIL PREPARATION METHOD(S) SHALL BE SHOWN USING SHEET L-2.00 WITH CONTRASTING HATCHES TO CREATE THE SOIL MANAGEMENT PLAN APPROVED WITH SITE DEVELOPMENT PERMIT.

**METHOD 1: LEAVE NATIVE VEGETATION AND SOIL UNDISTURBED, AND PROTECT FROM COMPACTION DURING CONSTRUCTION:**



IDENTIFY AREAS OF THE SITE THAT WILL NOT BE STRIPPED, LOGGED, GRADED OR DRIVEN ON, AND FENCE THOSE AREAS TO PREVENT IMPACTS DURING CONSTRUCTION. IF NOT IMPACTED, EITHER IN SOILS OR VEGETATION, THESE AREAS DO NOT REQUIRE AMENDMENT.

**METHOD 2: AMEND EXISTING SOIL IN-PLACE**

**A. SCARIFICATION:**



CROSS-RIP SUBGRADE TO 8 INCHES DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UNCOMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED). ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED.

**B. PLANTING BEDS:**

PLACE AND INCORPORATE CALCULATED AMOUNT OF COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL (AS DETERMINED BY THE SOIL TESTING LABORATORY), INTO DEPTH OF SOIL NEEDED TO ACHIEVE 8 INCHES OF SETTLED SOIL AT 10% ORGANIC CONTENT. RAKE BEDS TO SMOOTH AND REMOVE SURFACE ROCKS LARGER THAN 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 3 INCHES OF ORGANIC MULCH.

**METHOD 3: IMPORT TOPSOIL MEETING ORGANIC MATTER CONTENT STANDARDS.**



CROSS-RIP SUBGRADE TO 8 INCHES DEPTH. ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIP LINE OF EXISTING TREES TO BE RETAINED.

**A. PLANTING BEDS:**

USE IMPORTED TOPSOIL MIX CONTAINING 10% ORGANIC MATTER (TYPICALLY AROUND 40% COMPOST). PLACE 3 INCHES OF IMPORTED TOPSOIL MIX ON SURFACE AND TILL INTO 2 INCHES OF SOIL. PLACE 3 INCHES TOPSOIL MIX ON SURFACE. RAKE BEDS TO SMOOTH, AND REMOVE SURFACE ROCKS OVER 2 INCHES DIAMETER. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MULCH.

**METHOD 4: SOD AMENDMENT**



CROSS-RIP SUBGRADE TO 8 INCHES DEPTH (OR TO DEPTH NEEDED TO ACHIEVE A TOTAL DEPTH OF 12 INCHES OF UNCOMPACTED SOIL AFTER CALCULATED AMOUNT OF AMENDMENT IS ADDED). ENTIRE SURFACE SHOULD BE DISTURBED BY SCARIFICATION. DO NOT SCARIFY WITHIN DRIPLINE OF EXISTING TREES TO BE RETAINED.

**A. TURF AREAS:**

PLACE AND INCORPORATE CALCULATED AMOUNT OF COMPOSTED MATERIAL OR APPROVED ORGANIC MATERIAL (AS DETERMINED BY THE SOIL TESTING LABORATORY), INTO DEPTH OF SOIL NEEDED TO ACHIEVE 8 INCHES OF SETTLED SOIL AT 10% ORGANIC CONTENT. RAKE AREA SMOOTH AND REMOVE ROCKS LARGER THAN 1 INCH DIAMETER.

**B.SOD INSTALLATION:**

MOISTEN PLANTING BED THOROUGHLY AND HAND ROLL TO ELIMINATE IRREGULARITIES, COMPACT AND ENSURE GOOD CONTACT BETWEEN SOD AND SOIL. AT STRAIGHT PAVING EDGES, LAY SOD IN A STRAIGHT LINE. BUTT ALL JOINTS TIGHTLY TOGETHER, WITHOUT OVERLAPPING OR LEAVING SPACES BETWEEN STRIPS OF SOD. STAGGER JOINTS. COMMENCE WATERING IMMEDIATELY AFTER FIRST ROLLS OF SOD ARE LAID. WHEN ALL SOD IS LAID, THOROUGHLY SOAK SOD. AFTER WATERING, ROLL SOD WITH A ROLLER NOT EXCEEDING 90 LBS. TO SMOOTH BUMPS AND AIR POCKETS. WATER THOROUGHLY TO WET SOIL TO A DEPTH OF 4 INCHES. DO NOT LET SOD DRY OUT.

**METHOD 5: VEGETABLE GARDEN**



1. PURCHASE APPROVED VEGETABLE GARDEN SOIL MIX FROM A LOCAL SUPPLIER.
2. SEND SOIL SAMPLE TO SOIL AND PLANT LABORATORIES IN SANTA CLARA, CA. FOR TESTING A VEGETABLE SOIL.
3. THOROUGHLY INCORPORATE APPROVED ORGANIC SOURCES FOR NPK AS WELL AS ANY OTHER MICRO NUTRIENTS AND ORGANICS RECOMMENDED BY THE LABORATORY.
4. THOROUGHLY INCORPORATE MYCORRHIZAL BENEFICIAL SOIL FUNGI ROOT GROWTH ENHANCER GRANULAR FORM INTO THE VEGETABLE SOIL.

**3.5 INSPECTION AND VERIFICATION**

- A. PRE-GRADING INSPECTION: PRIOR TO THE COMMENCEMENT OF SITE WORK, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THE DELINEATION AND PROTECTION OF NATIVE SOILS AND VEGETATION TO REMAIN IN PLACE, AND TO VERIFY THE PROPOSED LOCATION FOR TOPSOIL AND MATERIAL STOCKPILING. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
- B. INTERIM GRADING INSPECTION: PRIOR TO THE PLACEMENT OF SOIL AMENDMENTS, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THAT SPECIFIED EROSION CONTROL METHODS HAVE BEEN IMPLEMENTED, THE LOCATION OF STOCKPILED SOIL AND MATERIALS, AND THAT SUBGRADES ARE CONSISTENT WITH THE SOIL MANAGEMENT PLAN. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
- C. POST-INSTALLATION INSPECTION: PRIOR TO PLANTING, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE AN INSPECTION TO VERIFY THAT THE PLACEMENT OF AMENDMENTS AND SOIL PREPARATION IS CONSISTENT WITH THE SOIL MANAGEMENT PLAN. PROVIDE DELIVERY TICKETS FOR SOIL AMENDMENTS TO VERIFY THE QUANTITY OF MATERIAL SPECIFIED ON THE SOIL MANAGEMENT PLAN. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.
- D. MULCH PLACEMENT VERIFICATION: AT THE COMPLETION OF PLANTING, CONTACT THE OWNER AND/OR OWNER'S REPRESENTATIVE TO PROVIDE A REVIEW TO VERIFY THAT MULCH HAS BEEN INSTALLED AS SPECIFIED.
- E. SECONDARY VERIFICATION FOR FAILING SITES: IF THE INSPECTOR DETERMINES THAT THE INSTALLATION DOES NOT MEET THE CONDITIONS OF THE APPROVED SOIL MANAGEMENT PLAN, ADDITIONAL TESTING BY AN INDEPENDENT CERTIFIED SOIL CONSULTANT WILL BE ORDERED BY THE INSPECTOR AND PAID FOR BY THE CONTRACTOR. MAKE CORRECTIONS AND ADJUSTMENT AS DIRECTED BY THE INSPECTOR.

**3.6 FINAL ACCEPTANCE AND PAYMENT**

A. FINAL ACCEPTANCE AND PAYMENT FOR SOIL PREPARATION WILL BE CONTINGENT ON THE APPROVAL OF ALL INSPECTIONS, AND THAT THE SOIL PREPARATION IS CONSISTENT WITH THESE SPECIFICATIONS AND WITH THE APPROVED SOIL MANAGEMENT PLAN.

DESIGN DEVELOPMENT



STAMP:



REVISIONS:

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/10/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME:

RESIDENTIAL CARE FACILITY  
350 CYPRESS STREET  
FORT BRAGG, CA

DATE: 07-25-2020

DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

SOIL NOTES

L-3.05

**DETAILED PLANTING NOTES**

**PART 1 - GENERAL**

**1.1 VERIFICATION**

- A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions, and shall immediately inform the Owner's Representative if any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
- B. The plant count is for contractors' convenience. In case of discrepancy, the plan shall govern.
- C. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

**1.2 PRE-CONSTRUCTION CONFERENCE**

- A. Schedule a pre-construction meeting with the Owner's Representative at least fourteen (14) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

**1.3 SELECTION AND OBSERVATION OF PLANTS**

- A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.
- B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or standard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.
  - 1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
  - 2. Corrections are to be undertaken at the nursery prior to shipping.
- C. The Contractor shall bear all cost related to plant corrections.
- D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

**1.4 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE**

- A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

**1.5 SITE CONDITIONS**

- A. Do not willfully proceed with construction as designed when it is obvious in the field that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's representative.
- B. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.
- C. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.
  - 1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

**1.6 PLANTING AROUND UTILITIES**

- A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.
- B. The contractor shall locate and verify the existing locations of all underground utilities, pipes, and structures prior to starting work.
- C. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.
- D. Notification of a Utility Locator Service (USA North 811, for example) prior to digging is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the Local Utility Locator Service.

**PART 2 - PRODUCTS**

**2.1 PLANTS: GENERAL**

- A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.
  - 1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 American Standard for Nursery Stock latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
  - 2. Plants larger than specified may be used if acceptable to the Owner's Representative. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
  - 3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.
- B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar.
- C. Plant Quality:
  - 1. General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant.
  - 2. Plant quality above the soil line:
    - a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified.
      - 1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
        - a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
      - 2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
    - 3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
      - a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
      - b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
      - c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
    - 4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
    - 5.) Temporary branches, unless otherwise specified, can be present along the lower trunk.
  - a. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
    - 1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
  - b. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
  - c. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
- 3. Plant quality at or below the soil line:
  - a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the following:
    - 1.) The roots shall be reasonably free of scrapes, broken or split wood.
    - 2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
    - 3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
      - a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected. 4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.
    - 5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.

- 6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

**2.2 PLANTING SOIL**

- A. Planting Soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification section Soil Management. If there is no Soil Management specification, the term Planting Soil shall mean the soil at the planting site within the planting hole.

**2.3 TREE STAKING AND GUYING MATERIAL**

- A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.
- B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

**PART 3 - EXECUTION**

**3.1 SITE EXAMINATION**

- A. Examine the surface grades and soil conditions to confirm that the requirements of the Specification Section - Soil Management - and the soil and drainage modifications indicated on the Soil Management Plan and Details (if applicable) have been completed. Notify the Owner's Representative in writing of any unsatisfactory conditions.
- B. Test tree pits for proper drainage prior to planting; notify the Owner's Representative if problems exist.

**3.2 DELIVERY, STORAGE AND HANDLING**

- A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a drying protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.
  - 1. All plant materials must be available for observation prior to planting.
  - 2. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.
- B. Provide protective covering over all plants during transporting.

**3.3 ADVERSE WEATHER CONDITIONS**

- A. No planting shall take place during extremely hot, dry, windy or freezing weather.

**3.4 COORDINATION WITH PROJECT WORK**

- A. The contractor shall be responsible for coordination with all trades as required to accomplish the planting operations.
- B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.
- C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered. (See Layout and Planting Sequence, Section 3.5, C.)

**3.5 LAYOUT AND PLANTING SEQUENCE**

- A. Final positions of all plants and trees are subject to approval of the Owner's Representative.
- B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.
- C. Trees shall be located a minimum of 5 feet from walls, overheads, walkways, hedges, and other trees within the project. If conflicts arise between size of areas and plans, the contractor shall notify the owner's representative for resolution.
- D. When applicable, plant trees before other plants are installed.
- E. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

**3.6 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION**

- A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.
  - 1. Where possible, deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
  - 2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

**3.7 INSTALLATION OF PLANTS: GENERAL**

- A. All plant material shall be approved by the owner's representative prior to installation.
- B. If utilities interfere with major tree locations, the contractor is to bring this to the attention of the owner's representative.
- C. Soils Management Plan and Planting Plan shall be submitted a minimum of 14 days prior to the scheduled installation. Plan should describe the methods, activities, materials and schedule to achieve installation of plants.
- D. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.
- E. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.
- F. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.
  - 1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
  - 2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
  - 3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty.
  - 4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.
- G. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean root cuts. Shaving shall remove no more than 2" of the periphery of the rootball.
- H. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.
- I. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.
  - 1. All planted areas and plant pits shall be free from rocks and debris greater than 2" in diameter.
  - 2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
  - 3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
  - 4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.
- J. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Soil Management, for requirements to modify the soil within the planting bed.
- K. The contractor shall backfill all planting pits on engineered banks using the existing excavated, non-amended soil as backfill.
- L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.
- 10. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.
- M. Thoroughly water the Planting Soil and root ball immediately after planting.
- N. Remove all nursery plant identification tags and ribbons as per Owner's Representative's instructions.
- O. Remove corrugated cardboard trunk protection after planting.
- P. Follow additional requirements for the permitted root ball packages.

**3.8 PERMITTED ROOT BALL PACKAGES AND SPECIAL PLANTING REQUIREMENTS**

- J. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.
- K. BALLED AND BURLAPPED PLANTS
  - 1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
- C. SPADE HARVESTED AND TRANSPLANTED PLANTS
  - 1. For field-dug Olives and Palms, adhere to supplier's recommendations. The following requirements pertain to plant materials supplied without specific supplier requirements.
  - 2. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
  - 3. Fill any gaps below this level with loose soil.
- D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS
  - 1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
  - 2. Remove the container.
  - 3. Perform root ball shaving as defined in Installation of Plants: General above.
  - 4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
  - 5. Remove all substrate at the bottom of the root ball that does not contain roots.
  - 6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.
- E. BARE ROOT PLANTS
  - 1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
  - 2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
  - 3. Maintain the trunk plumb while backfilling soil around the roots.
  - 4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.
- F. IN-GROUND FABRIC CONTAINERS
  - 1. Remove the fabric container from the root ball. Cut roots at the edge of the container as needed to extract the fabric from the roots. Make clean cuts with sharp tools; do not tear roots away from the fabric.
  - 2. Observe the root system after the container is removed to confirm that the root system meets the quality standards.

**3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS**

- A. Assume that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.
- B. Assume that soil grades in the beds are smooth and as shown on the plans.
- C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.
- D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.
- E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.
- F. Press soil to bring the root system in contact with the soil.
- G. Spread any excess soil around in the spaces between plants.
- H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.
- I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

**3.10 STAKING AND GUYING**

- A. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.
- B. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.
  - 1. Plants shall stand plumb after staking or guying.
  - 2. Stakes shall be driven to sufficient depth to hold the tree rigid.

**3.11 STRAIGHTENING PLANTS**

- A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.
- B. Do not straighten plants by pulling the trunk with guys.

**3.12 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES**

- A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

**3.13 PRUNING OF TREES AND SHRUBS**

- A. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.
- B. All pruning shall be performed by a person experienced in structural tree pruning.
- C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.
- D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.
- E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.
- F. Pruning shall be done with clean, sharp tools.
- G. No tree paint or sealants shall be used.

**3.14 MULCHING OF PLANTS**

- A. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

**3.15 PLANTING BED FINISHING**

- A. After planting, smooth out all grades between plants before mulching.

**3.16 WATERING**

- A. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

**3.17 PROTECTION DURING CONSTRUCTION**

- A. The Contractor shall protect planting and related work and other site work from damage due to planting operations. Treat, repair or replace damaged work immediately.
- B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

**DESIGN DEVELOPMENT**



**STAMP:**



**REVISIONS:**

RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
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FORT BRAGG, CA**

DATE: 07-25-2020

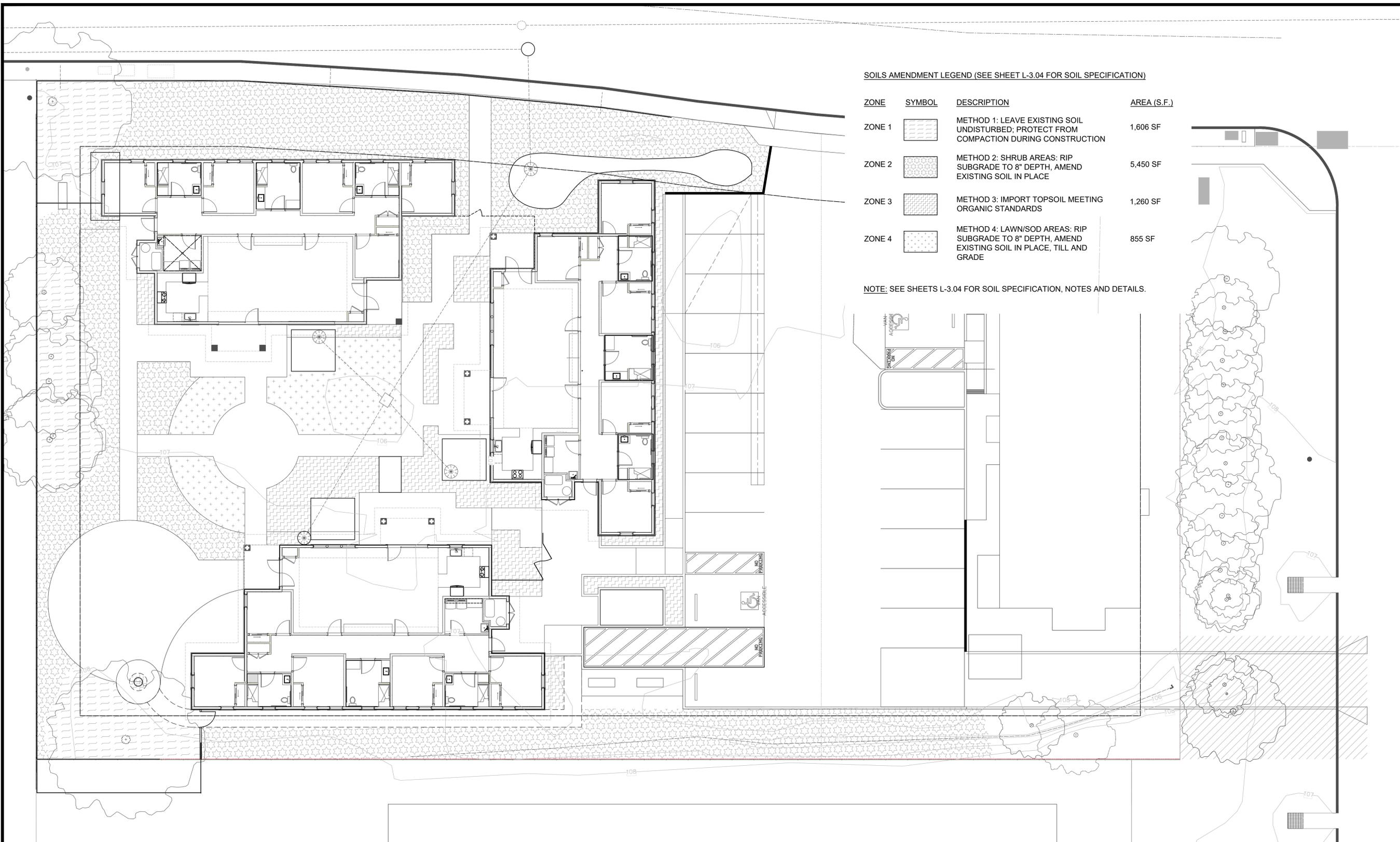
DESIGNED BY: EP

DRAWN BY: EP

SHEET TITLE:

**PLANTING NOTES**

**L-3.06**



SOILS AMENDMENT LEGEND (SEE SHEET L-3.04 FOR SOIL SPECIFICATION)

ZONE	SYMBOL	DESCRIPTION	AREA (S.F.)
ZONE 1		METHOD 1: LEAVE EXISTING SOIL UNDISTURBED; PROTECT FROM COMPACTION DURING CONSTRUCTION	1,606 SF
ZONE 2		METHOD 2: SHRUB AREAS: RIP SUBGRADE TO 8" DEPTH, AMEND EXISTING SOIL IN PLACE	5,450 SF
ZONE 3		METHOD 3: IMPORT TOPSOIL MEETING ORGANIC STANDARDS	1,260 SF
ZONE 4		METHOD 4: LAWN/SOD AREAS: RIP SUBGRADE TO 8" DEPTH, AMEND EXISTING SOIL IN PLACE, TILL AND GRADE	855 SF

NOTE: SEE SHEETS L-3.04 FOR SOIL SPECIFICATION, NOTES AND DETAILS.

DESIGN DEVELOPMENT

PLA  
 PO Box 423  
 Blue Lake, CA 95525  
 (541) 870-9886

STAMP:

REVISIONS:

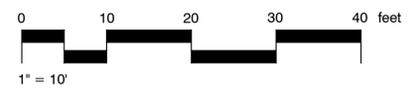
RESPONSE TO COMMENTS	02/14/21
RESPONSE TO CDP	06/24/21
RESPONSE TO CDP	11/16/21
RFI RESPONSE	01/07/22
RESPONSE TO CDP	01/25/22

PROJECT NAME: A  
 RESIDENTIAL CARE FACILITY  
 350 CYPRESS STREET  
 FORT BRAGG, CA

DATE: 07-25-2020  
 DESIGNED BY: EP  
 DRAWN BY: EP

SHEET TITLE:  
 LANDSCAPE  
 SOILS  
 PLAN

L-3.07

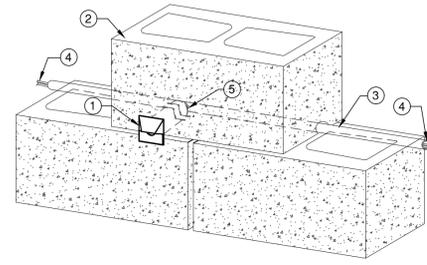
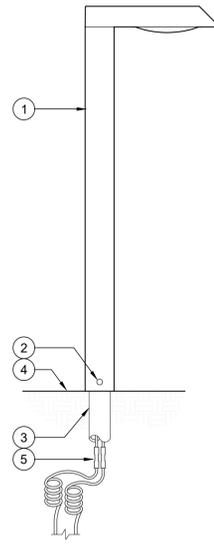


**DETAIL LEGEND:**

- ① M-PL PATH LIGHT
- ② SET SCREW
- ③ 1" [25 mm] DIA. PVC SCH 40 CONDUIT
- ④ SOIL OR MOUNTING SURFACE
- ⑤ DIRECT BURY, UF/UL, COPPER, LOW VOLTAGE CABLE WITH UL 486D (IEC/EN 60998) RATED WATERPROOF CONNECTION. LEAVE MINIMUM WIRE LOOP COILED BEHIND FIXTURE FOR FUTURE SERVICE

**NOTES**

- A. COMPLETE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- B. USE VOLTMETER TO ENSURE 11-15VAC/VDC AT FIXTURE.
- C. SEE PLAN LEGEND FOR LED BOARD OPTION, BEAM SPREADS, AND ACCESSORIES.
- D. REFER TO FX PRODUCT INSTALLATION NOTES PRIOR TO INSTALLATION.



**DETAIL LEGEND**

- ① FX Luminaire PO-SQ fixture. See plan legend for wattage, beam spread and accessories.
- ② Cinder block / stucco wall within landscape. See plans and landscape details for type of construction material.
- ③ 3/4" electrical conduit per local code.
- ④ Direct bury, UF/UL, copper, low voltage cable with 3M DBRY® direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
- ⑤ Use FX provided conduit included with fixture or standard 1 1/2" conduit.

**NOTES**

- A. Installation to be completed in accordance with manufacturer's specifications.
- B. Accepts 10-15 volts - AC or DC
- C. See plan legend for LED board option, beam spreads, and accessories.
- D. Always refer to FX product installation notes prior to installation.

1 M-PO PATH LIGHT

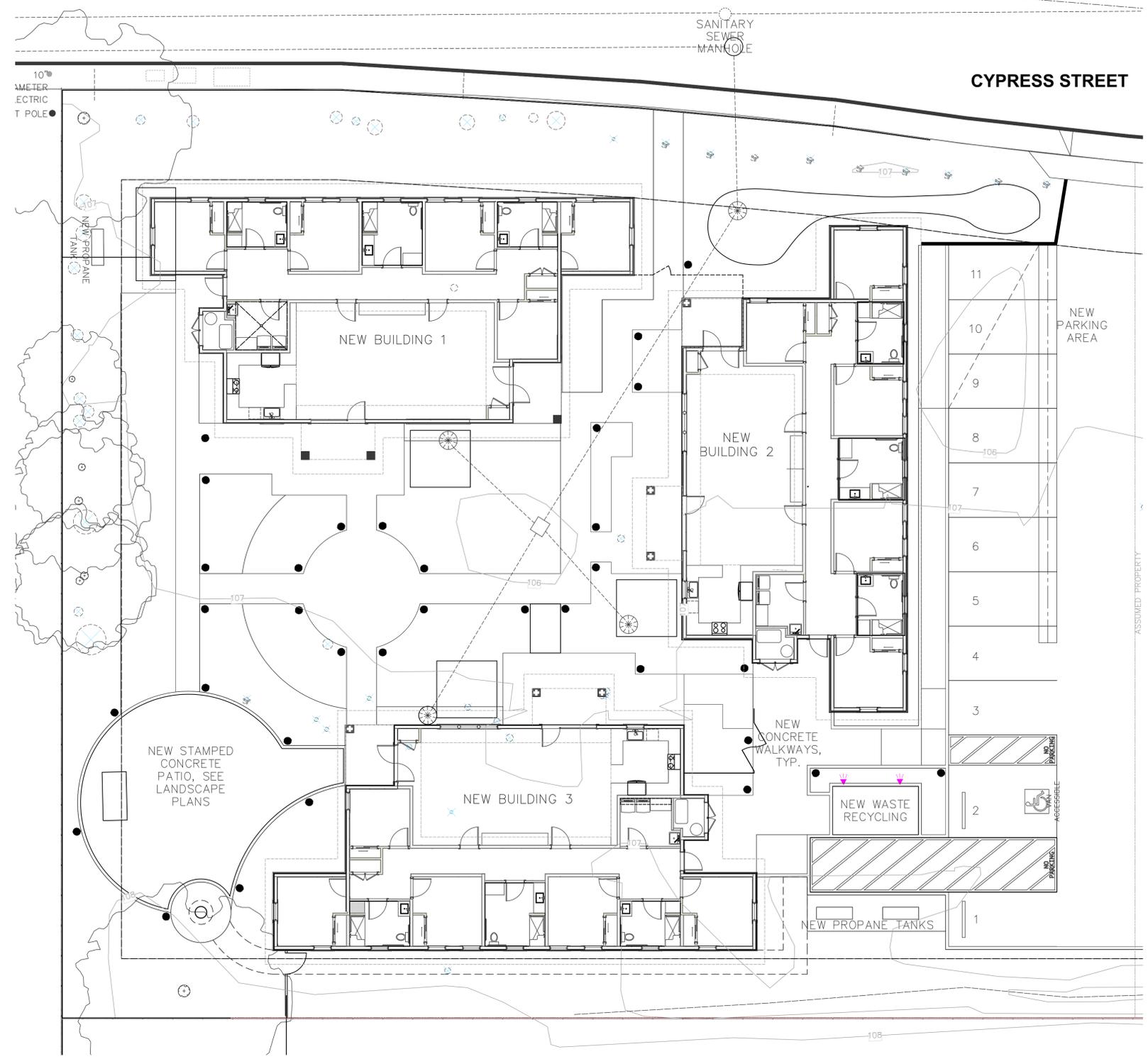
NOT TO SCALE  
REV: 09/19/20

2 PO-SQ WALL WASH  
CINDER BLOCK / STUCCO WALL

NOT TO SCALE  
REV: 09/19/20

**LIGHTING NOTES:**

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 6 INCHES AWAY FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
3. GROUND ALL FIXTURES 10 FEET OR LESS FROM A POOL, SPA OR FOUNTAIN.
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2"-3" BELOW FINISH GRADE.
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
6. ALL EXTERIOR 120-VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
7. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
8. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION.



**LIGHT FIXTURE SCHEDULE**

SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	LENS	MOUNTING	OPTIONS / NOTES
	CONTROLLER: FX LUMINAIRE LUXOR ZD CONTROLLER LZD-300-MG-FXLANMOD	1		METAL	(M) PAINTABLE MATTE GRAY	300 WATT	N/A			LUXOR LAN MODULE VERIFY MOUNTING LOCATION PRIOR TO INSTALLATION
●	PATH LIGHT: FX LUMINAIRE MP PATH LIGHT M-PZ-ZD-1LED-FB	33	1/4-4.00	ALUMINUM	GRAPHITE	2.0 WATT/2.4VA	1 LED	AMBER	SUPER J BOX	CONFIRM FINISH PRIOR TO ORDERING
	EXTERIOR DUPLEX RECEPTACLE	V.I.F.		METAL/ ALUMINUM			N/A			CONFIRM DIRECTION TO FACE OUTLET PRIOR TO INSTALLATION
◀	WALL LIGHT: FX LUMINAIRE PO-ZD-1LED-SQ-FB	2	2/4-4.00	ALUM/BRASS	GRAPHITE	2.0 WATT/2.4VA	1LED			

DESIGN  
DEVELOPMENT



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350 CYPRESS STREET  
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LANDSCAPE  
LIGHTING  
PLAN

L-4.00