City of Pittsburg
Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

AGENDA

CITY OF PITTSBURG
ZONING ADMINISTRATOR
3:00 p.m.
May 19, 2022

I. CALL TO ORDER

II. DELETIONS, WITHDRAWALS OR CONTINUANCES

III. PUBLIC COMMENT – The public is welcome to address the Zoning Administrator on items/issues of interest to the public that are NOT listed on the AGENDA. Comments are limited to a maximum of 3 minutes.

IV. EXPLANATION OF HEARING PROCEDURES

V. PUBLIC HEARING

ITEM 1: Nation's Giant Hamburgers Remodel and Variance, AP-21-1603 (AD, VA)

This is a continued public hearing on a request for Zoning Administrator approval for administrative design review approval to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping along with a variance from the rear-yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District.

Assessor's Parcel Number: 088-071-024

VI. OTHER BUSINESS

VII. ADJOURNMENT

NOTICE TO PUBLIC

GENERAL INFORMATION

A decision by the Zoning Administrator is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal either the denial, approval, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for Planning Commission consideration and public notice given. The Zoning Administrator requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the meeting. Please turn off or set to vibrate all cellular phones and pagers, and refrain from making personal, impertinent, or slanderous remarks. Boisterous or disruptive behavior during the meeting, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the meeting is a violation of Municipal Code, and the Zoning Administrator can direct any person who engages in such conduct to leave the meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for the meeting will be made available in appropriate alternative formats. If you need special assistance to participate in this meeting, or wish to request a specially formatted agenda, please contact the City Planner at 925-252-4920. Notification at least 24 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

This agenda was posted at City Hall on May 16, 2022

City of Pittsburg
Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Memorandum

MEMO: May 19, 2022
TO: Zoning Administrator
FROM: Celina Palmer, AICP, Associate Planner

RE: **Consideration of Administrative Design Review and a Variance from the Required Yard Setbacks for Nation's Giant Hamburgers Remodel, AP-21-1603 (ADR, VA)**

ORIGINATED BY: Jim Bob Kaufman, of Kaufmann Architects

SUBJECT: This is a public hearing on a request for Zoning Administrator approval of administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to zero feet) for “Nation’s Giant Hamburgers” restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor’s Parcel Number 088-071-024.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt Resolution No. 382 approving Planning Application No. 21-1603.

BACKGROUND:

The building on site was constructed prior to 1958, which is the earliest date of plans the City has on file. Nation’s Giant Hamburgers acquired the site in 1979.

On April 9, 1991, the Planning Commission approved Resolution No. 8510, approving a variance allowing the building to encroach into the required front yard setback.

On September 11, 2003, the Zoning Administrator approved Resolution No. 015, approving a design review application to add an 88 square foot addition to the rear of the existing building.

On October 29, 2021, Autumn Byrd, of Kaufmann Architects, on behalf of Nation’s Giant Hamburgers, applied for administrative design review to remodel and add an addition to the existing Nation’s Giant Hamburger restaurant. Upon further review of the proposed plans, it became evident that a variance from the rear yard setback would also be required.

On January 24, 2022, Autumn Byrd, of Kaufmann Architects, on behalf of Nation's Giant Hamburgers, made changes to the application to include the variance request to reduce the rear yard setback from 10 feet to 0 feet.

On March 30, 2022, Jim Bob Kaufman, of Kaufmann Architects, informed staff that he would be replacing Autumn Byrd as the applicant on this project and submitted updated project plans.

On January 25, 2022, the Notice of Intent to Conduct a Zoning Administrator Public Hearing for this item was provided to the Planning Commission.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located on the northeast corner of Railroad Avenue and El Dorado Drive. The 10,289 square foot parcel is developed with an existing 1,318 square foot building, a small and dilapidated trash enclosure, minimal landscaping along the southern and western frontages, and parking lot with 19 parking spaces. The site has driveway access from El Dorado Drive with an additional driveway for exiting only onto Railroad Avenue. There is an approximately five-foot tall wooden fence separating the use from residential uses to the east of the site.

See Attachment 3, Site Photos.

Proposed Project: Nation's Giant Hamburgers is an existing restaurant use at the subject site, which offers options for both dine in and take out. The applicant is requesting Zoning Administrator approval of administrative design review to remodel the existing façade, apply new paint colors and architectural features, construct a 563 square foot addition, construct a new 352 square foot trash enclosure, restripe the parking lot, and add landscaping and lighting, along with a variance from the rear yard setback (from 10 feet to zero feet).

CODE COMPLIANCE:

General Plan: The project site is in the 'Railroad Subarea' of the General Plan and has a land use designation of 'Community Commercial'. This designation is intended to provide sites for retail shopping areas, including restaurants.

The proposed project would be consistent with the General Plan, more specifically, Goal 2-G-3, which calls for concentrated commercial development; Goal 2-G-6, which calls for reuse and revitalization of underutilized sites; and Goal 11-G-10, which calls for buffer landscaping.

Zoning: The subject site is located in the CN (Neighborhood Commercial) District. Nation's Giant Hamburgers falls under the use classification for "Restaurant, Take-Out",

defined in Pittsburg Municipal Code (PMC) section 18.08.080.13.F. as an "establishment at which meals are cooked on the premises and from which menu orders are picked up by customers for consumption primarily off the premises. An establishment at which over 20 percent of the gross floor area is devoted to on-site dining is classified as a self-service restaurant." A take-out restaurant is a permitted use in the CN district, subject to PMC section 18.52.115, which provides property development regulation limitations on location, required yard placement, height, and size.

Per PMC section 18.52.100, all projects require design review. The schedule set out in PMC Table 18.52.115 prescribes development regulations for the CN District. The proposed project complies with the CN District regulations for minimum lot area, minimum lot width, minimum side yard, minimum corner side yard, maximum height of structures, maximum lot coverage, maximum FAR, and the parking requirements for a take-out restaurant.

The site has already been granted a variance from the required front yard setback, which they will maintain with this project.

The required landscaping for the site is 15%; however, the proposed upgrades to the site nearly doubles the amount of landscaping, thereby decreasing this nonconformity. The size of the site will not allow for additional landscaping beyond what is proposed, as it would encroach into the required parking and drive aisles.

The applicant is requesting a variance from the rear yard setback. Typically, parcels in the CN District have a zero-foot rear yard setback; however, those properties, including this project site, which are adjacent to a residential district have a 10-foot rear yard setback. The applicant is requesting the 10-foot required rear yard setback be reduced to zero feet, in order to accommodate the proposed 22-foot by 16-foot trash enclosure. Requiring the applicant to meet the 10-foot setback requirement from the eastern property line would result in the trash enclosure unable to be serviced by waste collection vehicles.

See Attachment 5, Property Development Regulations Table.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 6, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) parking areas be screened from view from any public right-of-way (DRDG IV.a); 2) existing trees on site be incorporated into the project design (DRDG IV.b); 3) breaks in the roofline (DRDG section IV.f); 4) roof mounted equipment should be screened completely from view from all public rights-of-way (IV.i; 5) structural reliefs and articulated entries (IV.k); and 6) remodeled buildings to be compatible in design, color and materials with adjacent development (IV.p).

The proposed project would also be in conformance with DRDG section IV, “Green Building Design Guidelines,” if conditions are added to require that 1) the applicant paint the entire roofing surface behind the building parapets white to create a ‘cool roof’ (VI.D.1); 2) the building be prewired for solar photovoltaic panels (VI.D.5); and 3 the applicant provide secure bicycle parking for 4 bicycles on site (VI.D.9).

Required Findings Pursuant to PMC section 18.16.050, the Zoning Administrator may grant a variance from the required rear yard setback if they can make findings that:

a. because of special circumstances concerning the subject property including size, shape, topography, location of surroundings, the strict application of zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;

b. the variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district; and,

c. the variance substantially complies with the intent and purpose of the land use district to which the property is classified.

Pursuant to PMC section 18.36.220(B), the Zoning Administrator may grant design review approval if they can make the findings that:

1. the structures conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. the structures will be protected against exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable;

3. the exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. the structures are in harmony with proposed developments on land in the general area; and

5. the application conforms with the criteria set forth in any applicable City- adopted design guidelines, specifically, the Development Review and Design Guidelines (DRDGs).

Environmental: This item is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, “New Construction or Conversion of Small Structures” of the State CEQA Guidelines, section 15303.

Public Noticing: On or prior to May 2, 2022, notice of the May 12, 2022 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood. The May 12, 2022, public hearing was continued to May 19, 2022. Although not required as the public hearing was continued to a date certain, an updated public hearing notice was mailed and posted in advance of the meeting.

STAFF ANALYSIS:

Staff believes that the Zoning Administrator can make all the required findings to approve the administrative design review and variance request for the proposed project.

The project is located in a CN District. Other conforming properties in the CN district and in the vicinity of this project are larger in size, with a longer lot depth. The special circumstances impacting the subject site deprive the property of privileges enjoyed by other properties in the vicinity and in the CN district which could fit the proposed addition and trash enclosure while maintaining adequate circulation and allowing for safe and convenient access to the trash enclosure by the waste hauler. Requiring the applicant to meet the 10-foot setback requirement from the eastern property line would result in the trash enclosure unable to be serviced by waste collection vehicles. The variance substantially complies with the intent and purpose of the land use district to which the property is classified, in that approval of the variance would allow the applicant to construct a new trash enclosure for the site, which is required for the permitted take-out restaurant.

The proposed remodel, addition, and landscaping and lighting improvements would improve the appearance of the property and neighborhood by providing an attractive, refreshed exterior with materials and colors are in keeping with the character of the area utilizing different, yet complementary earth tones with accent colors. The remodeled building will include 360-degree architecture, be finished with a fiber cement paneling, trex composite cladding, and metal screening on all four facades, thereby creating architectural interest. Additionally, the proposed landscaping improvements will increase the amount of landscaping onsite, decreasing that nonconformity, and enhance the appearance of the entire site.

The project would be consistent with the City's DRDGs if conditions of approval are adopted requiring the project to: 1) hide or camouflage any roof gutters and downspouts; 2) the applicant paint the entire roofing surface behind the building parapets white to create a 'cool roof'; 3) prewire the building for solar photovoltaic

panels; and 4) provide secure bicycle parking for 4 bicycles on site. Additional noteworthy conditions include that the business not produce an unreasonable, disturbing, or unnecessary emission of odors at the property line of the site on which it is situated, that causes material distress, discomfort or injury to the average person, and that the property owner construct an eight-foot-high solid masonry or concrete wall along the eastern property line, where the nonresidential use abuts a residential (R) district, consistent with PMC section 18.84.205.D.

REQUIRED ACTION:

Move to adopt Resolution No. 382, approving Administrative Design Review and Variance Application No. 21-1603.

ATTACHMENTS:

1. Proposed Resolution No. 382
2. Project Plans dated March 30, 2022
3. Site Photos
4. Map of Surrounding Uses
5. Property Development Regulations Table
6. Development Review Design Guidelines Table
7. Public Hearing Notice/Vicinity Map

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Approving Administrative Design Review to Remodel the Existing Façade, Apply New Paint Colors, Construct a 563 Square Foot Addition, Construct a New Trash Enclosure, Restripe the Parking Lot, and Add Landscaping, Along with a Variance to Reduce the Rear Yard Setback from 10 Feet to Zero Feet for "Nation's Giant Hamburgers Remodel," at 3789 Railroad Avenue. Assessor's Parcel Number 088-071-024.	)	Resolution No. 382

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On October 29, 2021, Jim Bob Kaufman, of Kaufmann Architects, filed Planning Application No. 21-1603, requesting Zoning Administrator approval of approval of administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to zero feet) for "Nation's Giant Hamburgers," restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

B. The proposed project is governed by the policies and development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

C. Pursuant to PMC section 18.10.050 and 18.28.020, the Zoning Administrator shall, after notice pursuant to PMC sections 18.14.020(E) and (F) and notice to the Planning Commission, hear and decide each application for a variance, unless the zoning administrator determines that, because of the probable controversial nature of the proposal or because of its significance to the City, the Planning Commission should hear and decide the application.

D. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, "Minor Building Remodels", Category 4, "Changes to Existing Parking Lots" Category 5, "Changes to Existing Landscaping", and Category 6 "Additions to Existing Buildings" of Planning Commission Resolution No. 9918.

E. On January 25, 2022, a Notice of Intent to conduct a Zoning Administrator public hearing pursuant to Pittsburg Municipal Code (PMC) section 18.10.050 regarding a request for approval of a variance was provided to the Planning Commission.

F. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures," of the state CEQA Guidelines, sections 15303.

G. On or prior to May 2, 2022, notice of the May 12, 2022 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood.

H. On May 12, 2022, the Zoning Administrator public hearing on this item was continued to May 19, 2022. Although not required as the public hearing was continued to a date certain, an updated public hearing notice was mailed and posted in advance of the meeting.

I. On May 19, 2022, the Zoning Administrator held a public hearing to consider Planning Application No. 21-1609, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Zoning Administrator Staff Report entitled, "Consideration of Administrative Design Review and a Variance from the Required Yard Setbacks for Nation's Giant Hamburgers Remodel, AP-21-1603 (ADR, VA)," dated May 19, 2022, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Variance:

2. There are unique topographical, size, and shape characteristics of the parcel, which creates a special circumstance to support a variance for the encroachment of the trash enclosure in the rear yard setback. Specifically, the subject site is significantly smaller and has less depth than other properties in the vicinity. Requiring the applicant to meet the 10-foot setback requirement from the eastern property line would result in the trash enclosure unable to be serviced by waste collection vehicles.

3. The variance will not constitute a grant of special privilege which is not generally available to other properties in the vicinity and in the same land use district, as other, conforming, properties in the CN district and in the vicinity of this project are larger in size, with a longer depth, and therefore could fit the proposed trash enclosure without the need for a variance from the rear setback.

4. The variance substantially complies with the intent and purpose of the land use district to which the property is classified, as a restaurant, and its required trash enclosure, are permitted in the CN District, and the proposed variance would not facilitate development beyond what is commonly allowed.

Design Review:

5. The structure will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed improvements will enhance the appearance of the building by providing an attractive, refreshed exterior. Further, the proposed materials and colors are in keeping with the character of the area utilizing different, yet complementary earth tones with accent colors.

6. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.

7. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the remodeled building will be finished with a fiber cement paneling, trex composite cladding, and metal screening on all four facades, creating architectural interest. Additionally, the proposed landscaping improvements will enhance the appearance of the entire site.

8. The exterior design and appearance will be in harmony with proposed developments on land in the general area, in that there are no pending proposed developments in proximity to the site and the remodel will result in rehabilitation of a dated restaurant façade with a contemporary color scheme, ensuring variety and providing visual interest; and

9. The proposed building remodel will generally be in conformance with the applicable portions of the City's adopted DRDGs, specifically guidelines that call for: 1) parking areas to be screened from view (DRDG section IV.a);); 2) existing trees on site be incorporated into the project design (DRDG IV.b); 3) breaks in the roofline (DRDG section IV.f); 4) roof mounted equipment should be screened completely from view from all public rights-of-way (IV.i; 5) structural reliefs and articulated entries (IV.k); 6) remodeled buildings to be compatible in design, color and materials with adjacent development (IV.p); and 7) parking lot impacts to be minimized (VI.D.2). Further, the proposed remodeled building and related improvements would be in conformance with the Green Building Design Guidelines if conditions are added to require: 1) the applicant paint the entire

roofing surface behind the building parapets white to create a 'cool roof' (VI.D.1); 2) the building be prewired for solar photovoltaic panels (VI.D.5); and 3) the applicant provide secure bicycle parking for 4 bicycles on site (VI.D.9).

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby approves Planning Application No. 21-1603, subject to the following conditions:

1. Conformity with Project Plans. The project shall be developed in substantial conformity with the approved plans, date stamped March 30, 2022, and attached to this resolution as Exhibit A, except as hereinafter may be modified. The Zoning Administrator, in their sole discretion, may allow for minor modifications.

2. Odor. The business shall not produce an unreasonable, disturbing, or unnecessary emission of odors at the property line of the site on which it is situated, that causes material distress, discomfort or injury to the average person.

3. Wall. The property owner shall construct an eight-foot-high solid masonry or concrete wall along the eastern property line, where the nonresidential use abuts a residential (R) district. However, the portion of the wall within 15 feet of the corner side property line shall have a maximum height of three (3) feet. The wall shall have decorative pilasters place every 15 feet, and shall include a decorative wall cap. The final design of the wall shall be subject to review and approval by the Planning Division.

4. Door Trim. The trim surrounding the entry doors on the southern building elevation shall be painted Benjamin More "Classic Burgundy" or similar color, as an accent color to the building.

5. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving, and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.

6. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.

7. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.

8. Solar Readiness. The building roof shall be pre-wired to create a solar ready surface.

9. Cool Roof. The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline VI.D.1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864).

10. Exterior Color. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.

11. Bicycle Parking. The business operator shall install and maintain fixed bicycle parking for at least four (4) bicycles in a location on-site near the restaurant entrance and providing convenient access and natural surveillance. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

12. Business License. The business operator to obtain and maintain a valid business license for the business at all times.

13. Signage. This resolution does not approve on-site signage. Any new permanent wall signs or temporary, promotional, or event signs and banners shall be subject to a separate sign review application subject to review and approval by the Planning Division, prior to placement on site.

Engineering Conditions:

14. Waste Collection. Ensure waste hauler will have adequate access to the site. Truck access point should be engineered to withstand 60,000lbs of force.

15. Sidewalk. Replace hazardous sidewalks and non-ADA complaint driveways, refer to city of Pittsburg Standards (R4) or Contra Costa County Standards (CA72) for driveway approach.

16. Accessibility. The applicant shall submit ADA signage details and provide grades for driveways and accessible paths.

17. Drainage. The applicant shall submit drainage plan and show existing area drains. The applicant shall, wherever possible, drain impervious surfaces to landscaping; and use curb cuts for parking area to drain to landscaped sections.

18. Light Pole. The applicant shall either relocate the northwestern-most proposed light pole farther north; or replace the proposed light pole with a light pole with a shorter overhang, in order to provide clearance for waste collection vehicles which require a 14’ vertical clearance and 10’ horizontal clearance.

Standard Conditions:

19. Other Agency Requirements. The applicant shall comply with all requirements of the City Development Services Department, the Contra Costa County Fire Protection District, Delta Diablo Sanitation District and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

20. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall

apply as conditions of approval for this project, as applicable. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.

21. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City of Pittsburg, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

22. Expiration of Approval. This approval will expire on May 19, 2024, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 19th day of May 2022, by the Zoning Administrator of the City of Pittsburg, California.

_____
JOHN FUNDERBURG
ZONING ADMINSTRATOR

CODE REQUIREMENTS

All work to comply with:
2019 CBC, CEC, CMC, CPC & 2019 CALIFORNIA ENERGY CODE & GREEN BLDG. CODE

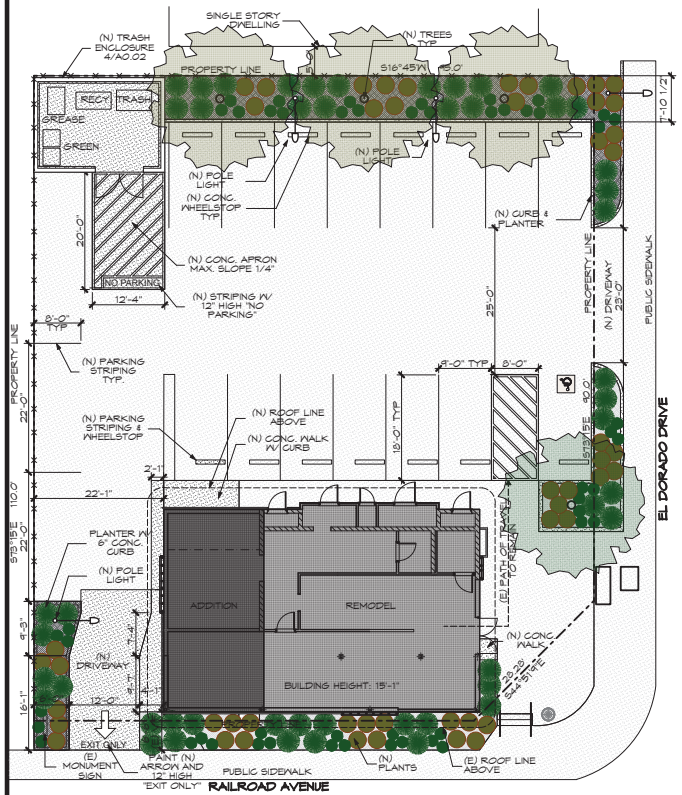
PROJECT DATA

ADDRESS:	3789 RAILROAD AVE, PITTSBURG, CA 94565
A.P.N.:	088-071-024-9
CONSTRUCTION TYPE:	Type V-B, NOT SPRINKLERED
OCCUPANCY CATEGORY:	B: SEE OCCUPANCY TABLE BELOW
SCOPE OF WORK:	REMODEL AND ADDITION TO AN EXISTING RESTAURANT INCLUDING NEW HOOD, NEW WALK-INS, AND NEW SEATING AREA; NEW TRASH ENCLOSURE, NEW PARKING STRIPING AND RE-DESIGNED EXIT DRIVEWAY
SQ. FOOTAGE:	(E)FLOOR AREA 1318 S.F. (N)FLOOR ADDITION 563 S.F. TOTAL FLOOR AREA = 1881 S.F.
OCCUPANCY:	KITCHEN = 435/ 200 = 2 DINING AREA = 38 FIXED SEATS STORAGE = 223/ 300 = 0.74 OFFICE = 40/ 100 = 0.4 UTILITY = 139/ 300 = 0.5 TOTAL = 2+38+0.74+0.4+0.5= 41.64 < 50 THEREFORE 'A-2' BECOMES A 'B' OCCUPANCY PER UBC 303.1.1
PLUMBING:	KITCHEN = 435/ 50 = 8.7 DINING AREA = 38 SEATS/ 2 = 19 STORAGE = 223/ 2000 = 0.11 OFFICE = 40/ 200 = 0.2 UTILITY = 139/ 2000 = 0.1 TOTAL = 8.7+19+0.11+0.2+0.1= 28.1/ 2 = 14 < 25 THEREFORE ONE TOILET ROOM IS REQUIRED AND PROVIDED PER CPC 422.2 Exception (3)

ZONING:	NEIGHBORHOOD COMMERCIAL
BUILDING STORIES/HEIGHT:	1 STORY 15'-1" HEIGHT
TOTAL SITE AREA:	10,289 S.F.
BUILDING AREA %:	1,881 S.F. / 10,289 S.F. = 18%
LANDSCAPE AREA %:	728 S.F. / 10,289 S.F. = 7%
(E) IMPERVIOUS AREA:	10,161 S.F.
(N) IMPERVIOUS AREA:	9,561 S.F.
PARKING:	
RESTAURANT TAKE-OUT REQUIRED 1 PER 150SF	1881SF/150 = 12.54 STALLS
(E) PARKING: 18 STANDARD, 1 ACCESSIBLE =	19 TOTAL STALLS
(N) PARKING: 17 STANDARD, 1 ACCESSIBLE =	18 TOTAL STALLS

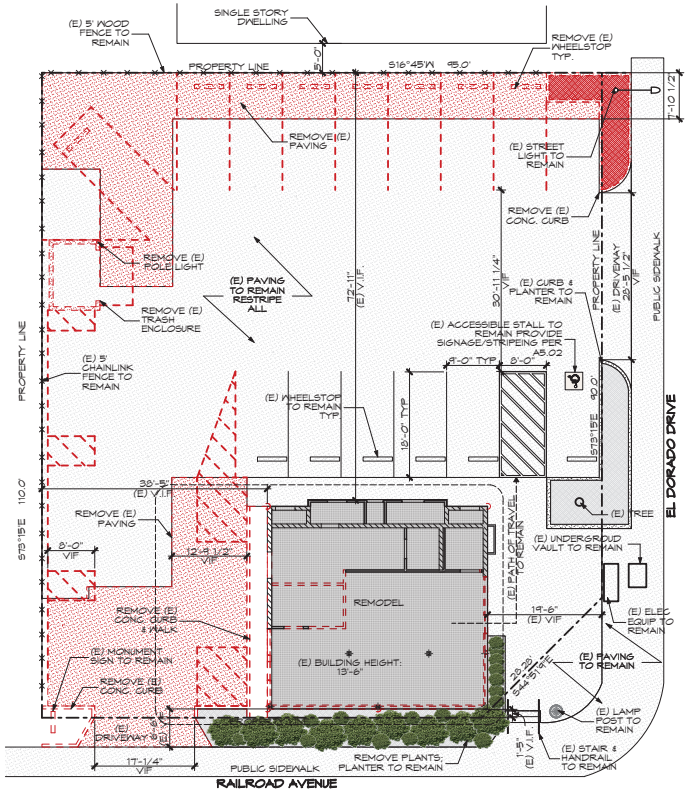
ACCESSIBILITY UPGRADES:

FRONT ENTRY & SIGNAGE
RESTROOM DOOR & SIGNAGE
ORDER COUNTER
BEVERAGE CENTER
DINING TABLES
EMPLOYEE HAND WASH STATION
RESTROOM LAVATORY
RESTROOM ACCESSORIES
RESTROOM TOILET - EXISTING CONDITIONS LIMIT SIDE CLEARANCE TO 58" (60" MIN. REQUIRED PER CBC 11B-604.3)



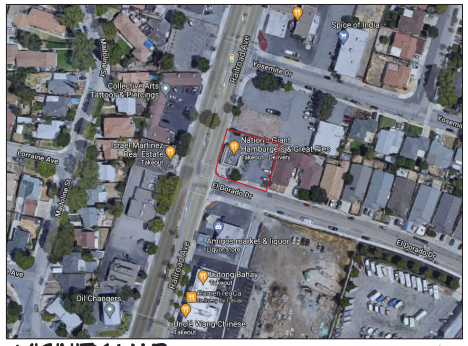
REVISED SITE PLAN

SCALE: 1" = 10'



EXISTING SITE PLAN

SCALE: 1" = 10'



VICINITY MAP

NTS

SHEET INDEX

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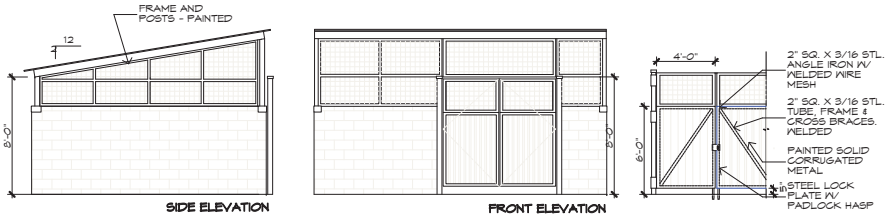
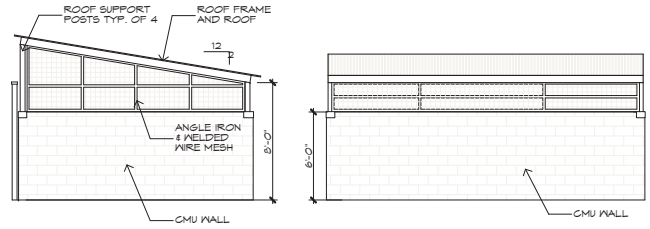
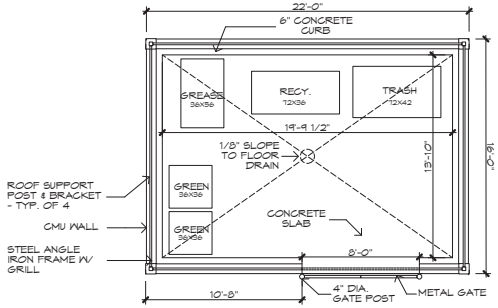
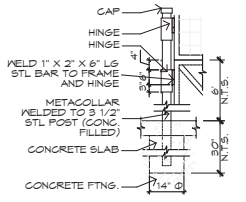
DATE
SHEET
A0.01

SITE PLAN

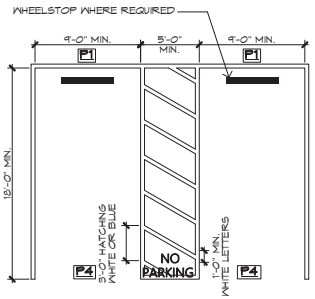






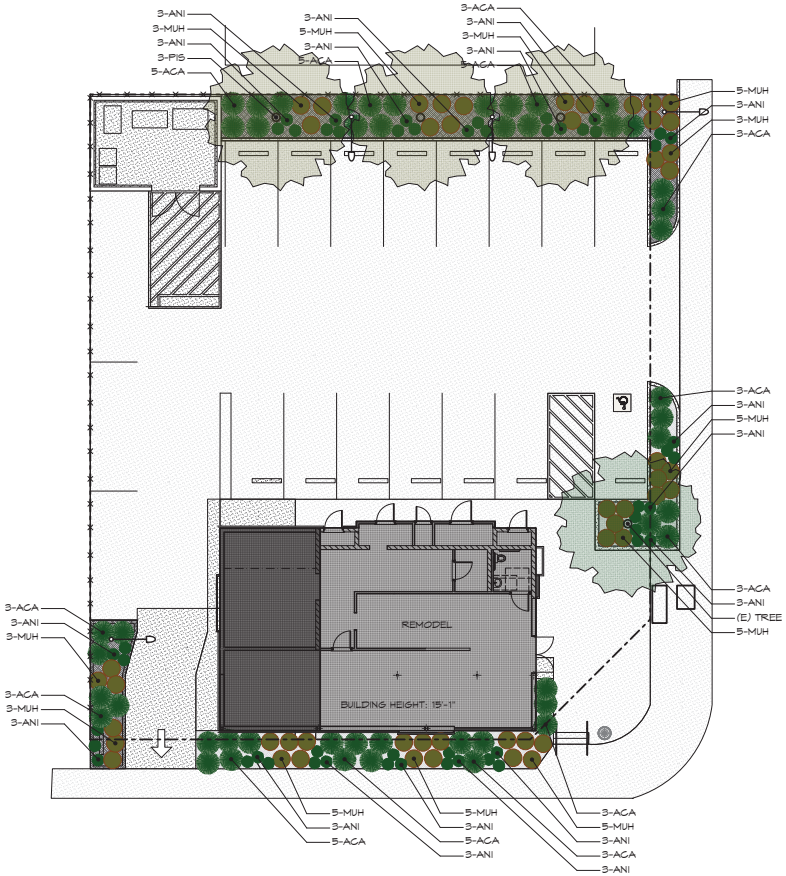


4 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



NOTE: SURFACE SLOPES MUST NOT BE STEEPER THAN 2%.
SEE A4.02 FOR SIGNAGE.

3 ACCESSIBLE PARKING
SCALE: 1" = 5'



NOTE: PROVIDE SUBSURFACE INLINE DRIP IRRIGATION SYSTEM FOR ALL TREES AND SHRUBS - 0.4 GPH @ 18" SPACING

LANDSCAPE SITE PLAN
SCALE: 1" = 10'

ACA:
ACACIA COGNATA "COUSIN ITT"
COUSIN ITT RIVER MATTLE
GROWTH: 2-3FT TALL, 4-6FT WIDE
SIZE: 5 GAL.
QTY: 44

ANI:
ANIGOZANTHOS HYBRID "BIG RED"
BIG RED KANGAROO PAW
GROWTH: 1-2FT TALL, 1-2FT WIDE
SIZE: 1 GAL.
QTY: 51

MUH:
MUHLENBERGIA RIGENS
DEER GRASS
GROWTH: 4-5FT TALL, 4-5FT WIDE
SIZE: 1 GAL.
QTY: 50

PIS:
PISTACIA CHINENSIS "KEITH DAVEY"
CHINESE PISTACHE
GROWTH: 25-35FT TALL, 25-30FT WIDE
SIZE: 24" BOX
QTY: 3

LANDSCAPE TREES & SHRUBS

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LANDSCAPE SITE PLAN

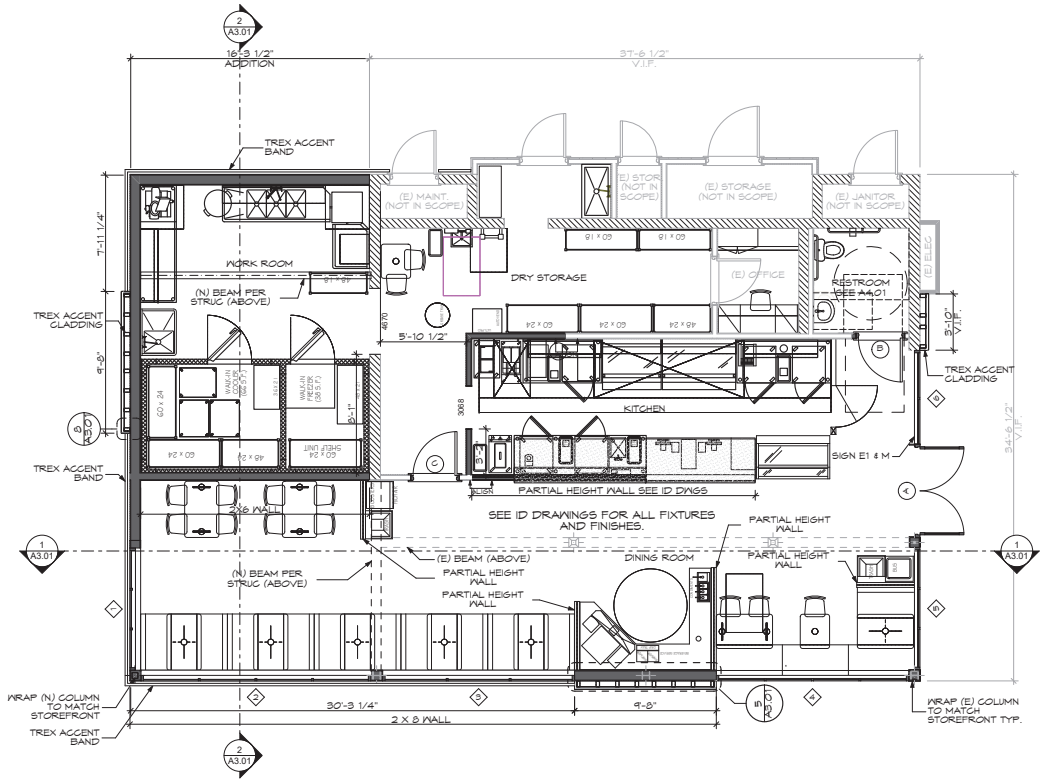
SCALE: AS NOTED
DATE:
SHEET: A0.02

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, CMC, CPC, CEC, CA ENERGY CODE AND CA GREEN BUILDING CODE.
2. ANY REQUESTS FOR SUBSTITUTIONS SHALL BE MADE WITHIN 30 DAY OF CONSTRUCTION CONTRACT SIGNING. ANY ENGINEERING OR REDESIGN COSTS WILL BE BILLED TO THE CONTRACTOR.
3. (N) EXTERIOR WALLS SHALL BE FRAMED WITH 2 X 6 DF #2 @ 16" O.C. UNLESS OTHERWISE NOTED (U.N.O.). ANY NEW WALL THAT EXTENDS AN (E) WALL TO MATCH (E) FRAMING(U.N.O.).
4. INTERIOR WALLS SHALL BE FRAMED WITH 2 X 4 DF #2 @ 16" O.C. U.N.O.
5. PLUMBING WALLS SHALL BE 2 X 6 @ 16" O.C.
6. ALL NEW INTERIOR WALLS SHALL BE SHEATHED WITH 1/2" TYPE X GYP BD U.N.O. NEW CEILING SHALL BE 5/8" TYPE X GYP BD U.N.O.
7. SEE STRUCTURAL DWGS. FOR NEW HEADERS SIZES, SHEATHING, NAILING, TRUSSES & OTHER FRAMING NOTES.
8. PROVIDE R-21 FIBERGLASS BATT INSULATION IN ALL (N) 2X6 EXT. WALLS & R-15 AT (N) 2X4 EXT. WALLS.
9. PROVIDE R-38 FIBERGLASS BATT INSULATION IN ALL NEW ATTIC SPACES. PROVIDE 1" AIR SPACE BETWEEN ROOF SHEATHING & R-19 BATT INSULATION IN VAULTED CEILING AREAS.
10. FOR WINDOWS, DOORS & SKYLIGHTS, SEE SCHEDULES ON A4.01.
11. REPAINT ALL INTERIOR WALLS & TRIM. PAINT ALL NEW GYP BD SURFACES W/ COAT OF RECOMMENDED PRIMER & 2 COATS OF LATEX ENAMEL. PAINT ALL EXPOSED INTERIOR CMU SURFACES W/ COAT OF RECOMMENDED PRIMER & 2 COATS LATEX ENAMEL.
12. REFLECTIX SILL SEALER OR EQUAL FOAM CAULKING SHALL BE APPLIED BETWEEN SUBFLOOR, EXTERIOR SILL PLATES & AROUND ALL WINDOW OPENINGS.
13. ALL EXTERIOR DOORS TO BE FITTED WITH GASKET-TYPE WEATHERSTRIPPING.
14. PROVIDE FOAM GASKETS AT ALL WALL COVER PLATES.
15. PROTECT EXISTING ROOF COVERING; NEW ROOF TO MATCH EXISTING ROOFING. PROVIDE UNDERLAYMENT AS NECESSARY. ROOFER TO PROVIDE ALL FLASHINGS NECESSARY FOR A WATER -TIGHT ASSEMBLY.
16. ALL AREAS WHERE (N) WORK OCCURS & AREAS ADJACENT TO NEW WORK SHALL BE REPAIRED TO MATCH EXISTING SURFACES.
17. MILLWORK TO BE PROVIDED & INSTALLED BY OWNER.

DEMOLITION NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOT SUBJECT TO REMOVAL OR ALTERATION DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
2. ALL LANDSCAPE LIGHTING AND IRRIGATION EQUIPMENT NOT SUBJECT TO ALTERATION OR REMOVAL SHALL BE PROTECTED AND IN FULL WORKING ORDER AT COMPLETION OF WORK.
3. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHED SURFACES NOT SUBJECT TO REMOVAL OR ALTERATION DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.
4. ALL REMOVED CABINETS, WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES, KITCHEN APPLIANCES, AND OTHER LIKE HARDWARE AND EQUIPMENT SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE REUSE. SUCH ITEMS SHALL BE STORED OR DISPOSED OF AT OWNER'S DIRECTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INVENTORY AND REPORTING OF DISPOSAL OF DEMOLISHED MATERIALS.

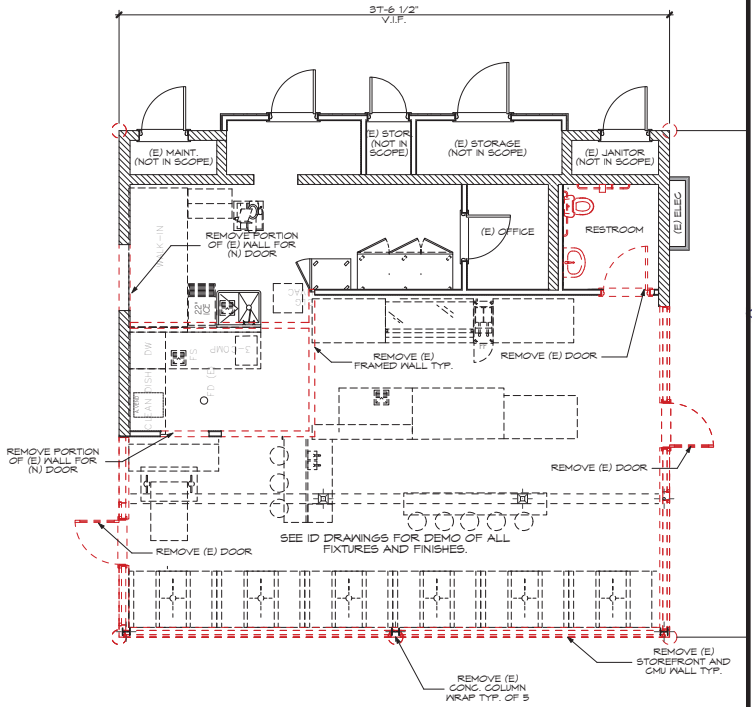


WALL LEGEND

- (N) WALL 2 X 6 @ EXTERIOR U.N.O. 2 X 4 @ INTERIOR U.N.O.
- (E) STUD WALL
- (E) CMU WALL

REVISED FLOOR PLAN

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



DEMO WALL LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) STUD WALL TO REMAIN
- (E) CMU WALL TO REMAIN

DEMOLITION FLOOR PLAN

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

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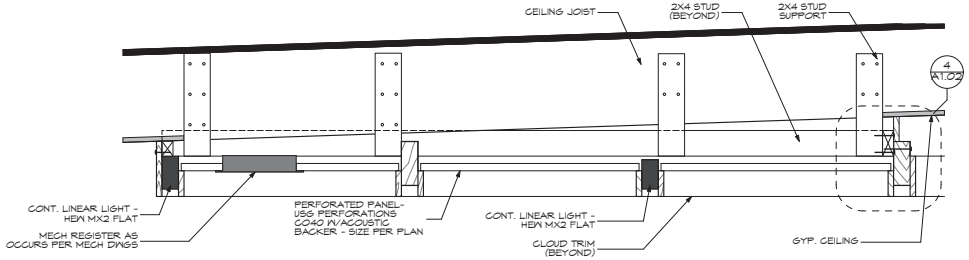
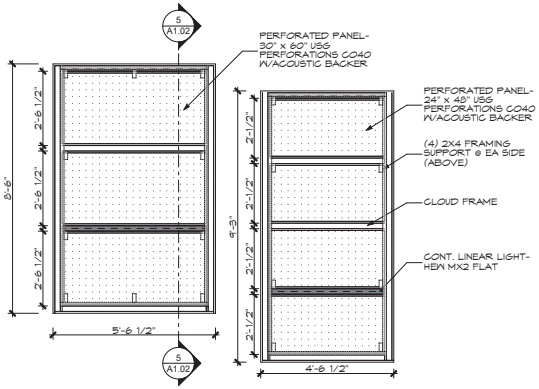
FLOOR PLANS

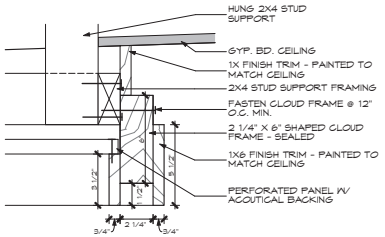
SCALE AS NOTED
DATE
SHEET A1.01



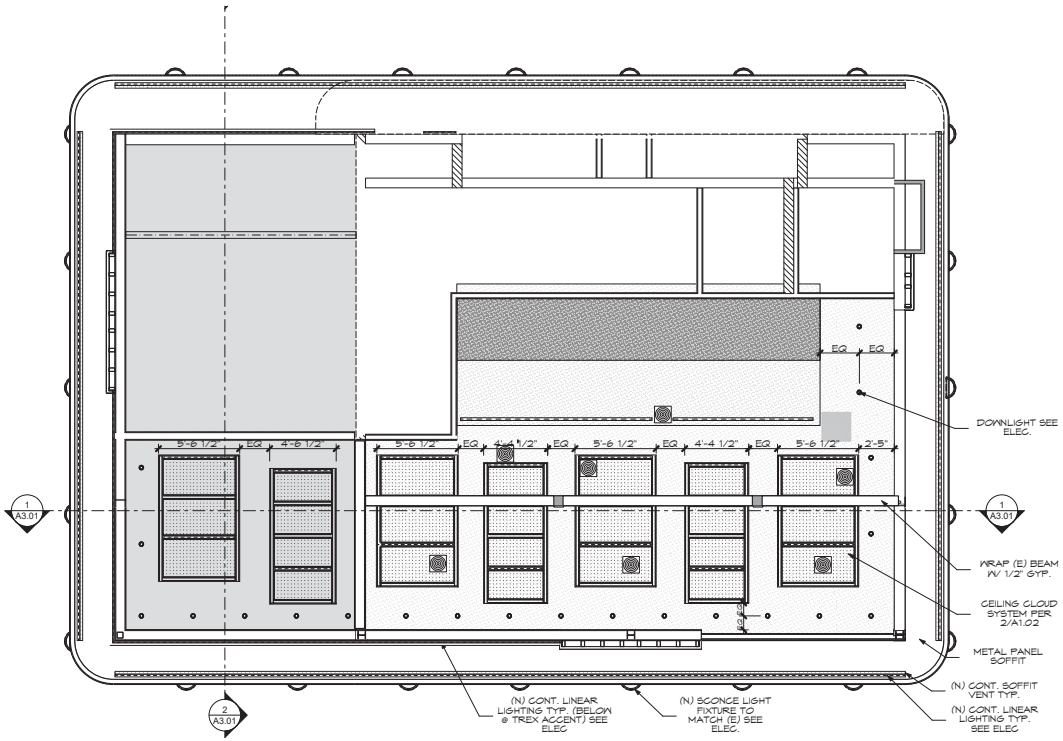
5 CEILING CLOUD SECTION
SCALE: 1 1/2"= 1'-0"



2 CEILING CLOUD PLAN
SCALE: 1/2" = 1'-0"



4 CEILING CLOUD CORNER
SCALE: 3" = 1'-0"



REFLECTED CEILING PLAN

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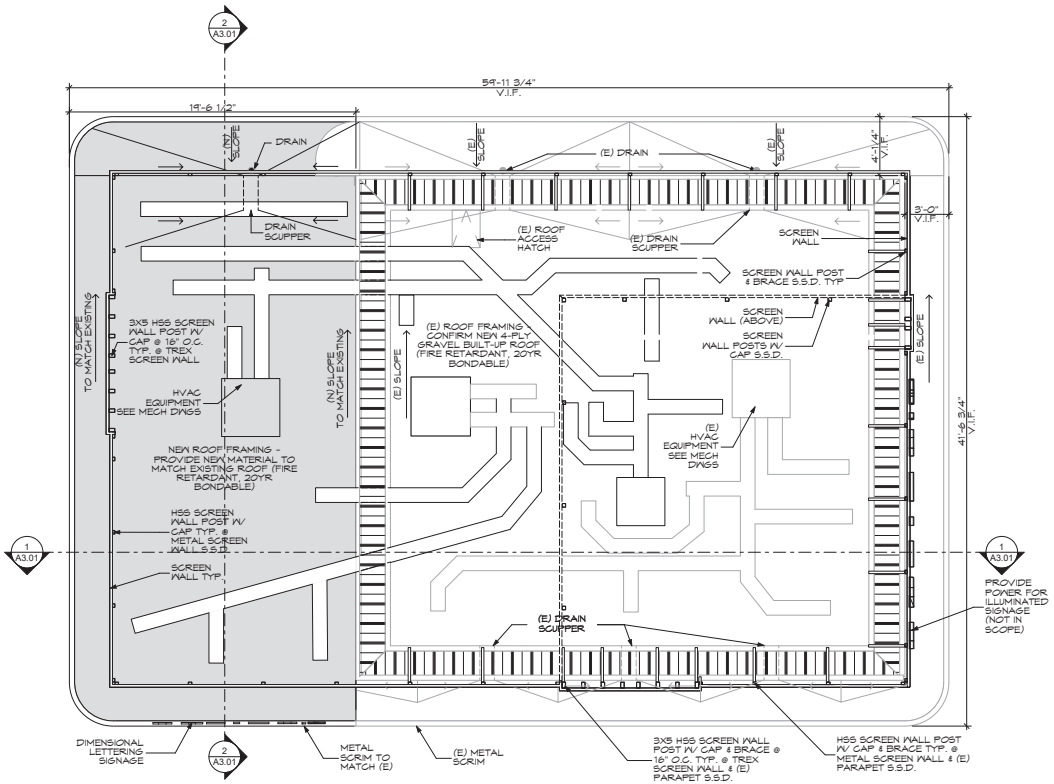
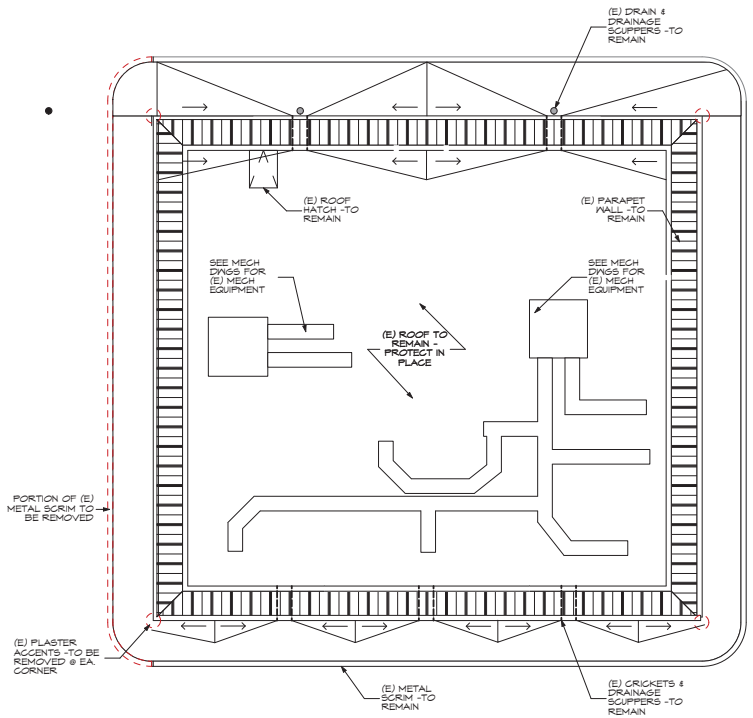


REVISED ROOF PLAN

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



ROOF PLAN DEMO

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

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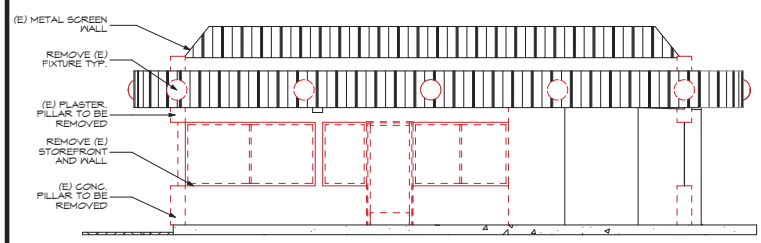
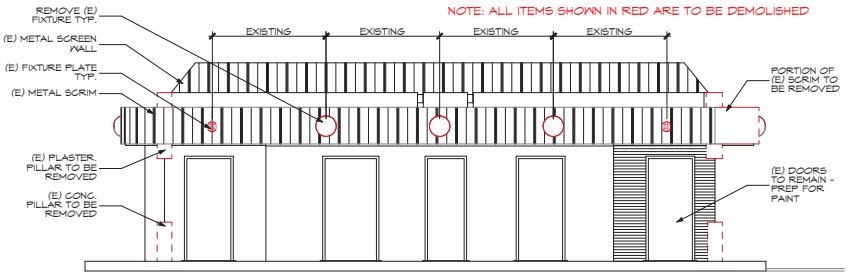
ROOF PLANS

NOTE: ALL ITEMS SHOWN IN RED ARE TO BE DEMOLISHED



SOUTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



EAST ELEVATION DEMO
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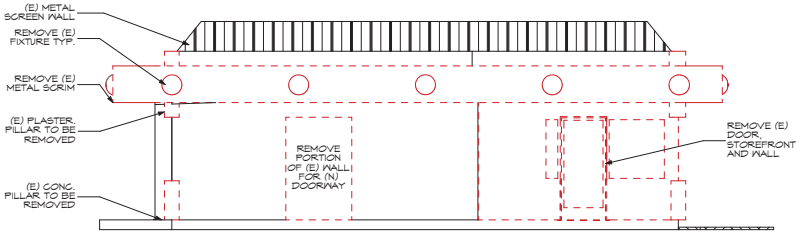
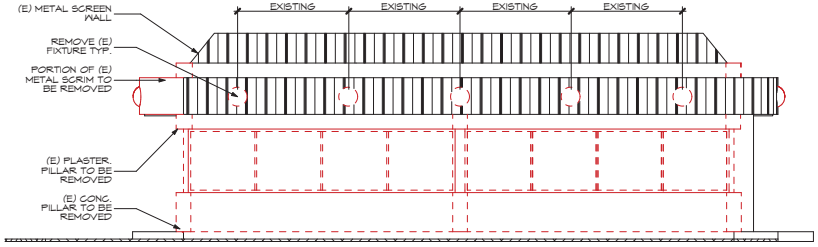


NORTH ELEVATION DEMO
SCALE: 1/4" = 1'-0"



WEST ELEVATION DEMO
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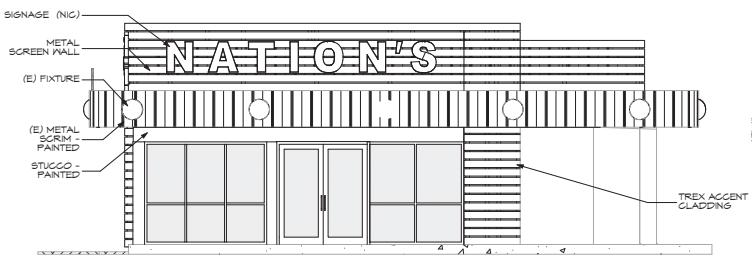

REVISED SOUTH ELEVATION
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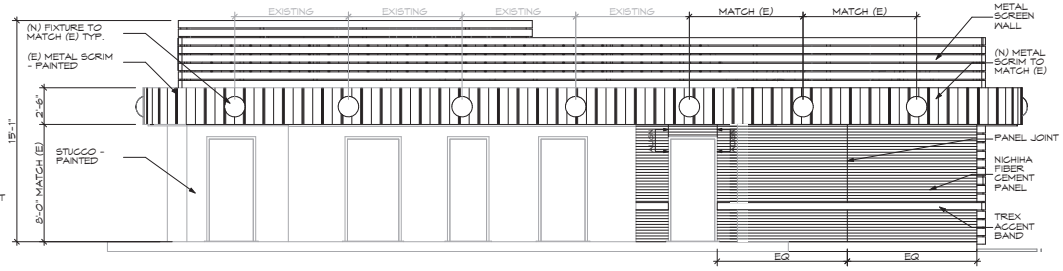

REVISED EAST ELEVATION
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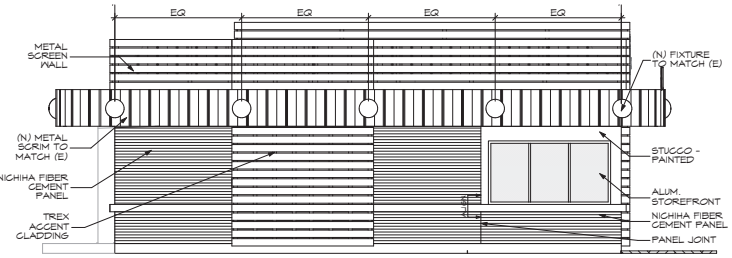

REVISED NORTH ELEVATION
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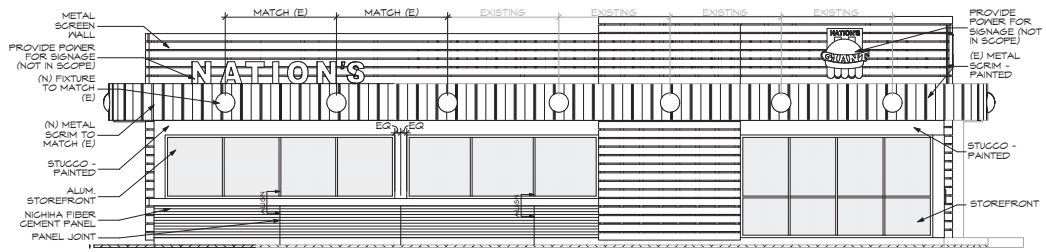

REVISED WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS

ENTRY

EP1
STUCCO & METAL SCREEN
BENJAMIN MOORE
WISH

EP2
METAL SCREEN
BENJAMIN MOORE
STORM

EP3
STUCCO & METAL SCREEN
BENJAMIN MOORE
NIGHTFALL

EP4
METAL SCREEN
BENJAMIN MOORE
CLASSIC BURGUNDY

EP5
METAL SCRIM
BENJAMIN MOORE
TEAL OCEAN

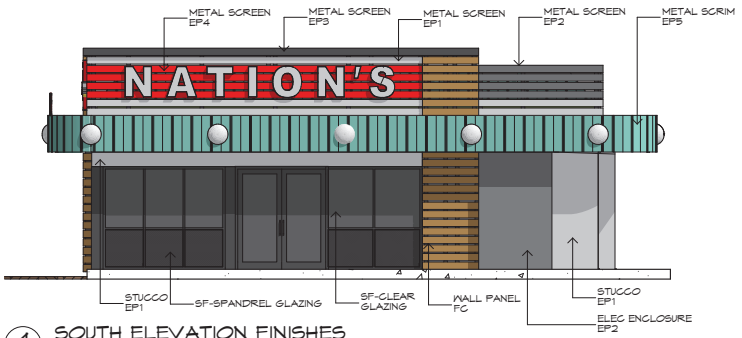
SF
STOREFRONT ARCADIA
DARK BRONZE AB-7

FC
NICHIHA FIBER CEMENT PANEL
RIBBED - IVORY

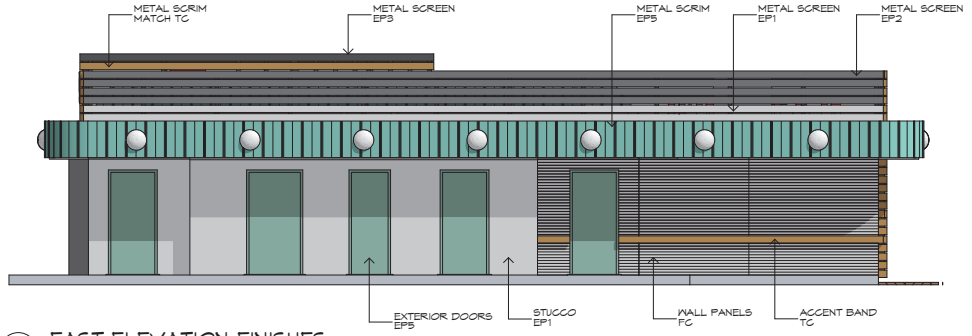
TC
TREX COMPOSITE CLADDING
TIKI TORCH

FINISH NOTES:
METAL SCREEN WALL TO BE POWDER COATED TO MATCH PAINT COLOR.
ALL EXPOSED FURRING, POSTS, & BRACES TO BE PAINTED BLACK.

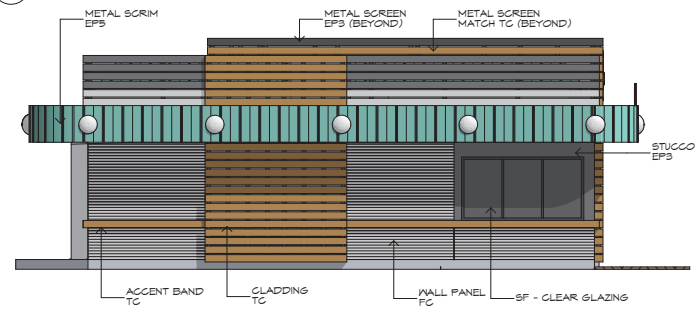
MATERIALS



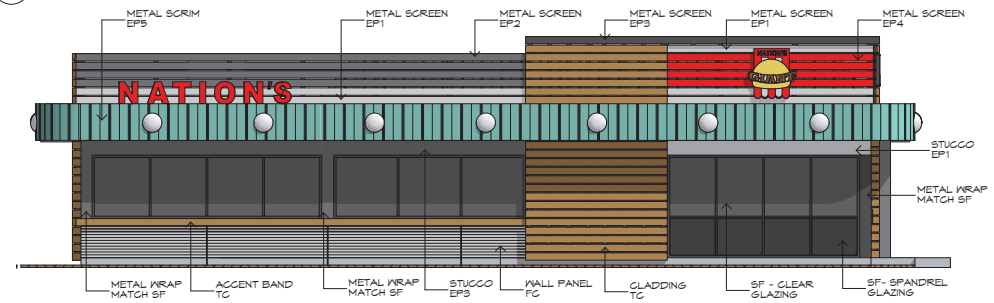
4 SOUTH ELEVATION FINISHES
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION FINISHES
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION FINISHES
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION FINISHES
SCALE: 1/4" = 1'-0"

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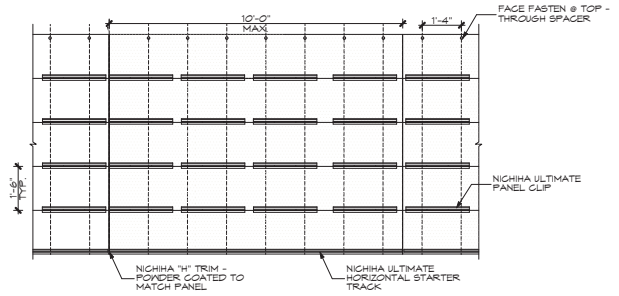
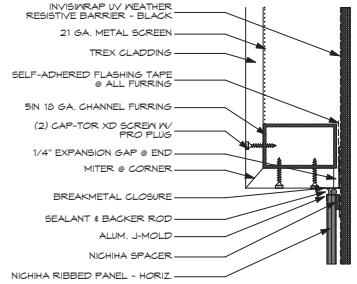
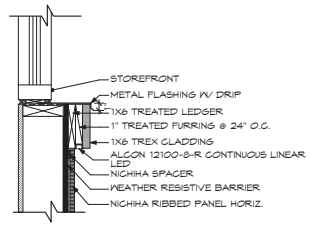
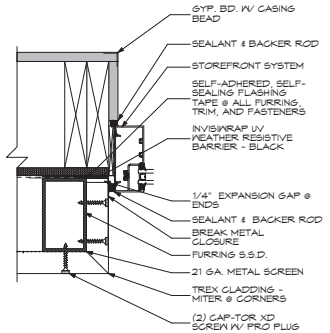


9 NICHIHA PANEL SYSTEM
SCALE: 1/2" = 1'-0"



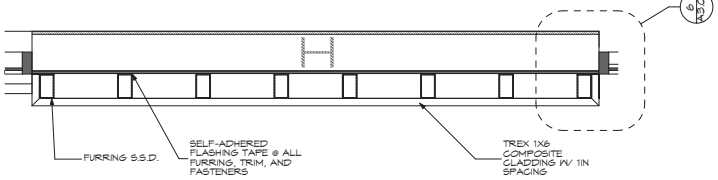
8 TREX & NICHIHA TRANSITION
SCALE: 3" = 1'-0"



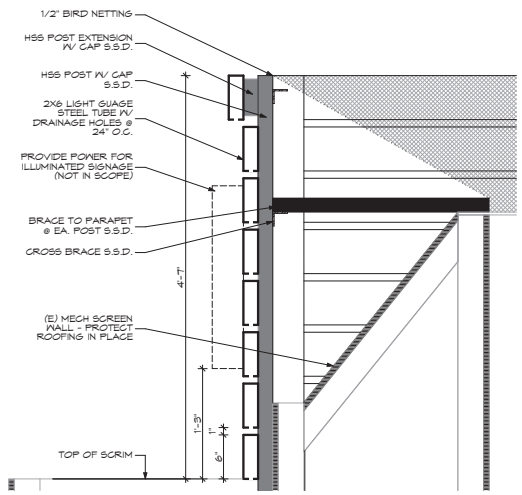


7 ACCENT TRIM W/ LIGHTING
SCALE: 1 1/2" = 1'-0"

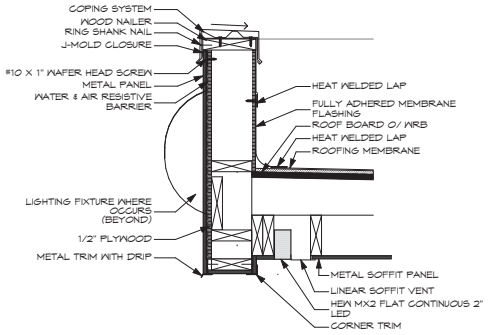
6 TREX @ STOREFRONT
SCALE: 3" = 1'-0"



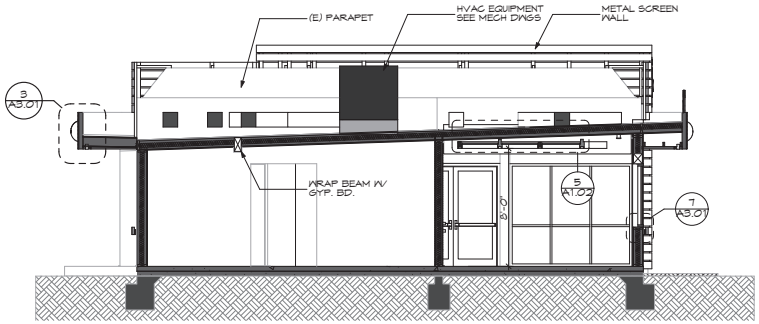
5 TREX CLADDING WALL - PLAN
SCALE: 1" = 1'-0"



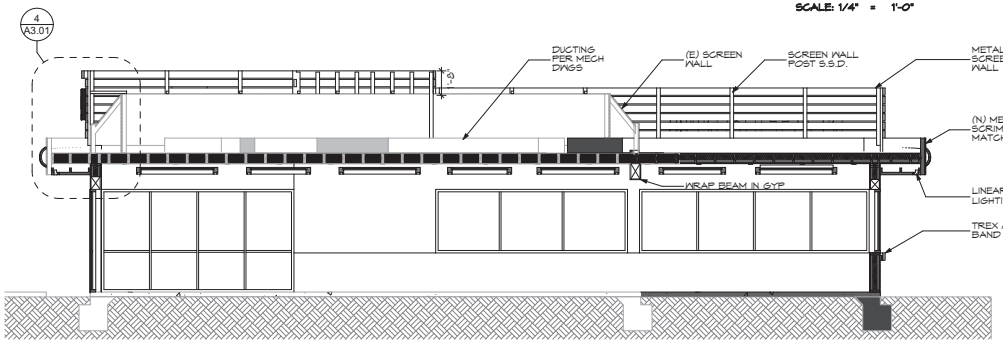
4 SCREEN WALL @ (E) PARAPET
SCALE: 1 1/2" = 1'-0"



3 SCRIM PARAPET CAP
SCALE: 1 1/2" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



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

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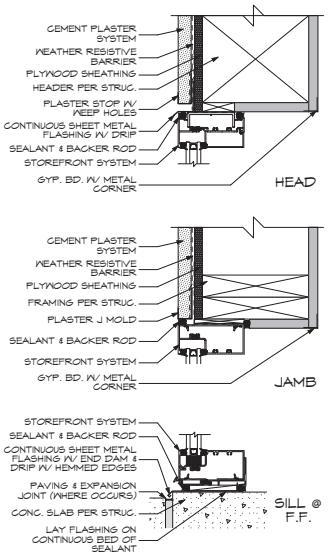
BUILDING SECTIONS

SCALE
AS NOTED
DATE
SHEET
A3.01



6 STOREFRONT HEAD, JAMB & SILL

SCALE: 3" = 1'-0"

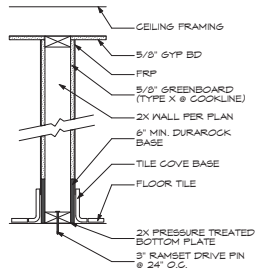
WINDOW SCHEDULE

SYM.	OPERATION	ELEVATION	SIZE W	SIZE H	HEADER HT.	MFR.	FINISH	NOTES
1	SLIDE		8'-4"	4'-4"	7'-0"	ARCADIA	DARK BRONZE AB-7	CT: CLEAR TEMPERED
2	FIXED		15'-8"	4'-4"	7'-0"	ARCADIA	DARK BRONZE AB-7	
3	FIXED		13'-1"	4'-4"	7'-0"	ARCADIA	DARK BRONZE AB-7	
4	FIXED		13'-1 1/2"	7'-0"	7'-0"	ARCADIA	DARK BRONZE AB-7	ST: SPANDREL TEMPERED
5	FIXED		8'-4"	7'-0"	7'-0"	ARCADIA	DARK BRONZE AB-7	CT: CLEAR TEMPERED ST: SPANDREL TEMPERED
6	FIXED		6'-7"	7'-0"	7'-0"	ARCADIA	DARK BRONZE AB-7	CT: CLEAR TEMPERED ST: SPANDREL TEMPERED

ST: SPANDREL TEMPERED GLAZING TO BE VIRACON CERAMIC ENAMEL V952 WARM GREY ON #4 SURFACE OF IGU

DOOR SCHEDULE

SYM.	ELEVATION	MANUFACTURER	TYPE	SIZE W	SIZE H	REMARKS
A		ARCADIA	STOREFRONT	6'-0"	6'-10"	CT: CLEAR TEMPERED
B			HOLLOW METAL	3'-0"	7'-0"	
C			HOLLOW METAL	3'-0"	7'-0"	



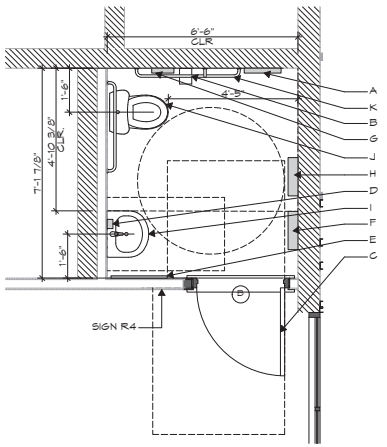
5 TYPICAL WALL

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

RESTROOM FIXTURE & ACCESSORY SCHEDULE

#	FIXTURE/ACCESSORY	MFR.	MODEL	NOTES
A	TOILET SEAT COVER DISP.	BOBRICK	B221	STAINLESS STEEL
B	TOILET PAPER DISP.	BOBRICK	B2840	JUMBO ROLL/STAINLESS STEEL
C	COAT HOOK	BOBRICK	B7617	MOUNT (2) ON DOOR @ 44" & 60"AFF
D	SOAP DISP.	BOBRICK	B2112	MOUNT ABOVE SINK
E	MIRROR	SENTRY	24"X36"	MOUNT @ 40"AFF, VANDAL PROOF, STAINLESS STEEL
F	PAPER TOWEL/WASTE	BOBRICK	B39617	SEMI RECESSED, STAINLESS STEEL
G	SANITARY NAPKIN REC.	BOBRICK	B-270	STAINLESS STEEL
H	HAND DRYER	XLERATOR	XL-SB	RECESSED KIT
I	LAVATORY FAUCET	KOHLER TOTO	BRENHAM UPTON	15" X 12" W/ ZURN RISID MOUNTING SYSTEM Z1231 WHITE SINGLE HANDLE, CHROME, 1.5 GPM
J	TOILET FLUSHOMETER	TOTO TOTO	CT705ELNG TET1LA32#CP	W/ SEAT#5534 COTTON POLISHED CHROME, 1.28 GPF
K	GRAB BARS	BOBRICK	B-5806	STAINLESS STEEL

NOTE: ALL FIXTURES AND ACCESSORIES TO BE INSTALLED PER CBC ACCESSIBLE REQUIREMENTS, SEE A4.02



1 ENLARGED RESTROOM PLAN

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

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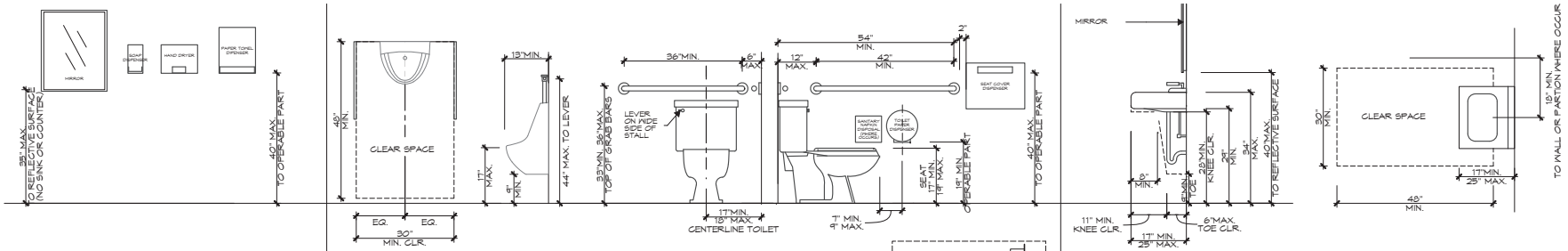
ENLARGED PLAN & SCHEDULES

SCALE AS NOTED

DATE

SHEET A4.01



NOTES:
4" MAX. PROJECTION FROM WALL

DISPENER & FIXTURE MOUNTING

NOTES:
FLUSH CONTROL TO BE AUTOMATIC OR OPERABLE WITH ONE HAND
FLUSH CONTROL TO BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING OR TWISTING
FLUSH CONTROL ACTIVATING FORCE: 5LBS. MAX.
TOILET PAPER DISPENSER MUST ALLOW FREE FLOW AND NOT METERED DELIVERY
TOILET SEAT MUST NOT BE SPRUNG TO RETURN TO A LIFTED POSITION

URINAL, TOILET, GRAB BAR, & DISPENSER MOUNTING

GRAB BAR

NOTES:
INSULATE ALL EXPOSED PIPING
NO SHARP OR ABRASIVE SURFACES EXPOSED UNDER LAVATORY
FORCE TO OPERATE FAUCETS: 5 LBS. MAX.
FAUCETS MUST BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.
METERING FAUCETS OPENING DURATION: 10 SECS MIN.

LAVATORY MOUNTING AND CLEARANCES

5 MOUNTING HEIGHT AND CLEARANCES

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

NOTES:
COLOR: WHITE FIGURE ON BLUE BACKGROUND
LOCATION: SYMBOL MUST BE 6" FROM THE CENTERLINE OF THE PARKING SPACE. ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT OR LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.

SIGN: P4
INTERNATIONAL SYMBOL OF ACCESSIBILITY

NOTE:
LOCATION: PLACE IN A CONSPICUOUS PLACE AT EACH PARKING ENTRANCE OR VISIBLE TO EACH ACCESSIBLE PARKING SPACE.
TEXT: 1" HIGH MIN.
FIELD: ALL FIELDS MUST BE FILLED WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

SIGN: P2
UNAUTHORIZED PARKING TOW AWAY SIGN

NOTE:
REFLECTORIZED.
SIZE: 70 SQ IN. MIN.
COLOR: WHITE TEXT AND FIGURE ON BLUE BACKGROUND

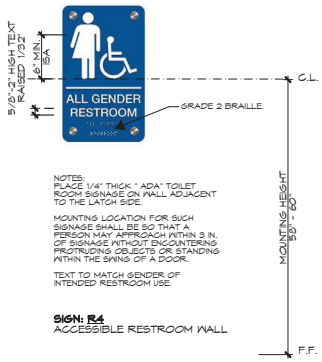
SIGN: P2
VAN ACCESSIBLE PARKING SIGN

NOTE:
REFLECTORIZED.
SIZE: 70 SQ IN. MIN.
COLOR: WHITE TEXT AND FIGURE ON BLUE BACKGROUND

SIGN: P1
ACCESSIBLE PARKING SIGN

4 ACCESSIBLE PARKING SIGNAGE

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



NOTES:
PLACE 1/4" THICK " ADA" TOILET ROOM SIGNAGE ON WALL ADJACENT TO THE LATCH SIDE.

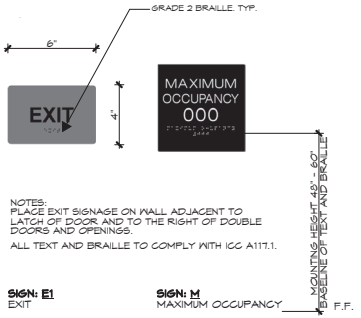
MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

TEXT TO MATCH GENDER OF INTENDED RESTROOM USE.

SIGN: R4
ACCESSIBLE RESTROOM WALL

3 RESTROOM SIGNAGE

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



NOTES:
PLACE EXIT SIGNAGE ON WALL ADJACENT TO LATCH OF DOOR AND TO THE RIGHT OF DOUBLE DOORS AND OPENINGS.

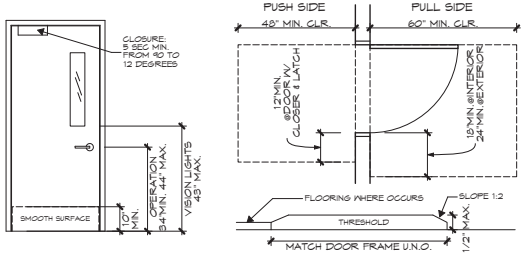
ALL TEXT AND BRAILLE TO COMPLY WITH ICC A117.1.

SIGN: E1
EXIT

SIGN: M
MAXIMUM OCCUPANCY

2 EXIT AND OCCUPANCY SIGNAGE

SCALE: 3" = 1'-0"



NOTES:
2% SLOPE IN ANY DIRECTION AT LANDINGS ON EACH SIDE OF DOOR.
ALL OPERABLE PARTS MUST BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
OPERATION FORCE: 5LBS. MAX.

1 DOOR ACCESSIBILITY

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

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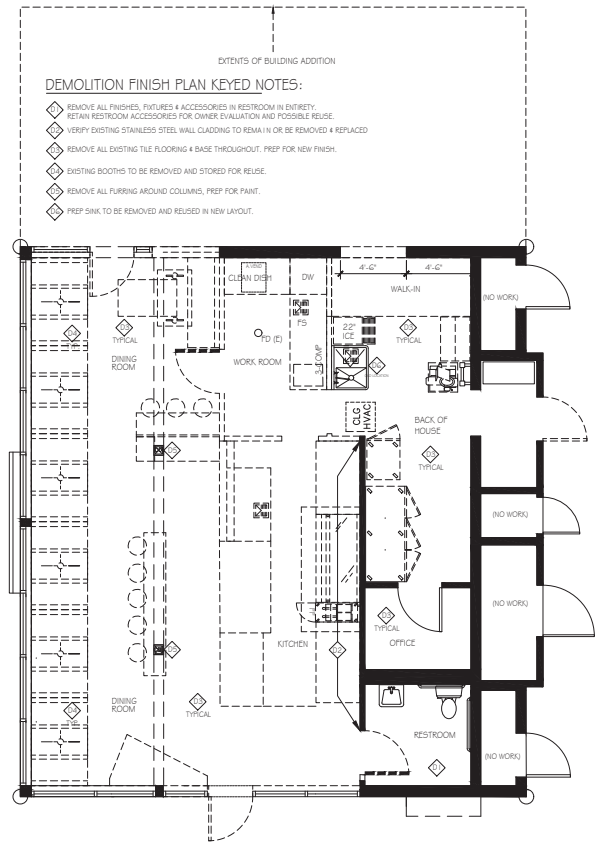
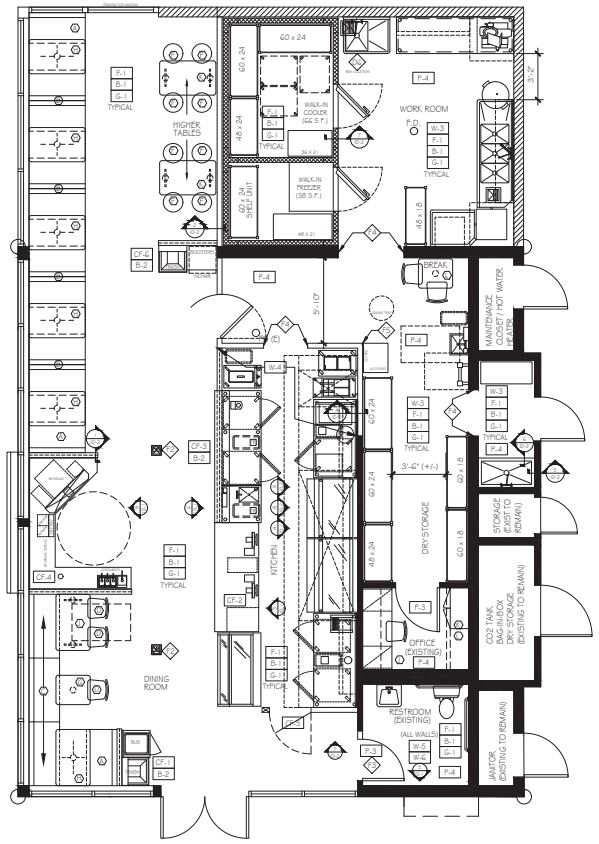
SCALE
AS NOTED
DATE
SHEET
A4.02

SIGNAGE & ACCESSIBILITY DETAILS



1 ID-1 FINISH DEMOLITION PLAN
RE: ARCH / ENG DRAWINGS
SCALE: 1/4" = 1/-0"

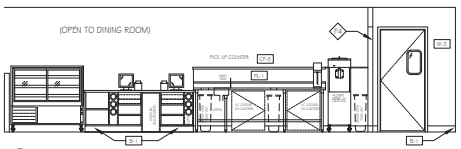


2 ID-1 FURNITURE & FINISH PLAN
SCALE: 1/4" = 1/-0"

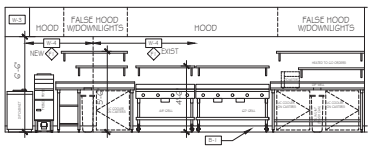
FINISH SCHEDULE

REF DETAILS ON ID-2

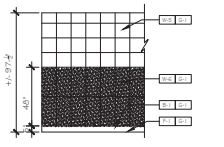
FIN. NO.	DESCRIPTION	LOCATION	MFR/STYLE	COLOR/NUMBER AND/OR NOTE
FLOOR				
F-1	QUARRY TILE FLOORING, 6" X 6" X 1/2" THK. CONTACT KAREN BAUMAN AT DAL-TILE 415-297-1875 B-1 G-1	THROUGHOUT	AMERICAN OLEAN "QUARRY TILE"	"GRAY FLASH" #QQ16
BASE				
B-1	QUARRY TILE COVED BASE 5"HG" CONTACT KAREN BAUMAN AT DAL-TILE 415-297-1875	THROUGHOUT	AMERICAN OLEAN "QUARRY TILE"	"FAWN GRAY" #QQ06
B-2	SOLID SURFACE BASE, 5"HIGH	DINING ROOM BOOTHS/MILLWORK	LG HI-MACS "TOFFEE BROWN"	FAI BY OWNER/ MILLWORKER
GROUT				
G-1	GROUT	TILE FLOORING & RESTROOM WALLS	MAPEI OR APPROVED EQUAL	"CHARCOAL" #47
G-2	GROUT	TILE WALL @ ORDER PICKUP	T.B.D.	T.B.D.
WALL				
W-1	PLASTIC LAMINATE FACED WAINSCOT W/ SOLID SURFACE WINDOW SILLS & TRIM	DINING ROOM	FAI BY OWNER	"COVED BASE (KITCHEN SIDE) FAI BY G.C.
W-2	PAINTED DRYWALL ABOVE WAINSCOT W-1	DINING ROOM	-	FAI BY G.C.
W-3	FRP PANEL FACED PARTITIONS, FLOOR TO CEILING	BACK OF HOUSE	WHITE	FAI BY G.C.
W-4	ST/STL WALL LINING, BEHIND GRILLS. REF. NOTE F1 BELOW.	KITCHEN	T.B.D.	FAI BY G.C.
W-5	PORCELAIN TILE, UNPOLISHED, 12"X1 2" CONTACT MARTHA VEGA AT CROSSVILLE 925-21 6-5581 G-1	ALL UPPER WALLS RESTROOM	CROSSVILLE RETRO ACTIVE 2.0	"EMPRESS WHITE" #RET04
W-6	PORCELAIN TILE, RETRO ACTIVE 2.0 PATTERN 12"X24", UPS FINISH,INSTALL VERTICALLY. CONTACT MARTHA VEGA AT CROSSVILLE 925-21 6-5581 G-1	ALL LOWER WALLS RESTROOM	CROSSVILLE RETRO ACTIVE 2.0	"ANTICO TAUPE" #RET01 , 12 24PTN
W-7	PORCELAIN TILE CF-3	FACE OF DINING RM PICK UP COUNTER	T.B.D.	FAI BY G.C.
PAINT				
P-1	PAINT ABOVE WAINSCOT SHERWIN WILLIAMS #_____ " _____ "	DINING ROOM	T.B.D.	FAI BY G.C.
P-2	PAINT AT KITCHEN SOFFIT SHERWIN WILLIAMS #_____ " _____ "	KITCHEN	T.B.D.	FAI BY G.C.
P-3	PAINT AT METAL DOORS/FRAMES SHERWIN WILLIAMS #_____ " _____ "	THROUGHOUT	T.B.D.	FAI BY G.C.
P-4	PAINT AT DRYWALL CEILINGS IN KITCHEN, BACK OF HOUSE, RESTROOMS, OFFICE SHERWIN WILLIAMS #_____ " _____ "	RE: PLAN	T.B.D.	FAI BY G.C.
NOTE: MFR: SHERWIN WILLIAMS IS SHOWN FOR COLOR SPECIFICATION ONLY. COLOR MATCHED PAINT BY OTHER PAINT MANUFACTURER IS ACCEPTABLE UPON APPROVAL OF SUBMITTAL/DRAW-DOWNS FOR EACH COLOR BY OWNER.				
CUSTOM FIXTURES				
CF-1	CUSTOM ST/STL BUS CABINET & PLASTIC LAMINATE FACED TRASH CABINET W/ ST/STL TOP & TRIM, SOLID SURFACE BASE	DINING ROOM	T.B.D.	T.B.D.
CF-2	CUSTOM SOLID SURFACE ORDER COUNTER @ 34" A.F.F. SET ON ST/STL TRIMMED PLASTIC LAMINATE FACED MILLWORK CABINET SET ON PRESSURE TREATED BASE	DINING ROOM	T.B.D.	COVED BASE (BOTH SIDES) FAI BY G.C.
CF-3	PARTIAL HEIGHT MILLWORK PARTITION WITH 12" WIDE SOLID SURFACE TRANS. CAP @ 54" A.F.F. PORCELAIN TILE FACE AT DINING ROOM 4 PLASTIC LAM. @ KITCHEN	DINING ROOM	T.B.D.	COVED BASE (KITCHEN SIDE) FAI BY G.C.
CF-4	CUSTOM STAINLESS STEEL BEVERAGE/CONDIMENT COUNTER @ 34" H WITH ST/STL BASE CABINET SET ON PRESSURE TREATED BASE AND PIN. W/ COVED BASE B-1	DINING ROOM	T.B.D.	COVED BASE FAI BY G.C.
CF-5	CUSTOM P LAM FACED GATE W/ STAINLESS STEEL TRIM & STAINLESS STEEL POSTS EACH SIDE. PROVIDE ST/STL PIANO HINGE & SECRET GATE LATCH (NICKEL)	DINING ROOM	T.B.D.	
CF-6	CUSTOM ST/STL SHELF & PLASTIC LAMINATE FACED TRASH CABINET W/ ST/STL TOP & TRIM, SOLID SURFACE BASE	DINING ROOM	T.B.D.	
OTHER FINISHES				
PL-1	PLASTIC LAMINATE - HORIZONTAL GRADE DINING ROOM WAINSCOT AND BOOTH WALLS	W-1 WAINSCOT	T.B.D.	T.B.D.
PL-2	PLASTIC LAMINATE - HORIZONTAL GRADE DINING ROOM / KITCHEN AT GATE	CF-5	T.B.D.	T.B.D.
PL-3	PLASTIC LAMINATE - HORIZONTAL GRADE - INSIDE OF ALL CUSTOM CABINETS AND KITCHEN SIDE OF CF-1 AND CF-2		NEVAMAR	"ANTIQUE WHITE" 5-2005
PL-4	PLASTIC LAMINATE - HORIZONTAL GRADE DINING ROOM ORDER CABINET DOORS, WASTE CABINETS	CF-1 CF-2 CF-6	NEVAMAR	"RED HOT ALLUSION" ALR0031
SS-1	SOLID SURFACE ORDER CABINET COUNTERTOP	CF-2 COUNTERTOP	LG HAUSYS HI-MACS	"VENUS" Y001
SS-2	SOLID SURFACE BASE 4 TRIMS AT DINING ROOM ALL CUSTOM FIXTURES, BOOTH BASES, WALL CAPS, TRIM ABOVE WAINSCOT	W-1 B-2	LG HAUSYS HI-MACS	"TOFFEE BROWN" 5104



3 ID-1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



4 ID-1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



5 ID-1 INTERIOR ELEVATION
TYP. RESTROOM WALL FINISH
SCALE: 1/4" = 1'-0"

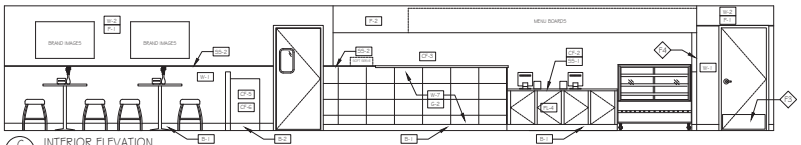
FINISH PLAN KEYED NOTES:

1. EXISTING ST/STL WALL LINING BEHIND GRILLS TO REMAIN (APPROX. 20 LF). PROVIDE NEW ST/STL WALL LINING TO MATCH AT AREA OF CONSTRUCTION AS SHOWN ON PLAN APPROX. 15 LF). PROVIDE ALTERNATE PRICE TO REMOVE AND REPLACE ALL ST/STL LINING (QUILTED 8"x8" PATTERN ON 45° ANGLE.) RE: DETAILS ON SHEET ID-2.
2. PREP 4 PAINT STEEL COLUMNS. NO WALL BASE AT COLUMNS.
3. PROVIDE STAINLESS STEEL KICK PLATE EA.SIDE OF INTERIOR PAINTED DOORS.
4. PROVIDE STAINLESS STEEL WRAPPED OPENING OR FULL HEIGHT TRIM
5. PROVIDE STAINLESS STEEL FULL HEIGHT OUTSIDE CORNER TRIM

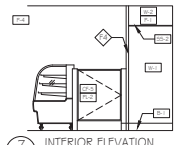
FURNISHINGS SCHEDULE

(ALL BY OWNER)

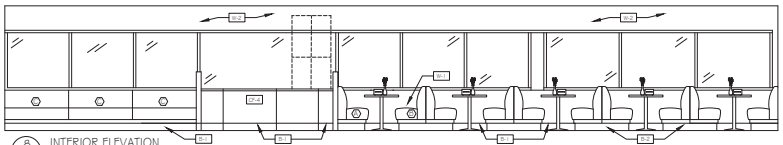
KEY	ITEM	QTY	DESCRIPTION
A	SINGLE PULLMAN BOOTH (46"W) - P.T. BASE	3	VINYL FABRIC BACK (T.B.D.)
B	DOUBLE PULLMAN BOOTH (46"W) - P.T. BASE	4	VINYL FABRIC SEAT (T.B.D.)
C	BANQUETTE SEAT/BENCH (156"W) - P.T. BASE	1	VINYL FABRIC SUPPORT BAND (T.B.D.)
D	CHAIR	3	VINYL FABRIC PADDED SEAT (T.B.D.)
E	NOT USED	-	STEEL POWDERCOAT FRAME (T.B.D.)
F	BACKLESS BAR STOOL (29"H)	8	VINYL PADDED SEAT (T.B.D.) STEEL POWDERCOAT FRAME (T.B.D.)
G	28"X24" TABLE (30"H) W/ (1) X-BASE	1	PLASTIC LAMINATE INSERT (T.B.D.)
H	28"X46" TABLE (30"H) W/ (1) OBLONG X-BASE	6	VINYL T-MOLD EDGE (T.B.D.)
I	28"X46" TABLE (30"H) W/ (2) T-BASES - ADA	1	METAL BASE (BLACK) MFR: FLATTECH
J	28"X42" TABLE (34"H) W/ (2) T-BASES - ADA	2	
K	EMPLOYEE BREAK TABLE & CHAIR SET	1	



6 ID-1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



7 ID-1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



8 ID-1 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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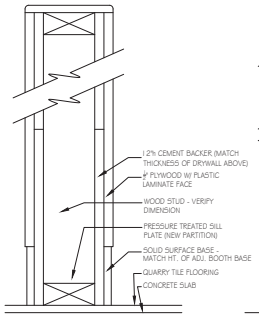
INTERIOR FINISH DEMO PLAN, FURNITURE & FINISH PLAN, FINISH SCHEDULE & ELEVATIONS

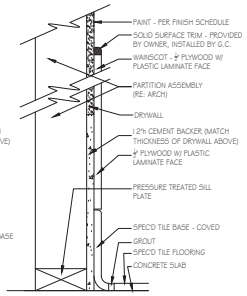
Issue Date: 22 SEPT 2021

By: MLK

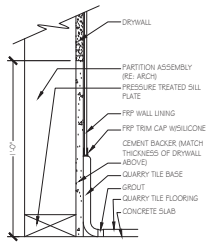
ID-1



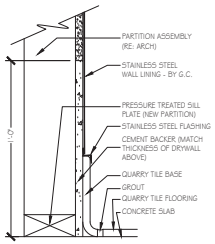
1 ID-2 BOOTH WALL SECTION
SCALE: 1-½" = 1'-0"



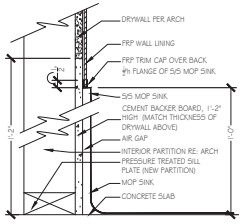
2 ID-2 WALL DETAIL
SECTION @ DINING ROOM WAINSCOT
SCALE: 1-½" = 1'-0"



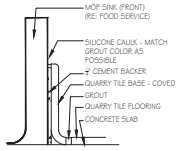
3 ID-2 WALL BASE DETAIL
SECTION @ KITCHEN FRP WALL LINING
SCALE: 1-½" = 1'-0"



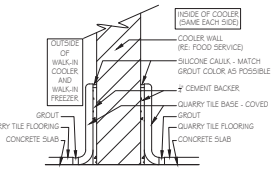
4 ID-2 WALL BASE DETAIL
SECTION @ KITCHEN ST. STEEL WALL LINING
SCALE: 1-½" = 1'-0"



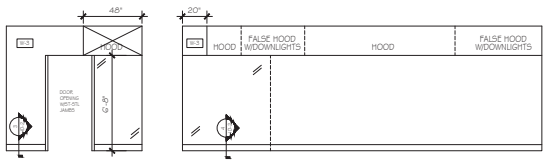
5 ID-2 SECTION DETAIL
NOTE: BOTH SIDES AND BACK OF MOP SINK. SCALE: 1-½" = 1'-0"



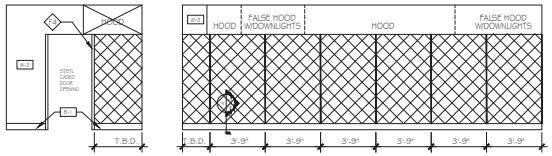
6 ID-2 SECTION DETAIL
NOTE: ONLY FRONT EDGE OF MOP SINK. SCALE: 1-½" = 1'-0"



7 ID-2 WALL BASE DETAIL
SECTION @ WALK-IN COOLER
SCALE: 1-½" = 1'-0"



8 ID-2 INTERIOR ELEVATIONS
KITCHEN - EXISTING AND NEW ST/STL WALL LINING
SCALE: 1/4" = 1'-0"



9 ID-2 INTERIOR ELEVATIONS - ALTERNATE PRICE FOR NEW ST/STL WALL LINING
KITCHEN NEW S/STL WALL LINING
SCALE: 1/4" = 1'-0"

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INTERIOR DETAILS

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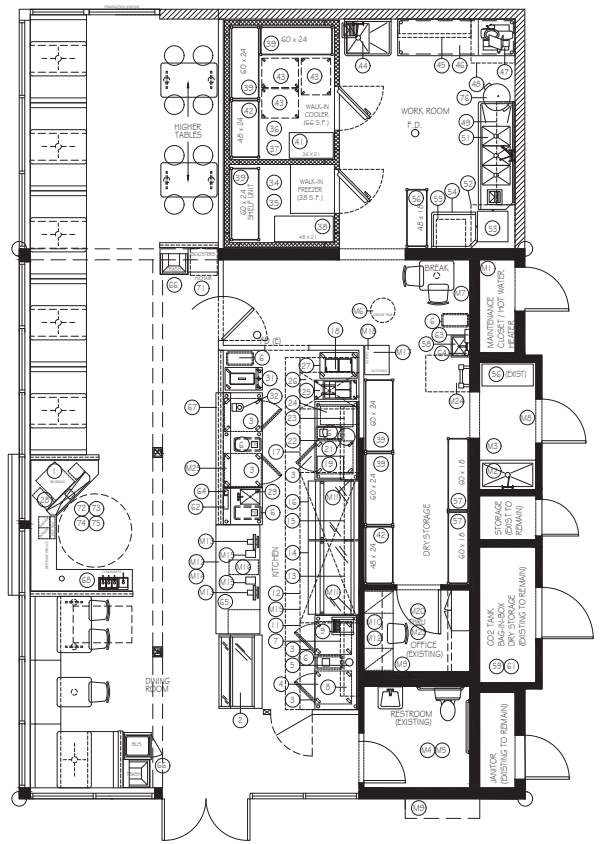
ID-2



1 / ID-2 EQUIPMENT FLOOR PLAN
RE: ARCH / ENG DRAWINGS SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM NO.	SUPP BY	SET TO PLACE BY	QTY	DESCRIPTION	MANUFACTURER	MODEL NO.
1	OWN	N/A	1	NEW 57/STL BEVERAGE CENTER TO REMAIN, RE: ITEM5 72-75	-	-
2	EXIST	G.C.	1	REFRIGERATED 60" CURVED GLASS BAKERY CASE TO BE REUSED AND PLACED PER NEW LAYOUT	FEDERAL INDUSTRIES	CGR5948
3	OWN	OWN	5	27" 1 DR UNDER COUNTER REFRIGERATOR, ON CASTERS, SET UNDER WORK TABLES #4, #22 & #33. (2 RIGHT HINGED, 3 LEFT HINGED)	HOSHIZAKI	CRMR27
4	OWN	G.C.	1	CUSTOM NSF STAINLESS STEEL WORK TABLE (77"L X 36"W X 36"H) ON ADJUSTABLE BULLET FEET W/ TRASH CHUTE AND CUTOUT FOR #5	S/S MANUFR	CUSTOM FAB. (NSF)
5	OWN	OWN	1	HEATED UTENSIL HOLDER ("DIP WELL"), DROP-IN/PLUG-IN W/ NO PLUMBING, SET IN #4	SERVER PRODUCTS	CONSERVEWELL
6	OWN	OWN	5	TRASH CAN SET UNDER TRASH CHUTES IN TABLES #4, #22, #33. TWO GREEN (COMPOST) AND THREE GRAY (WASTE)	RUBBERMAID	SLIM JIM
7	OWN	G.C.	1	57/STL WALL MTD. DOUBLE SHELF SET ABOVE #4 1'-0"D X 4'-6" SET AT 4'-6" A.F.F. / 1'-4" X 6'-0" SET AT 5'-6" A.F.F. (ALIGN RIGHT ENDS)	S/S MANUFR	CUSTOM FAB. (NSF)
8	OWN	OWN	1	INFRARED FOOD WARMER SET HUNG FROM UPPER SHELF #7 W/ CHAIN, HOOK AND CORD SET, 120V	HATCO	GRH-3G GLO-RAY
9	OWN	OWN	1	CONVEYOR TOASTER SET ON #4 , 208V	APW WYOTT	AT-EXPRESS
10				SPARE NUMBER		
11	OWN	VEND	1	57/STL 4'-0" X 4'-11" NON HOOD FILLER SECTION W/ LITES, W/ 6"H FRONT MUA PLENUM (BY CAPTIVEAIRE) NSF (6" HALO LED DOWNLIGHTS - RE: REFLECTED CLG PLAN)	T.B.D.	T.B.D.
12	OWN	VEND	1	57/STL CANOPY TYPE I 4'-0" X 11'-0" X 30"H HOOD W/ LITES/FILTERS, EXHAUST/MUA, NSF FRONT 33-0" MUA PLENUM MTD ACROSS #11/12/17/18/26, HOLD 2" OFF HOOD FOR MENU BOARD, W/ 57/STL CEILING CLOSURE PANELS	T.B.D.	T.B.D.
13	OWN	G.C.	1	57/STL WALL MOUNTED 1'-0"X 5'-0" PERFORATED SHELF, MOUNTED ABOVE #14	S/S MANUFR	CUST. FAB (NSF) (4'-6" A.F.F.)
14	OWN	G.C.	1	HEAVY DUTY LOW PROFILE 5" COUNTERTOP GAS GRIDDLE, SET ON CUST. FAB NON-REFRIGERATED 57/STL STAND W/CASTERS(1 LOWER SHELF) QUICK DISCONNECT/ HOSE/ SEISMIC RESTRAINT	VULCAN DORMONT S/S MANUFR	VCRA60 1GF7S KIT3G CUSTOM FAB. (NSF)
15	OWN	G.C.	1	57/STL WALL MOUNTED 1'-0" X 4'-0" PERFORATED SHELF, MOUNTED ABOVE #16	S/S MANUFR	CUST. FAB (NSF) (4'-6" A.F.F.)
16	OWN	G.C.	1	HEAVY DUTY LOW PROFILE 4" COUNTERTOP GAS GRIDDLE, SET ON CUST. FAB NON-REFRIGERATED 57/STL STAND W/CASTERS(1 LOWER SHELF) QUICK DISCONNECT/ HOSE/ SEISMIC RESTRAINT	VULCAN DORMONT S/S MANUFR	MSM48 1GF7S KIT3G CUSTOM FAB. (NSF)
17	OWN	VEND	1	57/STL 4'-0" X 4'-4" NON HOOD FILLER SECTION W/ LITES, W/ 6"H FRONT MUA PLENUM (BY CAPTIVEAIRE) NSF (6" HALO LED DOWNLIGHTS - RE: REFLECTED CLG PLAN)	T.B.D.	T.B.D.
18	OWN	VEND	1	FIRE SUPPRESSION SYSTEM FOR HOOD #11/12&26 MECH SOV, WET CHEMICAL, MEET UL LISTING. IN 1'-0" CABINET. MOUNTING LOCATION T.B.D. (SEE HOOD DRAWINGS)	T.B.D. ANSUL	T.B.D.
19	OWN	OWN	1	COUNTERTOP WARMING SHELF BUILDING BOARD, SET ON #22	HATCO	GRS-18-1 GLO-RAY HEATED SHELF
20				SPARE NUMBER		
21	OWN	OWN	1	COUNTERTOP CHILI WARMER AND INSERT 11 QT., SET ON #22	APW WYOTT	RCW-11
22	OWN	G.C.	1	CUSTOM NSF STAINLESS STEEL WORK TABLE (64"X 36"X 36"H) ON ADJ. BULLET FEET W/ TRASH CHUTE	S/S MANUFR	CUSTOM FAB. (NSF)
23	OWN	G.C.	1	57/STL WALL MTD. DOUBLE SHELF, 1'-0"X 4'-6" SET AT 4'-6" A.F.F. / 1'-4" X 4'-6" SET AT 5'-6" A.F.F. (CENTERED OVER TABLE #22)	S/S MANUFR	CUSTOM FAB. (NSF)
24	OWN	OWN	1	FRENCH FRY WARMER, SET ON #22, W/ CUSTOM FAB S/S TRAY, 10" X 24"	HATCO S/S MANUFR	GRS-18 CUST FAB
25	OWN	G.C.	1	FLOOR FRYER, 40 LB. CAPACITY, MANUAL LIFTS, ON CASTERS, QUICK DISCONNECT/ HOSE/ SEISMIC RESTRAINT CABLE / GAS	PITCO DORMONT	SG14R 1GF7S KIT3G
26	OWN	VEND	1	57/STL CANOPY TYPE I 4'-0" X 2'-0" HOOD W/ LITES/FILTERS, EXHAUST/MUA, NSF W/ FRONT MUA PLENUM W/ 57/STL CEILING CLOSURE PANELS	T.B.D.	T.B.D.
27	OWN	G.C.	1	FREEZER CABINET FOR FRENCH FRIES, 5/C, ON CASTERS	NELSON	B52
28	OWN	OWN	1	COFFEE MAKER W/ FILTER AND HOT WATER DISPENSER, SET ON #1	CURTIS GEMINI	GE-12
29	OWN	G.C.	1	CUSTOM NSF STAINLESS STEEL WORK TABLE (82" X 32" X 36"H) W/ 5"H BACKSPLASH ON ADJ. BULLET FEET W/ TRASH CHUTE AND INTEGRAL HAND SINK W/ BASKET WASTE, GOOSE NECK FAUCET (PWD) W/ WRIST BLADES AND 8"H RIGHT SIDE SPLASH	S/S MANUFR	CUSTOM FAB. (NSF)
30				SPARE NUMBER		
31	OWN	G.C.	1	SINGLE FLAVOR SOFT SERVE MACHINE, SET ON STAND W/ CASTERS, 5/C	STOELTING	F-111-38
32	EXIST	OWN	1	DRINK MIXER, SET ON #33	HAMILTON BEACH	HMD200
33				SPARE NUMBER		
34	T.B.D.	T.B.D.	1	COMB WALK-IN BOX, FREEZER SECTION 5'-9" X 7'-10" W/ METAL FLOOR/BASE, FLOOR RAMP, 5/C DOOR, S/S EXPOSED FACE, OTHER EMB. ALUM FIN. SEE #35 FOR REMOTE REFRIG. S/S CEILING CLOSURE PANELS	T.B.D.	T.B.D.
35	T.B.D.	T.B.D.	1	REMOTE REFRIG. SYSTEM FOR #34 FREEZER, BLOWER COIL IN BOX AND COMPRESSOR ON ROOF, W/ WEATHER HOUSING	T.B.D.	T.B.D.
36	T.B.D.	T.B.D.	1	COMB WALK-IN BOX, REFRIGERATOR SECTION 5'-0" X 7'-10" W/ NO FLOOR/ BASE BY G.C.), 5/2" DOOR, S/S EXPOSED FACE, OTHER EMB. ALUM FIN. SEE #37 FOR REMOTE REFRIG. S/S CEILING CLOSURE PANELS	T.B.D.	T.B.D.
37	T.B.D.	T.B.D.	1	REMOTE REFRIG. SYSTEM FOR #36 REFRIGERATOR, BLOWER COIL IN BOX AND COMPRESSOR ON ROOF, W/ WEATHER HOUSING	T.B.D.	T.B.D.
38	OWN	OWN	1	DUNNAGE RACK 48" X 22" X 12, 1500 LB. CAPACITY	METRO	BOW TIE HP2248PD
39	OWN	OWN	5	POLYMER GRID SHELVING, 4 TIERS HIGH (60" X 24") W/ 74" POSTS,	METRO	METROMAX i
40				SPARE NUMBER		
41	OWN	OWN	1	DUNNAGE RACK 36" X 22" X 12, 1500 LB. CAPACITY	METRO	BOW TIE HP223GPD
42	OWN	OWN	2	POLYMER GRID SHELVING, 4 TIERS HIGH (48" X 24") W/ 74" POSTS,	METRO	METROMAX i
43	VEND	VEND	-	MOBILE BAKERY RACK	-	-
44	EXIST OWNER	G.C.	1	EXISTING NSF 57/STL FOOD PREP SINK, 58" W X 30"D X 35"H W/ DRAIN BOARD ON ADJ. LEGS. INCLUDES FAUCET TO BE RELOCATED PER NEW LAYOUT. INCLUDE EXISTING DOUBLE SHELVES MOUNTED ABOVE. CONFIRM HEIGHTS W/ OWNER REP	EXIST.	EXIST.
45	T.B.D.	T.B.D.		57/STL NSF WALL MOUNTED 1'-0"/1'-2" X 5'-0" DOUBLE SHELF, SET ABOVE #46 AND AT HEIGHTS T.B.D.	T.B.D.	T.B.D.
46	OWN	OWN	1	57/STL NSF WORKTABLE 8'-0" L X 30"D W/ 5"H BACKSPLASH ADJ. BULLET FEET & FULL SHELF BELOW.	T.B.D.	T.B.D.
47	OWN	OWN	1	MANUAL ONION SLICER, SET ON #46	GLOBE	3600N
48	G.C.	G.C.	1	57/STL NSF WALL MOUNTED TYPE II 30"X30" HOOD FOR #47 W/ EXHAUST FAN, LIGHT, WALL SWITCH. INCLUDE DUCTING, CEILING CLOSURE PANELS. RE: MECHANICAL	T.B.D.	T.B.D.
49	T.B.D.	T.B.D.	1	57/STL WIRE SHELF OVER #51	T.B.D.	T.B.D.
50				SPARE NUMBER		
51	OWN	G.C.	1	57/STL NSF SOILED DISHTABLE 7'-6" X 2'-6" X 2'-11"H WITH 3 COMP 16"X20" X12" WASH SINK, 6" SPLASH, BASKET WASTE W/ TWO 57/STL SINK COVERS. INCLUDE PRE-RINSE SPRAY, DECK MOUNTED FAUCET W/ HOT & COLD WATER.	S/S MANUFR	CUSTOM FAB. (NSF)
52	G.C.	G.C.	1	57/STL NSF WALL MOUNTED HOOD 30"X30" WITH FAN OVER #53 WITH WALL SWITCH RE: MECHANICAL	T.B.D.	T.B.D.
53	VEND	VEND	1	UPRIGHT SINGLE RACK LOW-TEMP CORNER UNIT DISHWASHER, LEFT TO RIGHT OPERATION W/ SCRAP ACCUMULATOR TRAY - RELOCATE EXIST. PER NEW LAYOUT	AUTOCHLOR	A5
54	OWN	G.C.	1	57/STL NSF 58" X 30" CLEAN DISH TABLE, 8" SPLASH	S/S MANUFR	CUSTOM FAB. (NSF)
55	T.B.D.	T.B.D.	1	SLANTED RACK SHELF SET OVER #54	T.B.D.	T.B.D.
56	OWN	OWN	2	POLYMER GRID SHELVING, 4 TIERS HIGH (48" X 18") W/ 74" POSTS, ONE SET EXISTING AT BACK DOOR, ONE SET NEW AT CLEAN DISH TABLE	METRO	METROMAX i
57	OWN	OWN	2	POLYMER GRID SHELVING, 4 TIERS HIGH (60" X 18") W/ 74" POSTS,	METRO	METROMAX i
58	OWN	G.C.	1	57/STL WALL MOUNTED HAND SINK & FAUCET	REGENCY FISHER	600HS17WBK 8253

ITEM NO.	SUPP BY	SET TO PLACE BY	QTY	DESCRIPTION	MANUFACTURER	MODEL NO.
59	EXIST TO REMAIN	EXIST TO REMAIN	1	BULK CO2 TANK	EXISTING TO REMAIN	EXISTING TO REMAIN
60				SPARE NUMBER		
61	EXIST TO REMAIN	EXIST TO REMAIN	1	METAL RACK 28" X 15" ON LEGS FOR SYRUP BOXES, 2 STACKED ON TOP	EXISTING TO REMAIN	EXISTING TO REMAIN
62	G.C.	G.C.	1	C-FOLD PAPER TOWEL, MOUNTED ABOVE #29 HAND SINK.	BOBRICK	B-262 (TOWEL)
63	VEND	G.C.	1	PAPER TOWEL DISPENSER, MOUNTED ON WALL ABOVE #63, MEETS ADA	GEORGIA PACIFIC	T.B.D.
64	OWN	T.B.D.	1	HORIZONTAL LIQUID SOAP DISPENSER, MOUNTED BOVE #29 / 63, MEETS ADA	BOBRICK	B-2111 (SOAP)
65	OWN	OWN	1	CUSTOM FIXTURE - CASH CABINET PER ADA. RE: INTERIOR DESIGN	OWNER/MILLWORKER	CUSTOM
66	OWN	OWN	1	CUSTOM FIXTURE - TRASH CABINET PER ADA. RE: INTERIOR DESIGN	OWNER/MILLWORKER	CUSTOM
67	OWN	OWN	1	CUSTOM FIXTURE - LOW HEIGHT PARTITION W/ TRANSACTION TOP PER ADA. RE: INTERIOR DESIGN	OWNER/MILLWORKER	CUSTOM
68	OWN	OWN	1	CUSTOM FIXTURE - CONDIMENT STATION PER ADA. RE: INTERIOR DESIGN	OWNER/MILLWORKER	CUSTOM
69				SPARE NUMBER		
70				SPARE NUMBER		
71	OWN	OWN	1	CUSTOM FIXTURE - SHELF FOR BOOSTER SEATS & FOOD TRAYS PER ADA. RE: INTERIOR DESIGN	OWNER/MILLWORKER	CUSTOM
72	EXIST TO REMAIN	N/A	1	BEVERAGE DISPENSER SET ON #1.	EXISTING TO REMAIN	EXISTING TO REMAIN
73	EXISTG	G.C.	1	ICE CUBER WITH ADAPTER, SET ON TOP OF #72 ADAPTER PROVIDED BY OWNER/VENDOR.	EXISTING	EXISTING
74	EXIST TO REMAIN	N/A	1	TEA DISPENSER SET ON #1.	EXISTING TO REMAIN	EXISTING TO REMAIN
75	EXIST TO REMAIN	N/A	2	SATELLITE COFFEE WARMERS, SET ON #1	EXISTING TO REMAIN	EXISTING TO REMAIN
76	OWN	OWN	2	32 GALLON ROUND TRASH CAN ON DOLLY	RUBBERMAID	"BRUTE"
M1	EXIST TO REMAIN	EXIST TO REMAIN	1	EXISTING WATER HEATER RE: MECH	EXISTING TO REMAIN	EXISTING TO REMAIN
M2	OWN	G.C.	1	CUSTOM NSF 57/STL FLOOR MOUNTED MOP SINK, APPROX 4'-0" X 24" X 12"H W/ MIXING FAUCET AND VACUUM BREAKER.	S/S MANUFR	CUSTOM FAB. (NSF)
M3	OWN	G.C.	1	12"/1.0" MOP RACK, SURFACE MOUNTED ABOVE M2	T.B.D.	T.B.D.
M4	PLUMB	PLUMB	-	RESTROOM PLUMBING FIXTURES (LAVATORY SINK/FAUCET/WATERCLOSET) MEET ADA REQUIREMENTS	ARCH/PLUMB SPEC NEW OR EXISTING	-
M5	G.C.	G.C.	-	RESTROOM ACCESSORIES (SOAP/TOWEL/TOILET PAPER DISPENSER, MIRROR) MEET ADA REQUIREMENTS	ARCH/OWNER SPEC NEW OR EXISTING	-
M6	MECH	MECH	1	GREASE INTERCEPTOR SET UNDER SLAB. EXACT LOCATION T.B.D. - RE: MECHANICAL	T.B.D.	T.B.D.
M7	OWN	OWN	1	LUNCH TABLE & CHAIRS FOR EMPLOYEES	T.B.D.	T.B.D.
M8	G.C.	G.C.	1	NON-HEATED 3' AIR CURTAIN RE: MECH	T.B.D.	T.B.D.
M9	EXIST TO REMAIN	-	-	ELECTRICAL PANELS	EXISTING	-
M10	OWN	OWN	1	NEW OR REUSED OFFICE FURNITURE, CHAIR, WORK TOP, (2) MOBILE PEDESTALS PEDESTALS, FIXED WALL SHELVES & METAL SUPPLY CABINET W/ LOCK.	NEW OR EXISTING	-
M11	OWN	OWN	2	PRINTER - REMOTE, SET ON 57/STL WALL SHELF	NEW OR EXISTING	-
M12	OWN	OWN	1	POWER CONDITIONER SET IN #65	NEW OR EXISTING	-
M13	OWN	OWN	2	POS WORKSTATION, SET ON #65	NEW OR EXISTING	-
M14	OWN	OWN	1	UPS (UNINTERRUPTABLE POWER SUPPLY), SET IN #65	NEW OR EXISTING	-
M15	OWN	OWN	2	POS PRINTER, SET ON #65	NEW OR EXISTING	-
M16	OWN	OWN	1	BILL READER, SET IN #65	NEW OR EXISTING	-
M17	OWN	OWN	1	DROP SAFE, FLOOR MOUNTED	NEW OR EXISTING	-
M18	OWN	OWN	1	WALL-MOUNTED TABLET / TIME CLOCK W/ DUPLEX OUTLET AT 48" A.F.F.	NEW OR EXISTING	-
M19	OWN	OWN	1	20"H MENU BOARD SET ON FRONT FACE OF HOODS #11/12/17/18/26	NEW OR EXISTING	-
M20	OWN	OWN	1	GENERAL OFFICE EQUIP. (CPU TOWER, MONITOR, KEYBOARD, MOUSE, ALL-IN-ONE PRINT/FAX/SCAN/COPY, HUB, FIREWALL, UPS, MODEM, ROUTER)	NEW OR EXISTING	-
M21	OWN	OWN	1	AUDIO RECEIVER / AUDIO AMPLIFIER	NEW OR EXISTING	-
M22	OWN	OWN	1	TABLETOP SAFE	NEW OR EXISTING	-
M23	OWN	OWN	1	SECURITY SYSTEM MONITOR W/ DVR	NEW OR EXISTING	-
M24	EXIST TO REMAIN	EXIST TO REMAIN	1	ROOF ACCESS LADDER / ROOF HATCH DOOR	EXISTING	-
M25	OWN	OWN	1	MICROPHONE - TABLETOP PAGING, SET ON #33	NEW OR EXISTING	-

NATION'S FOODSERVICE, INC.
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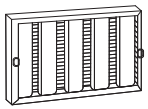
Sheet Title:

EQUIPMENT
PLAN &
SCHEDULE

Issue Date: 9-28-2021

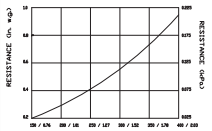
By: MLK

ID-3



UL CLASSIFIED KLEEN-GUARD BAFFLE TYPE GREASE EXTRACTING FILTERS.
MEA #168-78-M ALUMINUM
MEA #247-96-E STAINLESS

RESISTANCE VS. AIRFLOW Kleen-Gard Baffle Type Grease Filters



AIRFLOW (fpm/m/s)

Filter Detail

[redacted] PRODUCTS

EXHAUST CFM=LENGTH OF HOOD X CFM/LIN.FT. (LOAD)

SUPPLY CFM=EXHAUST CFM X PERCENTAGE REQUIRED

TOTAL DUCT AREA=144 X $\frac{\text{CFM}}{\text{FPM(*)}}$

DUCT LENGTH= $\frac{\text{TOTAL DUCT AREA}}{\text{DUCT DEPTH}}$

*CAPTIVE-AIRE VENTILATOR DUCT SIZES ARE CALCULATED USING AN EXHAUST VELOCITY OF 1600-1800 FPM AND A SUPPLY VELOCITY OF 1000 FPM PLEASE CONSULT FACTORY FOR MAXIMUM ALLOWABLE DUCT SIZES

CALCULATIONS UTILIZED

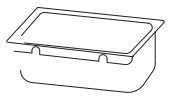
CAPTIVE-AIRE HOODS ARE BUILT IN COMPLIANCE WITH

B.O.C.A. #93-16
I.C.B.O. 3441 6
SBCCI PST & ESI NO. 93137
E.T.L. LISTED 3054804-001
LOS ANGELES RR#25080
ETL IS LISTED TO ULC STANDARDS

NFPA

Intertek

BUILDING CODES

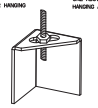


Grease cup will be supported by 2 studs on the inside wall of the hood. The grease will drain through a concealed grease trough and into this removeable cup.

1/2 Pint Grease Cup Detail

1/2" DIA. ALL THREAD ROD CONNECTED TO ROOF JOIST THROUGH ANOTHER HANGING

1/2" DIA. HEAVY DUTY NUT ONE ABOVE AND ONE BELOW HANGING ANGLE



ROD AND NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR HANGING ANGLE IS PRE-PUNCHED AT FACTORY

ND-2 HANGING ANGLE DETAIL

HANGING ANGLES WILL BE LOCATED IN THE FOLLOWING LOCATIONS FOR WALL CANOPIES

HOOD STYLE	DIM FROM REAR	DIM FROM FRONT (24" High Hood)	DIM FROM FRONT (30" High Hood)
Exhaust Only	4.166"	2.25"	2.25"
With MUA		2.25"	2.25"
Exhaust Only	4.166"	2.25"	2.25"
With MUA		2.25"	2.25"
Condensate	2.25"	2.25"	

HANGING ANGLE LOCATIONS

HOOD INFORMATION – JOB#5114705

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	TOTAL SUPPLY CFM	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ROW
1	L (fryer)	4824 EX-2	ECON-AIR	3' 11"	450 DEG	I	MEDIUM	185	725			4'	8"	725	2077	-0.363"	0	430 SS 100%	LEFT	ALONE
2	L (dummy)	4824 EX-2	ECON-AIR	4' 4"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	430 SS 100%	MIDDLE	ALONE
3	R (griddle)	4824 EX-2	ECON-AIR	10' 3"	450 DEG	I	MEDIUM	210	2150			4'	16"	2150	1540	-0.448"	0	430 SS 100%	MIDDLE	ALONE
4	R (dummy)	4824 EX-2	ECON-AIR	5' 11"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	430 SS 100%	RIGHT	ALONE
5	L PSP	106 MISC-PSP	ECON-AIR	12' 3"	300 DEG	I	N/A	0	0								1160	430 SS 100%	ALONE	ALONE
6	R PSP	106 MISC-PSP	ECON-AIR	12' 3"	300 DEG	I	N/A	0	0								1160	430 SS 100%	ALONE	ALONE
7	Dish	4824 ES-VHB-G	ECON-AIR	3' 6"	700 DEG	II	N/A	171	600			4'	10"	600	1100	-0.090"	0	304 SS 100%	ALONE	ALONE
8	Onion	3624 ES-VHB	ECON-AIR	3' 0"	700 DEG	II	N/A	200	600			4'	10"	600	1100	-0.090"	0	430 SS 100%	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1	L (fryer)	SS BAFFLE WITH HANDLES	2	16"	20"	30%	1	RECESSED ROUND	NO							NO	198 LBS
2	L (dummy)	SS BAFFLE WITH HANDLES	3	16"	16"	30%	2	RECESSED ROUND	NO							NO	216 LBS
3	R (griddle)	SS BAFFLE WITH HANDLES	7	16"	16"	30%	3	RECESSED ROUND	NO							NO	384 LBS
4	R (dummy)	SS BAFFLE WITH HANDLES	4	16"	16"	30%	2	RECESSED ROUND	NO							NO	257 LBS
5	L PSP						0									NO	71 LBS
6	R PSP						0									NO	71 LBS
7	Dish						0									NO	138 LBS
8	Onion						0									NO	114 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1	L (fryer)	LEFT END STANDOFF (FINISHED) 1" WIDE 48" LONG INSULATED.
		BALANCE DAMPERS.
3	R (griddle)	BALANCE DAMPERS.
7	Dish	BALANCE DAMPERS.
8	Onion	BALANCE DAMPERS.

PERFORATED SUPPLY PLENUM(S)

HOOD NO	TAG	POS	LENGTH	WIDTH	HEIGHT	TYPE	RISER(S) WIDTH	LENG	DIA	CFM	SP
5	L PSP	Front	147"	10"	6"	MUA	8"	36"		580	0.123"
						MUA	8"	36"		580	0.123"
6	R PSP	Front	147"	10"	6"	MUA	8"	36"		580	0.123"
						MUA	8"	36"		580	0.123"

NOTE

ALL WALLS THAT COME WITHIN 18" OF THE TYPE I HOOD MUST BE METAL STUD AND SHEETROCK.
IF WOOD STUDS FACTORY INSTALLED INSULATION REQUIRED, PLEASE ADVISE CAPTIVE AIRE PRIOR TO FABRICATION.

NOTE- Exhaust Collar Must be Factory Installed. If A Different Size Or Location Is Required, Please Note Change On Submittal.

Rear Discharge Is Available. Contact CaptiveAire For Possible Locations.

Operation of All CaptiveAire Equipment to be Verified by Factory Service Technician. Equipment Must be Operational and Fire System shall be Hooked-up and Armed. Report to be Sent to Customer by Manufacturer When Complete.

FOR QUESTIONS CALL:
BRIAN NEESAN
LOS ANGELES SALES OFFICE
REFERENCE JOB NUMBER
PHONE: 310.876.8505 REGB1@CAPTIVEAIRE.COM

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www.econair.com
Los Angeles Office
1810 14th St Suite 214, Santa Monica, CA. 90404 PHONE: (310) 876-8505 FAX: (919) 747-5630 EMAIL: reg1@econair.com

NATION'S - Pittsburg, Ca
PITTSBURG, CA, 94565

DATE: 9/30/2021

DWG.#: 5114705

DRAWN BY:

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

MASTER DRAWING

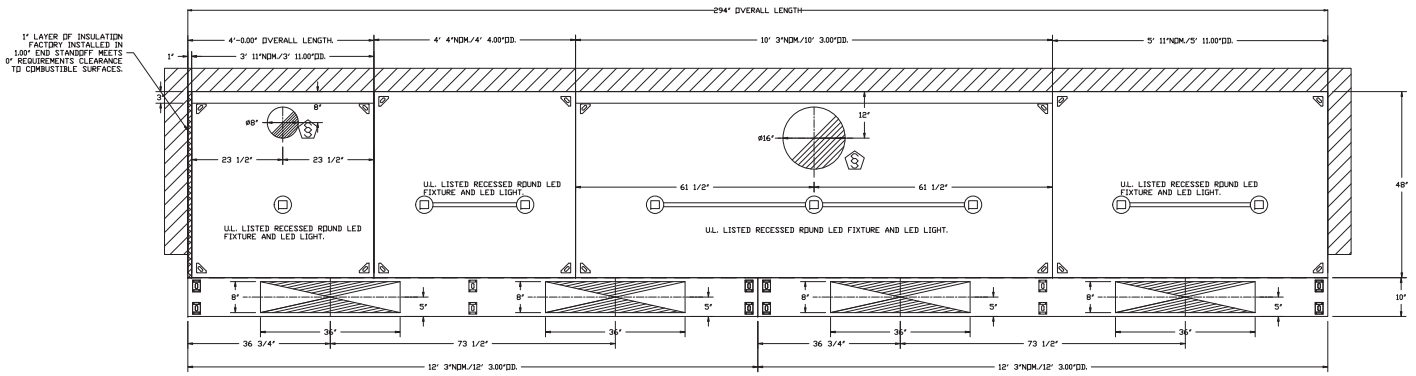
SHEET NO. 1

PLAN VIEW – HOOD #1 (L (fryer))
3' 11.00" LONG 4824ND-2

PLAN VIEW – HOOD #2 (L (dummy))
4' 4.00" LONG 4824EX-2

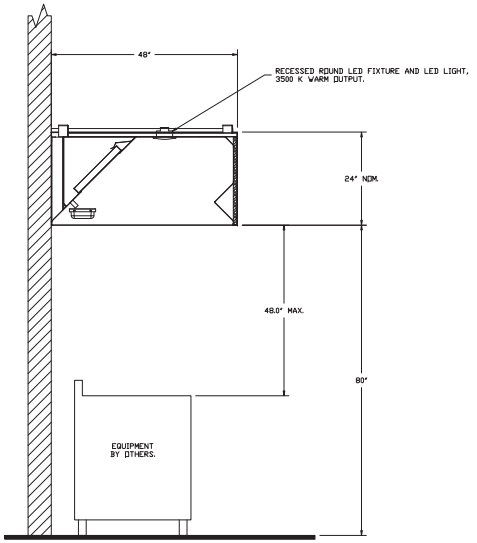
PLAN VIEW – HOOD #3 (R (griddle))
10' 3.00" LONG 4824ND-2

PLAN VIEW – HOOD #4 (R (dummy))
5' 11.00" LONG 4824EX-2

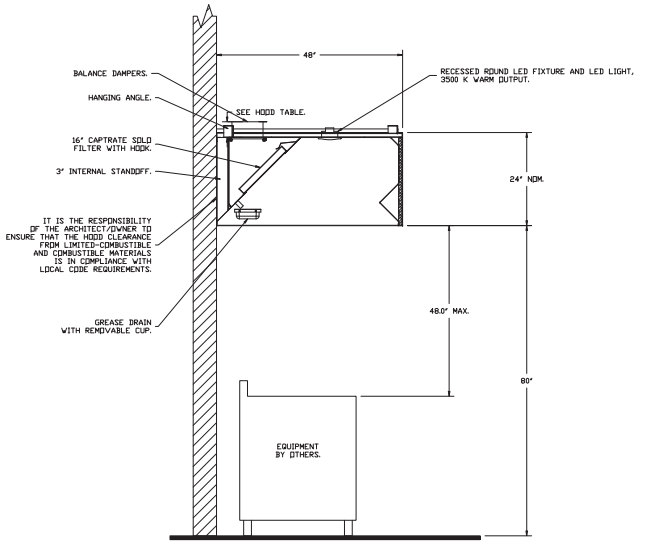


PLAN VIEW – HOOD #5 (L PSP)
12' 3.00" LONG 106MISC-PSP

PLAN VIEW – HOOD #6 (R PSP)
12' 3.00" LONG 106MISC-PSP



SECTION VIEW – MODEL 4824EX-2
HOOD – #2 (L (dummy))
HOOD – #4 (R (dummy))



SECTION VIEW – MODEL 4824ND-2
HOOD – #1 (L (fryer)) & #3 (R (griddle))

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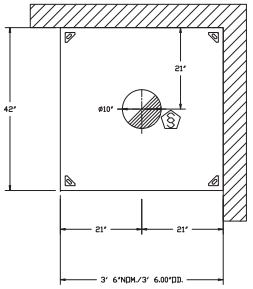
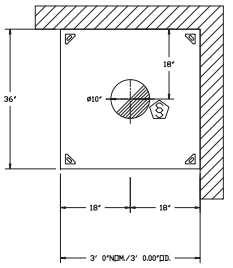
SCALE: 3/4" = 1'-0"

MASTER DRAWING

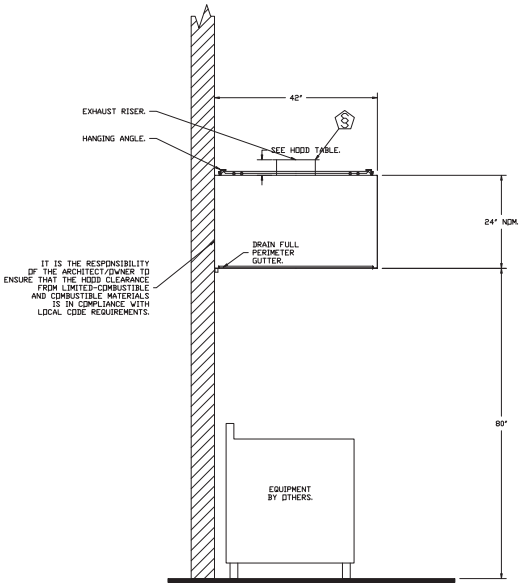
SHEET NO. 2



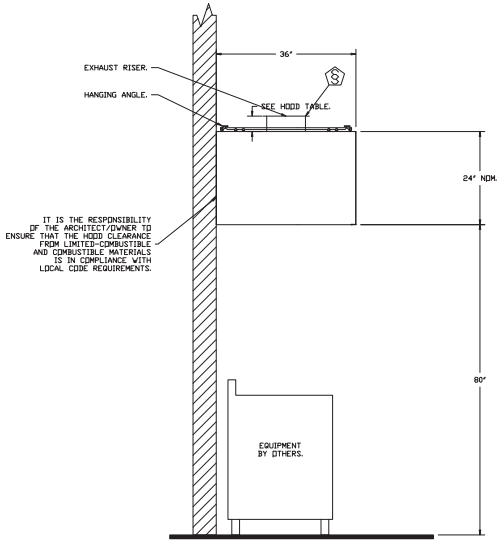
PLAN VIEW – HOOD #7 (Dish)
3' 6.00" LONG 4224VHB-G



PLAN VIEW – HOOD #8 (Onion)
3' 0.00" LONG 3624VHB



SECTION VIEW – MODEL 4224VHB-G
HOOD – #7 (Dish)



SECTION VIEW – MODEL 3624VHB
HOOD – #8 (Onion)

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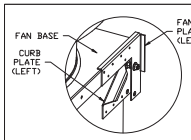
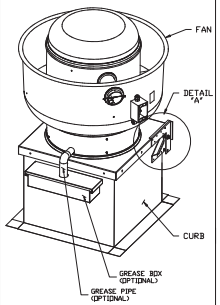
MASTER DRAWING

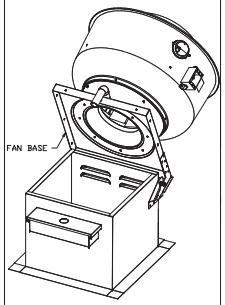
SHEET NO. 3



HINGE KIT DETAIL

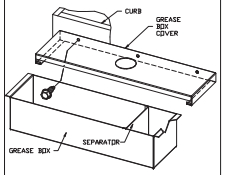


FAN IN CLOSED POSITION

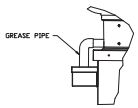


ATTENTION: INSTALLER SHOULD SUPPLY ENOUGH ELECTRICAL CORD TO LET FAN MAKE COMPLETE SWING.

FAN IN OPEN POSITION



ATTACH GREASE BOX COVER TO THE CURB 3" BELOW TOP EDGE OF CURB.
USING (3) LONG (3/4" LG.) SCREWS AS SHOWN.
INSTALL GREASE PIPE AS SHOWN.



GREASE BOX INSTALLATION

1. A PRE-WIRED ELECTRICAL CONTROL PACKAGE SHALL BE PROVIDED TO OPERATE THE HOOD LIGHTS AND FANS.
2. PACKAGE SHALL CONSIST OF SWITCH PANEL WITH LIGHT SWITCH(ES) AND RED-LIGHTED FAN SWITCH(ES), STARTER/ OVERLOAD ASSEMBLY FOR EACH FAN(OPTIONAL), NUMBERED INPUT/OUTPUT TERMINAL STRIPS, AND A TERMINAL FOR DOUBLE-DUAL FIRE SYSTEM MICROSWITCH CONNECTION.
3. ONE RELAY IS WIRED TO MICROSWITCH (IN FIRE SYSTEM) FOR SUPPLY FAN SHUTDOWN AND OTHER RELAY FOR ADDITIONAL FIRE SYSTEM ACTIVATED DRY CONTACTS.
4. ELECTRICAL CONDUIT DROPS FROM THE FAN(S) SHALL BE CONNECTED TO THE NUMBERED TERMINAL STRIP. CONDUIT RUNNING TO PRE-WIRE PACKAGE AND FAN(S) SHALL BE SUPPLIED BY THE ELECTRICAL CONTRACTOR.

ELECTRICAL PACKAGE NOTES

EXHAUST FAN INFORMATION – JOB#5114705

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	EF - L (FRYER)	1	EADU50H	ECON-AIR	725	1.000	1419	TEAO-ECM	0.500	0.2940	1	115	6.3	276 FPM	77	14.3
2	EF - R (GRIDDLE)	1	USB115DD-RM	CAPTIVEAIRE	2150	1.000	1465	ODP,PREMIUM	1.500	0.7390	3	230	4.0	1494 FPM	295	15.7
3	EF - DISH/DNION	1	EA-USB113DD-RM	ECON-AIR	1200	1.000	1379	TEAO-ECM	1.000	0.3530	1	115	11.6	1050 FPM	216	10.7

FAN OPTIONS

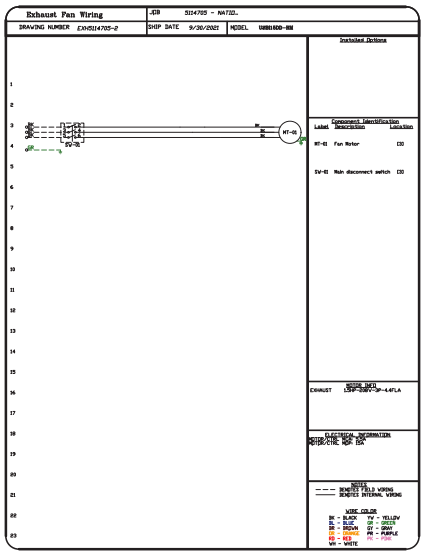
FAN UNIT NO	TAG	QTY	DESCRIPTION
1	EF - L (FRYER)	1	GREASE BOX.
		1	ECM WIRING PACKAGE - EXHAUST - MODBUS CONTROL -MSC- (TELCO), CCW ROTATION.
		1	2 YEAR PARTS WARRANTY.
2	EF - R (GRIDDLE)	1	B115 - INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 16" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER.
		1	UTILITY SET GREASE CUP.
		1	B115 - 24" DISCHARGE EXTENSION.
		1	BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
		1	B115 - INLET CONNECTION STANDARD 16" FLANGED GREASE DUCT.
		1	2 YEAR PARTS WARRANTY.
3	EF - DISH/DNION	1	B113 - INLET SERVICE DUCT CONNECTION. USED TO CONNECT TO STANDARD 14" GREASE DUCT OR FIELD WELDED DUCT. INCLUDES (2) 7" RISERS BOLTED TO STANDARD INLET RISER.
		1	UTILITY SET GREASE CUP.
		1	B113 - 24" DISCHARGE EXTENSION.
		1	BI - DISCHARGE ORIENTATION VERTICAL UPPER LEFT - CW INLET SIDE.
		1	B113 - INLET CONNECTION STANDARD 14" FLANGED GREASE DUCT.
		1	ECM WIRING PACKAGE - EXHAUST - MODBUS CONTROL -MSC- (TELCO), CCW ROTATION.
		1	2 YEAR PARTS WARRANTY.

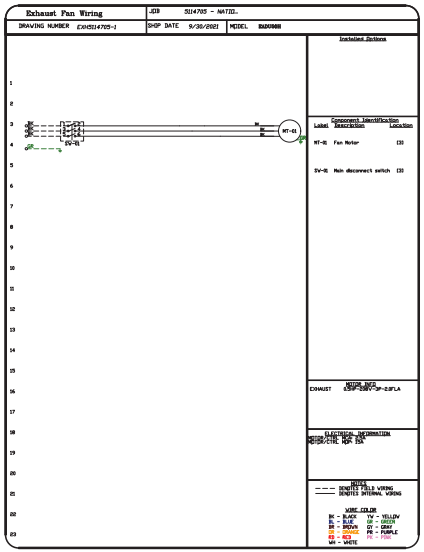
CURB ASSEMBLIES

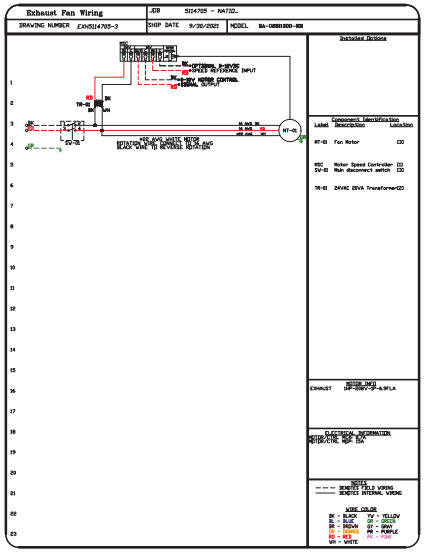
NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	EF - L (FRYER)	30 LBS	CURB (BOLT TOGETHER)	19.500"W X 19.500"L X 20.000"H ALONG LENGTH, RIGHT.
2	# 2	EF - R (GRIDDLE)	38 LBS	RAIL	4.000"W X 36.000"L X 20.000"H ALONG WIDTH, RIGHT COMES AS A SET OF 2.
3	# 3	EF - DISH/DNION	38 LBS	RAIL	4.000"W X 36.000"L X 20.000"H ALONG WIDTH, RIGHT COMES AS A SET OF 2.

FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	EXHAUST FAN									SUPPLY FAN								
		MODEL	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	BLOWER	HOUSING	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA
1	PHOENIX / FRIGIKING MUA-1										650FS	SIDE DISCH.		3520	.5	539	.75	1	115	







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NATION'S - Pittsburg, Ca
PITTSBURG, CA, 94565

DATE: 9/30/2021

DWG.#: 5114705

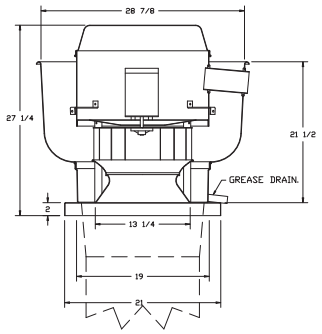
DRAWN BY:

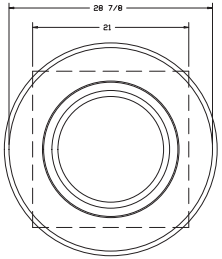
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 4

FAN #1 EADU50H - EXHAUST FAN (EF - L (FRYER))





TOP VIEW

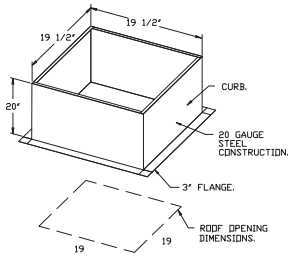
FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

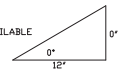
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS
GREASE BOX.
2 YEAR PARTS WARRANTY.



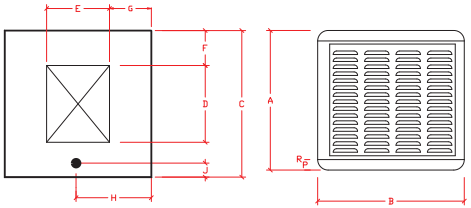
PITCHED CURBS ARE AVAILABLE FOR PITCHED ROOFS.



SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE.

FAN #4 650FS - SWAMP COOLER

PHOENIX / FRIGIKING - SIDE DISCHARGE



FEATURES

ALL WELDED, HOT DIPPED GALVANIZED STEEL CABINET.

MULTILAYER BOTTOM PAN FINISH

PEBLAR XT ARCHITECTURAL FINISH

HEAVY DUTY MOTOR AND PUMP

NOTES

RESIDENTIAL UNITS ARE 1 PHASE ONLY

MOTORS ARE SHIPPED LOOSE

COOLER CAN BE ORDERED AS A DOWN DISCHARGE OR END DISCHARGE

SUPPLY AIR UNIT DIMENSIONAL DATA

MODEL	CABINET DIMENSIONS												APPROX WT.	
	A	B	C	D	E	F	G	H	J	K	P	R	OPER	SHIP
FRIGIKING 650FS	42.25	37	37	19.875	19.875	-	8.5625	8.5	5.25	14.25	-	-	309	177

CODE REQUIRED MERV-13 FILTRATION BY OTHERS

REVISIONS

	DESCRIPTION	DATE:
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NATION'S - Pittsburg, Ca
PITTSBURG, CA, 94565

DATE: 9/30/2021

DWG.#: 5114705

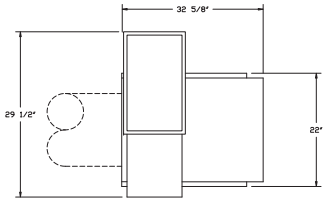
DRAWN BY:

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

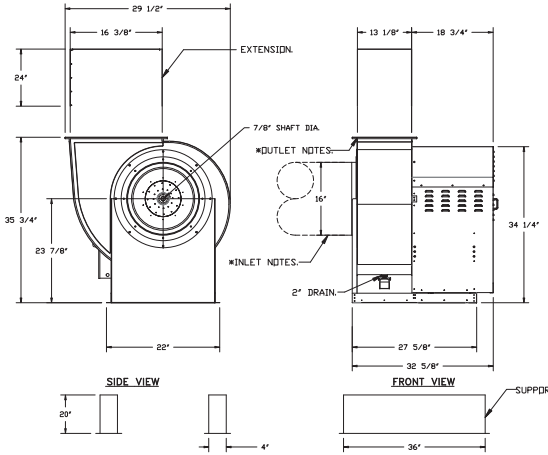
MASTER DRAWING

SHEET NO. 5

FAN #2 USBI15DD-RM - EXHAUST FAN (EF - R (GRIDDLE))

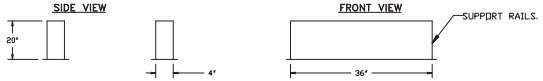


TOP VIEW



SIDE VIEW

FRONT VIEW

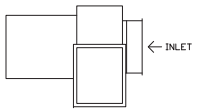


* INLET/OUTLET NOTES:
LENGTH OF THE STRAIGHT DUCT ON THE INLET AND OUTLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

NORMAL TEMPERATURE TEST DIRECT DRIVE
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

UNIT PLAN VIEW CORNER WEIGHTS:

63 LBS | 51 LBS



100 LBS | 71 LBS

CORNER WEIGHTS ARE CALCULATED BASED ON VERTICAL DISCHARGE. SUPPORT DUCT PROPERLY BEFORE FAN TO ENSURE CORNER WEIGHTS ARE NOT AFFECTED.

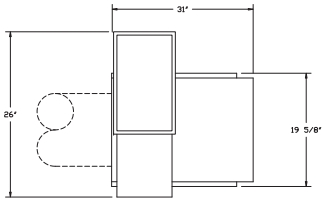
FEATURES:

- ROOF MOUNTED FANS.
- UL705.
- UL762 AND ULC-S645 (RESTAURANT MODEL).
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C).
- HEAT SLINGER.
- NEMA 3R SAFETY DISCONNECT SWITCH.
- GREASE CLASSIFICATION TESTING.
- 2" DRAIN.
- MOTOR WEATHER COVER.
- FULLY SEALED SCROLL HOUSING.
- SCROLL ACCESS DOOR.
- FLANGE 1 1/4".

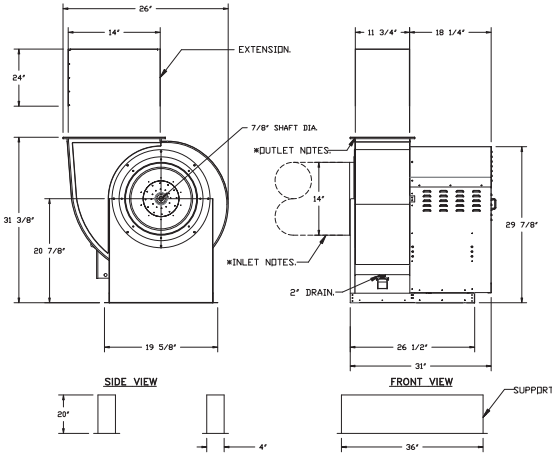
OPTIONS

BI15 - INLET SERVICE DUCT CONNECTION.
USED TO CONNECT TO STANDARD 16"
GREASE DUCT OR FIELD WELDED DUCT.
INCLUDES (2) 7" RISERS BOLTED TO
STANDARD INLET RISER.
UTILITY SET GREASE CUP.
BI15 - 24" DISCHARGE EXTENSION.
BI - DISCHARGE ORIENTATION VERTICAL
UPPER LEFT - CW INLET SIDE.
BI15 - INLET CONNECTION STANDARD 16"
FLANGED GREASE DUCT.
2 YEAR PARTS WARRANTY.

FAN #3 EA-USBI13DD-RM - EXHAUST FAN (EF - DISH/DINION)

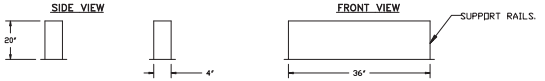


TOP VIEW



SIDE VIEW

FRONT VIEW

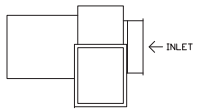


* INLET/OUTLET NOTES:
LENGTH OF THE STRAIGHT DUCT ON THE INLET AND OUTLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

NORMAL TEMPERATURE TEST DIRECT DRIVE
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

UNIT PLAN VIEW CORNER WEIGHTS:

48 LBS | 39 LBS



76 LBS | 54 LBS

CORNER WEIGHTS ARE CALCULATED BASED ON VERTICAL DISCHARGE. SUPPORT DUCT PROPERLY BEFORE FAN TO ENSURE CORNER WEIGHTS ARE NOT AFFECTED.

FEATURES:

- ROOF MOUNTED FANS.
- UL705.
- UL762 AND ULC-S645 (RESTAURANT MODEL).
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C).
- HEAT SLINGER.
- NEMA 3R SAFETY DISCONNECT SWITCH.
- GREASE CLASSIFICATION TESTING.
- 2" DRAIN.
- MOTOR WEATHER COVER.
- FULLY SEALED SCROLL HOUSING.
- SCROLL ACCESS DOOR.
- FLANGE 1 1/4".

OPTIONS

BI13 - INLET SERVICE DUCT CONNECTION.
USED TO CONNECT TO STANDARD 14"
GREASE DUCT OR FIELD WELDED DUCT.
INCLUDES (2) 7" RISERS BOLTED TO
STANDARD INLET RISER.
UTILITY SET GREASE CUP.
BI13 - 24" DISCHARGE EXTENSION.
BI - DISCHARGE ORIENTATION VERTICAL
UPPER LEFT - CW INLET SIDE.
BI13 - INLET CONNECTION STANDARD 14"
FLANGED GREASE DUCT.
ECM WIRING PACKAGE - EXHAUST -
MANUAL OR 0-10VDC REFERENCE SPEED
CONTROL -MSC- (TELCO), CCW ROTATION.
2 YEAR PARTS WARRANTY.

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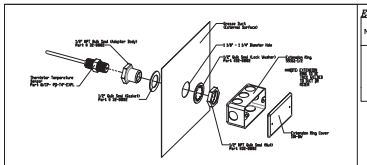
SCALE: 3/4" = 1'-0"

MASTER DRAWING

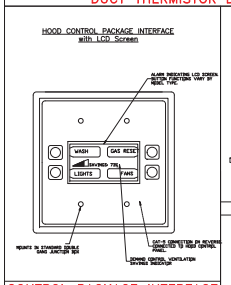
SHEET NO. 6



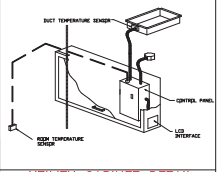
DUCT THERMISTOR DETAIL

ELECTRICAL PACKAGE – JOB#5114705

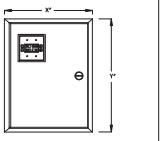
NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	Φ	HP	VOLT	FLA
1		SC-E102111MA	WALL MOUNT IN SS BOX	08 - SHIP LOOSE W/ PREWIRE	1 LIGHT 1 FAN	SMART CONTROLS THERMOSTATIC CONTROL W/ RELAY ON/OFF WITH SUPPLY	EF - L (fryer)	EXHAUST	1	0.500	115	6.3
							EF - R (griddle)	EXHAUST	3	1.500	230	4.0
							EF - Dish/Onion	EXHAUST	1	1.000	115	11.6
								SUPPLY	1	0.750	115	11.0



CONTROL PACKAGE INTERFACE



UTILITY CABINET DETAIL



WALL MOUNT BOX DETAIL

ROOM OVERRIDE THERMOSTAT

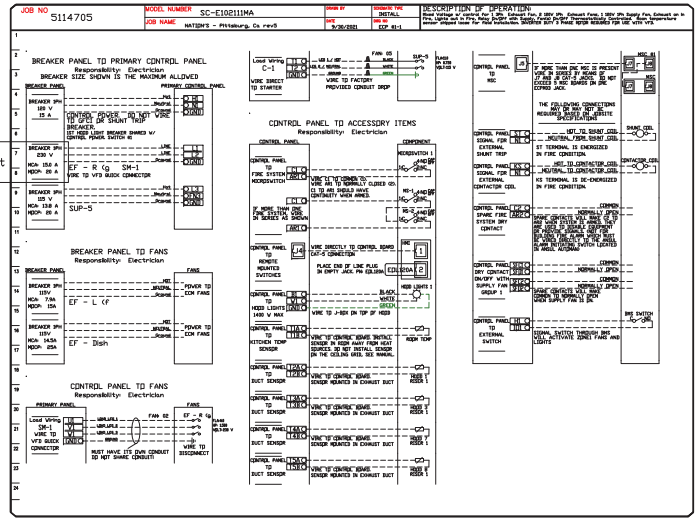
Provides room override based on temperature differential between the room and duct. Installed by electrician on a wall, 5'-6" off the finished floor, in the space but not directly under the hood or close to an appliance (including the electrical control box) so the reading is accurate for space.

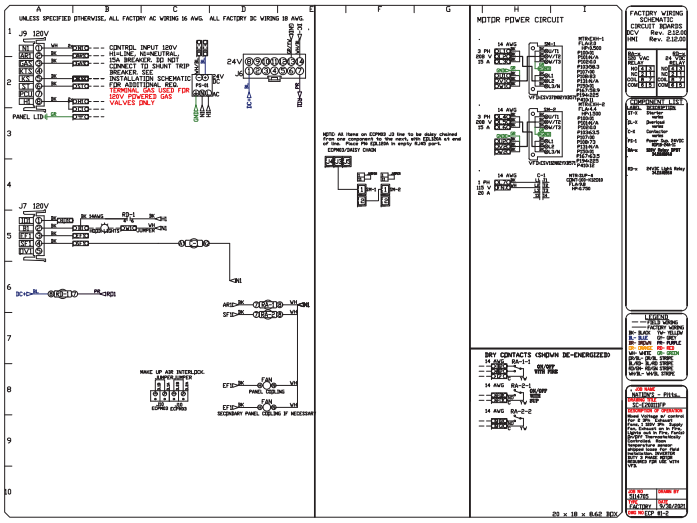
ROOM THERMOSTAT

1. FAN MOTOR HP, PHASE AND VOLTAGE TO BE VERIFIED PRIOR TO FABRICATION.
2. THE DCV PACKAGE PROVIDES FOR A MINIMUM EXHAUST RATE OF 20% OF THE DESIGN EXHAUST VOLUME (80% REDUCTION) AS A STANDARD FEATUREDURING PREP MODE. THIS EXCEEDS THE 50% EXHAUST VOLUME REDUCTION AS REQUIRED BY CA TITLE 24 SECTION 140.9(b)(3).
3. DUCT TEMP SENSOR TO BE INSTALLED IN EVERY RISER AND TO BE WIRED BACK TO DCV CONTROL BOX.
4. CASLINK OPTION ALLOWS YOU TO MONITOR THE HOOD VENTILATION SYSTEM REMOTELY, AND WILL NOTIFY YOU IF ANYTHING IS NOT PERFORMING CORRECTLY.
5. THE DEMAND CONTROL VENTILATION SYSTEM WILL MEET THE PROPER REQUIREMENTS FOR TITLE 24 COMPLIANCE.
6. WIRING FOR VFDs REQUIRE SEPERATE CONDUITS.

DCV NOTES

1/230V Input Power. Internal VFD to Convert Power to 3/230V.





Demand Control Ventilation Hood Control Panel Specifications:

- Controls shall be listed by ETL (UL 508A)
- The control enclosure shall be NEMA 1 rated and listed for installation inside of the exhaust hood utility cabinet. The control enclosure may be constructed of stainless steel or painted steel.
- Temperature probe(s) located in the exhaust duct riser(s) shall be constructed of stainless steel.
- A digital thermostat controller shall be provided to activate the hood exhaust fans dynamically based on a +10 degree adjustable offset from the room temperature sensor.
- A digital thermostat controller shall provide adjustable hysteresis settings to prevent cycling of the fans after the cooking appliances have been turned off and/or the heat in the exhaust system is reduced.
- A digital thermostat controller shall provide an adjustable minimum fan run-time setting to prevent fan cycling.
- Variable Frequency Drives (VFDs) shall be provided for fans as required. The Hood Control Panel shall modulate the VFDs between a minimum setpoint and a maximum setpoint on demand. The duct temperature sensor input(s) to the digital thermostat controller shall be the speed reference signal.
- The VFD speed range of operation shall be from 0% to 100% for the system, with the actual minimum speed set as required to meet minimum ventilation requirements.
- An internal algorithm to the digital thermostat controller shall modulate supply fan VFD speed proportional to all exhaust fans that are located in the same fan group as the supply fan.
- The system shall operate in PREP MODE during light cooking load or COOL DOWN MODE when sufficient heat remains underneath the hood system after cooking operations have completed. Operation during either of these periods will disable the supply fans and provide an exhaust fan speed that is equal to the minimum ventilation requirement.
- A digital thermostat controller shall disable the supply fan(s), activate the exhaust fan(s), activate the appliance shunt trip, and disable an electric gas valve automatically under the following conditions (as applicable):
  a. Fire condition detected on a covered hood
  b. Excessive temperature detected on any duct temperature sensor in the system (250 F adjustable)
- A digital thermostat controller shall allow for external BMS fan control via Dry Contact (external control shall not override fan operation logic as required by code).
- An LCD interface shall be provided with the following features:
  a. On/Off push button fan & light switch activation
  b. Integrated gas valve reset for electronic gas valves (no reset relay required)
  c. VFD Fault display with audible & visual alarm notification
  d. Duct temperature sensor failure detection with audible & visual alarm notification
  e. Mis-wired duct temperature sensor detection with audible & visual alarm notification
  f. A single low voltage Cat-5 RJ45 wiring connection
  g. An energy savings indicator that utilizes measured kWh from the VFDs

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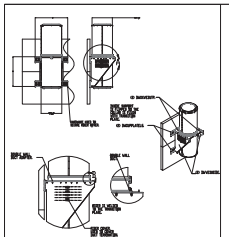
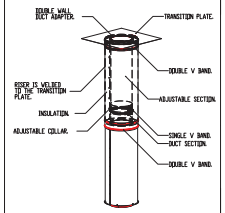
MASTER DRAWING

SHEET NO. 7

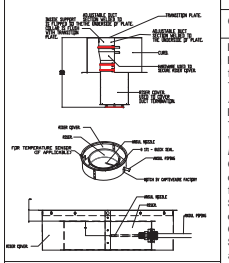


VERTICAL SUPPORT MAXIMUM SPACING (FT)	
DUCT DIAMETER	MAXIMUM SPACING (FT)
8"	10'-0"
9"	10'-0"
10"	10'-0"
11"	10'-0"
12"	10'-0"
13"	10'-0"
14"	10'-0"
15"	10'-0"
16"	10'-0"
17"	10'-0"
18"	10'-0"
19"	10'-0"
20"	10'-0"
21"	10'-0"
22"	10'-0"
23"	10'-0"
24"	10'-0"

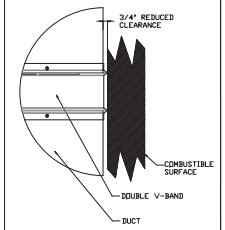
DUCT SUPPORT ASSEMBLY



TRANSITION PLATE DETAIL



OUTER DUCT BAND DETAIL



REDUCED CLEARANCE DETAIL

1. DUCT RUN TO BE FIELD VERIFIED, PARTS SUBJECT TO CHANGE.
2. DUCT RUNS TO HAVE CLEANOUTS EVERY 10', AND EVERY CHANGE OF DIRECTION UNLESS SPECIFIED OTHERWISE.
3. VERTICAL HANGING SUPPORTS TO BE PER SUPPORT DETAIL TABLE TO RIGHT. HORIZONTAL HANGING SUPPORTS TO BE PER SUPPORT DETAIL TABLE TO RIGHT.
4. ADJUSTABLE DUCT OVERLAP TO BE NO LESS THAN 4", UNLESS INNER DIAMETER IS 8" (4" OVERLAP) OR 10" (5" OVERLAP).
5. 3/4" CLEARANCE TO COMBUSTIBLES IS FROM OUTER SHELL. V-BAND IS LISTED TO BE AGAINST SURFACE.

DUCTWORK NOTES

DUCTWORK #1 PARTS – JOB#5114705 DOUBLE WALL

TAG	PART #	CFM	GPM	ZONE	COVEREDBY	SP	WEIGHT	VELOCITY	QTY	DESCRIPTION
P1	DW0835DWLT-2R-S	776				-0.045	29.37	2223.08	1	DOUBLE WALL DUCT - 8" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 12" STAINLESS STEEL OUTER SHELL.
P2	DW0847DWAJD-2R-S	776				-0.045	63.04	2223.08	1	DOUBLE WALL ADJUSTABLE DUCT - 8" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 12" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 50.5" / ADJUSTMENT = 32.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P3 ASSEMBLED W/P4	DW0835DWLTTP-2R-S	776				-0.045	30.44	2223.08	1	DOUBLE WALL DUCT - 8" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 12" STAINLESS STEEL OUTER SHELL - USED WITH TRANSITION PLATE.
P4 ASSEMBLED W/P3	DW1908TPDBEX	776					7.50	2223.08	1	DUCT TO CURB TRANSITION 3/4" DOWN TURN, 19-1/2" CURB TO 8" DUCT, 16 GA ALUMINIZED STEEL. NON-STANDARD PART. FOR USE WITH EXHAUST FANS.
SYSTEM AT P4						-0.55	0.00			
P5	DW1635DWLT-2R-S	2200				-0.0115	52.26	1575.63	1	DOUBLE WALL DUCT - 16" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 20" STAINLESS STEEL OUTER SHELL.
P6	DW1647DWAJD-2R-S	2200				-0.0115	103.34	1575.63	1	DOUBLE WALL ADJUSTABLE DUCT - 16" INNER DUCT - 2 LAYERS REDUCED CLEARANCE - 20" STAINLESS STEEL OUTER SHELL. MIN LENGTH = 11" / MAX LENGTH = 48.5" / ADJUSTMENT = 30.5" / ADJUSTABLE SECTION MAY NEED TO BE CUT. INCLUDES SINGLE AND DOUBLE WALL "V" CLAMPS.
P7 ASSEMBLED W/P8	DW1635DWLTTP-2R-S	2200				-0.011	53.98	1575.63	1	DOUBLE WALL DUCT - 16" INNER DUCT, 35" LONG - 2 LAYERS REDUCED CLEARANCE - 20" STAINLESS STEEL OUTER SHELL - USED WITH TRANSITION PLATE.
P8 ASSEMBLED W/P7,P9	DW23516TPDB	2200					14.28	1575.63	1	DUCT TO CURB TRANSITION DOWN TURN, 23.50" CURB TO 16" DUCT, 16 GA ALUMINIZED. NOT FOR USE WITH EXHAUST FANS.
P9 ASSEMBLED W/P8	DW16RISER	2200				-0.001	2.57	1575.63	1	SINGLE WALL DUCT RISER FOR WELDED HOODS, 16" DIA DUCT. STAINLESS STEEL.
P10	DW1604LT	2200				-0.0013	2.57	1575.63	1	SINGLE WALL DUCT 16" DIAMETER, 4" LONG, FLANGE AT BOTH ENDS. STAINLESS STEEL.
P11	DW1612AJDKIT	2200				-0.0017	9.76	1575.63	1	SINGLE WALL DUCT ADJUSTABLE, 16" DIAMETER, 11.5" LONG, FLANGE AT ONE END WITH A 16" ADJUSTABLE COLLAR - STAINLESS STEEL.
P12 ASSEMBLED W/P13	DW16TEASY	2200		1		-0.074	19.23	1575.63	1	SINGLE WALL DUCT TEE, 16" DUCT, ASSEMBLY.
P13 ASSEMBLED W/P12 D=S	DW1617ADKIT						4.59		1	DUCT ACCESS DOOR WITH HANDLE & GREASE DAM, FOR 16" DUCT USE 17" DOOR. STAINLESS STEEL.
P14	DW1623LT	2200				-0.0074	12.32	1575.63	1	SINGLE WALL DUCT 16" DIAMETER, 23" LONG, FLANGE AT BOTH ENDS. STAINLESS STEEL.
SYSTEM AT P14						-0.592	0.00			
P15	DW1630AJDKIT	2200				-0.0036	20.06	1575.63	1	SINGLE WALL DUCT ADJUSTABLE, 16" DIAMETER, 29.5" LONG, FLANGE AT ONE END WITH A 16" ADJUSTABLE COLLAR - STAINLESS STEEL.
SYSTEM AT P15						-0.592	0.00			
P16	DW16SUBRASY						3.18		1	DUCT SUPPORT BRACKET KIT, 16" DUCT, USED FOR HANGING DUCT. 12 GA STEEL, CLEAR ZINC COATING. - 2 RINGS, 4 BRACKETS, & HARDWARE BAG 2.
	3M-2000PLUS						0.80		3	DUCT - 3M FIRE BARRIER 2000 PLUS SILICONE - USED AS SEALANT TO SEAL DUCT JOINTS.
	DW16CLASY						1.18		7	DUCT "V" CLAMP WITH NEW DESIGN 14 GA BRACKETS, 16" DUCT, ASSEMBLY.
TOTAL WEIGHT							439.15			

DUCT RUN BASED OFF A 15'7" ROOF HEIGHT, TO BE FIELD VERIFIED, PARTS SUBJECT TO CHANGE

GREASE DUCT SPECIFICATION

Furnish single-wall, factory built, grease duct for use with Type I kitchen hoods, which conforms to the requirements of NFPA-96.
Products shall be ETL listed to UL-1978
for venting air and grease vapors from commercial cooking operations as described in NFPA-96.
The duct wall shall be constructed of .036 thick type 430 stainless steel and be available in diameters 8" through 24".
All supports, fan adapters, hood connections, fittings and expansion joints required to install grease duct shall be included.
Roof penetrations shall comply with listed clearance to combustibles, see *"Clearance to Combustibles"* guide for details.
The grease duct will terminate at the fan adapter plate, will be fully welded to the fan adapter plate and the fan adapter plate will be fastened to the curb using a suitably sized fastener provided by others; see page 12 of the *"Installation, Operation and Maintenance Manual"* for details.
Grease duct joints shall be held together by means of formed vee clamps and sealed with *3M Fire Barrier 2000+*. Screws used to secure the vee clamps shall be of the hex-head type with flanged stops and tapered "lead in" threads for easy starting. Nuts shall be retained by means of a free-floating cage to allow easy alignment.
Single-Wall Grease Duct shall be installed in accordance with the manufacturer's *"Installation, Operation and Maintenance Manual"*, ETL listing and state and local codes.
Grease duct installed outside of the building shall be protected against accidental damage or vandalism.
Support vertically installed grease duct from the building structure using rigid structural supports. Anchor supports to the structure by welding or bolting steel expansion anchors or concrete inserts. Support horizontally installed grease duct from the building structure using above method or use *Duct Mate, Wire Rope & Clutchers*, part numbers WR20 & CL20. 1/2" Threaded rod and saddles may also be used for the support of horizontal grease duct.
Fans shall be supported independently from the grease duct sections. Protect grease duct from twisting or movement caused by fan torque or vibration.

Furnish double wall, factory built grease duct for use with Type I kitchen hoods, which conforms to the requirements of NFPA-96. Products shall be ETL listed to UL-1978 and UL-2221 for venting air and grease vapors from commercial cooking operation. Models DW-2R, 3R and 3Z are used for grease duct applications when installed in accordance with these instructions and National Fire Protection Association "NFPA 96"; Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations. Double wall grease ducts are listed for a continuous internal temperature of 500 degrees F and intermittent temperatures of 2000 degrees F.

The duct sections shall be constructed of an inner duct wall and an outer wall with insulation in between. The inner duct wall shall be constructed of .036 inch thick, 430 type stainless steel and be available in diameters 8" through 24". The outer wall shall be constructed of stainless steel at a minimum of .024 inch thickness. The duct, based on model number, shall include layers of Super Wool 607 Plus insulation between the inner and outer wall. Grease duct joints shall be held together by means of formed V clamps and sealed with 3M Fire Barrier 2000+. The duct wall assembly shall be tested and listed at ¾" or zero inch clearance, according to classifications.

Classifications and Clearances

UL 2221: Standard for Fire Resistive Grease Duct Enclosure Assemblies. Chapter 7 of this standard references a test labeled Internal Fire Test. Section 7.11 references two installation conditions, Condition A and Condition B. Condition A represents all installation condition except for installation within non-ventilated combustible enclosures. Condition B represents installation within a non-ventilated combustible enclosure.

Model DW-3Z is classified under UL2221 (Test of Fire Resistive Duct Enclosure Assemblies) as an alternate to 2-Hr. fire resistive shaft enclosures with a minimum zero clearance to combustibles (sizes 8" to 24" diameter). Model 3Z is listed in accordance with the requirements for duct enclosure Condition A and B.

Model DW-3R is classified under UL2221 (Test of Fire Resistive Duct Enclosure Assemblies) as an alternate to 2-Hr. fire resistive shaft enclosures with a reduced clearance to combustibles (sizes 8" to 24" diameter). Model 3R is listed in accordance with the requirements for duct enclosure Condition B.

Model DW-2R is classified under UL2221 (Test of Fire Resistive Duct Enclosure Assemblies) as an alternate to 2-Hr. fire resistive shaft enclosures with a reduced clearance to combustibles (sizes 8" to 16" diameter). Model 2R is listed in accordance with the requirements for duct enclosure Condition B.

REVISIONS

	DESCRIPTION	DATE:
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NATION'S - Pittsburg, Ca
PITTSBURG, CA, 94565

DATE: 9/30/2021

DWG.#: 5114705

DRAWN BY:

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

MASTER DRAWING

SHEET NO. 8

SINGLE WALL FACTORY BUILT DUCTWORK

- ALL DUCTWORK IS REQUIRED TO BE INSTALLED WITH THE MAXIMUM SUPPORT SPACING LISTED BELOW.
- FOR A COMPLETE LIST OF APPROVED SUPPORT METHODS, SEE THE INSTALLATION AND OPERATION MANUAL.
- DUCTWORK SHALL SLOPE NOT LESS THAN 1/16" PER LINEAR FOOT TOWARDS THE HOOD OR AN APPROVED GREASE COLLECTION RESERVOIR.
- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16" PER LINEAR FOOT.

DUCT DIAMETER	HORIZONTAL SUPPORT (FT)	VERTICAL WALL SUPPORT (FT)	VERTICAL CURB SUPPORT (FT)
5"	10'	10'	24'
6"	10'	10'	24'
7"	10'	10'	24'
8"	10'	10'	24'
10"	10'	10'	24'
12"	10'	10'	24'
14"	10'	10'	24'
16"	10'	10'	24'
18"	10'	10'	24'
20"	10'	10'	24'
22"	10'	10'	24'
24"	10'	10'	24'
26"	10'	10'	24'
28"	10'	10'	24'
30"	10'	10'	24'
32"	10'	10'	24'
34"	10'	10'	24'
36"	10'	10'	24'

DOUBLE WALL FACTORY BUILT DUCTWORK

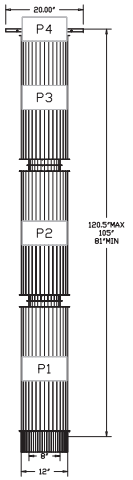
- ALL DUCTWORK IS REQUIRED TO BE INSTALLED WITH THE MAXIMUM SUPPORT SPACING LISTED BELOW.
- FOR A COMPLETE LIST OF APPROVED SUPPORT METHODS, SEE THE ENTIRE INSTALLATION AND OPERATION MANUAL
- DUCTWORK SHALL SLOPE NOT LESS THAN 1/16" PER LINEAR FOOT TOWARDS THE HOOD OR AN APPROVED GREASE COLLECTION RESERVOIR.
- WHERE HORIZONTAL DUCTS EXCEED 75 FEET IN LENGTH, THE SLOPE SHALL NOT BE LESS THAN 3/16" PER LINEAR FOOT.

HORIZONTAL	
DUCT DIAMETER	SUPPORT SPACING (FT)
5"	7'
6"	7'
7"	7'
8"	7'
10"	7'
12"	7'
14"	7'
16"	7'
18"	5'
20"	5'
22"	5'
24"	5'
26"	5'
28"	5'
30"	5'
32"	5'
34"	5'
36"	5'

VERTICAL			
TYPE	WALL SUPPORT (FT)	CURB SUPPORT (FT)	FLOOR SUPPORT (FT)
2R & 2R HT (5"-16")	20'	24'	24'
2R (18")	18'	24'	24'
3R & 3Z (5"-24")	10'	24'	24'
3Z (26" -36")	10'	20'	20'

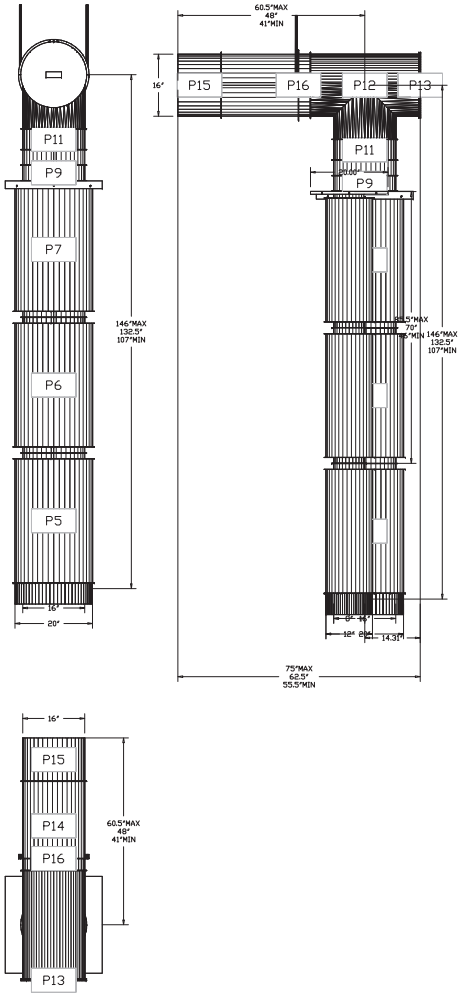
DO NOT LEAK TEST USING SMOKE BOMBS CONTAINING CHLORINES/CHLORIDES. CONSULT WITH CAPTIVEAIRE FOR PROPER LEAK TESTING METHODS.

DUCTWORK #1 FRONT VIEW



DUCTWORK #1 TOP VIEW

DUCTWORK #1 SIDE VIEW



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REVISIONS

DESCRIPTION	DATE:

NATION'S - Pittsburg, Ca
PITTSBURG, CA, 94565

DATE: 9/30/2021

DWG.#: 5114705

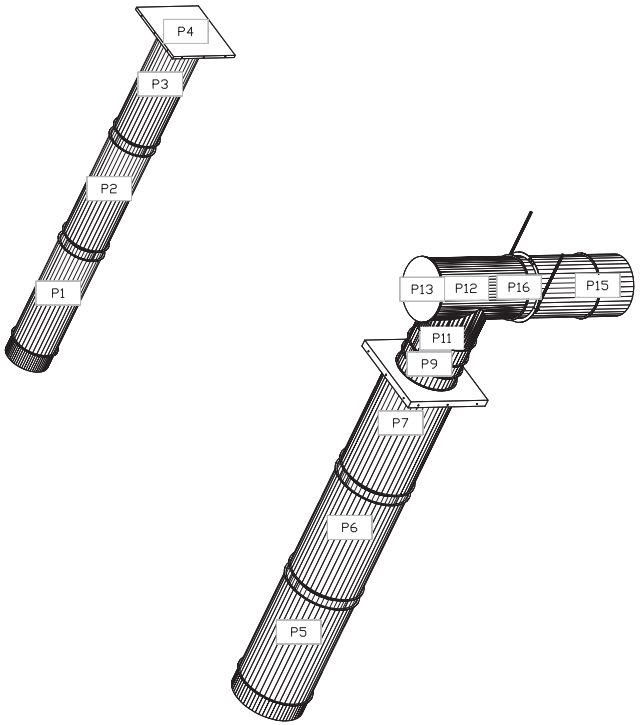
DRAWN BY:

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

MASTER DRAWING

SHEET NO.
9

DUCTWORK #1 SE VIEW



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	DESCRIPTION	DATE:
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NATION'S - Pittsburg, Ca
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DATE: 9/30/2021

DWG.#: 5114705

DRAWN BY:

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

MASTER DRAWING

SHEET NO. 10

GENERAL

1. INTERPRETATION OF DRAWINGS & SPECIFICATIONS
   A) FOR CONVENIENCE, SPECIFICATIONS HAVE BEEN PREPARED FOR THIS PROJECT AND ARE ARRANGED IN SEVERAL SECTIONS, BUT SUCH SEPARATION SHALL NOT BE CONSIDERED AS THE LIMITS OF THE WORK REQUIRED BY ANY SEPARATE TRADE. THE TERMS AND CONDITIONS OF SUCH LIMITATIONS ARE WHOLLY BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS.
   B) IN GENERAL, THE WORKING DETAILS WILL INDICATE DIMENSIONS, POSITIONS AND KIND OF CONSTRUCTION, AND THE SPECIFICATIONS WILL INDICATE QUALITIES AND METHODS. ANY WORK INDICATED ON THE WORKING DETAILS MENTIONED BUT NOT IN THE SPECIFICATIONS, OR VICE VERSA, SHALL BE FURNISHED AS THOUGH FULLY SET FORTH IN BOTH. WORK NOT PARTICULARLY DETAILED, MARKED, OR SPECIFIED, SHALL BE THE SAME AS SIMILAR PARTS THAT ARE DETAILED, MARKED, OR SPECIFIED. IF CONFLICTS OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE MATERIALS OR METHODS WILL PREVAIL.
   C) SHOULD AN ERROR APPEAR IN THE WORKING DETAILS OR SPECIFICATIONS OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE AND IN WRITING. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT HAVING GIVEN SUCH WRITTEN NOTICE AND WITHOUT RECEIVING THE NECESSARY APPROVAL, DECISION OR INSTRUCTION IN WRITING FROM THE OWNER, THEN HE SHALL HAVE NO VALID CLAIM AGAINST THE OWNER, FOR THE COST OF SO PROCEEDING AND SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT. NO VERBAL APPROVAL, DECISION, OR INSTRUCTION SHALL BE VALID OR BE THE BASIS FOR ANY CLAIM AGAINST THE OWNER, ITS OFFICERS, EMPLOYEES OR AGENTS. THE FOREGOING INCLUDES TYPICAL ERRORS IN THE SPECIFICATIONS OR NOTATIONAL ERRORS IN THE WORKING DETAILS WHERE THE INTERPRETATION IS DOUBTFUL OR WHERE THE ERROR IS SUFFICIENTLY APPARENT AS TO PLACE A REASONABLY PRUDENT CONTRACTOR ON NOTICE THAT, SHOULD HE ELECT TO PROCEED, HE IS DOING SO AT HIS OWN RISK.
2. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
3. SAFETY NOTE:
   A) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA LATEST EDITION, AND ALL OSHA REQUIREMENTS.
   B) THE OWNER AND THE ENGINEER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
   C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.
4. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER WHERE A CONFLICT OR A DISCREPANCY OCCURS BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PORTION OF THE CONTRACT DOCUMENTS OR EXISTING FIELD CONDITIONS. SUCH NOTIFICATION SHALL BE GIVEN IN DUE TIME SO AS NOT TO AFFECT THE CONSTRUCTION SCHEDULE. IN CASE OF A CONFLICT BETWEEN STRUCTURAL DRAWINGS AND SPECIFICATIONS, THE MORE RESTRICTIVE CONDITION SHALL TAKE PRECEDENCE UNLESS WRITTEN APPROVAL HAS BEEN GIVEN FOR THE LEAST RESTRICTIVE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO COMMENCING ANY WORK.
5. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT. SHOULD THERE BE ANY QUESTION, CONTACT THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING.
6. WHEN CONSTRUCTION ATTACHES TO AN EXISTING BUILDING, A COMPLETE SET OF DRAWINGS OF THE EXISTING BUILDING SHALL BE KEPT ON THE JOB SITE. CONTRACTOR TO OBTAIN THESE DRAWINGS FROM THE OWNER.
7. CONTRACTOR SHALL PROVIDE AN ALLOWANCE EQUAL TO 2% OF THE BID FOR MISC TIME AND MATERIALS TO BE USED AT THE DISCRETION OF THE ENGINEER DURING CONSTRUCTION. UNUSED AMOUNT TO REVERT TO THE OWNER UPON COMPLETION OF THE JOB.
8. ANY SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, OR DETAILS SHALL BE REVIEWED BY THE ARCHITECT AND ENGINEER. SUCH REVIEW WILL BE BILLED ON A TIME AND MATERIALS BASIS TO THE GENERAL CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
9. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT OR ENGINEER FOR ANY DIMENSIONS NOT SHOWN.
10. THESE DRAWINGS ARE NOT COMPLETE UNTIL REVIEWED AND APPROVED BY THE LOCAL BUILDING OFFICIAL AND SIGNED BY THE OWNER AND THE ENGINEER.
11. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.
12. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE STABILITY OF THIS STRUCTURE DEPENDS ON THE DIAPHRAGMS AND THE BRACING MEMBERS SHOWN. THE CONTRACTOR IS TO PROVIDE FOR THE DESIGN AND CONSTRUCTION OF SHORING FOR ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS. SHORING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGMS AND LATERAL RESISTING ELEMENTS ARE IN PLACE IN THEIR ENTIRETY. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

STRUCTURAL DESIGN CRITERIA

1. GOVERNING DESIGN CODE:	2019 CALIFORNIA BUILDING CODE (CBC)
2. RISK CATEGORY:	II
3. LIVE LOADS:	
ROOF	$L_r =$ 20 PSF (REDUCIBLE)
FLOOR	$L =$ 100 PSF (REDUCIBLE)
4. SNOW:	N/A
5. WIND:	
BASIC DESIGN WIND SPEED	$V =$ 93 MPH
ALLOWABLE STRESS DESIGN WIND SPEED	$V_{asd} =$ 72 MPH
EXPOSURE CATEGORY	B
INTERNAL PRESSURE COEFFICIENT	$GC_{pi} = \pm 0.18$
ANALYSIS METHOD	DIRECTIONAL PROCEDURE (ASCE CH. 27)
6. SEISMIC:	
SEISMIC IMPORTANCE FACTOR	$I_E =$ 1.0
SITE CLASS	D
SEISMIC DESIGN CATEGORY	D
MAPPED S.R.A.P. (SHORT)	$S_S =$ 1.849
MAPPED S.R.A.P. (1 SECOND)	$S_1 =$ 0.630
DESIGN S.R.A.P. (SHORT)	$S_{DS} =$ 1.479
DESIGN S.R.A.P. (1 SECOND)	$S_{D1} =$ 0.714
SEISMIC FORCE RESISTING SYSTEM CATEGORY	BEARING WALL SYSTEM
SEISMIC FORCE RESISTING SYSTEM TYPE	WOOD SHEAR WALLS W/ WOOD SHTG (NEW) SPECIAL REINF. MASONRY WALLS (EXISTING)
RESPONSE MODIFICATION COEFFICIENT	$R =$ 6.5 (WOOD), 5.0 (CMU)
SEISMIC RESPONSE COEFFICIENT	$C_S =$ 0.159 (WOOD), 0.207 (CMU)
DESIGN BASE SHEAR	$V =$ 22.7 KIPS
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE (ASCE CH. 12)
7. SOIL (PER GEOTECHNICAL REPORT):	
VERTICAL SOIL BEARING PRESSURE	1,500 PSF (2,000 W/ WIND OR SEISMIC)
LATERAL BEARING PRESSURE	300 PSF/FT
LATERAL COEFFICIENT OF FRICTION	0.3
LATERAL COHESION	N/A
8.. RAIN:	
60 MINUTE RAIN INTENSITY	$i =$ 1.04 IN/HR
9. FLOOD:	
FLOOD DESIGN CLASS	2
FLOOD ZONE	X (UNSHADED - NO HAZARD)
10. SPECIAL LOADS:	
ROOFTOP PHOTOVOLTAIC DESIGN DEAD LOAD	$D_{PV} =$ 0 PSF

DEMOLITION

1. SAFETY NOTES:
   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS, AS THEY APPLY TO THIS PROJECT, OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS.
   B. THE STRUCTURAL ENGINEER AND OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
2. SHORE OR BRACE TRUSSES, BEAMS COLUMNS, AND WALLS AS REQUIRED TO MAINTAIN THE STABLE INTEGRITY OF THE EXISTING STRUCTURE PRIOR TO DEMOLITION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE COMPETENT SHORING AND BRACING FOR ALL LOADS IMPOSED DURING AND AFTER DEMOLITION THROUGH COMPLETION OF NEW CONSTRUCTION.
3. ALL DIMENSIONS GIVEN TO AND OF THE EXISTING STRUCTURE ARE APPROXIMATE. VERIFY BY FIELD MEASUREMENTS THE DIMENSIONS OF THE EXISTING STRUCTURE. WHERE ACTUAL CONDITIONS DEVIATE FROM THE DETAILS SHOWN ON THE DRAWINGS, NOTIFY THE ENGINEER FOR INSTRUCTIONS PRIOR TO PROCEEDING WITH WORK.
4. DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SHALL BE MADE IN SUCH A MANNER AS TO AVOID OR MINIMIZE DAMAGE TO ADJACENT CONSTRUCTION.
5. DEMOLITION IS TO INCLUDE REMOVAL AND DISPOSAL CONSTRUCTION.

ABBREVIATIONS

ADD'L	ADDITIONAL
ALT	ALTERNATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
APA	AMERICAN PLYWOOD ASSOC.
AWS	AMERICAN WELDING SOCIETY
AB	ANCHOR BOLT
&	AND
ARCH	ARCHITECT/ARCHITECTURAL
@	AT
B.O.	BOTTOM OF
B.O.F.	BOTTOM OF FRAMING
BM	BEAM
BRG	BEARING
BTR	BETTER
BTWN	BETWEEN
BLKG	BLOCKING
BN	BOUNDARY NAIL
B.S.	BOTH SIDES
BTM	BOTTOM
CLG	CEILING
CC	CENTER TO CENTER
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
CP, CJP	COMPLETE PENETRATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
DL	DEAD LOAD
DIAG	DIAGONAL
DIA	DIAMETER
DO	DITTO
DF	DOUGLAS FIR
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
EA	EACH
E.F.	EACH FACE
EN	EDGE NAIL
ES	EDGE SCREW
EW	EA WAY
ELEV, EL	ELEVATION
EQ	EQUAL, EQUIVALENT
(E)	EXISTING
EJ	EXPANSION JOINT
FB	FACE OF BLOCK
FC	FACE OF CONCRETE
FP	FACE OF SHEATHING
FS	FACE OF STUD
FIN	FINISH
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FLR	FLOOR
FTG	FOOTING
FDN, FND	FOUNDATION
F.O.	FACE OF
FRMG	FRAMING
GALV	GALVANIZED
GA	GAUGE
GLB	GLUED-LAMINATED BEAM
G.L.	GRID LINE
HGR	HANGER
HDR	HEADER
HT	HEIGHT
HSB	HIGH STRENGTH BOLT
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
INT	INTERIOR
JST	JOIST
LS	LAG SCREW
LT WT	LIGHT WEIGHT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
MB	MACHINE BOLT
MFR, MF'R	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL
MI	MALLEABLE IRON
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N.I.C.	NOT IN CONTRACT
(N)	NEW
NTS	NOT TO SCALE
O/	OVER
OC	ON CENTER
OWJ	OPEN WEB JOIST
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
O.H.	OVERHANG, OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
PP	PARTIAL PENETRATION
PC	PIECE
PL	PLATE
PLYWD	PLYWOOD, SHEATHING
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PAF	POWDER ACTUATED FASTENERS
PT	PRESSURE TREATED
R, RAD	RADIUS
REINF	REINFORCING, REBAR
REQ, REQ'D	REQUIRED
RF	ROOF
R.O.	ROUGH OPENING
Ø	DIAMETER
SCHED	SCHEDULE
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.O.G.	SLAB ON GRADE
SC	SHEAR CONNECTOR/SLIP CRITICAL
SDS	SIMPSON SDS SCREW
SDTS/SMS	SELF DRILLING/TAPPING SCREW OR SHEET METAL SCREW
SHTG	SHEATHING
SHT	SHEET
SIM	SIMILAR
STS	SIMPSON SDWS TIMBER SCREW
SQ	SQUARE
STAGG	STAGGERED
STD	STANDARD
STL	STEEL
SS	STAINLESS STEEL
STFNR	STIFFENER
STRUCT	STRUCTURAL
SP	STRUCTURAL PLYWOOD
SPEN	STRUCTURAL PLYWOOD EDGE NAILING
THD	SIMPSON TITEN-HD SCREW ANCHOR
TN	TOE NAIL
T.O.	TOP OF
T.O.F.	TOP OF FRAMING
T&B	TOP AND BOTTOM
TS	TUBE STEEL
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WS	WOOD SCREW
W.P.	WORK POINT
WHS	WELDED HEADED STUDS
WWF	WELDED WIRE FABRIC
WCLIB	WEST COAST LUMBER INSPECTION BUREAU

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT:
   PREPARED BY: TERRACON REPORT/JOB #: ND215025
   DATED: JUNE 23, 2021
2. FOUNDATION TYPE: SHALLOW, CONVENTIONAL CONCRETE SPREAD FOOTINGS
3. MINIMUM FOOTING DIMENSIONS:
   CONT. FOOTING WIDTH = 12" MIN SPREAD FOOTING WIDTH = 24" MIN
   DEPTH = 24" MIN
4. ALL BUILDING PAD PREPARATION AND FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. COPIES OF THE REPORT MAY BE OBTAINED FROM THE ENGINEER UPON REQUEST.
5. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL FOOTING EXCAVATIONS PRIOR TO PLACEMENT OF REINFORCING STEEL AND CONCRETE.
6. FOUNDATION DEPTHS INDICATED ON PLANS ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL DEPTHS ARE TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER ON THE JOBSITE.
7. WHEN STRUCTURAL OBSERVATION IS REQUIRED, STRUCTURAL ENGINEER SHALL OBSERVE FOOTING REINFORCING STEEL PRIOR TO CONCRETE PLACEMENT. PROVIDE A MINIMUM OF TWO FULL BUSINESS DAYS NOTICE TO STRUCTURAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING, BUT NO LIMITED TO, LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.

LIGHT GAUGE METAL FRAMING

1. GRADE: ALL METAL FRAMING SHALL BE FORMED FROM CORROSION RESISTANT STEEL CONFORMING TO ASTM A653 OR ASTM A1011 WITH MINIMUM YIELD STRENGTH OF 33 KSI FOR 18 GA AND LIGHTER AND 50 KSI FOR 16 GA AND HEAVIER.
2. FLANGES: METAL FRAMING SHOWN ON THE STRUCTURAL DRAWINGS SHALL HAVE CHANNEL TYPE SECTIONS WITH STIFFENED FLANGES.
3. METAL TRACKS SHALL BE THE SAME GAUGE AS FRAMING WHICH IT SUPPORTS, UNLESS NOTED OTHERWISE, WITH MINIMUM FLANGE WIDTH OF 1¼".
4. GALVANIZED COATING MUST MEET THE ASTM C955 SPECIFICATION.
5. FACTORY PUNCH-OUTS TO BE LOCATED ALONG THE CENTERLINE OF THE WEBS OF THE MEMBERS AND HAVE A MINIMUM CENTER-TO-CENTER SPACING OF 24". PUNCH-OUTS TO HAVE A MAXIMUM WIDTH=HALF THE MEMBER DEPTH (D/2) OR 2½", WHICHEVER IS LESS, AND A MAXIMUM LENGTH=4½". LIGHT GAUGE FRAMING MEMBERS SHALL BE CUT SUCH THAT THE MINIMUM DISTANCE BETWEEN THE END OF THE MEMBER AND THE NEAR EDGE OF THE WEB PUNCH-OUT=10".
6. ALL HEADER MEMBERS SHALL BE UN-PUNCHED.
7. DESIGN PROPERTIES OF METAL FRAMING STUDS, CHANNELS & TRACKS SHALL CONFORM TO (OR EXCEED) THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) PRODUCT TECHNICAL INFORMATION CATALOG & ICC REPORT # ESR-3064P.
8. FASTENING SCREW STRENGTH, DIMENSIONS, AND INSTALLATION SHALL COMPLY WITH THE SSMA CATALOG & ICC REPORT. SCREWS SHALL BE RATED BY THE MANUFACTURER FOR THE TYPE AND GAUGE OF THE MATERIAL BEING FASTENED, AND SHALL FULLY PENETRATE ALL PIECES BEING CONNECTED WITH A MINIMUM OF 3 THREADS BEYOND THE BASE MATERIAL.

CONCRETE

1. CONCRETE MIX DESIGNS SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER, REVIEWED BY OWNER'S TESTING LABORATORY AND SUBMITTED TO THE ENGINEER FOR REVIEW. SELECTION OF CONCRETE MIX PROPORTIONS SHALL BE PER THE CALIFORNIA BUILDING CODE.
2. MATERIALS:
   CEMENT SHALL CONFORM TO ASTM C-150 TYPE I OR II.
   FLY ASH SHALL CONFORM TO ASTM C-618. MAX QUANTITY OF FLY ASH SHALL BE AS GIVEN IN SPECS (15% MAX U.N.O.)
   AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHT WEIGHT CONCRETE.
   WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES DELETERIOUS TO CONCRETE OR REINFORCEMENT.
3. REINFORCING BAR SHALL CONFORM TO ASTM A615-GRADE 60 FOR #4 AND LARGER, AND ASTM A615-GRADE 40 FOR #3 AND SMALLER, EXCEPT REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. CONTRACTOR SHALL SUBMIT REBAR MILL CERTIFICATES.
4. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
5. PREHEATING AND WELDING OF REINFORCING BARS SHALL BE DONE IN ACCORDANCE WITH AWS D1.4 LATEST EDITION AND SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY. CONTRACTOR SHALL FURNISH WPS FOR ALL REBAR WELDING TO THE LABORATORY.
6. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
7. CONCRETE COVER: DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF BARS LISTED AND DENOTE CLEAR COVERAGE. NON-PRESTRESSED, CAST-IN-PLACE CONCRETE COVERAGE SHALL BE AS FOLLOWS, U.N.O.:

CAST AGAINST EARTH (EXCEPT SLABS)	3"
CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER	
#6 & LARGER	2"
#5 & SMALLER	1½"
BEAMS & COLUMNS (TIES)	1½"
BEAMS & COLUMNS (MAIN REINF)	2"
CAST-IN-PLACE WALLS (EXTERIOR FACE & SOIL SIDE)	SEE ABOVE
CAST-IN-PLACE WALLS (INTERIOR FACE - #11 & SMALLER)	¾"
TILT-UP WALLS	SEE DETAILS
SLABS (ON FORMS)	¾"
SLABS (ON GROUND)	2" CLR FROM TOP U.N.O.

8. REINFORCEMENT SPLICES SHALL BE LAPPED U.N.O., LAP BARS 48 BAR DIAMETERS U.N.O. SPLICES IN ADJACENT BARS SHALL BE GREATER THAN 5'-0" APART. SPLICE CONTINUOUS BARS IN SOIL-BEARING GRADE BEAMS, STRUCTURAL SLABS ON GRADE AND MAT FOUNDATIONS AS FOLLOWS U.N.O.: TOP BARS AT CENTERLINE OF SUPPORT; BOTTOM BARS AT MID-SPAN. SPLICE CONTINUOUS BARS IN ELEVATED SLABS AND BEAMS, ETC. AS FOLLOWS U.N.O.: TOP BARS AT MID-SPAN; BOTTOM BARS AT CENTERLINE OF SUPPORT. ALL BARS SIZE #14 AND LARGER SHALL BE CONTINUOUS FOR FULL LENGTH SHOWN OR SPLICED WITH MECHANICAL COUPLERS AS NOTED IN DETAILS. SPLICES IN WWF SHALL OVERLAP 2 SQUARES MINIMUM.
9. REINFORCEMENT SPACING: THE MINIMUM CLEAR SPACING BETWEEN PARALLEL BARS IN A LAYER SHALL NOT BE LESS THAN THE LARGER OF BAR DIAMETER, 1", OR 33% GREATER THAN THE MAXIMUM AGGREGATE SIZE (NOMINAL), WHICHEVER IS GREATEST. THIS REQUIREMENT ALSO APPLIES TO THE CLEAR SPACING BETWEEN DIFFERENT LAYERS OF PARALLEL BARS AND TO THE CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.
10. REINFORCEMENT HOOKS SHALL BE STANDARD HOOKS UNLESS OTHERWISE SHOWN OR NOTED. AT WALLS, PROVIDE HOOKS AT ENDS OF ALL REINFORCING ENDS, CORNERS AND INTERSECTIONS, U.N.O.
11. CONSTRUCTION/CONTROL JOINTS SHALL BE PROVIDED @ ALL SLABS ON GRADE AS NOTED ON PLAN. PROPOSED JOINT PLAN SHALL BE SUBMITTED TO THE ENGINEERING FOR APPROVAL PRIOR TO CONSTRUCTION. CONCRETE SURFACE AT CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND LAITANCE REMOVED. WHERE INDICATED ON DRAWINGS, ROUGHEN CONCRETE SURFACE TO ¼" AMPLITUDE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE, SAND BLASTING, OR RAKING THE SURFACE TO PROVIDE ¼" DEEP DEFORMATIONS.
12. DEBRIS SHALL BE REMOVED FROM FORMS BEFORE CASTING ANY CONCRETE.
13. EMBEDDED ITEMS IN CONCRETE (REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC.) SHALL BE SECURELY POSITIONED IN FORMS BEFORE PLACING CONCRETE.
14. PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE OR CONCRETE FILL OVER METAL DECKING EXCEPT WHERE SPECIFICALLY APPROVED BY THE ENGINEER.
15. ANCHOR BOLTS (AB'S) CAST IN CONCRETE OR MASONRY FOR WALL SILL AND LEDGER/ APPLICATIONS SHALL BE HEADED BOLTS WITH CUT THREADS CONFORMING TO ASTM A307 OR F1554 U.N.O. REFER TO "WOOD NOTES" FOR ADDITIONAL REQUIREMENTS FOR BOLTS IN CONTACT WITH PRESSURE TREATED OR FIRE RETARDANT MATERIAL. REFER TO 'STRUCTURAL STEEL' NOTE FOR REQUIREMENTS FOR ANCHOR RODS CAST IN CONCRETE FOR COLUMN BASE PLATE AND STEEL EMBED APPLICATIONS.
16. CONCRETE WALLS SHALL BE CAST IN HORIZONTAL LAYERS OF 2'-0" MAXIMUM DEPTH.
17. CONCRETE IN WALLS, PIERS OR COLUMNS SHALL SET AT LEAST 2 HOURS BEFORE PLACING CONCRETE IN BEAMS, SPANDRELS, OR SLABS SUPPORTED THEREON.
18. CONSOLIDATE CONCRETE PLACED IN FORMS BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPADING, RODDING OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF ACI 309 TO SUIT THE TYPE OF CONCRETE AND PROJECT CONDITIONS. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. IN SUCH CASES HOPPERS AND CHUTES OR TRUNKS OF VARIABLE LENGTHS SHALL BE USED SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 6 FEET.
19. CONTINUOUS REINFORCING: DRILL THROUGH STEEL COLUMNS, BEAMS AND PLATES TO PASS CONTINUOUS REINFORCING, U.N.O.
20. WOOD STAKES & SPREADERS: NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
21. LIFT-POINTS: ADDITIONAL REINFORCING IN PRECAST OR TILT-UP PANELS REQUIRED FOR LIFTING STRESSES SHALL BE SUPPLIED BY CONTRACTOR.
22. AT RE-ENTRANT CORNERS, PROVIDE #5X4'-0" DIAGONAL REINFORCING AT MID-DEPTH OF SLAB. THIS APPLIES TO SLAB ON GRADE, CONCRETE OVER METAL DECK, AND ELEVATED STRUCTURAL SLAB CONDITIONS.
23. GROUT: PLACE NON-SHRINK GROUT UNDER BASE PLATES, SILL PLATES, ETC AS INDICATED ON THE DRAWINGS. NON-SHRINK GROUT SHALL BE MASTERFLOW 928 GROUT BY MASTER BUILDERS TECHNOLOGIES OR APPROVED EQUAL WITH A PREMIXED NONMETALLIC FORMULA AND A MINIMUM F'C OF 7500 PSI @ 28 DAYS.
24. ALL SAW CUTTING SHALL BE DONE AFTER INITIAL SET HAS OCCURRED TO AVOID TEARING OR DAMAGE BY THE SAW BLADE, BUT BEFORE INITIAL SHRINKAGE HAS OCCURRED.
25. STRUCTURAL OBSERVATION: NOTIFY ENGINEER A MINIMUM OF 48 HOURS BEFORE PLACING ANY CONCRETE WHEN STRUCTURAL OBSERVATION IS REQUIRED.
26. CONCRETE STRENGTH: (MAX SLUMP = 4")

USE	f'c @ 28 DAYS	MAX AGGREGATE SIZE	DENSITY (lbs/ft³)	MAX W/C RATIO
FOUNDATIONS	3000 psi	1½"	145	0.58
SLAB-ON-GRADE	3500 psi	1"	145	0.45
EXTERIOR FLATWORK	2500 psi	1"	145	0.60

29. DEVELOPMENT LENGTHS SHALL BE PROVIDED PER THE TABLE BELOW UNLESS NOTED OTHERWISE.

STRAIGHT BARS			WITH STANDARD HOOKS		
BAR	f'c		BAR	f'c	
	3000 psi	4000 psi		3000 psi	4000 psi
#3	22"	21"	#3	6"	6"
#4	29"	26"	#4	8"	7"
#5	37"	32"	#5	11"	9"
#6	44"	38"	#6	13"	11"
#7	52"	45"	#7	15"	13"
#8	59"	51"	#8	17"	15"

TEST AND INSPECTIONS

1. TESTS AND INSPECTIONS SHALL BE PROVIDED AS REQUIRED BELOW AND SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 17 OF THE CALIFORNIA BUILDING CODE.
2. ALL TEST AND INSPECTIONS SHALL BE PERFORMED BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING & INSPECTION COMPANY, UNLESS NOTED OTHERWISE. JOBSITE VISITS BY THE ENGINEER ARE NOT A SUBSTITUTE FOR SPECIAL INSPECTION.
3. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK INDICATED FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
4. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING DEPARTMENT.
5. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CALIFORNIA BUILDING CODE.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THESE TESTS AND INSPECTIONS ARE PERFORMED.
7. THIS LIST DOES NOT INCLUDE REQUIRED INSPECTIONS PERFORMED BY THE COUNTY/CITY BUILDING INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING ALL REQUIRED INSPECTIONS.
8. WHERE NOTED IN THE PLANS, SPECIAL INSPECTION AND TEST REQUIREMENTS HAVE BEEN WAIVED BY THE ENGINEER FOR CONSTRUCTION OF A MINOR NATURE OR FOR ELEMENTS WHICH ARE SUBJECT TO LIGHT OR NEGLIGIBLE LOADING IN ACCORDANCE 2019 CBC 1704.2 EXCEPTION #1.
9. REQUIRED TESTS, DOCUMENTATION, AND SPECIAL INSPECTIONS ARE INDICATED BELOW WITH A SOLID FILLED RECTANGLE IN THE LEFT HAND COLUMN.

NOTE: COORDINATE WITH BUILDING DEPARTMENT'S SPECIAL INSPECTION FORM.

REQ	TESTS & DOCUMENTATION
	SOIL COMPACTION TEST
	CONCRETE MIX DESIGN, CEMENT, AGGREGATES & ADMIXTURES
	CONCRETE STRENGTH F'C TEST
	MASONRY STRENGTH F'M
	MASONRY MORTAR, GROUT PROPORTION, AGGREGATES, ADDITIVES
	POST INSTALLED ANCHORS: EXPANSION / EPOXY ANCHORS
■	REINFORCING STEEL MILL CERTIFICATION
■	STRUCTURAL STEEL MILL CERTIFICATION
	NON-DESTRUCTIVE WELD TEST FOR ALL COMPLETE PENETRATION GROOVE WELDS BY ULTRASONIC TESTING OR RADIOGRAPHY
	HIGH STRENGTH BOLTS, NUTS AND WASHERS

*C = CONTINUOUS INSPECTION, P = PERIODIC INSPECTION

VERIFICATION & SPECIAL INSPECTION

REQ	TYPE	C*	P*
	- SOIL (2019 CBC 1705.6) -		
■	FOOTING EXCAVATION		■
	PILE/PIER FOUNDATION	■	
■	MATERIAL VERIFICATION BELOW FOOTING		■
■	EXCAVATION VERIFICATION TO PROPER DEPTH		■
■	PLACEMENT AND COMPACTION OF COMPACTED FILL	■	
■	SITE PREPARATION PRIOR TO PLACEMENT OF COMPACTED FILL		■
	- CONCRETE (2019 CBC 1705.3) -		
	CONCRETE PLACEMENT	■	
	INSPECTION OF REINFORCING STEEL & PLACEMENT		■
	PRECAST CONCRETE ATTACHMENTS & INSERTS		■
	ERECTION OF PRECAST CONCRETE MEMBERS		■
	- POST INSTALLED ANCHORS (MANUFACTURER'S CODE APPROVAL REPORT) -		
■	EXPANSION & SCREW ANCHOR INSTALLATION (WHERE NOTED IN PLANS)		■
■	EPOXY ANCHOR INSTALLATION (WHERE NOTED IN PLANS)	■	
	- WOOD (2019 CBC 1705.5, 1705.11.1, & 1705.12.2) -		
■	VERIFY GRADE AND THICKNESS OF SHEATHING		■
■	VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES		■
■	VERIFY NAIL DIAMETER, LENGTH, NUMBER OF FASTENER LINES, AND SPACING		■
	- STEEL (2019 CBC 1705.2) -		
	MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS & WASHERS		■
	INSPECTION OF HIGH-STRENGTH BOLTING, BEARING & TYPICAL CONNECTIONS		■
	COMPLETE & PARTIAL PENETRATION GROOVE WELDS	■	
	MULTI-PASS FILLET WELDS & SINGLE-PASS FILLET WELDS > 5/16"	■	
■	SINGLE-PASS FILLET WELDS <= 5/16"		■
	FLOOR AND ROOF DECK WELDS		■
	INSPECTION OF STEEL FRAME JOINT DETAILS		■
	AUTOMATIC END-WELD STUD SHEAR CONNECTORS		■
	- MASONRY (2019 CBC 1705.4) -		
■	LEVEL 2 (RISK CATEGORY I, II, III) PER TMS 602 TABLE 3 & 4	SEE TMS	
	LEVEL 3 (RISK CATEGORY IV) PER TMS 602 TABLE 3 & 4	SEE TMS	

ADHESIVE ANCHORS - CONCRETE

1. WHERE "HILTI" OR "SIMPSON" POST-INSTALLED ADHESIVE ANCHORS IN CONCRETE ARE CALLED OUT ON PLAN, THE FOLLOWING HILTI OR SIMPSON ADHESIVE PRODUCTS SHALL BE USED, RESPECTIVELY. SUBSTITUTIONS BETWEEN OR FOR OTHER PRODUCTS SHALL BE APPROVED BY THE ENGINEER PRIOR TO USE:
   A. HILTI "HIT-RE 500 V3" EPOXY ADHESIVE AS MANUFACTURED BY HILTI, INC. ICC REPORT NO. ESR-3814.
   B. SIMPSON "SET-3G" ADHESIVE ANCHORS AS MANUFACTURED BY SIMPSON STRONG-TIE, INC. ICC-ES REPORT NO. ESR-4057.
2. INSTALLATION, INSPECTION & TESTING OF ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, ICC-ES REPORT AND THESE NOTES.
3. THREADED ROD ANCHORS SHALL BE F1554, GRADE 36 U.N.O.
4. UNLESS NOTED OTHERWISE, CONTINUOUS SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH CBC SECTION 1705.3. SPECIAL INSPECTOR MUST VERIFY PRODUCT, EXPIRATION DATE, CONCRETE TYPE AND STRENGTH, TEMPERATURE OF SUBSTRATE, ANCHOR DIAMETER AND STEEL GRADE, COMPLIANCE OF DRILL BIT, HOLE DIAMETER AND LOCATION, CLEANLINESS OF HOLE AND ANCHOR, ADHESIVE APPLICATION, AND ANCHOR EMBEDMENT. SEE "TEST AND INSPECTIONS" SECTION OF PLANS FOR ADDITIONAL INFORMATION.
5. WHEN INSTALLING ANCHORS IN EXISTING CONCRETE DO NOT CUT OR DAMAGE EXISTING REINFORCING BARS. LOCATE EXISTING REINFORCING BARS WITH PACHOMETER OR X-RAY IF REQUIRED.

SCREW ANCHORS - CONCRETE

1. USE SIMPSON TITEN HD SCREW ANCHORS AND SIMPSON TITEN HD ROD ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY INC., PLEASANTON CALIFORNIA. ICC-ES EVALUATION REPORT NO. ESR-2713 (CARBON ANCHORS) OR UES EVALUATION REPORT NO. 493 (STAINLESS STEEL).
2. INSTALLATION OF ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, EVALUATION REPORT, AND THESE NOTES.
3. UNLESS NOTED OTHERWISE, PERIODIC SPECIAL INSPECTION IS REQUIRED IN ACCORDANCE WITH CBC SECTION 1705.3 AND THE EVALUATION REPORT.
4. WHEN INSTALLING ANCHORS IN EXISTING CONCRETE DO NOT CUT OR DAMAGE EXISTING REINFORCING BARS. LOCATE EXISTING REINFORCING BARS WITH PACHOMETER OR X-RAY IF REQUIRED.

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* DO NOT SCALE DRAWINGS *

REGISTERED PROFESSIONAL ENGINEER
TRAVIS W. SMITH
No. 84367
CIVIL
STATE OF CALIFORNIA
September 30, 2021

ISSUED FOR:
PERMIT SUBMITTAL

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SHEET TITLE:
GENERAL NOTES

DATE: 09/30/2021
PROJECT#: 21.032
SHEET #:
S1.1

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CONCRETE MASONRY

1. 28-DAY COMPRESSIVE STRENGTH OF CONCRETE MASONRY (f'_m) SHALL BE 2,000 PSI FOR ALL USES. FULL MASONRY STRESSES ARE USED IN DESIGN.
2. CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90, GRADE N. UNITS SHALL BE LIGHTWEIGHT WITH A MAXIMUM UNIT WEIGHT OF 105 PCF.
3. MORTAR SHALL BE TYPE S, COMPLYING WITH ASTM C270.
4. GROUT SHALL COMPLY WITH ASTM C476.
5. COMPRESSIVE STRENGTH SHALL BE CONFIRMED VIA EITHER THE UNIFORM STRENGTH METHOD OR PRISM TESTING PER TMS 602 1.4 B.2. REQUIRED 28-DAY COMPRESSIVE STRENGTH:

SPECIFIED f'_m	CONC BLOCK UNITS (PSI)	GROUT (PSI)
2,000	2,000	$\geq f'_m$

6. REINFORCING STEEL SHALL CONFORM TO ASTM A615-GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3 AND SMALLER.
7. ALL REINFORCEMENT SHALL BE CONTINUOUS. STAGGER SPLICES WHERE POSSIBLE. LAP BARS 48 DIAMETERS MINIMUM, UNLESS NOTED OTHERWISE.
8. VERTICAL REINFORCING SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS.
9. EACH VERTICAL BAR IN WALLS SHALL LAP 48 DIAMETERS WITH A DOWEL OF THE SAME SIZE EXTENDING INTO THE FOUNDATION. CARRY EACH DOWEL TO WITHIN 3" OF THE BOTTOM OF THE FOUNDATION AND TERMINATE WITH 90° HOOK. DOWELS SHALL BE STRAIGHT AND PLUMB.
10. PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS. WHEN 2 BARS ARE USED, STAGGER LAPS A MINIMUM OF 5'-0".
11. PROVIDE 2-#5 BARS (FULL HEIGHT OF WALL AT JAMB AND EXTENDING A MINIMUM OF 2'-6" PAST EDGES OF OPENINGS AT HEAD AND SILL) EACH SIDE OF ALL OPENINGS AND EACH END OF ALL WALLS, UNLESS NOTED OTHERWISE ON DRAWINGS.
12. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE AND REMOVE ALL LAITANCE AND LOOSE MATERIAL. ROUGHEN CONCRETE SURFACE TO 1/16" AMPLITUDE.
13. CONCRETE BLOCK MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS. ALL HEAD AND BED JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE UNIT NOT LESS THAN THE THICKNESS OF THE FACE SHELL. BOND SHALL BE PROVIDED BY LAPPING SUCCESSIVE COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.
14. VERTICAL CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CELL MEASURING NOT LESS THAN 2"X3".
15. CLEAN OUT OPENINGS SHALL BE PROVIDED IN THE BOTTOM COURSE OF WALL TO BE FILLED AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-0" IN HEIGHT. SPACING OF CLEAN OUTS SHALL NOT EXCEED 32" CC. THE CLEAN OUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
16. THOROUGHLY CLEAN ALL CELLS AND BOND BEAMS OF MORTAR PROJECTIONS, MORTAR DROPPINGS, OR OTHER FOREIGN MATERIAL BEFORE GROUTING.
17. ALL CELLS SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE PLACED IN A CONTINUOUS POUR IN LIFTS NOT EXCEEDING 6'-0". ALL GROUTING SHALL BE DONE UNDER THE CONTINUOUS OBSERVATION OF THE OWNER'S TESTING LABORATORY.
18. ALL GROUT SHALL BE THOROUGHLY CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT IN A MANNER TO PROVIDE SOLIDLY GROUTED SPACES.
19. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT 1-1/2 " BELOW THE TOP OF THE UPPERMOST UNIT.
20. ALL EMBEDDED ITEMS (BOLTS, ETC.) SHALL BE SECURELY POSITIONED PRIOR TO GROUTING. PROVIDE A MINIMUM OF 1" GROUT AROUND ALL BOLTS IN MASONRY.
21. PIPES AND ELECTRICAL CONDUITS SHALL NOT BE EMBEDDED IN CONCRETE MASONRY EXCEPT WHERE SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER.
22. USE OPEN END BLOCK FOR ALL STACK BOND CONSTRUCTION.

WOOD

1. GRADING: ALL SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH AS GRADED BY THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) IN ACCORDANCE WITH STANDARD GRADING RULES NO. 17 TYPICAL UNLESS NOTED OTHERWISE. ALL MEMBERS SHALL HAVE A MINIMUM GRADE OF NO. 2, U.N.O.
2. SHEAR WALL SHEATHING: ALL STRUCTURAL SHEATHING USED FOR SHEARWALLS AND ROOF SHEATHING SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS1, DOC PS2 OR ANSI/APA PRP 210. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.
3. PT SILL PLATES: ALL FOUNDATION PLATES OR SILLS ON CONCRETE SLABS WHICH ARE IN DIRECT CONTACT WITH EARTH, AND PLATES OR SILLS ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED.
4. MOISTURE CONTENT: ALL WOOD SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19% WHEN SHEATHING IS APPLIED.
5. EARTH SEPARATION: 8" MINIMUM CLEARANCE SHALL BE MAINTAINED AT ALL EXTERIOR WALLS BETWEEN FINISH GRADE AND BOTTOM OF WOOD WALLS.
6. TOP PLATES: BEARING AND SHEARWALLS SHALL HAVE DOUBLE TOP PLATES LAPPED AT WALL CORNERS AND INTERSECTIONS AND PLATES SHALL BE INTERNAILED WITH 3-16D AT SUCH LOCATIONS. FOR PLATE SPLICE DETAILS, SEE DRAWINGS.
7. ANCHOR BOLTS: SILL PLATE ANCHOR BOLTS SHALL BE INSTALLED WITH 3" SQ.x0.229" THICK MINIMUM PLATE WASHERS BETWEEN THE NUT AND THE PLATE.
8. BLOCKING: PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. PROVIDE WALL BLOCKING AT ALL CEILING LEVELS.
9. PARTITION SUPPORT: JOISTS UNDER AND PARALLEL TO PARTITIONS SHALL BE DOUBLED AND NAILED TOGETHER.
10. BOLT HOLES: HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".
11. LAG SCREW HOLES: HOLES FOR LAG SCREWS SHALL BE BORED AS FOLLOWS:
    - A. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK.
    - B. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
12. SCREWS: LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT HAMMERED INTO PLACE. SOAP MAY BE USED TO LUBRICATE THE SCREWS. ALL BOLTS AND LAG SCREWS SHALL BE TIGHTENED AT INSTALLATION AND RETIGHTENED BEFORE CLOSING IN OR AT COMPLETION OF JOB.
13. WASHERS: ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD.
14. FLOOR AND ROOF SHEATHING: LAY ALL STRUCTURAL SHEATHING ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORT TYPICAL UNLESS NOTED OTHERWISE. USE PLY-CLIPS AT UNSUPPORTED SHEATHING EDGES.
15. HARDWARE: CONNECTOR HARDWARE MODEL NUMBERS ARE THOSE FOR SIMPSON STRONG-TIE COMPANY, U.N.O. ALL JOIST HANGERS SHALL BE SIMPSON U SERIES UNLESS NOTED OTHERWISE. EQUIVALENT CONNECTORS WITH ICC ACCEPTANCE MAY BE SUBMITTED FOR REVIEW AS AN ALTERNATE.
16. STRUCTURAL OBSERVATION: WHEN STRUCTURAL OBSERVATION IS REQUIRED, NOTIFY STRUCTURAL ENGINEER AFTER WALL, FLOOR, AND ROOF SHEATHING NAILING HAS BEEN COMPLETED AND A MINIMUM OF 48 HOURS PRIOR TO CONCEALING SHEATHING.
17. FASTENERS IN PT LUMBER: FASTENERS, NUTS, AND WASHERS IN CONTACT WITH SBX/DOT AND ZINC BORATE TREATED WOOD IN INTERIOR DRY CONDITIONS MAY BE CARBON STEEL. FASTENERS IN OTHER PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS) SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL PER CBC 2304.10.5.1, U.N.O.

NAILING REQUIREMENTS

1. ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:

8d	0.131"Ø x 2½"
10d	0.148"Ø x 3"
10d SHORTS	0.148"Ø x 1⅝" PLUS THICKNESS OF SHTG
16d	0.162"Ø x 3½"
20d	0.192"Ø x 4"

2. PROVIDE NAILS AT CONNECTIONS AS INDICATED ON PLANS. WHERE NAILING IS NOT INDICATED, NAIL PER CBC TABLE 2304.10.1.
3. NAILING NOT NOTED IN SCHEDULE OR ON PLANS SHALL BE A MINIMUM OF TWO NAILS AT EACH CONTACT. USE 8D NAILS FOR 1" MATERIAL AND 16D NAILS FOR 2" MATERIAL.
4. HOLES SHALL BE PRE-DRILLED WHERE NECESSARY TO PREVENT SPLITTING.

WOOD-FRAMED SHEAR WALLS

1. HOLDOWN BOLTS SHALL NOT BE CONSIDERED TO REPLACE OR ACT AS ANCHOR BOLTS.
2. MUD SILLS SHALL BE 2X PT DF U.N.O.
3. ANCHOR BOLTS SHALL BE ⅝"Ø W/ 9" MIN. EMBEDMENT. SPACE ANCHOR BOLTS @ 48" CC U.N.O. THERE SHALL BE AT LEAST 2 BOLTS FOR EACH PIECE OF SILL AND AN ANCHOR BOLT NOT MORE THAN 12" AND NOT LESS THAN 4½" FROM EACH END OF EACH PIECE OF SILL. WHERE ANCHOR BOLTS NEED TO BE POST-INSTALLED, USE ½"Ø SIMPSON TITEN-HD'S WITH 6" MINIMUM EMBEDMENT.
4. PANEL JOINTS: SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICE JOINTS. PROVIDE MIN 2X BLOCKING AT ALL UNSUPPORTED PANEL EDGES. USE MIN 3X BLOCKING WHEN NAILS ARE SPACED 4" CC OR LESS, U.N.O.
5. EDGE DISTANCE FOR NAILS IN THE FRAMING MEMBERS AND THE PLYWOOD SHALL BE ⅜" MINIMUM FOR 2" NOMINAL FRAMING MEMBERS AND ½" MINIMUM FOR 3" NOMINAL FRAMING MEMBERS.
6. ALL NAILS TO BE COMMON WIRE NAILS, TYPICAL U.N.O.
7. FRAMING/BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED AT ALL EDGES WHERE NAILS ARE SPACED 4" CC OR LESS.
8. PLATE WASHERS: ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 3" SQUARE X 0.229" THICK. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. WHERE EDGE NAILING IS 4" CC OR TIGHTER, PLATE WASHERS SHALL BE LOCATED NO MORE THAN ½" AWAY FROM THE SHEATHING. WHERE SHEATHING IS REQUIRED ON BOTH SIDES OF THE WALL, THIS REQUIREMENT SHALL BE MET BY EITHER 1) WIDER PLATE WASHERS OR 2) REDUCE BOLT SPACING BY 50% & STAGGER BOLTS SO THAT PLATE WASHERS ARE WITHIN ½" OF THE NEAREST EDGE.

LAMINATED VENEER LUMBER (LVL)

1. LAMINATED VENEER LUMBER (LVL) PRODUCTS SHALL BE MANUFACTURED BY WEYERHAEUSER PER ICC REPORT #ESR-1387, WS (WESTERN SPECIES) GRADE 1.9E OR 2.0E AS SHOWN ON PLANS.
2. ALL 1.9E MICROLLAM LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:
   $E = 1.9 \times 10^6$ PSI $F_{c\parallel} = 2510$ PSI $F_v = 285$ PSI
   $F_b = 2600$ PSI $F_{c\perp} = 750$ PSI
3. ALL 2.0E MICROLLAM LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN STRESSES:
   $E = 2.0 \times 10^6$ PSI $F_{c\parallel} = 2635$ PSI $F_v = 285$ PSI
   $F_b = 2750$ PSI $F_{c\perp} = 750$ PSI
4. CONNECTION BETWEEN MULTIPLE PIECES OF TOP-LOADED BEAMS SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS.
5. ALL NOTCHES AND HOLES MUST BE OF THE SIZE AND LOCATION ALLOWED BY THE MANUFACTURER & THE CORRESPONDING EVALUATION REPORT.

GLUED-LAMINATED BEAMS (GLB'S)

1. GLUED-LAMINATED BEAMS SHALL BE MANUFACTURED FROM VISUALLY GRADED WESTERN SPECIES AND SHALL CONFORM TO THE FOLLOWING COMBINATIONS:
   SIMPLE SPAN MEMBERS: 24F-V4
   CANTILEVER & CONTINUOUS MEMBERS: 24F-V8
2. BEAMS SHALL HAVE THE FOLLOWING MINIMUM BENDING DESIGN VALUES:
   $F_b = 2{,}400$ PSI $F_{vx} = 265$ PSI $F_c = 650$ PSI $E = 1{,}800{,}000$ PSI
3. BEAMS SHALL HAVE THE FOLLOWING MINIMUM AXIAL DESIGN VALUES:
   $F_t = 1{,}100$ PSI $F_c = 1{,}600$ PSI
4. CAMBER BEAMS ON 2000 FOOT RADIUS BETWEEN SUPPORTS (NO CAMBER AT CANTILEVERS), TYP, U.N.O.
5. BEAMS SHALL BE FABRICATED WITH EXTERIOR GLUE AND SHALL BE ASSUMED TO BE FOR EXTERIOR USE.
6. BEAMS SHALL CONFORM TO STANDARD SPECIFICATION FOR STRUCTURAL GLUED-LAMINATED TIMBER AITC 117 LATEST EDITION & SHALL BE STAMPED WITH THE AITC QUALITY CONTROL MARK.

STRUCTURAL STEEL

1. FABRICATION, ERECTION AND MATERIALS SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE AISC, AS CONTAINED IN THE "AISC 360-16 SPECIFICATIONS OF STRUCTURAL STEEL BUILDINGS", THE "AISC MANUAL OF STEEL CONSTRUCTION", 15TH EDITION AND THE CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS, U.N.O.:

WIDE FLANGES (W, WT, S, M)	ASTM A992
CHANNELS (C), MISC CHANNELS (MC), ANGLES (L)	ASTM A36
HOLLOW STRUCTURAL STEEL (HSS)	ASTM A500, Gr. C
STEEL CIRCULAR PIPES (P)	ASTM A53, Type E or S, Gr. B
COLUMN CONTINUITY PLATES	ASTM A572, Gr. 50
COL BASES, STIFFENERS, SHEAR TABS, MISC PLATE	ASTM A36
DECK CLOSURE PLATES	ASTM A36
STAINLESS STEEL PLATES & BARS	ASTM A276
GENERAL BOLTS	ASTM F3125 Gr. A325-N
SLIP CRITICAL BOLTS (SEE NOTE #4 BELOW)	ASTM F3125 Gr. A325-SC
HIGH STRENGTH BOLTS	ASTM F3125 Gr. A325-N or A490
MACHINE BOLTS (GENERAL USE)	ASTM A307
ANCHOR BOLTS AND RODS	ASTM F1554, Gr. 36, 55, or 105
THREADED ROD (GENERAL USE)	ASTM A36 (A307 Gr. A OK for ⅜" Ø)
WELDED SHEAR STUDS & THREADED STUDS	ASTM A108, Gr. 1015 thru 1020
NUTS FOR BOLTS & MACHINE BOLTS	ASTM A563
HARDENED WASHERS	ASTM F436
UNHARDENED WASHERS	ASTM F844
PLAIN WASHERS	ASTM B18.22.1
BEVELED WASHERS	ASTM B18.23.1

3. BOLTED CONNECTIONS SHALL CONSIST OF UNFINISHED BOLTS PER THE TABLE ABOVE UNLESS NOTED OTHERWISE. ANCHOR BOLTS CAST IN CONCRETE OR MASONRY SHALL BE HEADED BOLTS WITH CUT THREAD, FULL DIAMETER BODY STYLE CONFORMING TO ASTM F1554 U.N.O.. UNLESS NOTED OTHERWISE, ANCHOR BOLTS/RODS SHALL BE GRADE 36 EXCEPT THAT WELDED ANCHOR BOLTS SHALL BE GRADE 55 PER S1 SUPPLEMENTARY REQUIREMENTS. ALL BOLTED CONNECTIONS AND BASE PLATES SHALL HAVE STANDARD CUT WASHERS UNLESS NOTED OTHERWISE. WASHERS AT BASE PLATES SHALL BE PLACED AT TOP AND BOTTOM OF PLATE.
4. "SLIP-CRITICAL" BOLTED CONNECTIONS:
   - A) "SLIP-CRITICAL" CONNECTIONS (A325-SC DESIGN VALUES WITH SPECIAL INSPECTION) ARE REQUIRED AT ALL BRACED FRAME CONNECTIONS, AT ALL CONNECTIONS ALONG CHORD LINES AND DRAG LINES (AS NOTED ON PLANS), AND U.N.O., AT ALL BOLTS IN OVERSIZED OR SLOTTED HOLES.
   - B) THE SPECIAL INSPECTOR MUST BE PRESENT DURING INSTALLATION AND TIGHTENING OPERATION OF "SLIP-CRITICAL" CONNECTIONS.
5. ALL STRUCTURAL STEEL SHALL RECEIVE MINIMUM OF ONE SHOP COAT OF RED PRIMER WITH A MINIMUM DRY FILM THICKNESS OF 2.0 MILS. DO NOT SHOP PRIME OR PAINT AREAS TO BE FIELD WELDED, FIREPROOFED, GALVANIZED, TO RECEIVE SLIP-CRITICAL HIGH STRENGTH BOLTS, OR TO BE EMBEDDED IN CONCRETE. PRIOR TO PRIMING OR PAINTING, CLEAN STRUCTURAL STEEL IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC) RECOMMENDATIONS & AS REQUIRED BY THE PRIMER & PAINT MANUFACTURER. PROVIDE ADDITIONAL PAINTING AS NOTED IN THE SPECIFICATIONS.
6. ALL STRUCTURAL STEEL SHALL BE ERECTED PLUMB AND TRUE TO LINE. TEMPORARY BRACING SHALL BE INSTALLED AND SHALL BE LEFT IN PLACE UNTIL OTHER MEANS ARE PROVIDED TO ADEQUATELY BRACE THE STRUCTURE. CONTRACTOR RESPONSIBLE FOR REVIEWING ALL BASE PLATE AND SUPPORT CONDITIONS DURING ERECTION AND BRACING AS REQUIRED. SEE AISC AND OSHA REQUIREMENTS.
7. PLACE NON-SHRINK GROUT UNDER ALL BASE PLATES BEFORE ADDING VERTICAL LOAD. SEE CONCRETE NOTES FOR NON-SHRINK GROUT REQUIREMENTS.
8. STRUCTURAL STEEL BELOW GRADE SHALL HAVE 3" MINIMUM OF CONCRETE COVER.
9. PROVIDE ½"Ø STITCH BOLTS AND RING FILLS, SPACE AT NOT MORE THAN 24" CC FOR ALL DOUBLE ANGLE MEMBERS.
10. AT WOOD TO STEEL PARALLEL CONTACT, ATTACH WITH ⅝" Ø WELDED THREADED STUDS AT MAXIMUM 16" CC & 6" FROM ENDS OF WOOD MEMBER, TYPICAL UNLESS NOTED OTHERWISE.
11. HOLES FOR UNFINISHED BOLTS SHALL BE OF THE SAME NOMINAL DIAMETER OF THE BOLT PLUS 1/16". USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS EMBEDDED IN CONCRETE SHALL BE OF THE SAME NOMINAL BOLT DIAMETER PLUS 3/16" UNLESS NOTED OTHERWISE.
12. WELDING SHALL BE DONE BY THE ELECTRIC ARC PROCESS IN ACCORDANCE WITH AMERICAN WELDING SOCIETY STANDARDS, USING ONLY CERTIFIED WELDERS. ALL GROOVE WELDS SHALL HAVE COMPLETE PENETRATION UNLESS NOTED OTHERWISE. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH. ALL WELDING TO BE DONE USING E70XX ELECTRODES. IN ADDITION, WELDING OF ASTM A572 GRADE 50 STEEL AND ASTM A992 STEEL SHALL BE DONE WITH ELECTRODES CAPABLE OF DEPOSITING WELD METAL WITH A MAXIMUM DIFFUSIBLE HYDROGEN CONTENT OF 16ML/100G (H16). WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTHS REQUIRED.
13. MINIMUM FILLET WELDS: 3/16" @ T < ½" ¼" @ T < ¾" 5/16" @ T > ¾"
14. WELDING PROCEDURE SPECIFICATIONS (WPS) FOR SHOP AND FIELD PRE-QUALIFIED WELD JOINTS AND WELD JOINTS QUALIFIED BY TEST SHALL BE PREPARED FOR REVIEW PRIOR FOR FABRICATION. ALL WELDING PROCEDURES THAT MEET THERE REQUIREMENTS OF AWS D1.1 SEC. 5.1 SHALL BE CONSIDERED AS PRE-QUALIFIED. QUALIFICATION TESTING IS REQUIRED WHEN THE DEPTH OF A PARTIAL PENETRATION OR COMPLETE PENETRATION WELD IS 2" OR GREATER.
15. STRUCTURAL STEEL & FASTENERS THAT ARE PERMANENTLY EXPOSED TO WEATHER SHALL BE EITHER PRIMED AND PAINTED OR HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 & A153. REPAIR GALVANIZING AFTER WELDING IN ACCORDANCE WITH ASTM A780.
16. WHEN STRUCTURAL STEEL & CONNECTIONS WILL BE EXPOSED TO VIEW IN THE COMPLETED BUILDING, THEY SHALL BE FABRICATED, ERECTED & FINISHED IN COMPLIANCE WITH ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS) GUIDELINES & SECTION 10 OF THE AISC 303-05 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".

POWDER ACTUATED FASTENERS (SHOT PINS)

1. THESE NOTES GOVERN ALL CONDITIONS CALLED OUT ON THE PLANS AS "PAF" OR "SHOT PINS", UNLESS NOTED OTHERWISE.
2. INSTALLATION, TESTING & INSPECTION OF ALL PAF'S SHALL BE IN ACCORDANCE WITH THE APPLICABLE EVALUATION REPORT, THESE PLANS, AND ANY PROJECT SPECIFICATIONS.
3. PAF'S SPECIFIED IN THESE NOTES SHALL BE USED FOR DRY, INTERIOR APPLICATIONS ONLY.
4. WHERE NO MANUFACTURER IS CALLED OUT ON THE DRAWINGS, EITHER HILTI OR SIMPSON MAY BE USED AT THE CONTRACTOR'S OPTION.

SIMPSON ANCHORS:

PAF'S SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE PLEASANTON, CALIFORNIA IN ACCORDANCE WITH ICC EVALUATION REPORT #ESR-2138, REISSUED 03/2018.

CONNECTED MATERIAL	BASE MATERIAL	BASE MATERIAL THICKNESS, 't'	MINIMUM PENETRATION INTO BASE MATERIAL (F)	SIMPSON FASTENER (E)
COLD FORMED STEEL (LIGHT GAUGE) & NON-PRESERVATIVE TREATED WOOD	STEEL (ALL GRADES)	3/16" ≤ 't' < ⅜"	FULL	PDPA or PDPAT
		⅜" ≤ 't' ≤ ½"	PARTIAL	
		½" < 't' ≤ ¾"	0.46"	
	NORMAL WEIGHT CONCRETE (A)(B)	3X PENETRATION MIN	¾"	
	LIGHT WEIGHT CONCRETE FILL OVER METAL DECKING (B)	3X PENETRATION MIN	¾" FOR PDPA 1" FOR PDPAT	
	CMU (GROUTED OR UNGROUTED) (C)	1¼" MIN FACE SHELL	FULL	
2X PRESERVATIVE TREATED WOOD	NORMAL WEIGHT CONCRETE (D)	3X PENETRATION MIN	1"	PDPAWL- 287MG

SIMPSON TABLE FOOTNOTES:

(A) FOR INSTALLATIONS IN NORMAL WEIGHT CONCRETE, INCLUDING CONCRETE OVER METAL DECK, SHALL HAVE 3½" MINIMUM EDGE DISTANCE & 5" MINIMUM SPACING REQUIRED .
(B) FASTENERS INTO BOTTOM OF CONCRETE OVER METAL DECK SHALL HAVE ⅞" (1½" DECK) OR 1½" (3" DECK) MINIMUM TO EDGE OF DECK WEB, 4" MINIMUM TO END OF DECK, & 4" MINIMUM SPACING.
(C) FASTENERS SHALL BE INSTALLED IN THE CENTER OF THE CMU FACE SHELL AND NO MORE THAN ONE FASTENER SHALL BE LOCATED IN ANY GIVEN CELL.
(D) 1¾" MINIMUM CONCRETE EDGE DISTANCE REQUIRED. LOCATE FASTENER 6" MAXIMUM FROM ENDS OF SILL PLATES.
(E) ALL PDP AND PDPA PINS MAY BE ORDERED W/ WASHERS OR LARGE WASHERS BY SPECIFYING "W" OR "WL").
(F) PARTIAL PENETRATION MEANS AT LEAST SOME PORTION OF THE TAPERED TIP SHALL PENETRATE COMPLETELY THROUGH THE BASE MATERIAL. FULL PENETRATION MEANS THE ENTIRE LENGTH OF THE TAPERED TIP SHALL PENETRATE COMPLETELY THROUGH THE BASE MATERIAL.

HILTI ANCHORS:

PAF'S SHALL BE MANUFACTURED BY HILTI, INC., TULSA, OKLAHOMA IN ACCORDANCE WITH THE ICC EVALUATION REPORT REFERENCED BELOW.

CONNECTED MATERIAL	BASE MATERIAL	BASE MATERIAL THICKNESS, 't'	MINIMUM PENETRATION INTO BASE MATERIAL (F)	HILTI FASTENER	EVALUATION REPORT (ISSUE DATE)
METAL DECKING	STEEL (ALL GRADES)	⅛" ≤ 't' < ⅜"	Full	X-HSN24 (E)	ESR-2197 (12/2015)
		¼" ≤ 't' < ½"	Full	X-ENP-19 L15	
		½" & THICKER	½"		
COLD FORMED STEEL (LIGHT GAUGE) & NON-PRESERVATIVE TREATED WOOD	STEEL (ALL GRADES)	3/16" ≤ 't' < ½"	Full	X-U W/ P8 WASHER	ESR-2269 (02/2017)
		½" & thicker	½"		
	NORMAL WEIGHT CONCRETE (INCLUDING CONCRETE FILL OVER METAL DECKING) (A)	3X PENETRATION MIN	1"		
	CMU (GROUTED) (B) (C)				
2X PRESERVATIVE TREATED WOOD	CONCRETE (D)	4½" MIN	1⅜"	X-CP 72	ESR-2379 (08/2016)

HILTI TABLE FOOTNOTES:

(A) 3" MINIMUM EDGE DISTANCE & 4" MINIMUM SPACING REQUIRED. INSTALLATIONS IN CONCRETE OVER METAL DECK MAY BE INSTALLED EITHER FROM UNDERNEATH THROUGH THE METAL DECK OR FROM ABOVE DIRECTLY INTO THE CONCRETE. FOR FASTENERS INTO THE BOTTOM OF METAL DECK, SPACING PARALLEL TO THE DECK FLUTES SHALL BE 5.1" MINIMUM.
(B) 4" MINIMUM EDGE DISTANCE, AND NO MORE THAN ONE FASTENER SHALL BE LOCATED IN ANY GIVEN CELL.
(C) FASTENERS INSTALLED IN THE FACE OF CMU SHALL BE INSTALLED 1" MINIMUM AWAY FROM VERTICAL MORTAR JOINTS. AT BED JOINTS, FASTENERS SHALL NOT BE SPACED CLOSER THAN 8"CC AND MUST BE INSTALLED A MINIMUM OF 8" FROM THE END OF THE WALL.
(D) 1¾" MINIMUM CONCRETE EDGE DISTANCE REQUIRED. LOCATE FASTENER 6" FROM ENDS OF SILL PLATES.
(E) WHERE X-EDNK22 THQ12 OR X-EDN19 THQ12 ARE SPECIFIED IN DECKING MANUFACTURER'S LITERATURE, X-HSN24 MAY BE USED INSTEAD WHEN IN ACCORDANCE WITH ICC ESR-3592 (12/2014).
(F) FULL PENETRATION MEANS THE ENTIRE LENGTH OF THE TAPERED TIP SHALL PENETRATE COMPLETELY THROUGH THE BASE MATERIAL.

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA
September 30, 2021

ISSUED FOR:
PERMIT SUBMITTAL

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REVISIONS:

SHEET TITLE:
GENERAL NOTES

DATE: 09/30/2021
PROJECT#: 21.032
SHEET #: **S1.2**

CREATED: 09/30/2021 10:27 AM

SPREAD FOOTING SCHEDULE

MARK	SIZE	MIN DEPTH (THICKNESS)	REINFORCING
24	2'-0" SQ	24"	(3) #5 EA WAY @ BOTT
30	2'-6" SQ	24"	(4) #5 EA WAY @ BOTT
36	3'-0" SQ	24"	(4) #5 EA WAY @ BOTT
48	4'-0" SQ	24"	(6) #5 EA WAY @ BOTT

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ANCHOR BOLTS
6	15⁄32" APA RATED SHTG	10d @ 6" CC	5⁄8"Ø @ 32" CC
3	15⁄32" APA RATED SHTG	10d @ 3" CC	5⁄8"Øx6 TITEN-HD'S @ 12" CC
EC	(E) SOLID GROUTED CMU SHEAR WALL TO REMAIN	N/A	N/A

SHEAR WALL NOTES:
1. SEE "WOOD-FRAMED SHEAR WALLS" SECTION IN GENERAL NOTES FOR ADDITIONAL INFO.
2. FIELD NAILING TO BE 12" CC MAX WITH NAIL SIZE TO MATCH EDGE NAILING, U.N.O.
3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALLS SHALL BE CONSTRUCTED AS TYPE 6 IN THE SCHEDULE ABOVE
4. SYMBOL NOMENCLATURE:

INDICATES LOCATION OF SHEARWALL SHEATHING
\# NUMBER INDICATES SHEARWALL TYPE PER SCHEDULE
(X'-X") MIN REQUIRED LENGTH OF PANEL (ACTUAL LENGTH MAY BE LONGER)

FOUNDATION LEGEND

X INDICATES SPREAD FOOTING TYPE, SEE FOOTING SCHEDULE.

X ('-") INDICATES SHEAR WALL TYPE AND MINIMUM LENGTH OF WALL TO BE SHEATHED. FOR SHEATHING, NAILING, SILL PLATE, AND ANCHOR BOLTS SEE SHEAR WALL SCHEDULE.

INDICATES NEW STRUCTURAL STUD WALL PER FOUNDATION NOTES.

INDICATES EXISTING STRUCTURAL STUD WALL.

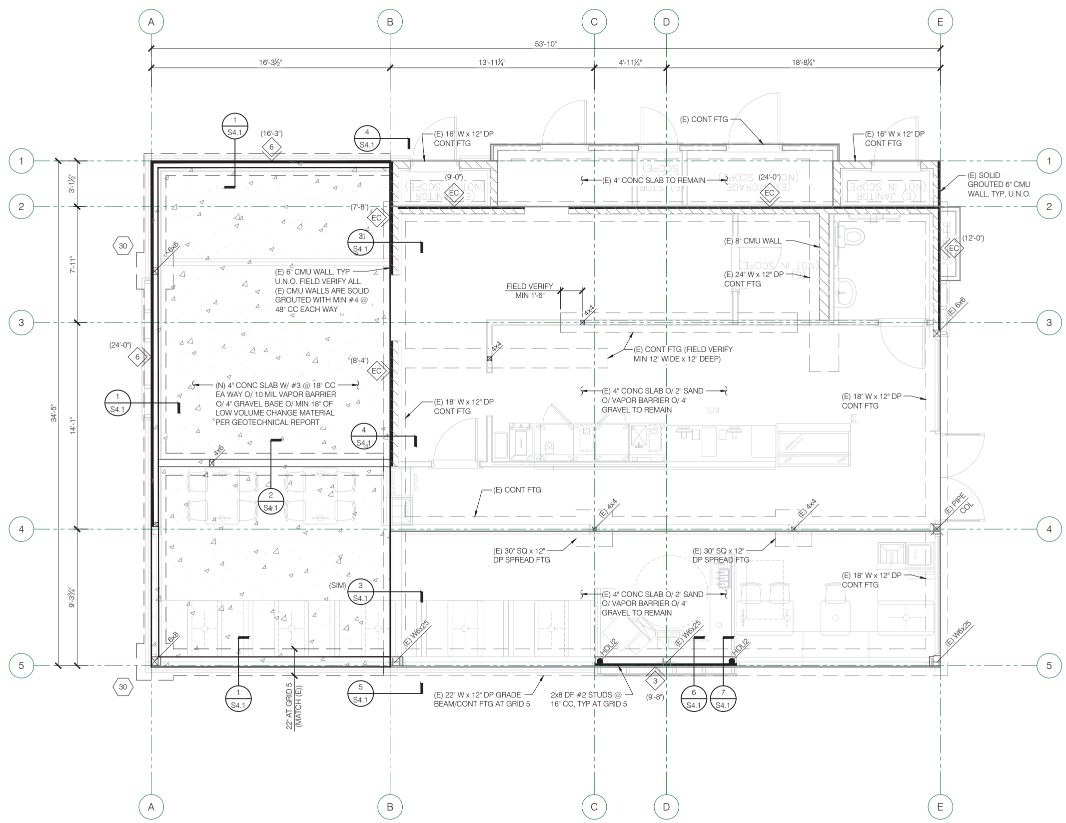
INDICATES EXISTING CMU WALL.

XXX INDICATES NEW HOLDOWN, SEE PLAN FOR SIZE AND TYPE.

INDICATES NEW 6x6 WOOD POST TYPICAL U.N.O.

FOUNDATION NOTES

1. FOUNDATION CONSTRUCTION AND PAD PREPARATION SHALL BE DONE PER THE PROJECT SOIL REPORT. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THESE PLANS FOR GENERAL CONFORMANCE WITH THEIR REPORT PRIOR TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
3. EXISTING INFORMATION SHOWN IN THESE PLANS IS BASED ON CONSTRUCTION DOCUMENTS FROM A PREVIOUS ADDITION/REMODEL CONSTRUCTED CIRCA 1992, AND HAVE NOT BEEN VERIFIED. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND FABRICATION.
4. DIMENSIONS ARE TO FACE OF SHEATHING/BLOCK/CONCRETE, TYPICAL U.N.O.
5. SPREAD FOOTINGS ARE CENTERED ON WALLS, POSTS AND COLUMNS TYPICAL U.N.O.
6. TOP OF CONCRETE SLAB = REFERENCE ELEVATION +0'-0".
7. NEW STRUCTURAL WALLS SHALL BE MINIMUM 2x6 DF #2 @ 16" CC, U.N.O.
8. NEW WALLS SHALL HAVE MINIMUM 5⁄8"Ø ANCHOR BOLTS WITH 9" EMBEDMENT SPACED @ 4'-0" CC U.N.O.
9. WHERE NEW ANCHOR BOLTS ARE INSTALLED IN EXISTING CONCRETE, USE SIMPSON 5⁄8"Ø TITEN HD'S W/ 4" MIN EMBEDMENT, U.N.O.
10. LOCATE ALL HOLDOWNS IN FIELD. SEE ARCHITECTURAL FLOOR PLANS & EXISTING CONDITIONS FOR LOCATIONS OF DOOR AND WINDOW OPENINGS AND COORDINATE WITH SUCH.
11. FOR TYPICAL FOUNDATION AND FRAMING DETAILS SEE SHEETS S3.1 - S3.2.
12. WORK SHOWN SHALL BE CONSIDERED NEW UNLESS LABELED AS EXISTING OR (E).
13. WHERE EPOXY IS CALLED OUT AT EXISTING CONCRETE, SIMPSON SET-3G SHALL BE USED. EMBED 4" MINIMUM, U.N.O.



A S2.1 **FOUNDATION PLAN**
1/4" = 1'-0"

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REVISIONS:

SHEET TITLE:
FOUNDATION & TRASH ENCLOSURE PLANS

DATE: 09/30/2021
PROJECT #: 21.032
SHEET #: **S2.1**

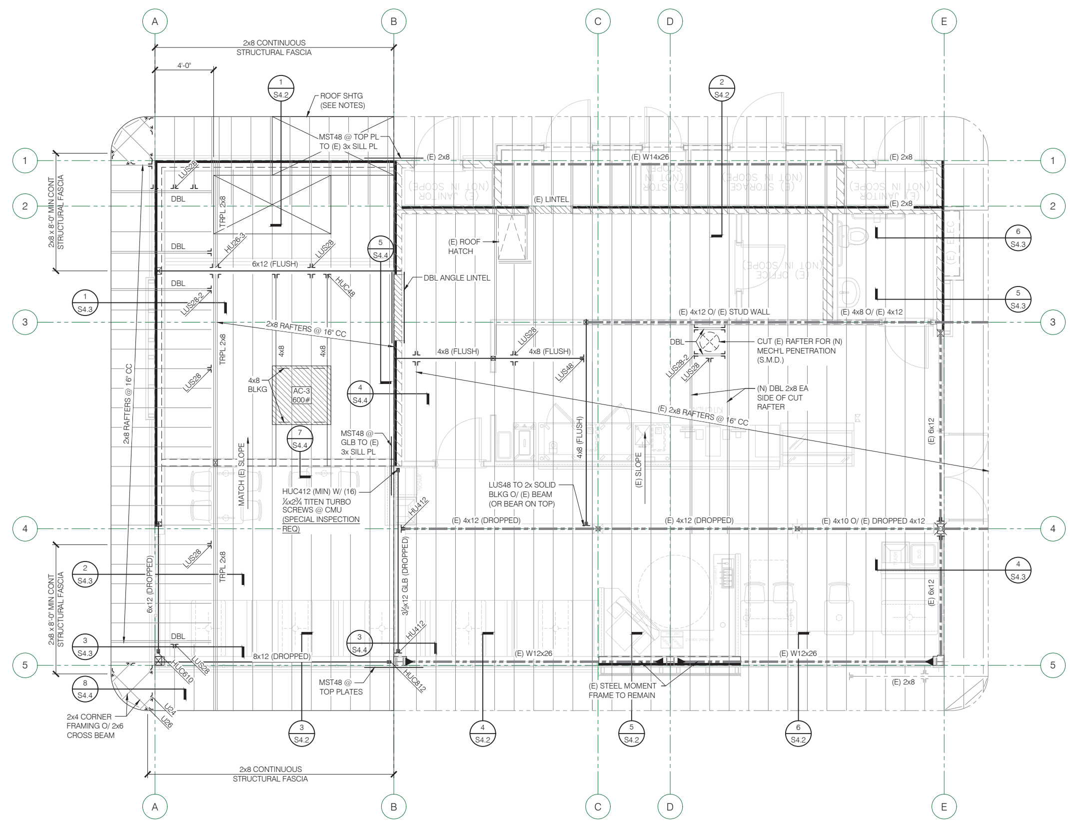
CREATED: 09/30/2021 10:27 AM

ROOF FRAMING LEGEND

- INDICATES NEW STRUCTURAL WALL BELOW PER FOUNDATION PLAN.
- INDICATES SHEAR WALL BELOW PER FOUNDATION PLAN.
- INDICATES EXISTING STRUCTURAL STUD WALL BELOW.
- INDICATES EXISTING CMU WALL BELOW.
- ⊠ INDICATES NEW WOOD POST PER FOUNDATION PLAN

ROOF FRAMING NOTES

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
2. EXISTING INFORMATION SHOWN IN THESE PLANS IS BASED ON CONSTRUCTION DOCUMENTS FROM A PREVIOUS ADDITION/REMODEL CONSTRUCTED CIRCA 1992, AND HAVE NOT BEEN VERIFIED. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND FABRICATION.
3. SEE FOUNDATION PLAN FOR STUD SIZES.
4. WORK SHOWN SHALL BE CONSIDERED NEW UNLESS LABELED AS EXISTING OR (E).
5. FOR TYPICAL FRAMING DETAILS, SEE SHEETS S3.1 - S3.2.
6. ROOF SHEATHING SHALL BE MIN $^{15}/_{32}$" APA RATED PLYWOOD OR OSB WITH 8d @ 6/6/12" CC W/ PLYWD CLIPS AT MID SPAN. LAY LONG DIMENSION OF SHEETS ACROSS THE FRAMING AND STAGGER END JOINTS.
7. BOUNDARY NAIL SHEATHING TO ALL DRAG TRUSSES AND BLOCKING PANELS.
8. 4x AND NARROWER DIMENSIONAL LUMBER SHALL BE DF#2 MINIMUM, U.N.O.
9. 6x AND WIDER DIMENSIONAL LUMBER SHALL BE DF#1 MINIMUM, U.N.O.



A
S2.2
ROOF FRAMING PLAN
1/4" = 1'-0"

T2 ENGINEERS INC.
4995 Lorin Court, Auburn, CA 95602
(530) 913-0682, T2engineers.com

* DO NOT SCALE DRAWINGS *

REGISTERED PROFESSIONAL ENGINEER
TRAVIS W. SMITH
No. 84367
CIVIL
STATE OF CALIFORNIA
September 30, 2021

ISSUED FOR:
PERMIT SUBMITTAL

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916-446-2558
KAUFMANNARCHITECTS.COM

REVISIONS:

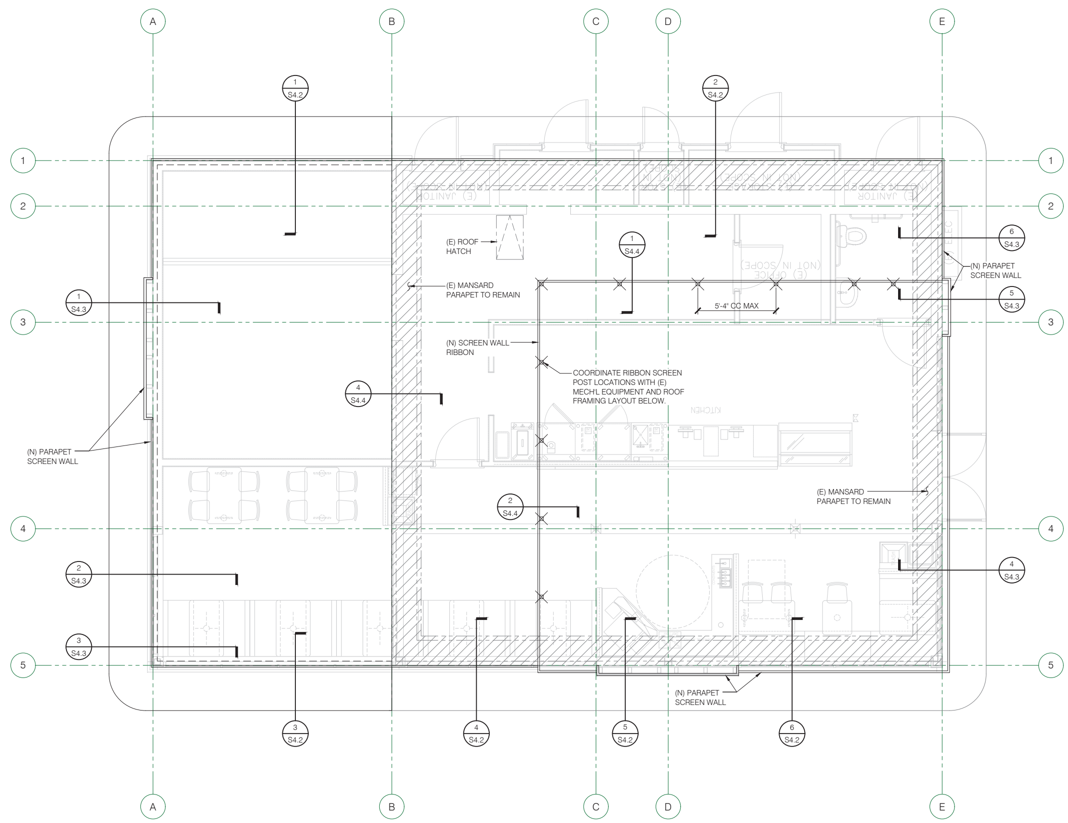
SHEET TITLE:
ROOF FRAMING PLAN

DATE: 09/30/2021
PROJECT #: 21.032
SHEET #: **S2.2**

CREATED: 09/30/2021 10:27 AM

PARAPET FRAMING NOTES

1. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
2. EXISTING INFORMATION SHOWN IN THESE PLANS IS BASED ON CONSTRUCTION DOCUMENTS FROM A PREVIOUS ADDITION/REMODEL CONSTRUCTED CIRCA 1992, AND HAVE NOT BEEN VERIFIED. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND FABRICATION.
3. SEE ROOF FRAMING PLAN FOR ADDITIONAL INFORMATION
4. WORK SHOWN SHALL BE CONSIDERED NEW UNLESS LABELED AS EXISTING OR (E).
5. FOR TYPICAL FRAMING DETAILS, SEE SHEETS S3.1 - S3.2.



A / S2.3 **PARAPET FRAMING PLAN**
1/4" = 1'-0"

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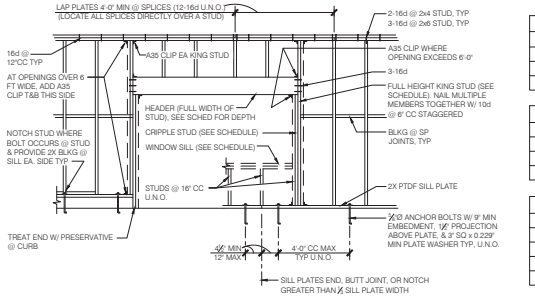
REVISIONS:

SHEET TITLE:
PARAPET FRAMING PLAN

DATE: 09/30/2021
PROJECT#: 21.032
SHEET #:
S2.3

CREATED: 09/30/2021 10:27 AM



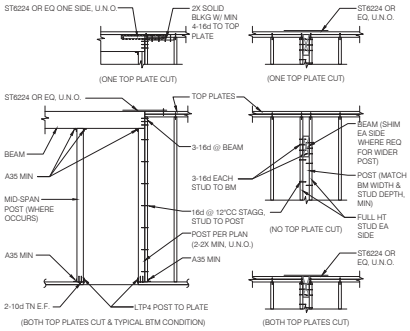
HEADER DEPTH SCHEDULE (U.N.O. ON PLAN)		
WIDTH OF OPENING	BRG WALL	NON-BRG
0' - 4'-0"	6"	4"
4'-1" - 8'-0"	8"	6"
8'-1" - 10'-0"	10"	8"

CRIPPLE STUD SCHEDULE (U.N.O. ON PLAN):	
WIDTH OF OPENING	MINIMUM CRIPPLE REQ:
0' - 6'-0"	(1) 2x
6'-1" - 10'-0"	(2) 2x
10'-1" - 16'-0"	(3) 2x OR (1) 4x

KING STUD AND WINDOW SILL SCHEDULE (U.N.O. ON PLAN):	
WIDTH OF OPENING	MINIMUM KING/SILL REQ:
0' - 4'-0"	(1) 2x
4'-1" - 8'-0"	(2) 2x
8'-1" - 12'-0"	(3) 2x OR (1) 4x
12'-1" - 16'-0"	(4) 2x OR (1) 6x

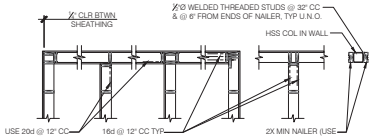
9 / S3.1 **TYPICAL STRUCTURAL STUD WALL FRAMING**

TYP @ EXTERIOR, BEARING, OR SHEAR WALLS, U.N.O.



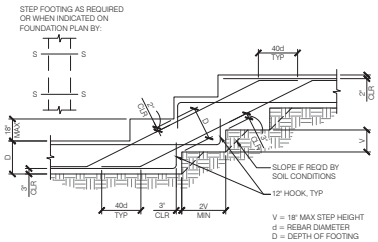
BEAM PARALLEL TO WALL BEAM PERPENDICULAR TO WALL

11 / S3.1 **TYPICAL POST & BEAM CONNECTIONS IN WALLS**



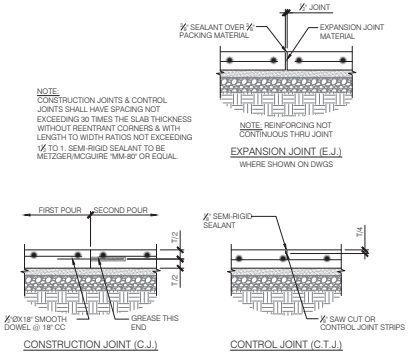
12 / S3.1 **TYP STUD FRAMING @ CORNERS**

PLAN VIEW

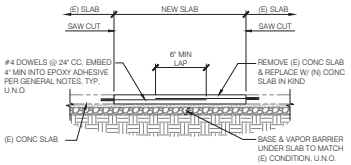


5 / S3.1 **TYPICAL FOOTING STEP**

(WHERE OCCURS)

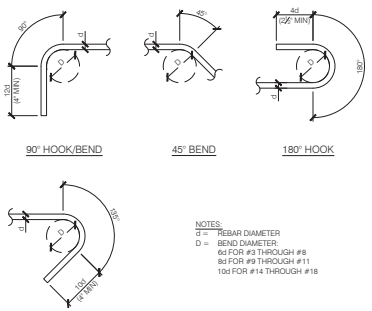


6 / S3.1 **SLAB-ON-GRADE JOINTS**

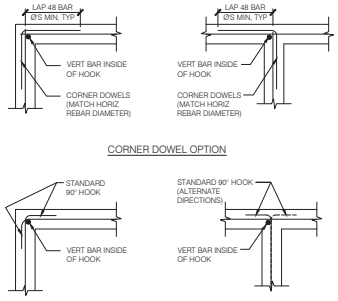


7 / S3.1 **TYPICAL SLAB INFILL**

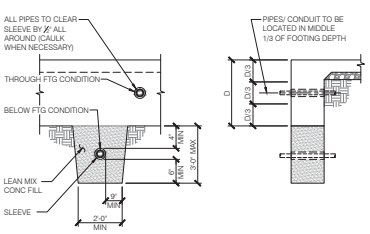
8 / S3.1 **(NOT USED)**



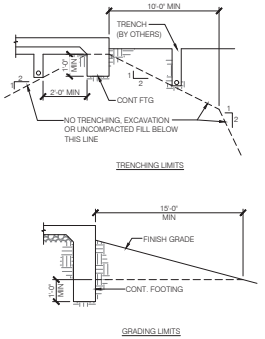
1 / S3.1 **REBAR HOOKS & BENDS**



2 / S3.1 **TYP CORNER REINFORCING (SINGLE CURTAIN)**



3 / S3.1 **PIPES & CONDUITS THROUGH CONT. FTGS**



4 / S3.1 **TRENCHING & GRADING PARALLEL TO FTGS**

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(530) 913-0682, T2engineers.com

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REGISTERED PROFESSIONAL ENGINEER TRAVIS W. SMITH No. 84367 CIVIL STATE OF CALIFORNIA
September 30, 2021

ISSUED FOR:
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REVISIONS:

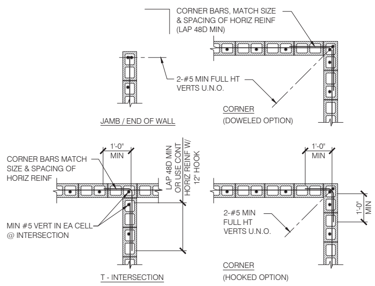
SHEET TITLE:
TYPICAL DETAILS

DATE: 09/30/2021

PROJECT #: 21.032

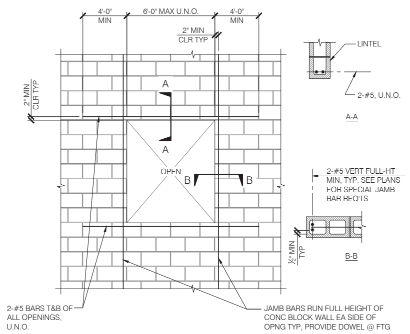
SHEET #:
S3.1

CREATED: 09/30/2021 10:27 AM



NOTES:
1. CONCRETE BLOCK SHALL BE PLACED IN RUNNING BOND U.N.O.
2. SIZE AND SPACING OF REINFORCING IS SHOWN ELSEWHERE ON DRAWINGS.
3. 'D' EQUALS DIAMETER OF HORIZONTAL REINFORCING.
4. PROVIDE DOWELS TO FOUNDATION AT ALL VERTICAL BARS.

9 / S3.2 **CMU CORNER & INTERSECTION REINFORCING**

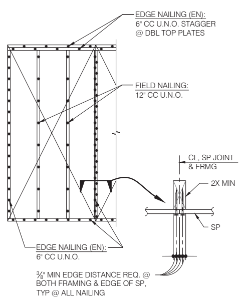


10 / S3.2 **CMU WALL OPENING REINFORCING**

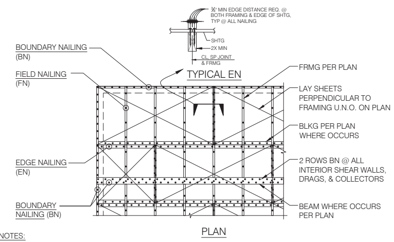
EDGE NAILING (EN) AS CALLED FOR ON PLAN & SECTIONS APPLIES TO EDGES OF ALL SP SHEETS AS FOLLOWS:

AT SHEARWALLS:
1. WHERE SP CONTACTS WALL PLATES, STUDS, & SOLID BLKG OVER WALL CONSTRUCTION
2. AT HOLDOWN STUDS/POSTS.

NOTES:
1. WHERE NAILS ARE SPACED @ 4" CC OR LESS, NAILS SHALL BE STAGGERED & FRAMING @ SP JOINTS SHALL BE 3X OR LARGER.
2. WHERE 10d NAILS ARE SPACED @ 3" CC OR LESS, NAILS SHALL BE 10d SHORTS. SEE NAILING SCHEDULE ON GENERAL NOTES SHEET.
3. STAGGER SP JOINTS WHERE SHEAR WALL IS MORE THAN ONE VERTICAL PANEL IN HEIGHT.

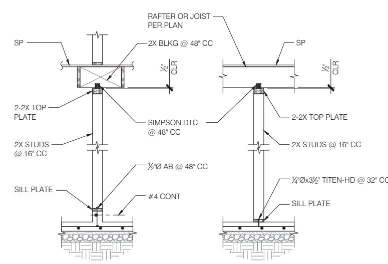


5 / S3.2 **TYPICAL SHEARWALL NAILING**

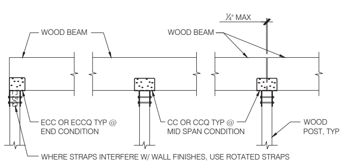


NOTES:
1. SEE PLAN FOR SHEATHING TYPE, NAIL SIZE AND SPACING. UNLESS NOTED OTHERWISE, USE $^{15}/_{32}$" APA RATED STRUCT 1 PLYWOOD, GRADE C-D WITH EXTERIOR GLUE, MINIMUM PANEL INDEX 32/16.
2. PROVIDE EN AT ALL SHEATHING EDGES, BEAMS, BLOCKING AND MECHANICAL UNITS, U.N.O. PROVIDE BN AT ALL DIAPHRAGM EDGES, DRAGS/COLLECTORS & SHEAR WALLS, U.N.O.
3. EN & BN SHALL BE 10d @ 6" CC MIN U.N.O. ON PLAN. FN SHALL BE @ 12"CC. FN NAIL SIZE TO MATCH EN, U.N.O.
4. PROVIDE MINIMUM 3x4 FLAT BLOCKING AND EN AT ALL UNSUPPORTED EDGES WHERE BLOCKING AND NAILING ARE INDICATED ON PLAN.
5. STAGGER SP JOINTS AS SHOWN. MINIMUM PANEL WIDTH IS 24".
6. 10d NAILS SPACED 3" CC SHALL BE 'SHORTS'. SEE TYPICAL FRAMING NOTES.
7. FRAMING AT PANEL EDGES, INCLUDING BLOCKING, SHALL BE 3X WHERE NAILS ARE SPACED $2\frac{1}{2}$" OR LESS.
8. 6/6/12 SHOWN ON PLAN INDICATES REQUIRED NAIL SPACING AT BOUNDARY/EDGE/FIELD.
9. WHERE NO BOUNDARY NAILING IS SPECIFIED, NAIL SIZE AND SPACING SHALL MATCH THE EDGE NAILING.

6 / S3.2 **TYPICAL FLOOR/ROOF NAILING**

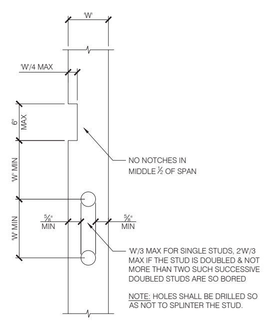


7 / S3.2 **NON-BEARING PARTITION FRAMING**

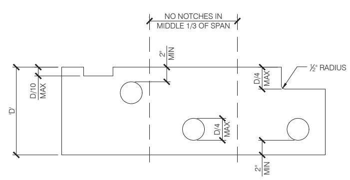


NOTE: SELECT ECC/CC OR ECCQ/CCQ TO MATCH SPECIFIED BEAM & COLUMN SIZES. BOLT OR SCREW W/ SDS PER SIMPSON RECOMMENDATIONS.

1 / S3.2 **TYPICAL BEAM TO POST CONNECTION**

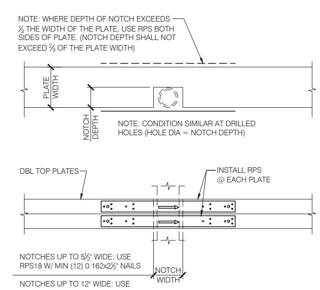


2 / S3.2 **NOTCHES & HOLES IN STUDS**



NOTES:
1. PREDRILL CORNERS OF NOTCHES SO AS NOT TO OVER CUT.
2. NOTCHES ON THE ENDS OF JOISTS & HEADERS SHALL NOT EXCEED $\frac{1}{4}$ OF THE JOIST DEPTH.
3. NOTCHES IN THE TOP OF JOISTS SHALL NOT EXCEED $\frac{1}{10}$ OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
4. NOTCHES ON THE BOTTOM OF JOISTS ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON DRAWINGS.
5. HOLES BORED IN JOISTS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM AND SHALL NOT HAVE A DIAMETER LARGER THAN $\frac{1}{4}$ OF THE DEPTH OF THE JOIST

3 / S3.2 **NOTCHES & HOLES IN JOISTS AND HEADERS**



4 / S3.2 **TOP PLATE SPLICE @ NOTCHES & HOLES**

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REVISIONS:

SHEET TITLE:
TYPICAL DETAILS

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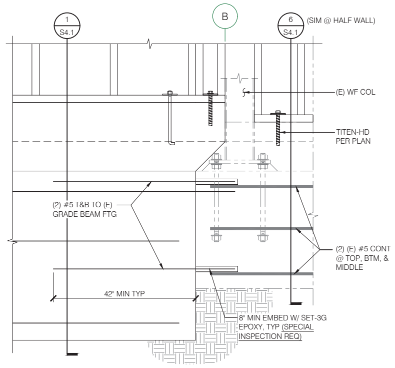
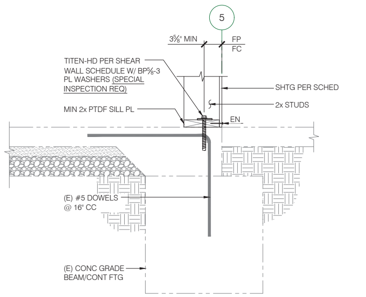
PROJECT #: 21.032

SHEET #:
S3.2

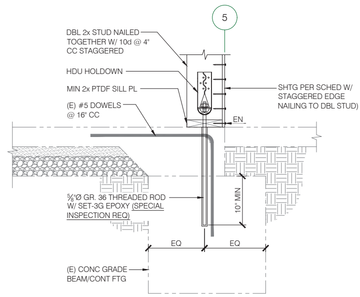
CREATED: 09/30/2021 10:27 AM



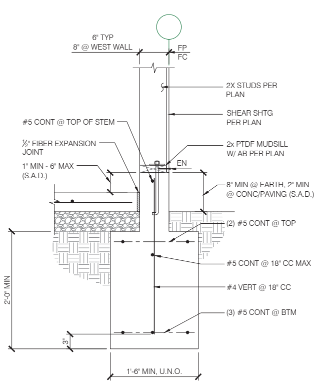
5 / S4.1 **(N) GRADE BEAM TO (E) GRADE BEAM**
1" = 1'-0"



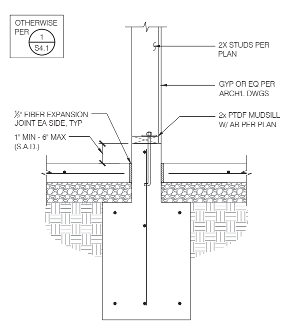
6 / S4.1 **(N) SHEAR WALL @ (E) FTG**
1" = 1'-0"



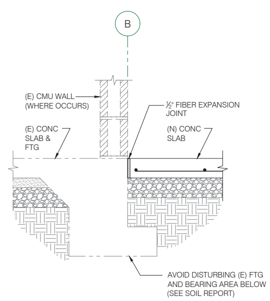
7 / S4.1 **(N) HOLDOWN @ (E) FTG**
1" = 1'-0"



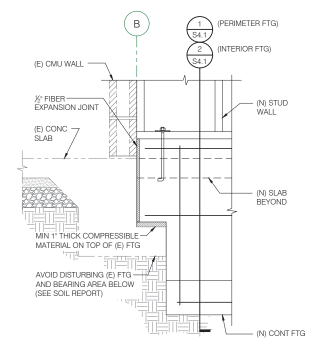
1 / S4.1 **CONTINUOUS PERIMETER FOOTING**
1"=1'-0"



2 / S4.1 **CONTINUOUS INTERIOR FOOTING**
1"=1'-0"



3 / S4.1 **(N) SLAB TO (E) CONT FTG**
1"=1'-0"



4 / S4.1 **(N) CONT FTG TO (E) CONT FTG**
1"=1'-0"

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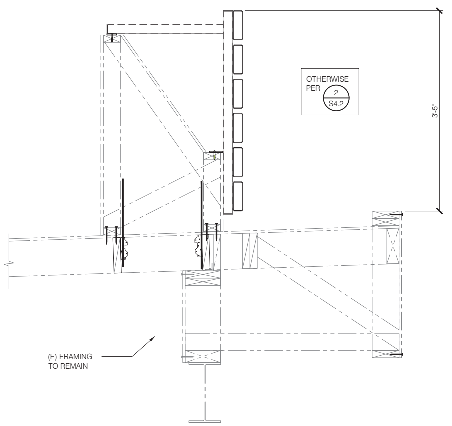
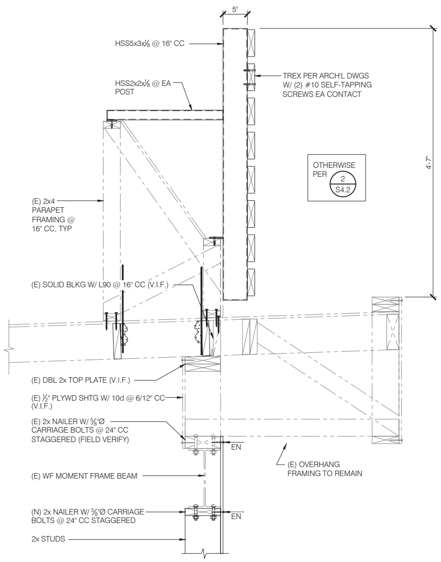
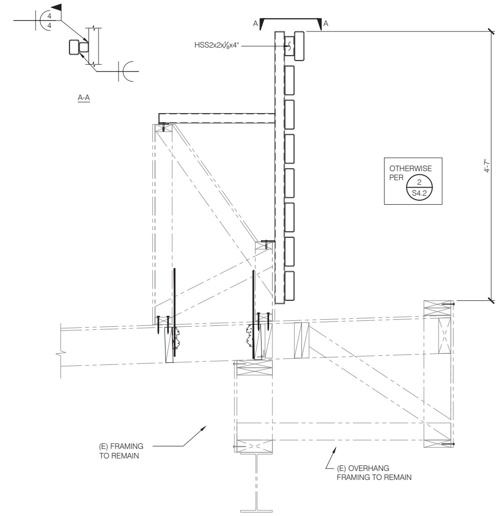


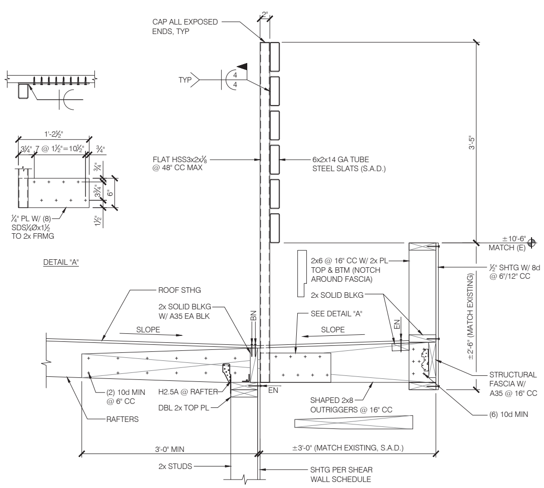
4 S4.2 **EAVE DETAIL - (E) WEST WALL (SHORT SCREEN)**
1" = 1'-0"



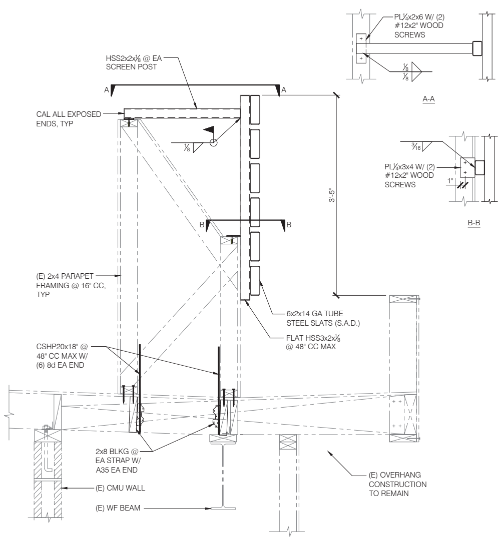
5 S4.2 **EAVE DETAIL - (E) WEST WALL (TALL SCREEN POP-OUT)**
1" = 1'-0"



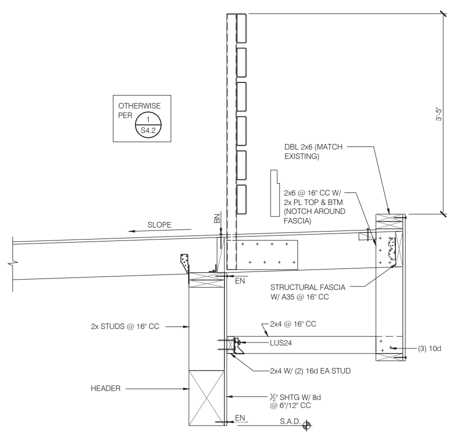
6 S4.2 **EAVE DETAIL - (E) WEST WALL (TALL SCREEN)**
1" = 1'-0"



1 S4.2 **EAVE DETAIL - (N) EAST WALL**
1" = 1'-0"



2 S4.2 **EAVE DETAIL - (E) EAST WALL**
1" = 1'-0"



3 S4.2 **EAVE DETAIL - (N) WEST WALL**
1" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
TRAVIS W. SMITH
No. 84367
CIVIL
STATE OF CALIFORNIA
September 30, 2021

ISSUED FOR:
PERMIT SUBMITTAL

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CONSULTANT/AGENCY STAMPS:

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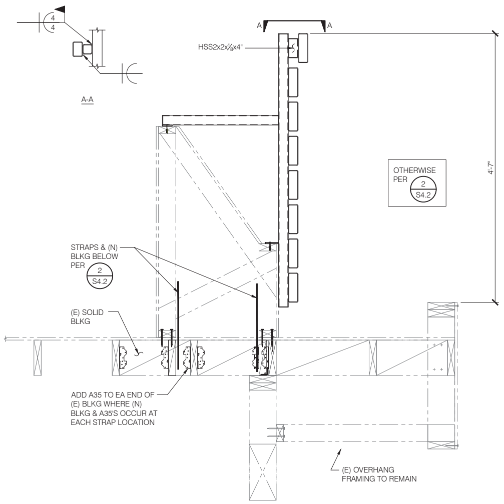
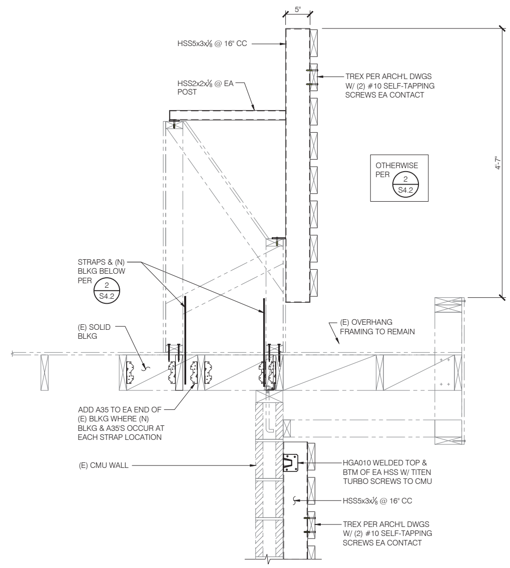


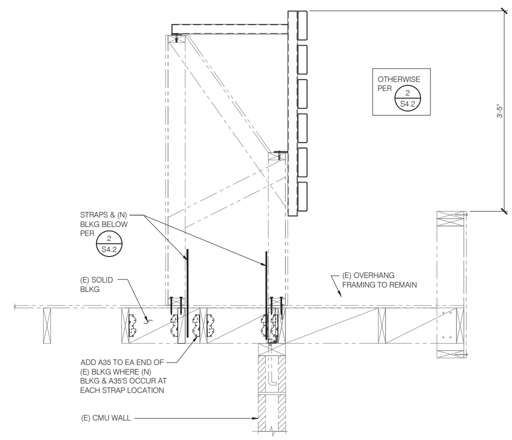
4 S4.3 **EAVE DETAIL - (E) SOUTH WALL (TALL SCREEN)**

1" = 1'-0"



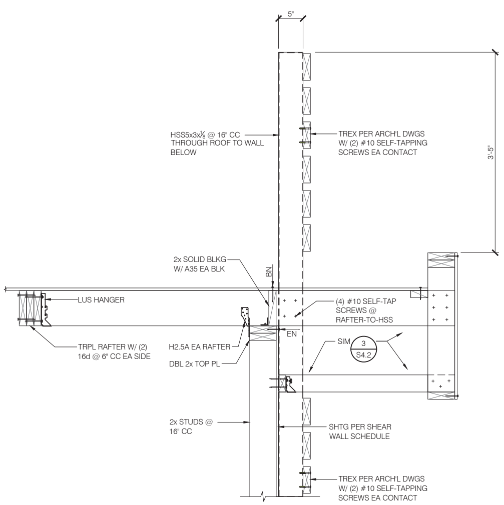
5 S4.3 **EAVE DETAIL - (E) SOUTH WALL (TALL SCREEN POP-OUT)**

1" = 1'-0"



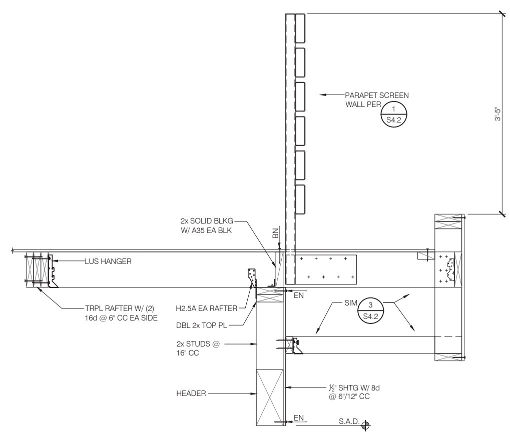
6 S4.3 **EAVE DETAIL - (E) SOUTH WALL (SHORT SCREEN)**

1" = 1'-0"



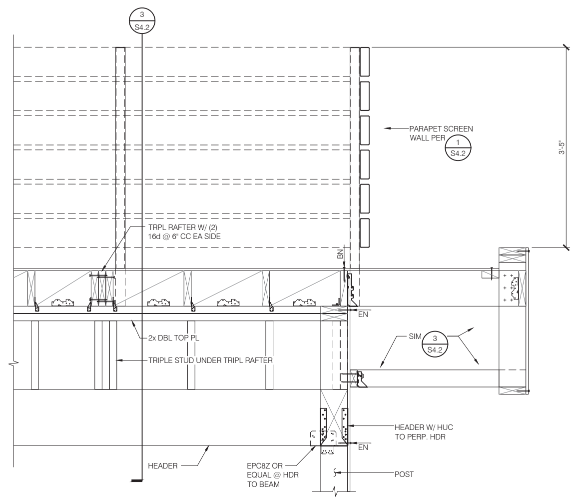
1 S4.3 **EAVE DETAIL - (N) NORTH WALL**

1" = 1'-0"



2 S4.3 **EAVE DETAIL - (N) NORTH WALL @ CAN'T BEAM**

1" = 1'-0"



3 S4.3 **EAVE DETAIL - (N) NORTH WALL @ WEST END**

1" = 1'-0"

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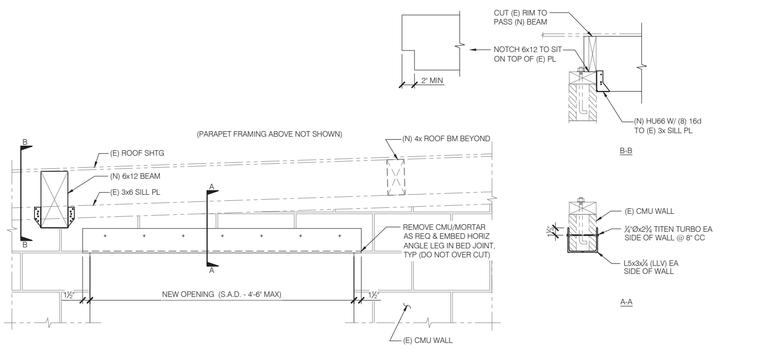
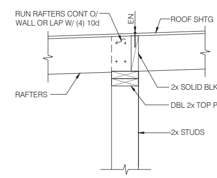
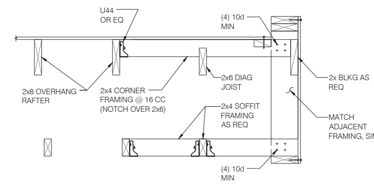


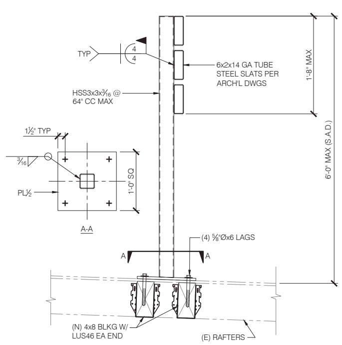
5 S4.4 **NEW STEEL LINTEL AT CMU WALL OPENING**
1" = 1'-0"



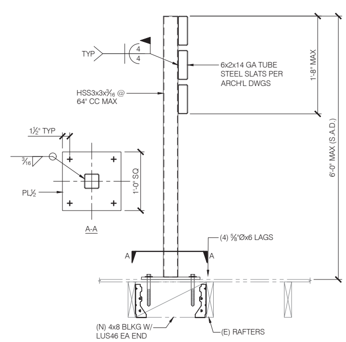
7 S4.4 **RAFTERS O/ BEARING WALL**
1" = 1'-0"



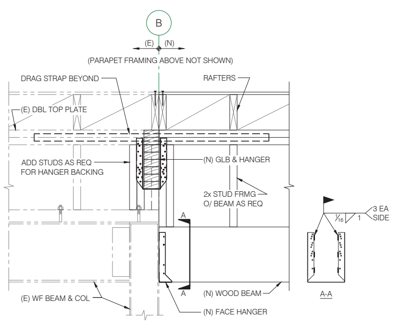
8 S4.4 **OVERHANG CORNER FRAMING**
1" = 1'-0"



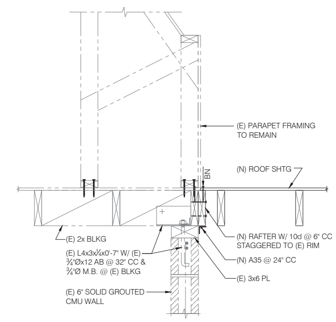
1 S4.4 **SCREEN WALL RIBBON (PERPENDICULAR TO FRAMING)**
1" = 1'-0"



2 S4.4 **SCREEN WALL RIBBON (PARALELL TO FRAMING)**
1" = 1'-0"



3 S4.4 **(N) FRAMING AT (E) WF COL**
1" = 1'-0"



4 S4.4 **(N) TO (E) ROOF FRMG @ CMU SHEAR WALL**
1" = 1'-0"

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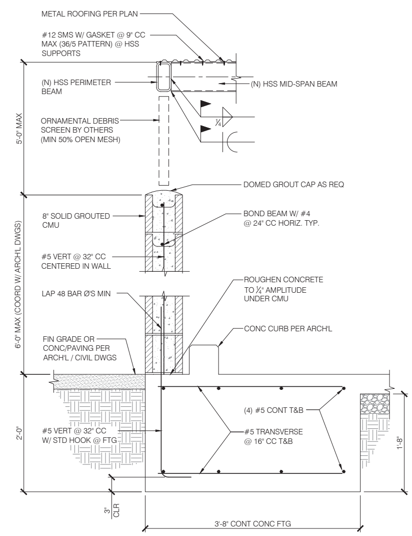
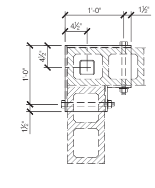
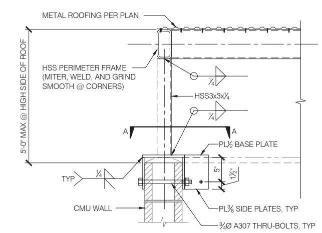


1 / S5.1 **TRASH ENCLOSURE SCREEN WALL**
1"=1'-0"

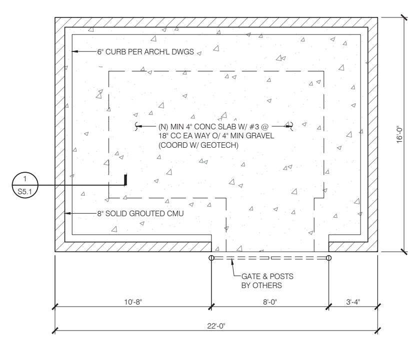




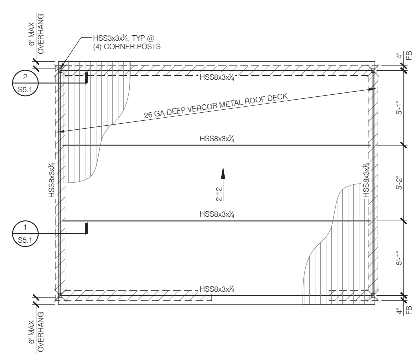
2 / S5.1 **TRASH ENCLOSURE CORNER POST**
1"=1'-0"

FOUNDATION & FRAMING NOTES

1. FOUNDATION CONSTRUCTION AND PAD PREPARATION SHALL BE DONE PER THE PROJECT SOIL REPORT. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THESE PLANS FOR GENERAL CONFORMANCE WITH THEIR REPORT PRIOR TO CONSTRUCTION.
2. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
3. DIMENSIONS ARE TO FACE OF BLOCK OR CENTER OF FRAMING, TYPICAL U.N.O.
4. TOP OF CONCRETE SLAB = REFERENCE ELEVATION +0'-0".
5. FOR TYPICAL FOUNDATION AND FRAMING DETAILS SEE SHEETS S3.1 - S3.2.
6. WORK SHOWN SHALL BE CONSIDERED NEW UNLESS LABELED AS EXISTING OR (E).
7. TRASH ENCLOSURE GATE/POSTS AND ORNAMENTAL DEBRIS SCREEN (NON-STRUCTURAL) PROVIDED BY OTHERS.



A / S5.1 **TRASH ENCLOSURE FOUNDATION PLAN**
1/4" = 1'-0"



B / S5.1 **TRASH ENCLOSURE ROOF FRAMING PLAN**
1/4" = 1'-0"

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REVISIONS:

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TRASH ENCLOSURE

DATE: 09/30/2021
PROJECT #: 21.032
SHEET #:
S5.1

CREATED: 09/30/2021 10:27 AM

SINGLE PACKAGED GAS / ELECTRIC ROOFTOP AC UNIT

SYM	MFR	MODEL	NOM. TONS	CFM	E.S.P (IN WC)	COOLING TOTAL (MBH)	COOLING SENSIBLE (MBH)	COOLING EDB / EWB	COOLING OADB (°F)	COOLING SEER	COOLING IEER / EER	HEATING TOTAL (MBH) 30°F / 20°F	HEATING HSPF	ELECTRICAL COMPRESSOR RLA / LRA	ELECTRICAL OFM (FLA)	ELECTRICAL IFM (BHP)	ELECTRICAL IFM (FLA)	ELECTRICAL AUX HEAT (KW)	ELECTRICAL TOTAL UNIT MCA	UNIT MOCP	UNIT VOLT/PH	OAS (CFM)	WT. (LB)	ACCESSORES, REMARKS
AC-3	CARRIER	50VR-A36-3-	3	1200	0.5"	34.0	26.2	80/67	95	15.0	- / 12.0	30.46 / 24.83	8.2	15.3 / 83.0	1.2	0.35	6	3.8	49	50	230V-1Ø	150	490	PROVIDE DUCT MOUNTED SMOKE DETECTOR, ROOF CURB.

KITCHEN AIR BALANCE

SYM.	OA	EA	NOTES
(E) AC-1	405	-	OA FROM EXISTING AC UNIT
(E) AC-2	0	-	OA FROM EXISTING AC UNIT
AC-3	150	-	OA FROM NEW UNIT
MAU-1	3,520	-	100% OA
KEF-1	-	725	REFER TO CAPTIVE-AIRE DRAWINGS
KEF-2	-	2,150	REFER TO CAPTIVE-AIRE DRAWINGS
KEF-3	-	1,200	REFER TO CAPTIVE-AIRE DRAWINGS
TOTALS	4,075	4,075	4,075 EA ≥ 4,075 MAU

(E) AC UNIT SCHEDULE

SYM.	MFR	MODEL	TYPE	SA CFM	RA CFM	OA CFM	NOTES
(E) AC-1	BRYANT	604ANX060000AA-	ROOFTOP HP	1850	1445	405	(E) AC UNIT, VERIFY PROPER WORKING ORDER. RE-BALANCE AS SHOWN.
(E) AC-2	ICP	PHD360000K00C1	ROOFTOP HP	1100	1100	0	(E) AC UNIT, VERIFY PROPER WORKING ORDER. RE-BALANCE AS SHOWN. OA PROVIDED BY (E) AC-1.

EXHAUST FAN SCHEDULE

SYM.	QTY.	MFR	MODEL	TYPE	CFM	S.P.	FAN MOTOR HP/WATTS	FAN MOTOR VOLT/PH	WT. (LB)	ACCESSORIES
CEF-1	1	GREENHECK	SP-B150	CEILING	150	0.25	128 WATTS	120V-1Ø	10	FURNISH WITH BDD & ROOF CAP. ON WITH LIGHT SWITCH.
KEF-1	1	ECON AIR	-	ROOFTOP UPBLAST	725	-	-	-	-	REFER TO ECON AIR DRAWINGS.
KEF-2	1	ECON AIR	-	ROOFTOP UTILITY	2150	-	-	-	-	REFER TO ECON AIR DRAWINGS.
KEF-3	1	ECON AIR	-	ROOFTOP UTILITY	1200	-	-	-	-	REFER TO ECON AIR DRAWINGS.

MAKE-UP AIR UNIT SCHEDULE

SYM.	QTY.	MFR	MODEL	TYPE	CFM	S.P.	FAN MOTOR HP/WATTS	FAN MOTOR VOLT/PH	WT. (LB)	ACCESSORIES
MAU-1	1	ECON AIR	-	SIDE DISHCARGE	3520	0.5"	-	-	-	EVAP COOLER. REFER TO ECON AIR DRAWINGS.

GRILLE/DIFFUSER SCHEDULE

SYM.	MFR	MODEL	FRAME	ACCESSORIES
CD-2	TITUS	TDC	SURFACE MOUNT	SQUARE CEILING DIFFUSER, OBD. WHITE FINISH
CD-Z	TITUS	TDC	SURFACE MOUNT	0° DEFLECTION SUPPLY, EGG CRATE, 1/2"x 1/2"x 1/2" GRID, OBD. WHITE
RG-2	TITUS	50F	SURFACE MOUNT	EGG CRATE, 1/2"x 1/2"x 1/2" GRID, RETURN, OBD. WHITE FINISH

MECHANICAL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	SA	SUPPLY AIR DUCT
	RA	RETURN AIR DUCT
	EA	EXHAUST AIR DUCT
	OA	OUTSIDE AIR DUCT
	OBD	OPPOSED BLADE DAMPER
10x8		DUCT - WIDTH x DEPTH
	L	LINED DUCTWORK
	MD	MANUAL DAMPER
		FLEX DUCT
	DS	DUCT SMOKE DETECTOR
	T-STAT	THERMOSTAT
	f, CFM	CUBIC FEET PER MINUTE
UCD	UCD	UNDER CUT DOOR
Φ	DIA. / PH	DIAMETER / PHASE
	SQ	SQUARE INCH
	EC	ELECTRICAL CONTRACTOR
	MC	MECHANICAL CONTRACTOR
	AB.C.	ABOVE CEILING
	EDB	ENTERING AIR DRY BULB TEMP.
	EWB	ENTERING AIR WET BULB TEMP.
	OADB	OUTSIDE AIR DRY BULB TEMP.
	SP	STATIC PRESSURE
	ESP	EXTERNAL STATIC PRESSURE
	CONT	CONTINUATION
	NIMC	NOT IN MECHANICAL CONTRACT
	UTR	UP THRU ROOF
	W/	WITH
	(T.A.), (F.B.)	TO ABOVE, FROM BELOW
	(F.A.), (T.B.)	FROM ABOVE, TO BELOW
	(D), (R)	DROP, RISER
	(N)	NEW
	(E)	EXISTING
		DEMOLISH

CAL GREEN NOTES:

THIS PROJECT SHALL BE COMPLIANT TO 2019 CGBSC, BUT NOT LIMITED TO THE FOLLOWING:

1. TEMPORARY VENTILATION: IF THE VENTILATION SYSTEM IS USED DURING CONSTRUCTION,
USE RETURN AIR FILTERS WITH A MERV 8 RATING OR 30% COMPLAINT TO ASHRAE 52.1-1999. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY
2. COVERING OF DUCT OPENINGS OF MECHANICAL EQUIPMENT DURING CONSTRUCTION:
AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START UP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.
3. ALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT (IF ANY) SHALL NOT CONTAIN CFC'S OR HALONS COMPLIANT TO CGBSC SECTION 5.508.1.1
4. ALL HVAC EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND PROPERLY LABELED COMPLIANT TO ARTICLE 110.2
5. ALL FACTORY MADE AIR DUCTS SHALL BE CLASS I OR 0 LISTED DUCTS COMPLIANT TO CMC 602.6
6. ALL LINING MATERIALS INSTALLED WITHIN DUCTS AND PLENUMS SHALL HAVE A MOLD, HUMIDITY AND EROSION RESISTANT SURFACE THAT MEETS THE REQUIREMENTS OF THE REFERENCED STANDARD COMPLIANT TO CMC, CHAPTER 17, SECTION 604.0
7. A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 50 FOR MATERIALS EXPOSED WITHIN THE DUCTS OR PLENUMS SHALL BE COMPLIANT TO CMC 602.2
8. INSULATION MATERIALS APPLIED TO THE EXTERIOR OF DUCTS SHALL BE COMPLIANT TO NUMBERED NOTE #8 THIS SHEET.
9. ADHESIVES, ADHESIVE BONDING PRIMERS, SEALANTS, SEALANT PRIMERS, CAULKS AND AEROSOL ADHESIVES AND SMALLER UNIT SIZES OF ADHESIVES OR CAULKING COMPONENTS SHALL COMPLY WITH VOC LIMITS COMPLIANT TO CGBS 5.504.4.1
10. AEROSOL PAINTS AND COATINGS SHALL MEET CGBS 5.504.4.1, VERIFICATION OF COMPLIANCE SHALL BE PROVIDED BY CONTRACTOR
11. 5.410.4 TESTING AND ADJUSTING. TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET.
12. 5.410.4.2 SYSTEMS. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE AT A MINIMUM, AS APPLICABLE TO THE PROJECT:
   HVAC SYSTEMS AND CONTROLS
   INDOOR AND OUTDOOR LIGHTING AND CONTROLS
   WATER HEATING SYSTEMS
   RENEWABLE ENERGY SYSTEMS
   LANDSCAPE IRRIGATION SYSTEMS
   WATER REUSE SYSTEMS
13. 5.410.4.3 PROCEDURES. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL.
14. 5.410.4.3.1 HVAC BALANCING. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE- CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS± THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS± OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS OR AS APPROVED BY THE BUILDING OFFICIAL.
15. 5.410.4.4 REPORTING. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
16. 5.410.4.5 OPERATION AND MAINTENANCE (O & M) MANUAL. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.
17. 5.410.4.5.1 INSPECTIONS AND REPORTS. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.

MECHANICAL NOTES:

1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND SHALL BE EQUAL IN QUALITY, TYPE, CAPACITY EFFICIENCY AND ACCESSORIES TO THE EQUIPMENT NOTED ON THE DRAWINGS. ADJUSTMENTS TO CONSTRUCTION AND ACCESSORIES ON SUBSTITUTED EQUIPMENT MAY BE REQUIRED TO ACHIEVE THIS EQUALITY, AND SHALL BE INCLUDED AT NO EXTRA COST TO THE OWNER. MAKE ANY CHANGES IN DUCTWORK, PIPING, FRAMING, ETC., AS REQUIRED TO ACCOMMODATE SUBSTITUTED EQUIPMENT.
2. INSTALL ALL EQUIPMENT AND MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. APPLICABLE CODES SHALL INCLUDE, BUT NOT BE LIMITED TO THE 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA CODE OF REGULATIONS (CCR), 2019 CALIFORNIA FIRE REGULATIONS, 2019 CALIFORNIA GREEN BUILDING STANDARDS AND 2019 CALIFORNIA TITLE 24 ENERGY EFFICIENCY STANDARDS. WHERE HEAVIER GAGES OF MATERIAL, LARGER SIZES OR MORE STRINGENT REQUIREMENTS THAN THE CODES ARE REQUIRED BY THE CONTRACT DOCUMENTS, SUCH INCREASED REQUIREMENTS SHALL APPLY.
3. FABRICATE AND INSTALL ALL DUCTWORK IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA GUIDELINES FOR DUCT CONSTRUCTION AND THE 2019 CALIFORNIA MECHANICAL CODE. ALL DUCT JOINTS INCLUDING MECHANICAL FLANGED JOINTS SHALL BE SEALED WITH SILVER TAPE, OR ARABOL AND CANVAS. SEAL THE JOINTS OF ALL DUCTS EXPOSED TO THE WEATHER WITH ARABOL AND CANVAS. PROVIDE ALL BRANCH DUCTS WITH VOLUME DAMPERS WITH LOCKING QUADRANTS LOCATED AT LEAST FIVE FEET (5') FROM THE GRILLE OR DIFFUSER SERVED.
4. SUPPORTS FOR ALL PIPING AND DUCTWORK SHALL BE IN ACCORDANCE WITH SMACNA "GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS". CONTRACTOR SHALL PROVIDE CALCULATIONS FOR ISOLATORS AND MOUNTING ACCEPTABLE TO THE REVIEWING AUTHORITY WHEN REQUIRED BY SAME.
5. ALL RECTANGULAR OR ROUND RIGID DUCTS SHALL BE OF SMACNA GAGE GALVANIZED STEEL OR ALUMINUM, UNLESS OTHERWISE NOTED ON THE DRAWINGS. PROVIDE FLAT SEAM CONSTRUCTION FOR ANY DUCTS EXPOSED IN OCCUPIED SPACE. NOTE: ALUMA-FLEX IS NOT ACCEPTABLE IN LIEU OF ROUND RIGID DUCTWORK.
6. FLEXIBLE DUCTS WHERE PERMITTED SHALL BE GENFLEX IL, THERMAFLEX G-KM, CASCO OR EQUAL FACTORY INSULATED. FLEXIBLE DUCT SHALL NOT EXCEED 5-0" IN LENGTH (DOWNSTREAM OF RIGID ELBOWS), PER 2019 CMC, 603.4.1 INSULATE ALL SUPPLY AND RETURN DUCTS WITH 2" THICK, 3/4 PCF DENSITY O-C F OR EQUAL, FIBERGLASS DUCT WRAP, TYPE IV, WITH FACTORY APPLIED FLAME RETARDANT FOIL REINFORCED KRAFT FACING. LAP ALL JOINT 4" MINIMUM, AND SECURE WITH GALVANIZED STEEL WIRE.
7. LINE ALL SUPPLY AND RETURN DUCT DROPS FOR A MINIMUM OF 10' FROM THE UNIT WITH 1" THICK O-C F AEROFLEX TYPE 200 OR EQUAL ACOUSTIC DUCT LINER. INSTALL WITH 100% COVERAGE ADHESIVE, AND FURTHER APPLY MECHANICAL PIN FASTENERS WHERE DUCT SIDE EXCEEDS 24". DUCT DIMENSIONS ARE NET INTERNAL DIMENSION. SEAL BUTT ENDS OF EXPOSED INSULATION IN THE DUCTS WITH MANUFACTURERS RECOMMENDED SEALANT OR ADHESIVE.
8. CONTROLS SHALL COMPLY WITH THE 2019 CALIFORNIA ENERGY CODE. ALL CONTROLS AND CONTROL WIRING NOT SPECIFICALLY SHOWN BUT REQUIRED FOR A COMPLETE AND WORKABLE SYSTEM SHALL BE SUPPLIED BY THE CONTRACTOR AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
9. ALL AIR SYSTEMS SHALL BE BALANCED BY A QUALIFIED MECHANICAL CONTRACTOR, USING AABC, SMACNA OR NEBB PROCEDURES. AIR QUANTITIES SHALL BE BALANCED TO NOT MORE THAN 10% ABOVE OR 10% BELOW THE QUANTITIES SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT A COMPLETE AIR BALANCE REPORT INDICATING, AS A MINIMUM, THE AIR DELIVERY FOR EACH DIFFUSER, THE FINAL OPERATING DATA FOR THE SYSTEMS AND THE AIR CONDITIONING UNITS.
10. SUBMIT FOR APPROVAL (6) COPIES OF COMPLETE SUBMITTAL DATA ON SPECIFIED AND PROPOSED EQUIPMENT AND MATERIALS. SUBMITTALS SHALL INCLUDE EQUIPMENT SIZES, CAPACITY, MOTOR LOCATIONS, PERFORMANCE CURVES AND OTHER PERTINENT DATA. EACH SUBMITTAL SHALL INCLUDE IDENTIFICATION TAGS OR SYMBOLS TO MATCH DWGS. PARTIAL SUBMITTALS OR SUBMITTALS WHICH ARE NOT MARKED WITH EQUIPMENT TAGS OR PERFORMANCE DATA WILL BE REJECTED.
11. PROVIDE PERMANENT ENGRAVED PLASTIC NAME PLATED FOR ALL EQUIPMENT INSTALLED, INDICATING THE PLAN DESIGNATION OF THE UNIT (AC-1, REF., ETC.) AND ALSO THE BUILDING AREA SERVED (CLASSROOMS 2-4, CONFERENCE ROOM, ETC.). STAMPED METAL TAPES APPLIED WITH SELF-CONTAINED ADHESIVE WILL NOT BE ACCEPTABLE.
12. CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO: DIMENSIONS, EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. COORDINATE THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL ENGINEER.
13. CONTRACTOR SHALL FIELD COORDINATE AND INSTALL PACKAGED ROOFTOP EQUIPMENT TO MAINTAIN A MINIMUM OF 10'-0" CLEARANCE FROM OUTSIDE AIR INTAKE TO ALL EXHAUST OUTLETS AND (VTR) VENT THRU ROOF, TYPICAL.
14. SUBMITTAL NOTE: MECHANICAL SYSTEMS DESIGN REFLECT EQUIPMENT SPECIFIED. WHEN EQUIPMENT SUBSTITUTIONS OCCUR AND DUCT DESIGN, DUCT DROPS, GAS INPUT AND ELECTRICAL SERVICE VARIES FROM THAT SPECIFIED, THEN IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR FOR ALL ADDITIONAL ENGINEERING FEES AND OTHER DISCIPLINE CHANGE ORDERS (STRUCTURAL, ELECTRICAL, ARCHITECTURAL, PLUMBING, ETC) WHEN SUBSTITUTED EQUIPMENT IS USED.

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EXP. 12-31-2022
STATE OF CALIFORNIA

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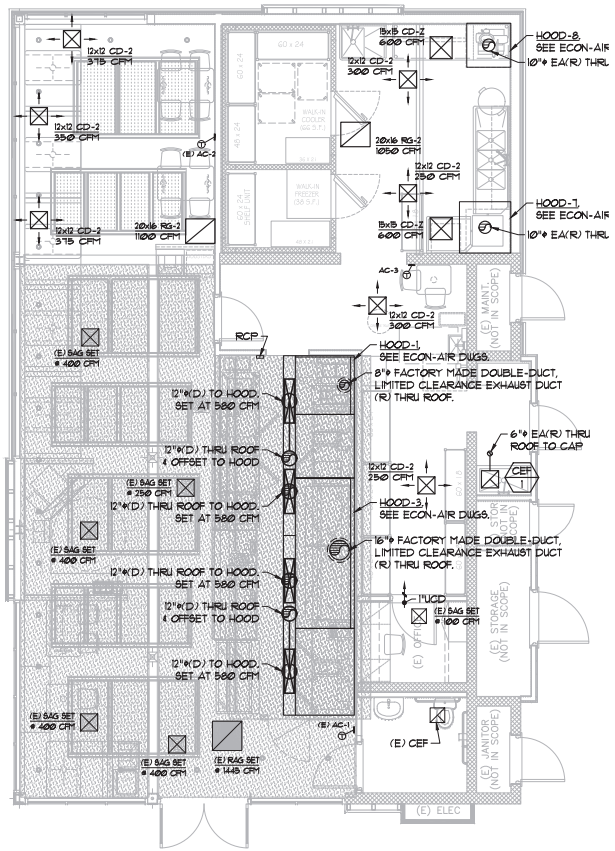
MECHANICAL NOTES & SCHEDULES

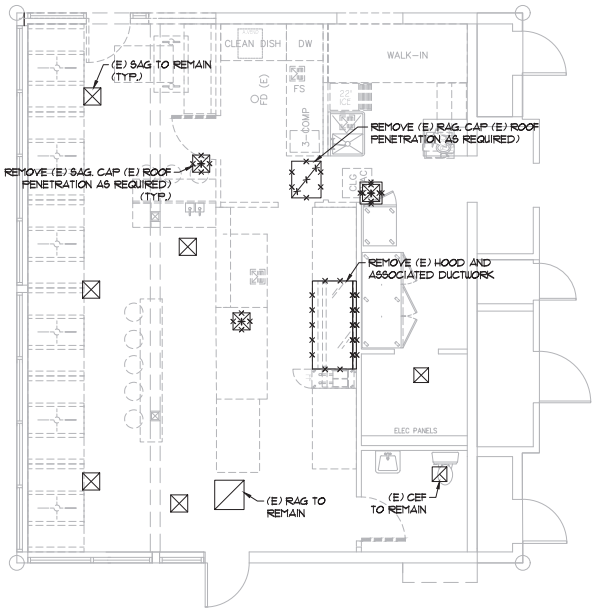
SCALE AS NOTED
DATE 5-5-2021
SHEET **M1.1**



MECHANICAL FLOOR PLAN

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

2
M2.1



MECHANICAL DEMOLITION PLAN

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

1
M2.1

N

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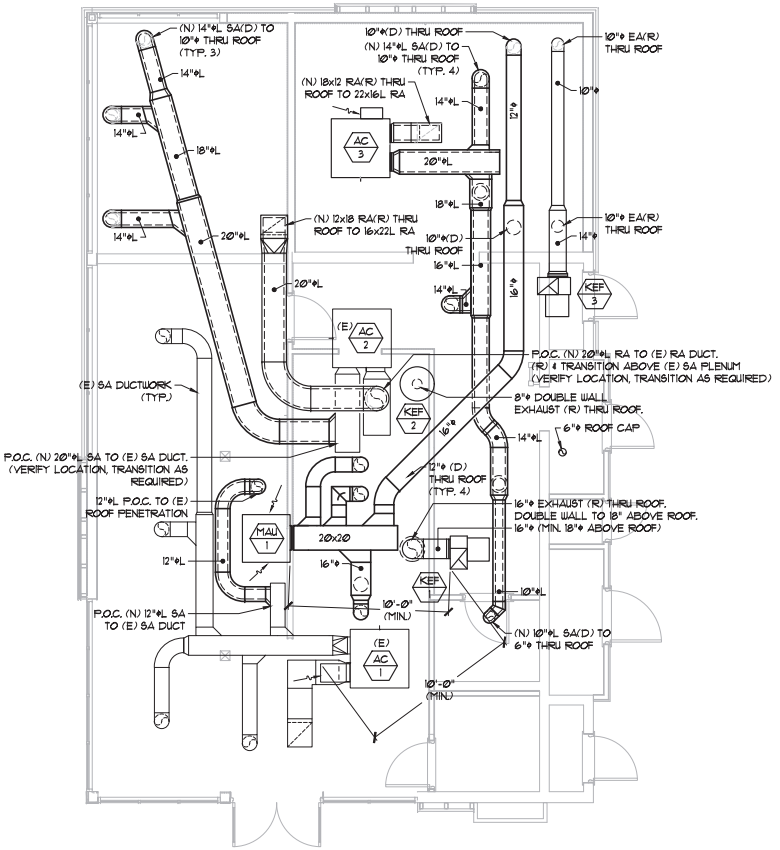
MECHANICAL FLOOR PLANS

SCALE
AS NOTED

DATE
5-5-2021

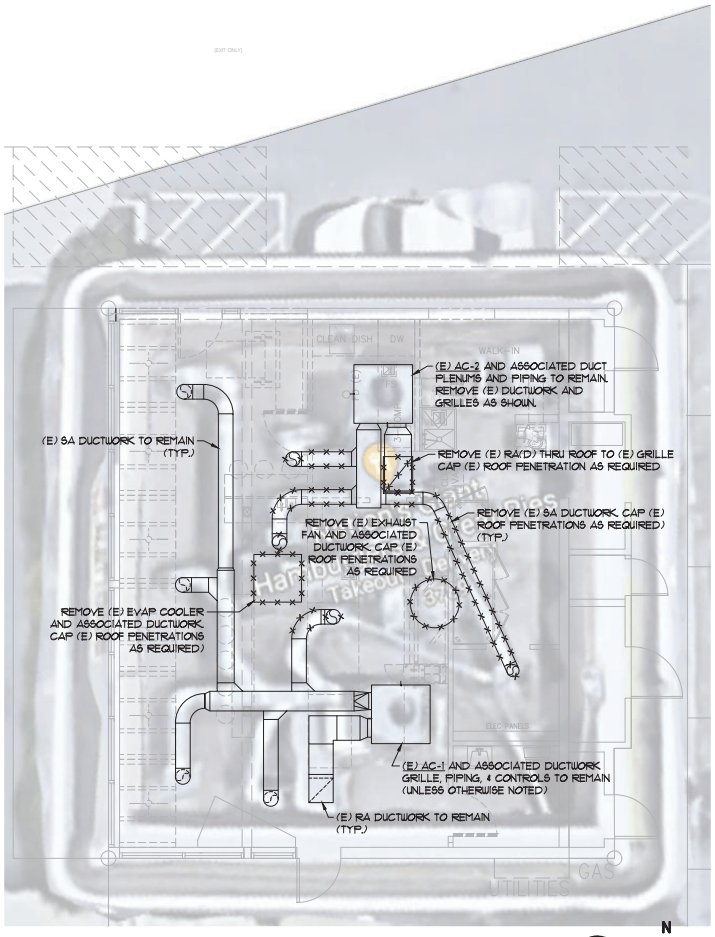
SHEET
M2.1



MECHANICAL ROOF PLAN

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

2 / M2.2



MECHANICAL ROOF DEMOLITION PLAN

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

1 / M2.2

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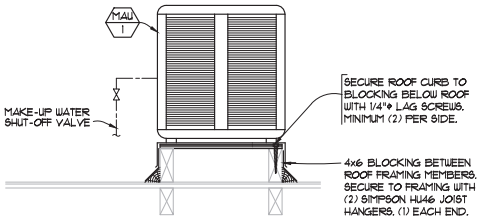
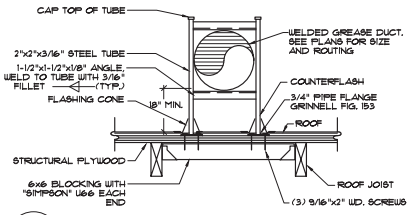
MECHANICAL ROOF PLANS

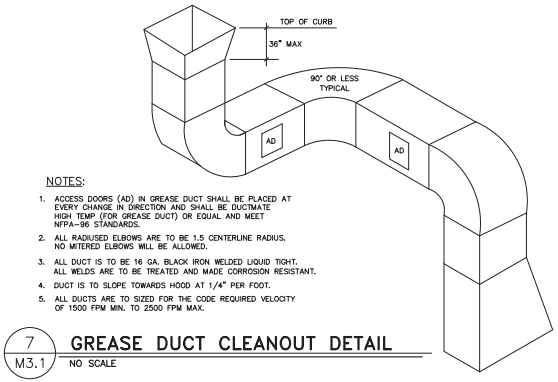
SCALE: AS NOTED
DATE: 5-5-2021
SHEET: M2.2



9 M3.1 **MAU-1 UNIT MOUNTING DETAIL**
NO SCALE



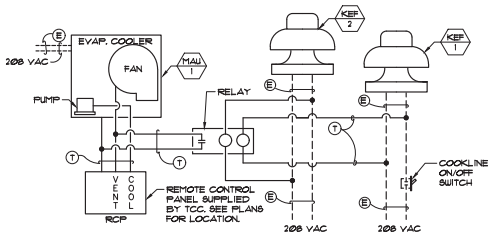
8 M3.1 **GREASE DUCT ON ROOF**
NO SCALE



NOTES:

1. ACCESS DOORS (AD) IN GREASE DUCT SHALL BE PLACED AT EVERY CHANGE IN DIRECTION AND SHALL BE DUCTMATE HIGH TEMP (FOR GREASE DUCT) OR EQUAL AND MEET NFPA-96 STANDARDS.
2. ALL RADIUSED ELBOWS ARE TO BE 1.5 CENTERLINE RADIUS. NO MITERED ELBOWS WILL BE ALLOWED.
3. ALL DUCT IS TO BE 16 GA. BLACK IRON WELDED LIQUID TIGHT. ALL WELDS ARE TO BE TREATED AND MADE CORROSION RESISTANT.
4. DUCT IS TO SLOPE TOWARDS HOOD AT 1/4" PER FOOT.
5. ALL DUCTS ARE TO SIZED FOR THE CODE REQUIRED VELOCITY OF 1500 FPM MIN. TO 2500 FPM MAX.

7 M3.1 **GREASE DUCT CLEANOUT DETAIL**
NO SCALE



WIRING INTERLOCK:

WIRE THE EVAP COOLER AND OVEN EXHAUST FAN IN A MANNER THAT INTERLOCKS THE EVAP COOLER SUPPLY FAN WITH THE OPERATION OF THE OVEN FAN ON/OFF SWITCH.

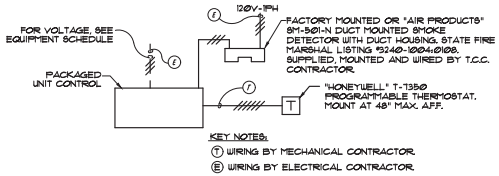
THE COOLING AND VENT SEQUENCE OF THE EVAP COOLER IS CONTROLLED BY THE COOL/VENT SWITCH ON THE REMOTE CONTROL PANEL.

NOTES:

(E) WIRING BY ELECTRICAL CONTRACTOR.

(T) WIRING BY TEMPERATURE CONTROL CONTRACTOR.

6 M3.1 **MAU-1 & KEF INTERLOCK FAN CONTROL DIAGRAM**
NO SCALE



KEY NOTES:

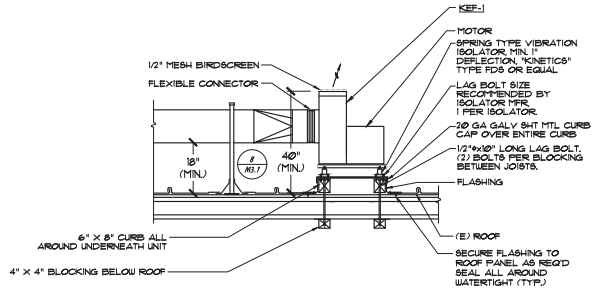
(T) WIRING BY MECHANICAL CONTRACTOR.

(E) WIRING BY ELECTRICAL CONTRACTOR.

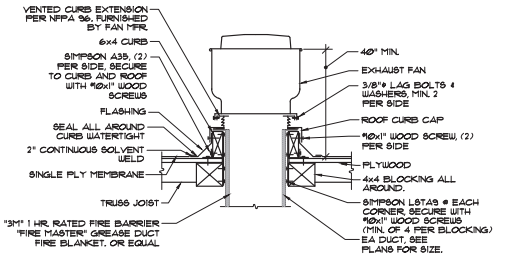
SEQUENCE OF OPERATION:

THE SMOKE DETECTOR SHALL BE MOUNTED IN THE SUPPLY AIR STREAM, CONNECTED TO THE FIRE ALARM CONTROL PANEL (IF BLDG. IS EQUIPPED WITH ONE) AND WIRED TO SHUT DOWN AC UNIT UPON SENSING SMOKE.

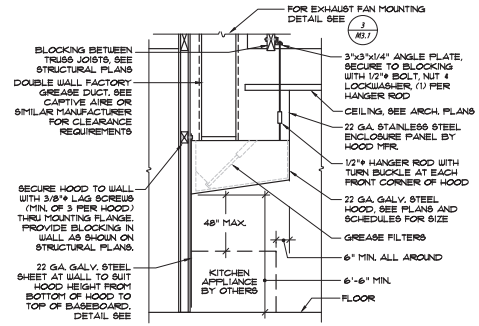
5 M3.1 **TYPICAL AC UNIT CONTROL DIAGRAM**
NO SCALE



4 M3.1 **KEF-2 UTILITY FAN MOUNTING DETAIL**
NO SCALE



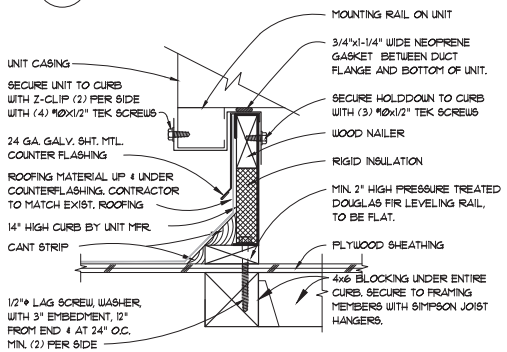
3 M3.1 **KEF-1 EXHAUST FAN DETAIL**
NO SCALE



DUCTWORK NOTE:
ALL JOINTS & SEAMS SHALL BE MADE WITH CONTINUOUS GREASE TIGHT WELD OR BRAZE ON EXTERNAL SURFACE OF DUCT.

BRACING NOTE:
PROVIDE LATERAL BRACING WITH #3 GAUGE WIRE BRACE WITH 4 TIGHT TURNS EACH END (TYP.). CONNECT 3"x3"x16 GAUGE BENT PLATE TO 4x4 BLOCKING WITH #10x1-1/2" WOOD SCREW.

2 M3.1 **RANGE HOOD DETAIL**
NO SCALE



1 M3.1 **AC-3 UNIT MOUNTING DETAIL**
NO SCALE

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MECHANICAL DETAILS

SCALE
AS NOTED

DATE
5-5-2021

SHEET
M3.1

Project Name:	NATIONS HAMBURGERS #12 ADDITION	NRCC-PRF-01-E	Page 7 of 12
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Input File Name:	21-014T24.cibd19x		

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Heating			Cooling				Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
(N) AC-3	SZHP (Packaged1Phase)	1	32	13	HSPF	8.200	33	SEER EER	15.000 12.000	NoEconomizer	N
(E) AC-2	SZHP (Packaged1Phase)	1	37	0	HSPF	7.000	35	SEER EER	12.000 10.000	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H2. FAN SYSTEMS SUMMARY[1]

1	2	3	4	5	6	7	8	9	10	11	12	13
Name or Item Tag	System Type	Design OA	Supply Fan				Return Fan				Economizer Type (if present)	Status[2]
	packaged, DOAS, etc.	CFM	CFM	BHP	Watts	Control	CFM	BHP	Watts	Control		
(E) AC-1	SZHP	395	1900	0.750	654.0	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
(N) AC-3	SZHP	147	1200	0.350	305.2	ConstantVolume	NA	NA	NA	NA	NoEconomizer	N
(E) AC-2	SZHP	0	1100	0.500	436.0	ConstantVolume	NA	NA	NA	NA	NA	N

[1] *Status: N - New, A – Altered, E – Existing*

H3. EXHAUST FAN SUMMARY

This Section Does Not Apply

H4. Wet System Equipment (boilers, chillers, cooling towers, etc.)

1	2	3	4	5	6	7	8	9	10	11	12
Name or Item Tag	Equipment Type	Qty	Vol (gal)	Rated Capacity (kBtu/h)	Efficiency	Standby Loss	Pumps				Status[1]
							Qty	GPM	HP	VSD (Y/N)	

[1] *Status: N - New, A – Altered, E – Existing*

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H5. SYSTEM SPECIAL FEATURES

1	2	3	4	5	6
System Name	Optimum Start	Window Interlocks per §140.4(n)	Evaporative Cooling	Heat Recovery	Other Controls
(E) AC-1	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
(N) AC-3	No Optimum Start	NA	No Evaporative Cooler	No Heat Recovery	No DCV Controls, No DDC No Economizer No Supply Air Temp. Control
Plant1 - SHW	NA	NA	NA	NA	Fixed Temperature Control, No DDC

Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the NRCC-MCH-E.

H6. MECHANICAL VENTILATION

1	2	3	4	5	6	7	8	9
Zone Name	Mechanical Ventilation							DCV or Occupant Sensor Controls, or Both
	Ventilation Function	# hotel rooms	# of people	# of bedrooms	Supply OA CFM	Exhaust CFM	Conditioned Area (sf)	
1-DINING	Food Service - Cafeteria/fast-food dining	0	11.70	0	281	0	561	NA
2-DINING	Food Service - Cafeteria/fast-food dining	0	7.63	0	115	0	229	NA
3-KITCHEN / SUPPORT	Misc - All others	0	4.88	0	147	0	977	NA

Multifamily or Hotel/Motel Occupancy? (If "Yes", see DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY)	No
Does the Project include Zonal Systems?	Yes

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H7. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

1	2	3	4	5	6		7		8	9	10	11	12
System ID	Zone Name	System Type	Rated Capacity (kBtu/h)		Airflow (cfm)				Fan				
			Heating	Cooling	Design		Min.	Min. Ratio	BHP	Watts	Cycles	ECM Motor
(E) AC-2	2-DINING	SZHP	37.00	35.00	1100		NA	NA	0.500	436.0	☐	☐
2-DINING-Trm	2-DINING	Uncontrolled	NA	NA	1100		NA	0.00	NA	NA	NA	☐
1-DINING-Trm	1-DINING	Uncontrolled	NA	NA	1900		NA	0.00	NA	NA	NA	☐
3-KITCHEN / SUPPORT-Trm	3-KITCHEN / SUPPORT	Uncontrolled	NA	NA	1200		NA	0.00	NA	NA	NA	☐

H8. EVAPORATIVE COOLER SUMMARY

This Section Does Not Apply

I1. WATER HEATER EQUIPMENT SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value (Int/Ext)	Standby Loss Fraction	Heat Pump Type	1st Hour Rating or Flow Rate (gal)	Tank Location or Ambient Condition
A. O. SMITH BT 602	Gas	Storage	1	55.00	60	kBtu/h	0.62	UEF	NA	NA	NA	83	NA

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G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

1	2	3	4
Opaque Surfaces & Orientation	Total Gross Surface Area (ft²)	Total Fenestration Area (ft²)	Window to Wall Ratio (%)
North-Facing[1]	345 ft²	57 ft²	16.5%
East-Facing[2]	260 ft²	0 ft²	00.0%
South-Facing[3]	310 ft²	87 ft²	28.1%
West-Facing[4]	346 ft²	255 ft²	47.2%
Total	**1,455 ft²**	**399 ft²**	**27.4%**
Roof	1,767 ft²	0 ft²	00.0%

Notes:
[1] *North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).*
[2] *East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).*
[3] *South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).*
[4] *West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).*

G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
Slab On Grade8	UndergroundFloor	1192	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	E
R-19 Roof No Attic10	Roof	1192	Wood	19	NA	U-Factor	0.050	Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 7.25in., R-19 Gypsum Board - 1/2 in.	E

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G3. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9	10
Surface Name	Surface Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value	Units	Value	Description of Assembly Layers	Status[1]
Default Wall 1978 to 199112	ExteriorWall	775	Wood	11	NA	U-Factor	0.110	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 3.5in., R-11 Gypsum Board - 1/2 in.	E
(N) Slab On Grade18	UndergroundFloor	575	NA	0	NA	F-Factor	0.73	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	N
R-30 Roof No Attic20	Roof	575	Wood	30	NA	U-Factor	0.034	Asphalt shingles - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Wood framed roof, 16in. OC, 11.25in., R-30 Gypsum Board - 1/2 in.	N
R-19 Wall22	ExteriorWall	680	Wood	19	NA	U-Factor	0.072	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Wood framed wall, 16in. OC, 3.5in., R-19 Gypsum Board - 1/2 in.	N

[1] *Status: N - New, A – Altered, E – Existing*

G4. OPAQUE DOOR SUMMARY

1	2	3
Assembly Name	Overall U-factor	Status[1]
Metal Door36	0.700	N

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G5. FENESTRATION ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Fenestration Assembly Name / Tag or I.D.	Fenestration Type / Product Type / Frame Type	Certification Method[1]	Assembly Method	Area ft²	Overall U-factor	Overall SHGC	Overall VT	Status[2]
Single Metal Clear	VerticalFenestration FixedWindow MetalFraming	Default Performance	SiteBuilt	265	1.19	0.83	0.77	E
Double Metal Clear	VerticalFenestration FixedWindow MetalFraming	Default Performance	SiteBuilt	135	0.71	0.73	0.77	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Title 110.1-A and Table 110.6-B. Center of Glass (COG) values are for the glass only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A – Altered, E – Existing*

G6. OVERHANG DETAILS

1	2	3	4	5	6
Fenestration Tag/ID	Orientation	Depth(ft.)	Height from Bottom of Sill to Overhang(ft)	Right Extent(ft)	Left Extent(ft)
WINDOW13	South	4.0	5.1	4.0	4.0
GLASS DOOR14	South	4.0	9.1	4.0	4.0
WINDOW16	West	4.0	5.1	4.0	4.0
WINDOW23	West	4.0	5.1	4.0	4.0

H1. DRY SYSTEM EQUIPMENT (furnaces, air handling units, heat pumps, VRF, economizers etc.)

1	2	3	4	5	6	7	8	9	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
(E) AC-1	SZHP (Packaged1Phase)	1	62	0	HSPF	7.000	58	SEER EER	12.000 10.000	NoEconomizer	N

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A. GENERAL INFORMATION

1	Project Location (city)	PITTSBURG	8	Standards Version	Compliance2019
2	CA Zip Code	94565	9	Compliance Software (version)	EnergyPro 8.2
3	Climate Zone	12	10	Weather File	CONCORD_724936_CZ2010.epw
4	Total Conditioned Floor Area in Scope	1,767 ft²	11	Building Orientation (deg)	(W) 285 deg
5	Total Unconditioned Floor Area	0 ft²	12	Permitted Scope of Work	ExistingAdditionAndAlteration
6	Total # of Stories (Habitable Above Grade)	1	13	Building Type(s)	NonresidMrstrnt
7	Total # of dwelling units	0	14	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope (see Table G)	☒	Performance	Covered Process: Commercial Kitchens	☐ Performance	*The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).*	
	☐	Not Included		☒ Not Included		
Mechanical (see Table H)	☒	Performance	Covered Process: Computer Rooms	☐ Performance	Indoor Lighting (UnconditionedJ§140.6	*NRCC-LTI-E*
	☐	Not Included		☒ Not Included	Outdoor Lighting §140.7	*NRCC-LTO-E*
Domestic Hot Water (see Table I)	☒	Performance	Covered Process: Laboratory Exhaust	☐ Performance	Sign Lighting §140.8	*NRCC -LTS-E*
	☐	Not Included		☒ Not Included	Mandatory Measures	
Lighting (Indoor Conditioned, see Table K)	☐	Performance			*Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☒	Not Included			Electrical Power Distribution §110.11	*NRCC-ELC-E*
Solar Thermal Water Heating (see Table I)	☐	Performance			Commissioning §120.8	*NRCC-CXR-E*
	☒	Not Included			Solar Ready §110.10	*NRCC-SRA-E*

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ²-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	25.26	34.89	-9.63
Space Cooling	111.97	116.12	-4.15
Indoor Fans	162.14	130.98	31.16
Heat Rejection	--	--	--
Pumps & Misc.	--	--	--
Domestic Hot Water	26.91	29.55	-2.64
Indoor Lighting	25.48	25.48	--
ENERGY STANDARDS COMPLIANCE TOTAL	**351.76**	**337.02**	**14.74 (4.2%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	62.47	62.47	--
Process	24.25	24.25	--
Other Ltg	--	--	--
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**438.48**	**423.74**	**14.7 (3.4%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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C3. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	--	2.5	--	22.0	--	--
Space Cooling	4.0	4.0	0.0	--	--	--
Indoor Fans	9.8	7.9	1.9	--	--	--
Heat Rejection	--	-	--	--	--	--
Pumps & Misc.	--	-	--	--	--	--
Domestic Hot Water	--	-	--	26.5	29.1	-2.6
Indoor Lighting	1.6	16	0.0	--	--	--
Compliance Total	**15.4**	**16.0**	**-0.6**	**48.5**	**29.1**	**19.4**
Receptacle	3.9	39	0.0	--	--	--
Process	1.6	16	0.0	--	--	--
Other Ltg	--	-	--	--	--	--
Process Motors	--	-	--	--	--	--
TOTAL	**20.9**	**2..5**	**-0.6**	**48.5**	**29.1**	**19.4**

D. EXCEPTIONAL CONDITIONS

The proposed building includes HVAC components that do not meet the mandatory efficiency requirements.

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

E. HERS VERIFICATION

This Section Does Not Apply

KAUFMANN ARCHITECTS
1435 ALHAMBRA BLVD, STE 205
SACRAMENTO, CA
9 5 8 1 1
916.446.2558
KAUFMANNARCHITECTS.COM

Nation' Hamburgers #12 Addition
3789 RAILROAD AVENUE
PITTSBURG, CA 94565

2D ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
IAN HEIM
M-40214
EXP. 12-31-2022
STATE OF CALIFORNIA

REVISIONS

SCALE
AS NOTED

DATE
5-5-2021

SHEET
T24.1

TITLE 24 (1 OF 2)

STATE OF CALIFORNIA
Process Systems
NRCC-PRC-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PRC-E
Project Name:	NATION'S HAMBURGERS #12 ADDITION	Report Page: (Page 4 of 6)
Project Address:	3789 RAILROAD AVE	Date Prepared: 9/29/2021

N. COMMERCIAL KITCHEN EXHAUST AND VENTILATION

Kitchen Exhaust: Airflow Rate §140.9(b)1B

01	Kitchen Name or Item Tag	Kitchen	Compliance Method per §140.9(b)1B		NA: Kitchen/ dining facility has a total Type I and Type II kitchen hood exhaust airflow rate <= 5,000 cfm	
02	03	04	05	06	07	08
Name or Item Tag	Hood Type[1]	Hood Style	Hood Length (ft)	Equipment Duty	Design Hood Exhaust Rate CFM	Max Hood Exhaust Rate Allowed CFM
KEF-1	Type I	Wall-mounted Canopy	4	Medium Duty	725	840
KEF-2	Type I	Wall-mounted Canopy	10.25	Medium Duty	2150	2152.5
KEF-3	Type I	Wall-mounted Canopy	6.5	Light Duty	1200	910

[1] *FOOTNOTES: Type II hoods do not have a max hood exhaust air rate per §140.9(b)1B*

O. LABORATORY AND FACTORY EXHAUST AND FUME HOODS

This section does not apply to this project.

P. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Yes	No	Form/Title	Field Inspector Pass	Fail
●	○	NRCI-PRC-01-E - Covered Process	☐	☐

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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STATE OF CALIFORNIA
Process Systems
NRCC-PRC-E
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PRC-E
Project Name:	NATION'S HAMBURGERS #12 ADDITION	Report Page: (Page 5 of 6)
Project Address:	3789 RAILROAD AVE	Date Prepared: 9/29/2021

Q. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and 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
○	●	NRCA-PRC-01-F Compressed Air Systems	☐	☐
○	●	NRCA-PRC-02-F Kitchen Exhaust	☐	☐
○	●	NRCA-PRC-03-F Garage Exhaust	☐	☐
○	●	NRCA-PRC-04-F Refrigerated Warehouses - Evaporator Fan Motor Controls	☐	☐
○	●	NRCA-PRC-05-F Refrigerated Warehouses - Evaporative Condenser Controls	☐	☐
○	●	NRCA-PRC-06-F Refrigerated Warehouses - Air Cooled Condenser Controls	☐	☐
○	●	NRCA-PRC-16-F Refrigerated Warehouses - Adiabatic Condenser Controls	☐	☐
○	●	NRCA-PRC-07-F Refrigerated Warehouses - Variable Speed Compressor	☐	☐
○	●	NRCA-PRC-08-F Refrigerated Warehouses - Electric Resistance Underslab Heating System	☐	☐
○	●	NRCA-PRC-12-F Elevator Lighting & Ventilation Controls	☐	☐
○	●	NRCA-PRC-13-F Escalators & Moving Walkways Speed Controls	☐	☐
○	●	NRCA-PRC-14-F Lab Exhaust Ventilation Systems	☐	☐
○	●	NRCA-PRC-15-F Fume Hood Automatic Sash Closure Systems	☐	☐

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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CERTIFICATE OF COMPLIANCE		NRCC-PRC-E
Project Name:	NATION'S HAMBURGERS #12 ADDITION	Report Page: (Page 6 of 6)
Project Address:	3789 RAILROAD AVE	Date Prepared: 9/29/2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Ian Heim	Documentation Author Signature:
Company: 2D Engineering	Signature Date: 2021-09-29
Address: 6731 Thomas Dr.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: North Highlads CA 95660	Phone: 916.247.0240

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 requirednto be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Ian Heim	Responsible Designer Signature:
Company: 2D Engineering	Date Signed: 2021-09-29
Address: 6731 Thomas Dr.	License: M-40214
City/State/Zip: North Highlads CA 95660	Phone: 916.247.0240

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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Process Systems
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-PRC-E
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Project Address:	3789 RAILROAD AVE	Date Prepared: 9/29/2021

This document demonstrates compliance for process systems that are within the scope of the permit application and are regulated by mandatory requirements in §120.6 or prescriptive requirements in §140.9. This compliance document is used for newly constructed, addition and alteration projects.

A. GENERAL INFORMATION

01	Project Location (city)	PITTSBURG	04	Total Conditioned Floor Area	1767
02	Climate Zone	12	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1
☐ Office		☐ Retail		☐ Non-refrigerated Warehouse	
☐ Hotel/ Motel		☐ School		☐ Healthcare Facility	
☐ High-Rise Residential		☐ Relocatable Class Bldg		☒ Other (write in)	

B. PROJECT SCOPE

This table includes process systems that are within the scope of the permit application and are demonstrating compliance with mandatory requirements in §120.6 or prescriptive requirements in §140.9.

My project consists of: (check all that apply):

01	02
☐ Refrigerated Spaces <3,000 ft² Total (no Title 24, PI6 requirements)	☐ Elevator Lighting & Ventilation Controls (mandatory §120.6(f))
☐ Refrigerated Spaces >=3,000 ft² Total (mandatory §120.6(a))	☐ Escalator & Moving Walkway Speed Controls (mandatory §120.6(g))
☐ Food Stores >8,000 ft² cfa (mandatory §120.6(b))	☐ Computer Rooms >20 W/ ft² Power Density (prescriptive §140.9(a))[2]
☐ Enclosed Parking Garage Exhaust >=10,000 cfm (mandatory §120.6(c))	☒ Commercial Kitchen Ventilation/Exhaust (prescriptive §140.9(b))[2]
☐ Newly Installed Process Boilers (mandatory §120.6(d))	☐ Laboratory Exhaust/Factory Exhaust & Fume Hood (prescriptive §140.9(c))[2]
☐ Compressed Air Systems Combined HP >= 25 (mandatory §120.6(e))	

[2] *FOOTNOTES: These building features can comply using the performance method. If using the performance method for these features, compliance should be demonstrated on the NRCC-PRF-E.*

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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Process Systems
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CERTIFICATE OF COMPLIANCE		NRCC-PRC-E
Project Name:	NATION'S HAMBURGERS #12 ADDITION	Report Page: (Page 2 of 6)
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C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through O. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06	07	08	09	10	11
Refrigerated Warehouse/ Space §120.6(a) (See Table F)	Commercial Refrigeration §120.6(b) (See Table G)	Parking Garage Exhaust §120.6(c) (See Table H)	Process Boilers §120.6(d) (See Table I)	Compressed Air Systems §120.6(e) (See Table J)	Elevators §120.6(f) (See Table K)	Escalators & Moving Walkways §120.6(g) (See Table L)	Computer Rooms §140.9(a)(B)i (See Table M)	Commercial Kitchens §140.9(b) (See Table N)	Laboratory/Factory Exhaust §140.9(c) (See Table O)	**Compliance Results**
								Yes		COMPLIES

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

F. REFRIGERATED WAREHOUSES/SPACES

This section does not apply to this project.

G. COMMERCIAL REFRIGERATION

This section does not apply to this project.

H. ENCLOSED PARKING GARAGE EXHAUST

This section does not apply to this project.

I. PROCESS BOILER

This section does not apply to this project.

J. COMPRESSED AIR SYSTEMS

This section does not apply to this project.

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K. ELEVATOR LIGHTING AND VENTILATION

This section does not apply to this project.

L. ESCALATORS AND MOVING WALKWAYS SPEED CONTROLS

This section does not apply to this project.

M. COMPUTER ROOM SYSTEM SUMMARY

This section does not apply to this project.

N. COMMERCIAL KITCHEN EXHAUST AND VENTILATION

This table contains all new and replacement hoods being installed within the scope of the permit application. Table N is used to demonstrate compliance with prescriptive requirements found in §140.9(b).

Kitchen Ventilation §140.9(b)2

01	☐	Existing kitchen hoods not being replaced as part of an addition or alteration (do not need to meet requirements)
		Requirements
02		Replacement Air to Hood Compliance Method §140.9(b)1A
		Providing replacement air directly to the hood(s) that does not exceed 10% of the hood(s) exhaust rate
03		Mechanically cooled or heated makeup air delivered to any space with a kitchen hood is designed per 140.9(b)2A to not exceed the greater of:
		The supply flow required to meet the space heating and cooling load
04		Location that is supplying transfer air:
05		The kitchen/ dining facility has a total Type I and Type II kitchen hood exhaust airflow > 5000 cfm and is designed to have one of the following per 140.9(b)2B:
		Demand ventilation system(s on at least 75% of the exhaust air per 140.9(b)2Bii

Registration Number: | Registration Date/Time: | Registration Provider: Energysoft

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L. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	Form/Title
Envelope	NRCI-ENV-01-E - Must be submitted for all buildings
Mechanical	NRCI-MCH-01-E - Must be submitted for all buildings
Plumbing	NRCI-PLB-01-E - Must be submitted for all buildings

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M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	Form/Title
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Mechanical	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-03-A can be performed in conjunction with MCH-03-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap
	NRCA-MCH-03-A Constant Volume Single Zone HVAC
	NRCA-MCH-20 Multifamily Ventilation

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance | Report Version: NRCC-PRF-01-E-09022021-6384 | Report Generated at: 2021-09-29 12:12:43

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Input File Name:	21-014T24.cibd19x		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Ian Heim	Signature:
Company: 2D Engineering	Signature Date: 2021-09-29
Address: 6731 Thomas Dr.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: North Highlands CA 95660	Phone: 916.247.0240

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 buildingdesign 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 Envelope Designer Name: Ian Heim	Signature:		
Company: 2D Engineering	Date Signed: 9-29-2021		
Address: 6731 Thomas Dr.			
City/State/Zip: North Highlands CA 95660			
Phone: 916.247.0240	Title: EOR	License #: M-40214	
Responsible Lighting Designer Name:	Signature: NOT IN SCOPE		
Company:			
Address:	Date Signed:		
City/State/Zip:			
Phone:	Title:	License #:	
Responsible Mechanical Designer Name: Ian Heim	Signature:		
Company: 2D Engineering	Date Signed: 9-29-2021		
Address: 6731 Thomas Dr.			
City/State/Zip: North Highlands CA 95660			
Phone: 916.247.0240	Title: EOR	License #: M-40214	

CA Building Energy Efficiency Standards- 2019 Nonresidential Compliance | Report Version: NRCC-PRF-01-E-09022021-6384 | Report Generated at: 2021-09-29 12:12:43

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2D ENGINEERING

REGISTERED PROFESSIONAL ENGINEER IAN HEIM M-40214 EXP. 12-31-2022 STATE OF CALIFORNIA

	REVISIONS

SCALE
AS NOTED

DATE
5-5-2021

SHEET
T24.2

TITLE 24 (2 OF 2)

PLUMBING LEGEND

SYMBOL	DESCRIPTION
———	SOIL, WASTE OR SANITARY SEWER BELOW GRADE OR SLAB
GW	GREASE WASTE BELOW GRADE
AW	ACID WASTE
———	SOIL, WASTE OR SANITARY SEWER ABOVE GRADE OR SLAB
	VENT PIPING
	COLD WATER PIPING
	HOT WATER PIPING
F	FILTERED WATER PIPING
G	GAS PIPING - PRESSURE NOTED
SD	STORM DRAIN PIPING
P&TR	PRESSURE AND TEMPERATURE RELIEF PIPING
CD	CONDENSATE DRAIN PIPING
	EXISTING PIPING OR FIXTURE TO BE REMOVED OR ABANDONED IN PLACE
	UNION
SOV	SHUT OFF VALVE
GV	GATE VALVE
GV/VB	GATE VALVE IN VALVE BOX
CKV	CHECK VALVE - DIRECTION OF FLOW INDICATED
	AUTOMATIC GAS SHUT-OFF VALVE
P&TRV	PRESSURE AND TEMPERATURE RELIEF VALVE
GCO, FCO	GRADE CLEAN OUT, FLOOR CLEAN OUT
CO, WCO	CLEANOUT, WALL CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
HB	HOSE BIBB
POC	POINT OF CONNECTION
I.E.	INVERT ELEVATION
F.F.	FINISHED FLOOR
/FT	PER FOOT
U.S./U.G.	UNDER SLAB, UNDER FLOOR, UNDERGROUND
FA, TA	FROM ABOVE, TO ABOVE
FB, TB	FROM BELOW, TO BELOW
TYP.	TYPICAL
(N.)	NEW
(E.), EXISTING	EXISTING TO BE FIELD VERIFIED BY CONTRACTOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ABC	ABOVE CEILING
V, VR, VTR	VENT, VENT RISER, VENT THRU ROOF
W, WD	WASTE, WASTE DROP
HW, HWD, HWR, HW(R)	HOT WATER, HOT WATER DROP, HOT WATER RISER, HOT WATER RETURN
CW, CWD, CWR	COLD WATER, COLD WATER DROP, COLD WATER RISER
REF	REFERENCE
QC	QUICK CONNECT (AIR)
RD	ROOF DRAIN
OD	OVERFLOW DRAIN
TDL	TOTAL DEVELOPED LENGTH
NIPC	NOT IN PLUMBING CONTRACT

FIXTURE CONNECTION SCHEDULE

SYMBOL	FIXTURE DESCRIPTION	VENT	WASTE		WATER		GAS
			DIRECT	IND.	CW	HW	MBH
1	(E) SODA DISPENSER	-	-	¾	½	-	-
14	GRIDDLE	-	-	-	-	-	140
16	GRIDDLE	-	-	-	-	-	120
25	FRYER	-	-	-	-	-	122
28	COFFEE MAKER	-	-	¾	½	-	-
33	HAND SINK	1½	2	-	½	½	-
44	PREP SINK	-	-	1½	½	½	-
51	3-COMPARTMENT SINK	-	-	2	½	½	-
53	DISHWASHER	-	-	2	-	¾	-
58	HAND SINK	1½	2	-	½	½	-
M1	WATER HEATER	-	-	-	-	-	60
M2	MOP SINK	1½	2	-	½	½	-
FD/FS	2" FLOOR DRAIN/SINK	2	2	-	-	-	-
TP	TRAP PRIMER	-	-	-	½	-	-
HB	HOSE BIBB	-	-	-	¾	-	-

GENERAL PLUMBING NOTES

1. ALL EQUIPMENT AND MATERIALS USED SHALL BE NEW AND SHALL BE EQUAL IN QUALITY, TYPE, CAPACITY AND ACCESSORIES TO THE EQUIPMENT NOTED ON THE DRAWINGS. ADJUSTMENTS TO CONSTRUCTION AND ACCESSORIES ON SUBSTITUTED EQUIPMENT MAY BE REQUIRED TO ACHIEVE THIS EQUALITY, AND SHALL BE INCLUDED AT NO EXTRA COST TO THE OWNER. MAKE ANY CHANGES IN PIPING, FRAMING, ETC. AS REQUIRED TO ACCOMMODATE SUBSTITUTED EQUIPMENT.

2. INSTALL ALL EQUIPMENT AND MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES. APPLICABLE CODES SHALL INCLUDE, BUT NOT BE LIMITED TO THE 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA CODE OF REGULATIONS (CCR), 2019 CALIFORNIA FIRE CODE AND 2019 TITLE 24 ENERGY EFFICIENCY STANDARDS. WHERE HEAVIER GAGES OF MATERIAL, LARGER SIZES OR MORE STRINGENT REQUIREMENTS THAN THE CODES ARE REQUIRED BY THE CONTRACT DOCUMENTS, SUCH INCREASED REQUIREMENTS SHALL APPLY.

3. PIPING MATERIALS SHALL BE AS FOLLOWS:

   STORM, WASTE AND VENT SHALL BE SCHEDULE 40 PVC. POLYVINYL CHLORIDE (PVC) PLASTIC PIPE. ALL PIPE, COUPLINGS AND FITTINGS SHALL BE MANUFACTURED OF MATERIAL CONFORMING TO ASTM D 1785. PLASTIC SOLVENT CEMENT FOR PVC PLASTIC PIPE SHALL CONFORM TO ASTM D 2235. (ALTERNATIVE (ABS BELOW SLAB, OR IN WALL))

   CONDENSATE DRAIN PIPING: TYPE DWV COPPER TUBING AND FITTINGS OR SCHEDULE 40 GALVANIZED STEEL PIPE AND MALLEABLE IRON FITTINGS. (PVC PIPING WILL NOT BE ACCEPTABLE.)

   WATER PIPE (HOT AND COLD WATER): TYPE L BELOW GRADE, TYPE M ABOVE GRADE, COPPER TUBING, HARD-TEMPER, WITH WROUGHT COPPER FITTINGS. SOLDERING / BRAZING MATERIAL SHALL BE LEAD FREE, SILVER SOLDER BELOW GRADE, 95-5 OR SIMILAR ABOVE GRADE. CAPPED OR PLUGGED OUTLETS SHALL BE SCHEDULE 40 SCREWED BRASS, ELBOWS AT BRANCH OUTLETS SHALL BE SCREWED OUTLET, WITH EARS, FOR NAILING OR SCREWING TO WALL BACKING.

   GAS PIPING: PIPING SHALL BE BLACK STEEL, ASTM A-53, WITH MALEABLE STEEL FITTINGS. PIPE SIZES 3" AND OVER SHALL HAVE WELDED JOINTS. SIZES 2-1/2" AND SMALLER MAY BE THREADED OR WELDED, AT CONTRACTOR'S OPTION.

4. PIPING AND EQUIPMENT ACCESSORIES SHALL BE AS FOLLOWS:

   PROVIDE STOPS FOR ALL FIXTURES. STOPS SHALL HAVE THREADED INLETS, SIMILAR TO SPEEDWAY SR 3712. STOPS WITH BRAIDED (SOLDERED) OR COMPRESSION INLET CONNECTIONS WILL NOT BE ALLOWED.

   PROVIDE ELBOWS AT ALL PIPING PENETRATIONS OF WALLS TO STOPS. ELBOWS SHALL HAVE NAILING EARS, AND SHALL BE SECURELY FASTENED TO THE STRUCTURE. NIPPLES THROUGH THE WALLS SHALL BE IPS WEIGHT THREADED COPPER OR BRASS.

   PROVIDE TRAPS FOR ALL FIXTURES. TRAPS FOR SINKS AND LAVS SHALL BE BRASS, 17 GAGE MINIMUM THICKNESS, WITH INTEGRAL CLEANOUT.

   PROVIDE CHROME PLATED ESCUTCHEON PLATES ON ALL PIPES PASSING THROUGH WALLS OR CEILINGS. ALL EXPOSED PIPING SHALL BE CHROME PLATED.

   PROVIDE PERMANENT CLEVIS TYPE OR LOOP HANGERS FOR PIPING AS REQUIRED. WIRE, ROPE, WOOD BLOCKING OR PERFORATED METAL TAPE WILL NOT BE ACCEPTED. PROVIDE PLASTIC WRAPPING OF PIPE WHERE DISSIMILAR METALS OCCUR, SUCH AS BETWEEN COPPER AND IRON PIPING AND SUPPORTS.

   PROVIDE WRAP ON WASTE, HOT AND COLD WATER PIPING UNDER ADA ACCESSIBLE PLUMBING FIXTURES. PLUMBEREX "PRO-EXTREME" ONE-PIECE PROTECTOR WITH FULL ROTATION OPTION, AND 3-M DUAL LOCK FASTENERS SECURED WITH SELF LOCKING NYLON STRAPS.

5. CATHODIC PROTECTION:

   WRAP ALL COPPER OR STEEL WATER PIPING UNDER FLOOR OR BELOW GRADE WITH TWO LAYERS OF PABCO-WRAP, OR SIMILAR MATERIALS, INCLUDING ALL JOINTS. GAS PIPING BELOW GRADE SHALL BE WRAPPED AS DESCRIBED FOR WATER PIPING, OR, AT CONTRACTOR'S OPTION, MAY HAVE EXTRU-COAT OR SIMILAR COVERING. ALL FIELD JOINTS SHALL BE WRAPPED AS FOR BARE PIPING JOINTS. PLACE EXTRU-COAT GAS PIPING IN A SAND OR SIEVED EARTH BED, WITH SIMILAR COVERING TO A LEVEL OF 4" ABOVE TOP OF PIPE.

   WRAP WATER, WASTE AND GAS PIPING THROUGH THE FLOOR SLAB WITH ½" THICK THERMASEAL, 2" ABOVE AND BELOW THE SLAB SURFACES.

6. INSULATION:

   WRAP ALL HOT WATER SUPPLY AND RETURN PIPING WITH 1" THICK THERMASEAL INSULATION OR EQUAL. TAPE ALL BUTTED JOINTS WITH TAPE AS RECOMMENDED BY THE MANUFACTURER. USE ENLARGED SECTIONS AT FITTINGS, WHERE REQUIRED, AND MITERED JOINTS AT ELBOWS, ETC. VALVE AND PUMP BODIES NEED NOT BE INSULATED.

GENERAL PLUMBING NOTES (cont.)

7. INSTALLATION:

   INSTALL ALL PIPING IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE WITH THE STATE OF CALIFORNIA AMENDMENTS, SLOPE ALL WASTE PIPING AS INDICATED ON THE DRAWINGS, AND ALL WATER PIPING TO INSURE ELIMINATION OF AIR. CAREFULLY GRADE ALL WASTE PIPING TO ENSURE A UNIFORM SLOPE IS ACHIEVED, WITHOUT ANY DIPS OR HIGH POINTS IN THE PIPING.

   CAREFULLY TRENCH FOR ALL UNDERGROUND PIPING, AVOID OTHER UTILITIES, AND REPAIR ANY DAMAGES TO SAME CAUSED BY THE WORK OF THIS CONTRACT. PROVIDE PROPER SHORING FOR ALL DEEP TRENCHES, AS REQUIRED BY THE SAFETY REGULATIONS OF THE STATE OF CALIFORNIA, AND BY OSHA. PROVIDE ALL REQUIRED BARRICADES, WARNING SIGNS, ETC. CAP ALL PIPING ENDS AT THE CLOSE OF THE DAY'S WORK TO PREVENT ENTRY OF FOREIGN MATERIALS. FLUSH PIPING OF ALL DEBRIS BEFORE CONNECTING TO FIXTURES.

   EMBED ALL UNDERGROUND PIPING, OTHER THAN GAS PIPING, IN SIEVED EARTH FOR A DEPTH OF 4" ABOVE THE PIPE. SMOOTH THE TRENCHING BELOW THE PIPING FREE FROM ANY ROCKS OR SIMILAR OBSTRUCTIONS, AND PROVIDE SPACE FOR BELLS OR MECHANICAL JOINTS FOR ALL WASTE PIPING. LATERALLY BRACE PIPING TO PREVENT PIPE MOTION DURING BACK FILLING OPERATIONS.

   PROVIDE SHOCK ABSORBERS AT HOT AND COLD WATER AT ALL FIXTURES. ABSORBER SHALL BE A LINE SIZE PIPE RISER CONNECTING TO A 12" HIGH CAPPED PIPE CHAMBER, SIZED ONE SIZE LARGER THAN THE RISER. A SINGLE MECHANICAL SHOCK ABSORBER MAY BE UTILIZED FOR A BATTERY OF FIXTURES, PROVIDED THE ABSORBER IS SIZED FOR THE MAIN LINE SERVING THE BATTERY OF FIXTURES.

   CHLORINATE ALL WATER PIPING FOR A PERIOD OF 8 HOURS, BY CHARGING WITH A CHLORINE OR HYPO CHLORITE SOLUTION TO ACHIEVE A 5 PPM STRENGTH AT THE FIXTURE FURTHEST FROM THE POINT OF APPLICATION. UPON COMPLETION OF CHLORINATION, FLUSH ALL PIPING UNTIL NO CHLORINE CAN BE DETECTED BY TASTE.

   AFTER CHLORINATION AND ALL TESTING HAS BEEN COMPLETED, CLEAN ALL FIXTURE STRAINERS, AND SET WATER FLOWS FROM FIXTURES IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR.

8. TESTS:

   TEST ALL GAS PIPING FOR A PERIOD NOT LESS THAN TWO HOURS AT A PRESSURE OF NOT LESS THAN 10 PSIG, USING SOAP AND WATER OR SIMILAR MATERIALS AT ALL JOINTS. WELDED GAS PIPING SHALL BE TESTED PER UPC/CPC.

   TEST ALL WASTE AND VENT PIPING FOR A PERIOD OF NOT LESS THAN 8 HOURS BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING, FILLING THE SYSTEM WITH WATER, AND OBSERVING FOR LEAKS. TEST UNDERGROUND SECTION OF PIPE WITH A RISER TO ACHIEVE THE PRESSURE EQUIVALENT TO THE HIGHEST FIXTURE OR FITTING.

   TEST WATER PIPING AT 100 PSIG FOR A PERIOD OF EIGHT HOURS, OBSERVING FOR ANY VISIBLE LEAKS. TEST PIPING AGAIN WITH FIXTURES INSTALLED AT 60 PSIG.

   REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. UPON REPAIRING ANY LEAKS FOUND, AGAIN TEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

9. PROVIDE SIX COPIES OF SUBMITTALS WITH MFR'S OPERATING AND MAINTENANCE DATA FOR ALL ITEMS OF EQUIPMENT INSTALLED. INDICATE THE EXACT MODEL(S) OF EQUIPMENT, WHERE THE MANUFACTURER'S DATA INCLUDES MODELS OTHER THAN THOSE INSTALLED, BIND THE INFORMATION IN 3 RING BINDERS, WITH DIFFERENT TYPES OF EQUIPMENT INDEXED. PROVIDE A SHEET INDICATING THE CONTRACTOR'S (AND SUBCONTRACTOR'S) NAMES, ADDRESSES AND TELEPHONE NUMBERS. INCLUDE ALSO THE PREFERRED SOURCES OF SPARE PARTS FOR THE EQUIPMENT INSTALLED, INCLUDING ADDRESSES, TELEPHONE NUMBERS, ETC.

10. CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS, PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO: PIPING SIZES, INVERT ELEVATIONS, POINTS OF CONNECTION, FIXTURES AND EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. VERIFY THE LOCATION AND REQUIRED PIPING CONNECTIONS OF ALL HVAC OR OTHER MECHANICAL EQUIPMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING OR COMMENCING OTHER WORK.

11. ROUTE CONDENSATE PIPING FROM EQUIPMENT TO NEAREST APPROVED RECEPTOR. ALL CONDENSATE SYSTEMS SHALL TERMINATE INTO THE STORM DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE, AND SHALL OTHERWISE BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES. CONNECT TO EQUIPMENT COMPLETE WITH VENTED P-TRAP.

12. MECHANICAL EQUIPMENT AND IDENTIFICATION TAGS SHOWN ON DRAWING ARE FOR THE COORDINATION OF UTILITIES ONLY, REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT SPECIFICATIONS.

PLUMBING SCHEDULE

SYMBOL	DESCRIPTION
	PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL FIXTURES IN THIS SCHEDULE OR THEIR APPROVED EQUIVALENT. REFER TO ARCHITECTURAL DRAWINGS FOR ALL MOUNTING HEIGHTS OF FIXTURES.
33 58	HAND SINK. SEE FOOD SERVICE DRAWINGS. ROUGH IN WASTE, VENT, HOT & COLD WATER PIPING. PROVIDE SUPPLIES AND STOPS. MAKE FINAL CONNECTIONS.
44	PREP SINK. SEE FOOD SERVICE DRAWINGS. ROUGH IN IN-DIRECT GREASE WASTE TO FS, HOT & COLD WATER PIPING. PROVIDE SUPPLIES AND STOPS. MAKE FINAL CONNECTIONS.
51	3-COMP SINK. SEE FOOD SERVICE DRAWINGS. ROUGH IN IN-DIRECT GREASE WASTE TO FS, HOT & COLD WATER PIPING. PROVIDE SUPPLIES AND STOPS. MAKE FINAL CONNECTIONS.
M2	MOP SINK. SEE FOOD SERVICE DRAWINGS. ROUGH IN GREASE WASTE, VENT, HOT & COLD WATER PIPING. PROVIDE SUPPLIES AND STOPS. MAKE FINAL CONNECTIONS.
53	DISHWASHER. SEE FOOD SERVICE DRAWINGS. ROUGH IN IN-DIRECT GREASE WASTE TO FS, & HOT WATER PIPING. PROVIDE SUPPLY AND STOP. MAKE FINAL CONNECTIONS.
FD	FLOOR DRAIN: J.R. SMITH # 2005(A), 5" DIAMETER NICKEL BRONZE TOP WITH 2" PIPE, FLANGE AND SEEPAGE PAN. PROVIDE TRAP PRIMER CONNECTION.
FS	FLOOR SINK: JRS PRODUCTS #325-Y-O WITH CAST IRON BODY, ENAMELED INTERIOR, 6" DEEP SUMP, FLANGE AND SEEPAGE PAN, ALUMINUM BOTTOM DOME STRAINER, HALF GRATE, 2" OUTLET, CAULK JOINT.
TP	TRAP PRIMER: PRECISION PLUMBING PRODUCTS, INC. #PO-500 PRIME-RITE FOR TWO RESTROOM FLOOR DRAINS. PROVIDE 12 X 12 ACCESS DOOR FOR CONCEALED UNIT.
BFP	BACKFLOW PREVENTER: WATTS 9D3-MF 3/8" ASSE 1022 BACKFLOW PREVENTER FOR CARBONATE BEVERAGE MACHINES, COFFEE MACHINE, TEA BREWER AND ESPRESSO MACHINE. DRAIN TO FLOOR SINK.
HB	HOSE BIBB: MIFAB #MH-15 FREEZE-PROOF POST HYDRANT WITH DRAIN HOLE AND KEYED HANDLE, ROUGH BRONZE FINISH.
M6 GI 1	GRAVITY GREASE INTERCEPTOR: JENSEN PRECAST * JPI000, H-20 TRAFFIC RATED COVERS, 4' INLET AND OUTLET, DOUBLE COMPARTMENT, 1000 GALLON CAPACITY.
SP 1	24"# SAMPLE BOX: JENSEN PRECAST * 200, H-20 TRAFFIC RATED COVERS, 4' INLET AND OUTLET. PROVIDE RISERS AS REQUIRED.
M1 WH 1	WATER HEATER: AO SMITH *BT-60, GAS FIRED, 60,000 BTUH INPUT, 55 GALLON STORAGE CAPACITY, 58 GPH RECOVERY AT 100 F RISE. GLASS LINED STORAGE TANK, MAGNESIUM ANODE, INSULATED AND JACKETED, CAST IRON BURNER, PRESSURE AND TEMPERATURE RELIEF VALVE. INSTALL WITH EXPANSION TANK, AMTROL *ST-5 "THERM-X-TROL", DIAPHRAGM TYPE, PREPRESSURIZED TANK.
WH 1	INSTANTANEOUS WATER HEATER: AO SMITH *CAL A-180E, ELECTRIC TANKLESS, WALL MOUNTED, WITH 18 KW INPUT AT 230 V/1 PH/60 HZ ELECTRICAL SERVICE, 94 AMPS DRAW, (2) 50 AMP BREAKERS, SET AT 120° F LEAVING TEMPERATURE.

GRAVITY GREASE INTERCEPTOR SIZING

GREASE INTERCEPTOR SIZING CALCULATIONS BASED ON 2019 CPC 1014.3.6 AND TABLE 1014.3.6.

SIZING BASED ON FUTURE DRAINAGE FIXTURE UNITS

#51. 3-COMPARTMENT SINK	=	3 DFU'S x COMPARTMENTS (3)	=	9 DFU'S
#53. DISHWASHER	=	2 DFU'S	=	2 DFU'S
#44. PREP SINK	=	3 DFU'S x QUANTITY (1)	=	3 DFU'S
#M2. MOP SINK	=	3 DFU'S	=	3 DFU'S
FD FLOOR DRAINS	=	2 DFU'S x QUANTITY (2)	=	4 DFU'S
FD TRASH AREA FD	=	2 DFU'S x QUANTITY (1)	=	2 DFU'S

TOTAL DRAINAGE FIXTURE UNITS 23 DFU'S

3" SEWER LINE AND 1000 GALLON INTERCPTOR GOOD FOR UP TO 35 DFU'S

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P1.1

GAS SIZING CHART

UNIT	GAS (MBH) (7" WC)			CONDENSATE	
	GAS LOAD	DISTANCE FT.	SIZE (")	TONS	BRANCH SIZE
14 - GRIDDLE	140	42	¾	N/A	N/A
16 - GRIDDLE	120	42	¾	N/A	N/A
25 - FRYER	122	54	¾	N/A	N/A
M1 - WATER HEATER	60	54	½	N/A	N/A
TOTALS	442	54	1¼		

NATURAL GAS SIZING TABLE

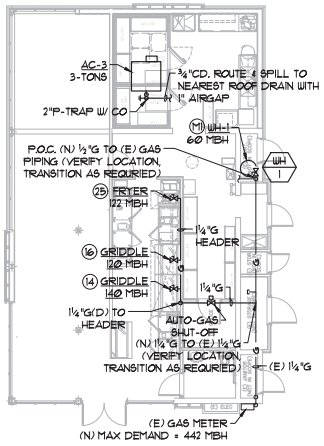
BASED ON UPC/CPC TABLE 1216.2(1)
7"wc PRESSURE
TOTAL PIPE LENGTH (FT)= 42

PIPE SIZE	MAX. MBH (CFH)
1/2"	72
3/4"	151

NATURAL GAS SIZING TABLE

BASED ON UPC/CPC TABLE 1216.2(1)
7"wc PRESSURE
TOTAL PIPE LENGTH (FT)= 54

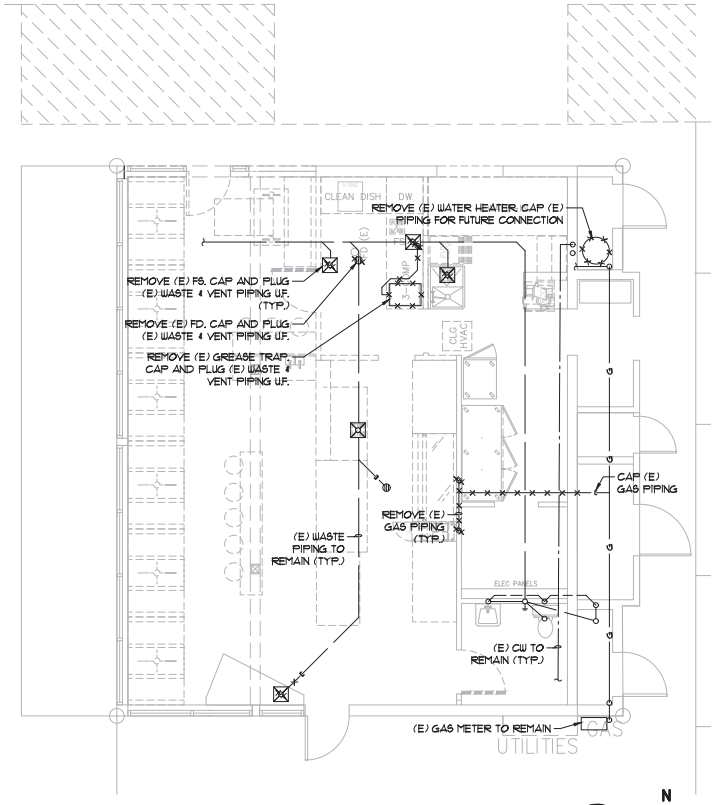
PIPE SIZE	MAX. MBH (CFH)
1/2"	65
3/4"	137
1"	257
1-1/4"	528



PLUMBING GAS & CD PIPING PLAN

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

2 P2.1



PLUMBING DEMOLITION PLAN

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

1 P2.1

N

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PLUMBING DEMOLITION & GAS PIPING PLANS

REVISIONS

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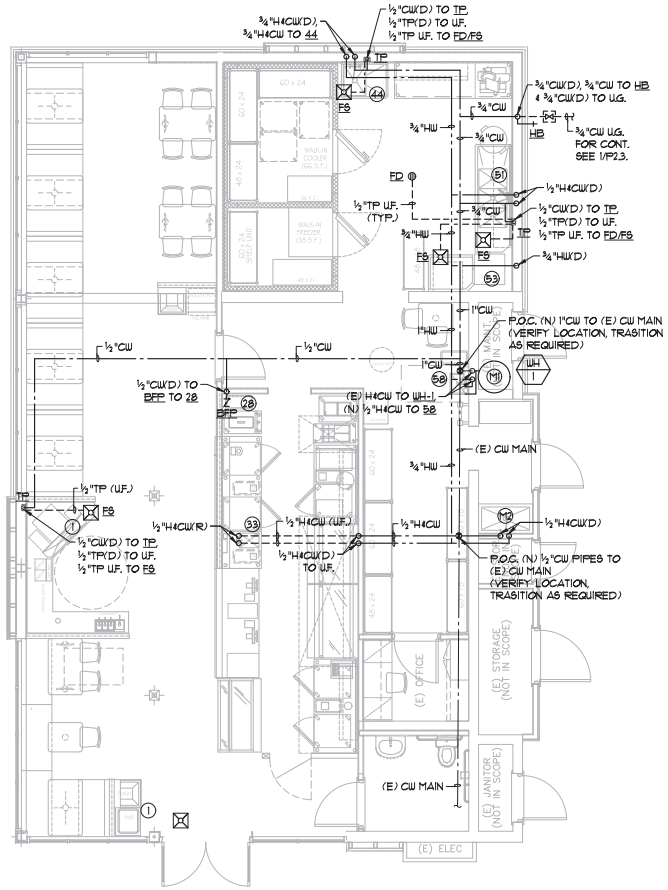
5-5-2021

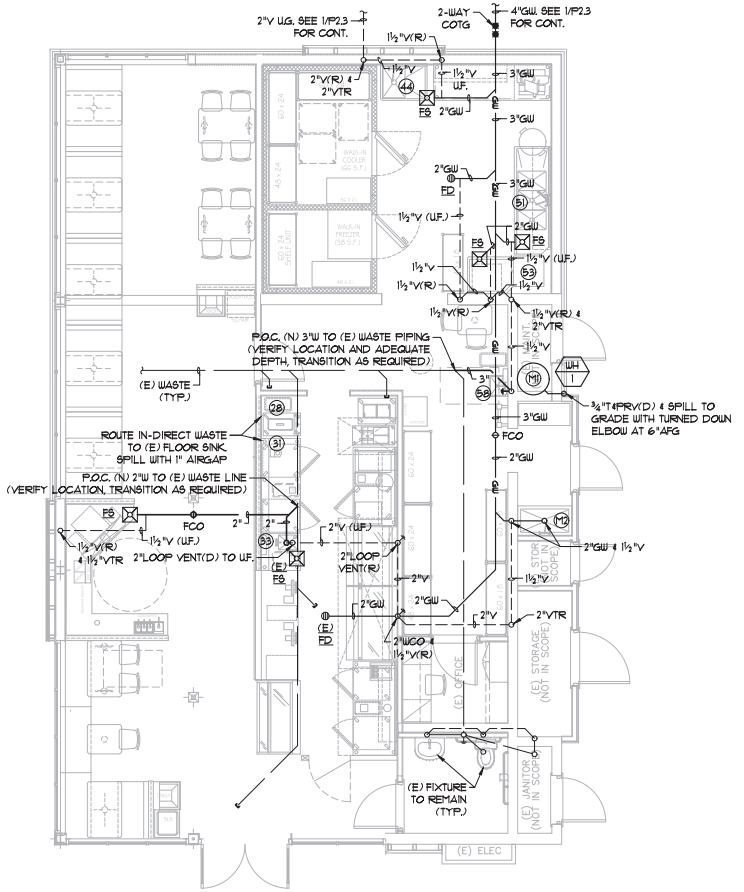
SHEET
P2.1



PLUMBING H&CW PIPING PLAN

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

2 / P2.2



PLUMBING W&V PIPING PLAN

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

1 / P2.2

N

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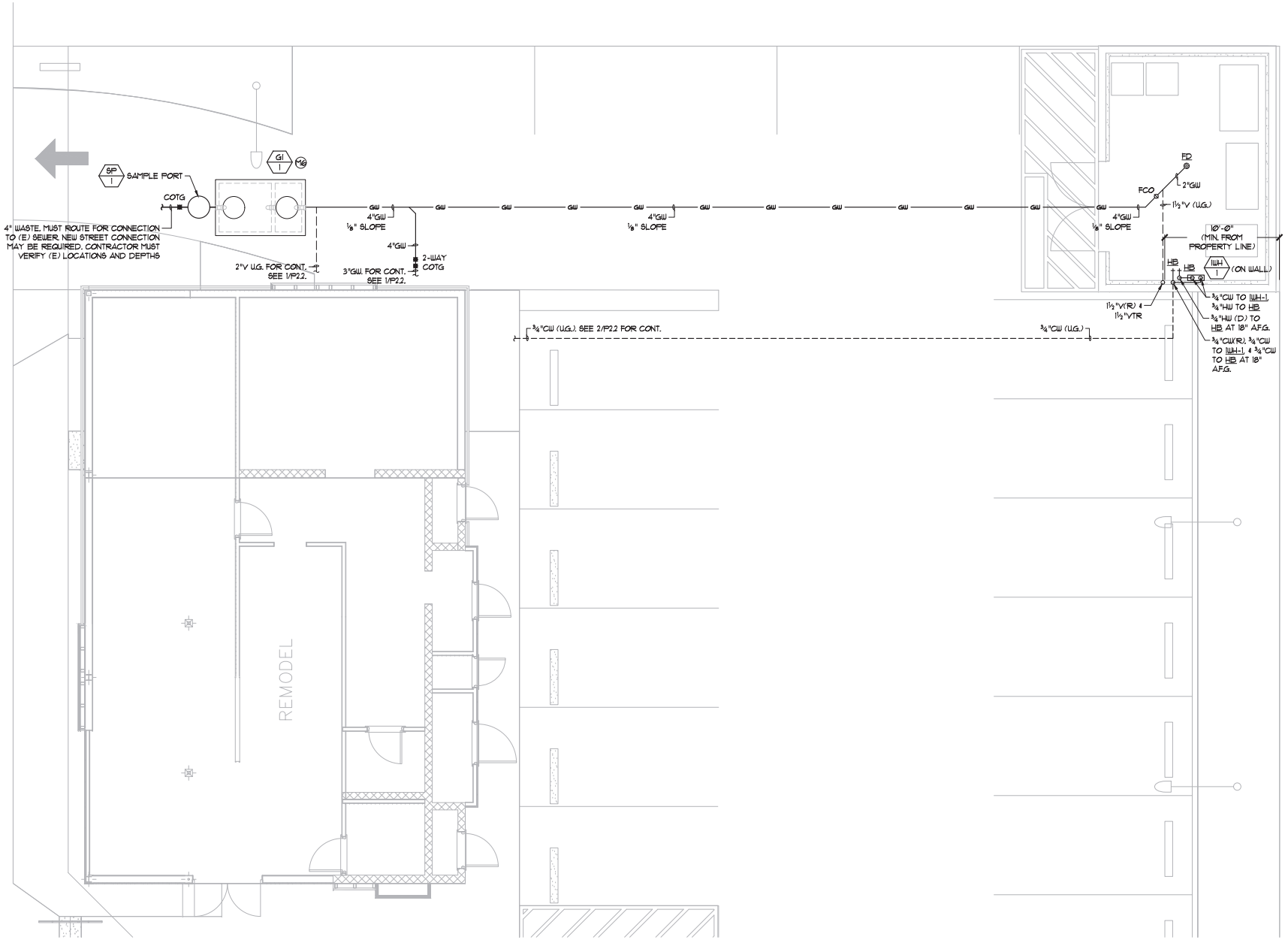
PLUMBING W&V & H&CW PIPING PLANS

REVISIONS

SCALE: AS NOTED
DATE: 5-5-2021
SHEET: P2.2



PLUMBING SITE PLAN

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

1 / P2.3

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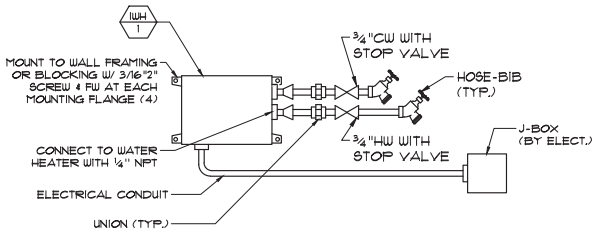
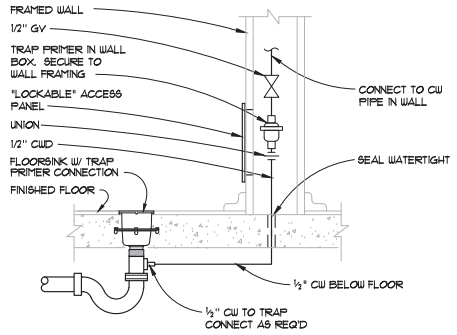
PLUMBING SITE PLAN

SCALE: AS NOTED
DATE: 5-5-2021
SHEET: P2.3



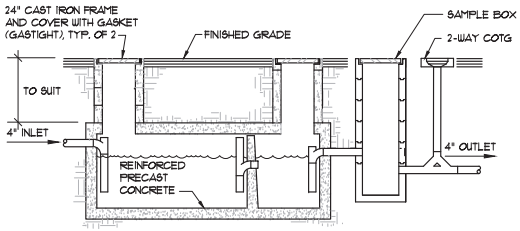
INSTANT ELECTRIC WATER HEATER DETAIL 5 P3.1

SCALE: NONE



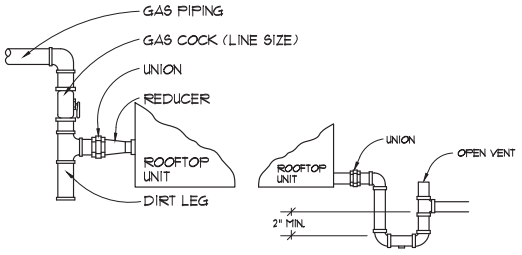
TRAP PRIMER TO FLOOR SINK 4 P3.1

SCALE: NONE



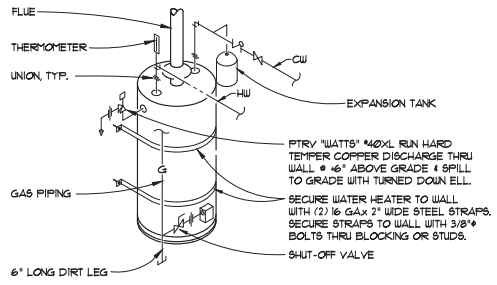
GREASE INTERCEPTOR DETAIL 2 P3.1

SCALE: NONE



TYPICAL AC UNIT PIPING DETAIL 3 P3.1

SCALE: NONE



GAS FIRED WATER HEATER DETAIL 1 P3.1

SCALE: NONE

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Nation' Hamburgers #12 Addition
3789 RAILROAD AVENUE
PITTSBURG, CA 94565

2D ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
IAN HEIM
M-40214
EXP. 12-31-2022
STATE OF CALIFORNIA

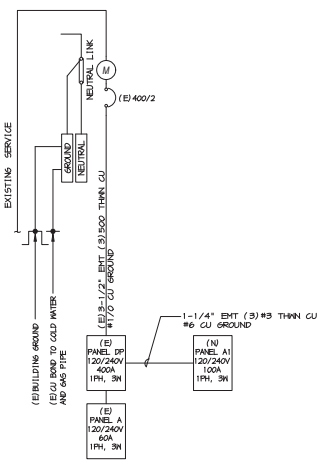
REVISIONS

SCALE
AS NOTED

DATE
5-5-2021

SHEET
P3.1

PLUMBING DETAILS



1 E1.1 ONE LINE DIAGRAM
NO SCALE

Existing Distribution Panel DP

Voltage: 120/240 | Bus: 400 | Phase: 1 | Wire: 3 | Mounting: Surface | Main: MLO | Location: Office | Status: Existing | Enclosure: NEMA 1 | A/C:

Load	Room	kVA	Breaker	#	A	C	#	Breaker	kVA	Load	Room
Panel A1		13.59	100/2	1	17.59		2	60/2	4.00	AC #2	
		12.81		3		16.81	4		4.00		
Spare			20/2	5	4.00		6	60/2	4.00	AC #1	
				7		4.00	8		4.00		
Outdoor Lights - Soffit		1.15	20/1	9	5.65		10	50/2	4.50	Water Heater IWH-1	
Outdoor Lighting - Poles		0.23	20/1	11		4.73	12		4.50	See Note below	
Spare			20/1	13	4.50		14	50/2	4.50	Water Heater IWH-1	
Spare			20/1	15		4.50	16		4.50	See Note below	
Water Heater			20/1	17	0.00		18	20/1		Show Window	
Irrigation			20/1	19		1.20	20	20/1	1.20	Sign	
Roof			20/1	21	1.20		22	20/1	1.20	Sign	
Sign		1.20	20/1	23		1.20	24	20/1		Existing Load	
Outdoor Sign		1.20	20/1	25	1.38		26	20/1	0.18	Bathroom	
Planter			20/1	27		0.18	28	20/1	0.18	Roof Plug	
Existing Load			20/1	29	0.00		30	20/1		Office	
Planter			20/1	31		0.00	32	20/1		Spare	
Compressor			20/1	33	0.00		34	20/1		Spare	
Panel A		2.95	60/2	35		7.95	36	50/2	5.00	AC - 3	
		1.55		37	6.55		38		5.00		
Spare			20/2	39		0.00	40	20/1		Existing Load	
				41	0.00		42	20/1		Existing Load	

Notes:
1 New breaker and Load
2 Existing breaker and new load
3 Circuit via LCP
4 Provide locking device, 2 feeds to water heater
E Existing load
For water heater IWH-1, provide 2 circuits.

Totals: 40.88 | 40.56 | 81.4 kVA
Application of Demand Factors

C	Continuous Load	1.25			
R	Receptacle Load	1.00			Per CEC 220.44
L	Lighting Load	1.00	2.35	2.63	5.0 kVA Per CEC 220.42
K	Kitchen Load	0.65	8.84		8.8 kVA Per CEC 220.56
M	Mechanical Load	1.00	13.00	13.00	26.0 kVA
	All Other Loads	1.00	11.93	24.94	36.9 kVA
					76.7 kVA
					319.5 Amperes

New Panel A1

Voltage: 120/240 | Bus: 100 | Phase: 1 | Wire: 3 | Mounting: Recessed | Main: MLO | Location: Kitchen | Status: New | Enclosure: NEMA 1 | A/C: 22,000

Load	Item	kVA	Breaker	#	A	C	#	Breaker	kVA	Load	Item
Receptacle - POS	M13	0.50	20/1	1	1.94		2	20/2	1.44	Soft serve machine	
Receptacle - Bakery Case	2	1.20	20/1	3		2.64	4		1.44		
Receptacles - Refer, Drink Mvr	3,32	0.92	20/1	5	1.50		6	20/2	0.62	Receptacles - Refrigerators	3,3
Lighting		0.92	20/1	7		1.92	8		1.00	Receptacles - Warmer, Utinsil	8,5
Remote Printer	M11	0.25	20/1	9	1.45		10	20/2	1.20	Conveyor / Toaster	9
Receptacles - Refer, Warmer, Chili	3,19,21	1.00	20/1	11		2.20	12		1.20		
Receptacles - Warmer, Freezer	24,27	0.95	20/1	13	3.20		14	20/1	2.25	Coffee Brewer	28
Receptacle - Time Clock	M18	0.10	20/1	15		2.35	16		2.25		
Dish Washer	53	1.20	20/1	17	2.50		18	20/2	1.36	Ice Maker	73
Receptacle - Onion Slicer	47	0.84	20/1	19		1.34	20		0.50	Receptacle - Bev, Tea, Coffee	72
Receptacle - Show Window		0.54	20/1	21	1.04		22	15/1	0.50	Walk In Cooler	36
Receptacle - Convenience		0.18	20/1	23		0.99	24	20/1	0.81	Walk In Cooler Compressor	37
			20/1	25	0.81		26		0.81		
			20/1	27		0.50	28	15/1	0.50	Walk In Freezer	
			20/1	29	0.88		30	20/1	0.88	Walk In Freezer Compressor	35
			20/1	31		0.88	32		0.88		
			20/1	33	0.18		34	20/1	0.18	Roof Outlet	
			20/1	35		0.00	36				
			20/1	37	0.00		38				
			20/1	39		0.00	40				
			20/1	41	0.00		42				

Notes:
1
2
3
4
E Existing load

Totals: 13.59 | 12.81 | 26.4 kVA
Application of Demand Factors

C	Continuous Load	1.25			
R	Receptacle Load	1.00	1.04	0.18	1.2 kVA Per CEC 220.44
L	Lighting Load	1.00		0.92	0.9 kVA Per CEC 220.42
K	Kitchen Load	0.65	8.16	7.61	15.8 kVA Per CEC 220.56
M	Mechanical Load	1.00			
	All Other Loads	1.00			
					17.9 kVA
					74.6 Amperes

Existing Panel A

Voltage: 120/240 | Bus: 200 | Phase: 1 | Wire: 3 | Mounting: | Main: | Location: | Status: | Enclosure: | A/C:

Load	Item	kVA	Breaker	#	A	C	#	Breaker	kVA	Load	Item
KEF - 2		0.80	20/2	1	2.19		2	20/1	1.39	KEF - 3	
		0.80		3		0.80	4	20/1			
KEF-1		0.76	20/1	5	0.76		6	20/1		Grill	
MAU		0.75	20/1	7		0.75	8	PFB			
			20/2	9	0.00		10	PFB			
				11		0.00	12	PFB			

Notes:
1 Existing breaker with new load
2
3
4
E Existing load

Totals: 2.95 | 1.55 | 4.5 kVA
Application of Demand Factors

C	Continuous Load	1.25			
R	Receptacle Load	1.00			Per CEC 220.44
L	Lighting Load	1.00			Per CEC 220.42
K	Kitchen Load	0.65			Per CEC 220.56
M	Mechanical Load	1.00	2.95	0.75	3.7 kVA
	All Other Loads	1.00		0.80	0.8 kVA
					4.5 kVA
					18.8 Amperes

Fixture Schedule

Tag	Description	Manufacturer & Catalog Number	Lamps	Color Temp	Lumens	CRI	Dimming Type	Watts	Volts	Comments
D4	4" Round LED Down Light	Lithonia LDN4 40/05 L04 AR LSS MVOLT EZ1	LED	4000K	524	80	0-10V	5.7	120	Add EL option for 90 minute backup.
H	Surface mounted LED fixture	Progress Lighting P2308-09 Brushed Nickel Finish 12"	LED	3000K	1,211	90	ELV/Reverse Phase	17.0	120	
LX	LED linear fixture	H.E. Williams MX2D-X'XX-L4/840-F-XXX-DIM	LED	4000K	400	80	VERIFY	3.4/FT	120	See Architectural detail A1.02-2 Verify length
J	1'x4' Low profile surface mounted LED fixture	Cooper Industries / Metalux 4WSNLED LD4 40SL F UNV L840 CD1	LED	4000K	4,087	80	0-10V	39.8	120	Provide EL7W Option where indicated as "EM"
G	Damp Rated LED Hood Light by Hood Manufacturer	Econ-Air	LED	3500K			N/A	12.5	120	Provided by hood manufacturer, connected by electrical contractor
XEM	Exit Sign with Bug Eye	Lithonia Lighting LHQM LED G	LED	Green				1.0	120/277	
EL	Bug Eye	Lithonia Lighting ELM4L	LED		640		N/A		120/277 12V	Damp Location Label Add LPT HO for 22W Remote
C1	Canopy Light at trash enclosure	McGraw Edison CNC-E01-LED-E1-SQ-BZ-OSX1	LED	4000K	3,066	70	N/A	24.7	120	Provide with occupancy sensor
CL	Continuous Linear LED Low level	Lumilum LUM-120506-4000K Natural White, Provide Aluminum U Channel	LED	4000K	390		ELV	3.5	120	Located at accent trim. See Detail 7, Sheet A3.01
CH	Continuous Linear LED Soffit Level	Lumilum LUM-120506-4000K Natural White, Provide Aluminum U Channel	LED	4000K	390		ELV	3.5	120	Located in soffit See Detail 3, Sheet A3.01
RS	Round Surface Exterior Fixture	Modern Forms WS-W8016-AL	LED	3000K	280	90	ELV	20.0	120	
S1T4W	Pole mounted LED area light	McGraw Edison GLNA-AF-01-LED-E1-T4W-BZ-MS/DIM-L20	LED	4000K	6,168	70	N/A	59.0	120	Mounting height of head to be 20' Provide motion sensor
WT4W	Wall pack trash enclosure	McGraw Edison IST-SA1F-450-740-U-T4W-BZ-MS/DIM-L10	LED	4000K	3,473	70	N/A	25.3	120	Mount on trash enclosure canopy Provide motion sensor

GENERAL NOTES

1. These general notes are intended to assist the contractor during execution of the work, however, they do not cover all of the specification requirements.
2. Locations of equipment are diagrammatic and job conditions may not always permit their installation exactly as shown; however, the design shall be followed as closely as existing conditions and actual building construction permit. The Contractor shall investigate the structural and finish conditions affecting the work and shall provide such fittings and accessories as may be required to meet conditions whether shown or not.
3. Coordinate all work with other trades to provide a complete installation. Connect all equipment furnished by others as required. Install all work to clear architectural and structural members.
4. Placement and circuiting of exit signs and egress lighting shall comply with the 2013 California Building Code (CBC) requirements and with the local fire marshal.
5. Install all equipment, conduits, outlets, and fixtures in strict accordance with all applicable codes. (2011 National Electrical Code (NEC), 2013 California Electrical Code (CEC) & California Energy Code – Title 24, Part 6 2013)
6. Do not scale electrical plans for fixtures, devices, or appliance locations. Use figured dimensions if given or check mechanical and architectural plans.
7. All material and equipment is to be listed and installed per manufacturer's specifications, CEC 2013 110-3 and California Title 24.
8. Controls and switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finish floor or working platform.
9. Electrical receptacle outlets on branch circuits of 30 Amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box or receptacle housing nor less than 15 inches measured from the bottom of the receptacle outlet box or receptacle housing to the level of the finish floor or working platform.
10. The final location of all outlets shall be verified with the owner at the time of construction.
11. All switches shall be specification grade 20 Ampere.
12. All duplex receptacles shall be specification grade, 20 Ampere.
13. All outdoor electrical equipment shall be weatherproof.
14. All conduit shall be routed concealed unless noted on the plan or approved by the architect or engineer.
15. All wiring shall be installed in conduit. Conduit installed in walls and ceiling to be EMT with steel set screw or compression type fittings. Conduit installed below grade shall be PVC schedule 40. MC cable may also be used in ceilings and walls where not exposed. Install all conduits in accordance with NECA standards of installation.
16. Provide water tight flex with ground wire for outside mechanical connections.
17. The minimum size of all conductors shall be #12 CU or as shown in 2013 CEC Table 310-5.
18. Provide minimum working clearance per CEC 2013 110-26.
19. Outlet boxes installed in fire walls shall be one piece steel and installed in separate (staggered) stud penetrations. Minimum 24 inch horizontal separation.
20. Breakers feeding circuits with a common neutral are to be fed in conformance with CEC Section 210.4 (B) using a common trip mechanism.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BCW	BARE COPPER WIRE
C	CONDUIT
CEC	CALIFORNIA ELECTRICAL CODE
D	DEDICATED
(E)	EXISTING
EG	EQUIPMENT GROUND
EM	EMERGENCY
FACP	FIRE ALARM CONTROL PANEL
G	GROUND FAULT CIRCUIT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM	MILLION CIRCULAR MILLS
MP&S	SEE MECHANICAL PLANS & SPECIFICATIONS
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE – NFPA 70
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL	NIGHT LIGHT – FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	RELOCATE AS INDICATED
(R/J)	REMOVE – RESTORE CONTINUITY TO REMAINING DEVICES.
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
XFMR	TRANSFORMER

TYPICAL SYMBOLS

- LIGHTING FIXTURE, WALL MOUNTED
- EM NIGHT LIGHT – FIXTURES TAGGED "EM" TO HAVE EMERGENCY BATTERY BALLAST
- 2'x4' LIGHT FIXTURE, SEE FIXTURE SCHEDULE
- 1'x4' LIGHT FIXTURE, SEE FIXTURE SCHEDULE
- EXIT LIGHT FIXTURE. DIRECTIONAL ARROWS AS REQUIRED.
- EMERGENCY LIGHT. MOUNT AT 84" AFF.
- A LIGHT FIXTURE TAG. SEE FIXTURE SCHEDULE.
- FACP FIRE ALARM CONTROL PANEL
- FIRE PULL STATION AT +45"
- FIRE FLOW SWITCH
- FIRE TAMPER SWITCH
- HORN / STROBE
- JUNCTION BOX
- WALL SWITCH – SEE LIGHTING CONTROLS FOR DETAILS +45"
- PUSH BUTTON
- FOURPLEX RECEPTACLE 15A, 125V, +18"AFF UON.
- DUPLEX RECEPTACLE OUTLET 20A, 125V, +18"AFF UON
- MOUNT OUTLET ABOVE COUNTER OR BACKSPLASH (VERIFY HEIGHT W/ARCHITECT)
- SPLIT WIRED OUTLET ON OCCUPANCY SENSOR. LEVITON 5262-1PI
- OUTLET MOUNTED IN FLOOR OR CEILING.
- TELEPHONE OUTLET: +18"AFF UON, PROVIDE PULL WIRE OR 3/4" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE.
- COMBINATION COMM/DATA OUTLET: +18"AFF UON, PROVIDE PULL WIRE OR 3/4" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE.
- DATA OUTLET: +18" AFF UON, PROVIDE PULL WIRE OR 3/4: CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE.
- TELEPHONE / DATA OUTLET MOUNTED IN FLOOR OR CEILING.
- MICROPHONE OUTLET MOUNTED IN FLOOR OR CEILING.
- CCTV CLOSED CIRCUIT TELEVISION CAMERA
- MAIN SWITCHBOARD
- LIGHTING OR DISTRIBUTION PANEL,
- SURFACE OR FLUSH TERMINAL CABINET
- T DISTRIBUTION TRANSFORMER, MOUNTING AS NOTED
- DISCONNECT SWITCH SIZE & TYPE AS REQUIRED F=FUSED
- MOTOR STARTER
- VFD VARIABLE FREQUENCY DRIVE (VFD)
- MOTOR SEE MECHANICAL PLANS AND SPECIFICATION
- EXHAUST FAN – SEE MECHANICAL PLANS AND SPECIFICATION
- MECHANICAL EQUIPMENT I.D. TAG – SEE MECHANICAL PLANS
- CIRCUIT CONCEALED IN CEILING OR WALL
- CIRCUIT CONCEALED IN FLOOR OR UNDERGROUND
- HOME RUN TO PANELBOARD OR TERMINAL CABINET
- DENOTES # OF #12 WIRES, NO MARKS = 2 #12, ¾"C, CURVED HATCH DENOTES GROUND. OTHERS AS NOTED
- CONDUIT SEAL OFF
- TELEPHONE TERMINAL BOARD: SIZE AS SHOWN. FOURPLEX RECEPTACLE & 1 #6 CU TO GROUND.

NOTE 1: ALL DIMENSIONS ARE TO CENTER LINE OF BOX.
NOTE 2: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

LIGHTING CONTROL SYMBOLS

- Acuity Controls nPODM XP DX WH, On/Off + Raise / Lower Push Button and Low Voltage Lighting Control Device. Number indicates number of channels. Letter indicates fixtures controlled.
- Acuity Controls nPODM WH, On/OFF Push Button
- Acuity Controls nPP16-D Power/Relay Pack with dimming.
- Acuity Controls nPP16 PL T24 Power/Relay Pack – For switched convenience outlets.
- Acuity Controls nPP16-D ER Power/Relay Pack with dimming and emergency generator feed.
- Acuity Controls nSP5 PCD ELV 120 Secondary Relay Pack with Line Voltage Dimming
- Line Voltage Occupancy Sensor
- Acuity Controls nCM 10 Extended Range Occupancy Sensor
- Acuity Controls nCM PDT 9 ADCX Extended Range Occupancy Sensor with Auto Dimming Control Photocell.
- Line voltage, wall mounted occupancy sensor switch.
- Line voltage, wall mounted occupancy sensor switch with dimmer function.
- Track lighting current limiter. Number indicates limit.

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED. PROVIDE COLOR AS DIRECTED BY ARCHITECT.

COORDINATE DEVICES AND PART NUMBERS WITH MANUFACTURER TO INSURE COMPATIBILITY OF ALL DEVICES.

COMPLY WITH ALL ASPECTS OF CALIFORNIA TL-24

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WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.
©KAUFMANN ARCHITECTS 2021

REVISIONS

ELECTRICAL SCHEDULES

SCALE

DATE 9-29-2021

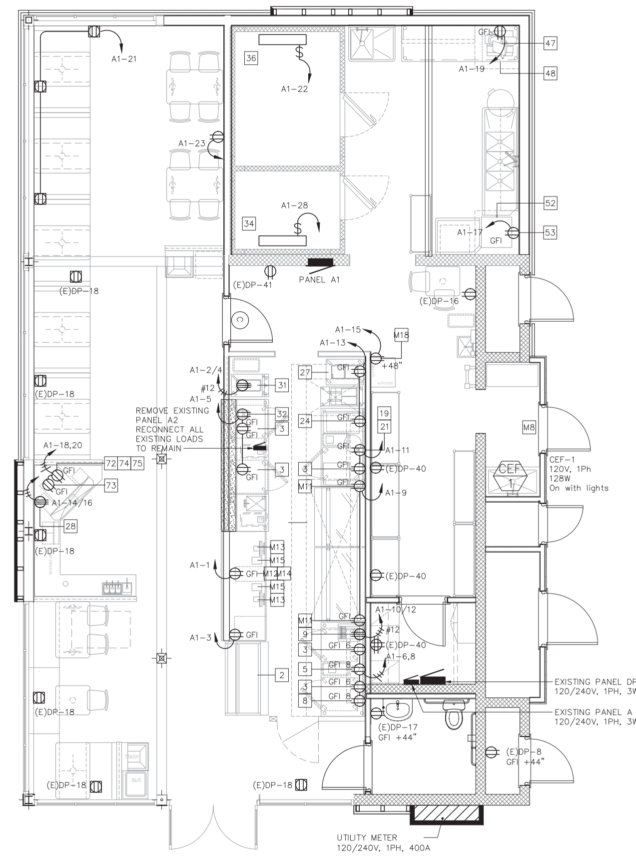
SHEET E1.1

REGISTERED PROFESSIONAL ENGINEER WILLIAM V. ROBERTS No.9565 09-30-21 STATE OF CALIFORNIA
10/11/21

Equipment Schedule

Note: Building electrical system is 120/240V, 1Phase

Note	Description	Mfr	Cat#	Voltage	Phase	Amperes	Breaker	kW	NEMA	Height	Link
2	Curved Glass Refrigerated Bakery Case	Federal	CGR5948								Dead
3	1-door Undercounter refrigerator	Hoshizaki	CRMR27	115	1	2.6	HACR 15/1		5-15R		
5	Heated Utensil Holder	Server Products	ConserveWell	120	1						
8	Infrared Food Warmer	Hatco Glo-Ray	GRH-36	120	1			0.8	5-15R		
9	Conveyor Toaster	APW Wyott	AT Express	208							Dead
14	Countertop Gas Griddle	Vulcan	MSA60	N/A							
16	Countertop Gas Griddle	Vulcan	MSA48	N/A							
19	Countertop Warming Shelf	Hatco Glo-Ray	GRS-18	120	1			0.25	5-15R		
21	Countertop Food Warmer (Chili Pot)	APW Wyott	RCW-11								Dead
24	French Fry Warmer	Hatco Glo-Ray	GRH-18	120	1			0.35	5-15R		
25	French Fryer	Pitco	SG14R	N/A							
27	Freezer Cabinet (French Fry Freezer)	Nelson	BS2	115	1	5					
28	Coffee Brewer (Specification incorrect)	Wilbur Curtis	Gemini G3 Single Coffer Brewer	220	1			4.5			
31	Soft Serve Machine	Stoelting	F-111-38	208	1	12			6-20R		
32	Drink Mixer	Hamilton Beach	Single Spindle Drink Mixer HMD-200	120	1			0.3			
34-37	Walk Ins	TBD									
47	Onion Slicer	Globe	3600N	115	1	7			5-15R		
48	Hood Over Onion Slicer	TBD									
52	Hood Over Commercial Dishwasher	TBD									
53	Commercial Dishwasher	AutoChlor	Model A5	115	1	20	20/1				
72	Beverage Dispenser	Lancer	IBD 4500 22"								Dead
72	Lancer Turbo Carbonator	Lancer									Dead
73	Ice Maker	Manitowoc	Indigo NXT IYTO420A-161	115	1	11.3	15/1				
75	Satellite Coffee Warmers(2)	Wilbur Curtis	GEM-5	120	1	1.18		0.142			
M8	Air Curtain										
M9	Electrical Panels										
M11	Printer			120	1						
M12	Power Conditioner			120	1						
M13	POS			120	1						
M14	UPS			120	1						
M15	POS Printer			120	1						
M16	Bill Reader										
M18	Wall Mounted Time Clock Outlet @48"AFF										
M20	Office equipment										
M21	Audo Receiver										
M23	Security System Monitor										



2 E2.1 POWER
SCALE: 1/4" = 1' - 0"

NORTH

SHEET NOTES

1. Breakers feeding circuits with a common neutral are to be fed in conformance with CEC Section 210.4 (B) using a common trip mechanism.
2. Restore continuity and reconnect all devices which are to remain after remodel.
3. At the conclusion of the project, provide new panel schedules for each panel. Breakers not used shall be marked as "spare".

KITCHEN NOTES

1. Coordinate with hood installer and provide connection to hood lights.
2. Coordinate with fire suppression system installer and provide shut trip for equipment located under hoods.
3. All 15A and 20A, 1 Phase outlets located in the kitchen shall be GFI protected. GFI outlets may be used only if accessible. Outlets not accessible shall be protected by a GFI breaker. Provide ground conductor as may be required.
4. Lighting in food preparation areas shall be a minimum of 50 foot-candles.
5. All conduits passing into the walk-in freezer shall be sealed in accordance with the requirements of CEC 300.7(A).
6. Provide shatterproof light covers/shields in all areas where there are non-prepackaged ready-to-eat food, clean equipment, utinsel, linens and single-use articles are stored.

10/11/21

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Nation' Hamburgers #12 Addition
3789 RAILROAD AVENUE
PITTSBURG, CA 94565

ELECTRICAL POWER AND LIGHTING

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.
©KAUFMANN ARCHITECTS 2021

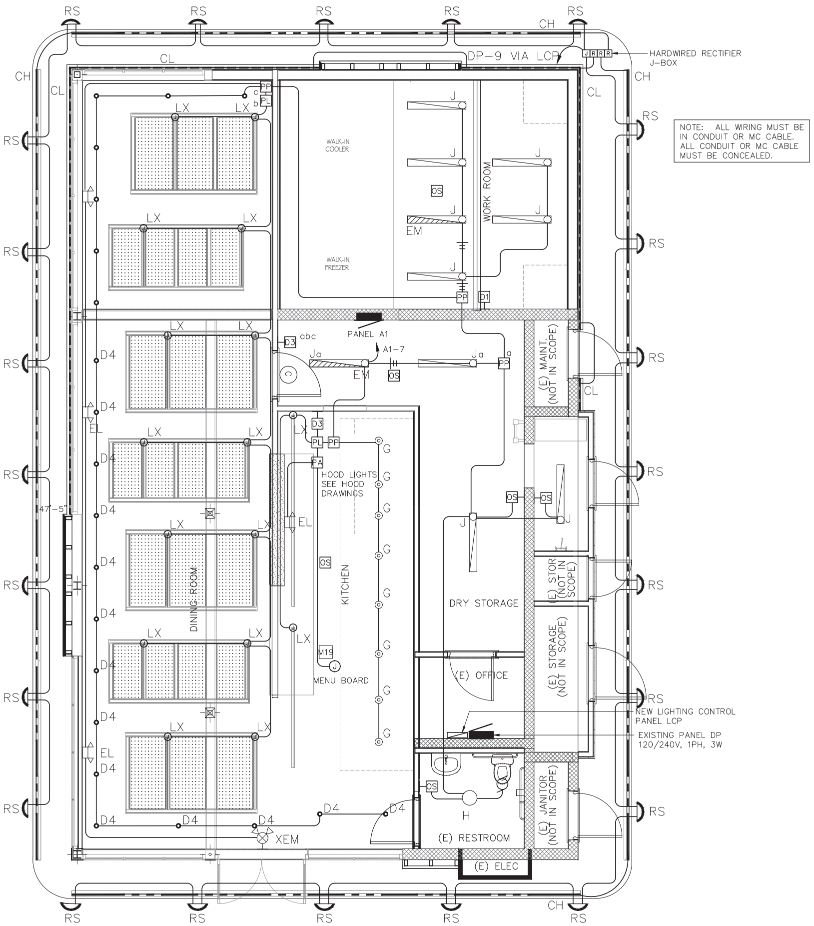
REVISIONS

ELECTRICAL PLAN

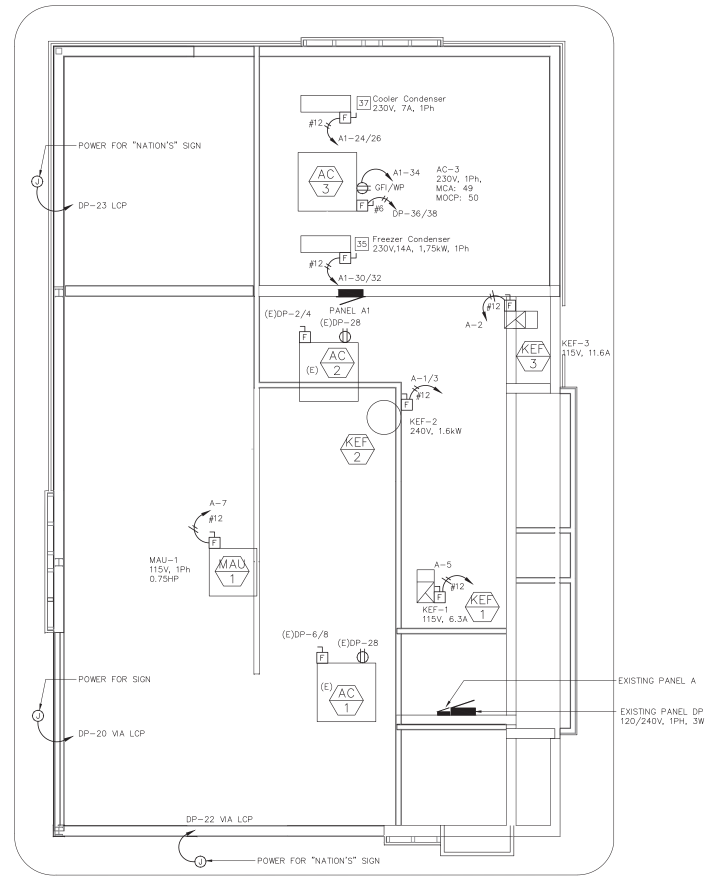
SCALE

DATE
9-29-2021

SHEET
E2.1



1 E2.2 LIGHTING
SCALE: 1/4" = 1' - 0"



2 E2.2 ROOF PLAN
SCALE: 1/4" = 1' - 0"

NORTH

KAUFMANN ARCHITECTS

1435 ALHAMBRA BLVD, STE 205
SACRAMENTO, CA
9 5 8 1 1
916.446.2558
KAUFMANNARCHITECTS.COM

Nation' Hamburgers #12 Addition
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PITTSBURG, CA 94565

ELECTRICAL POWER AND LIGHTING

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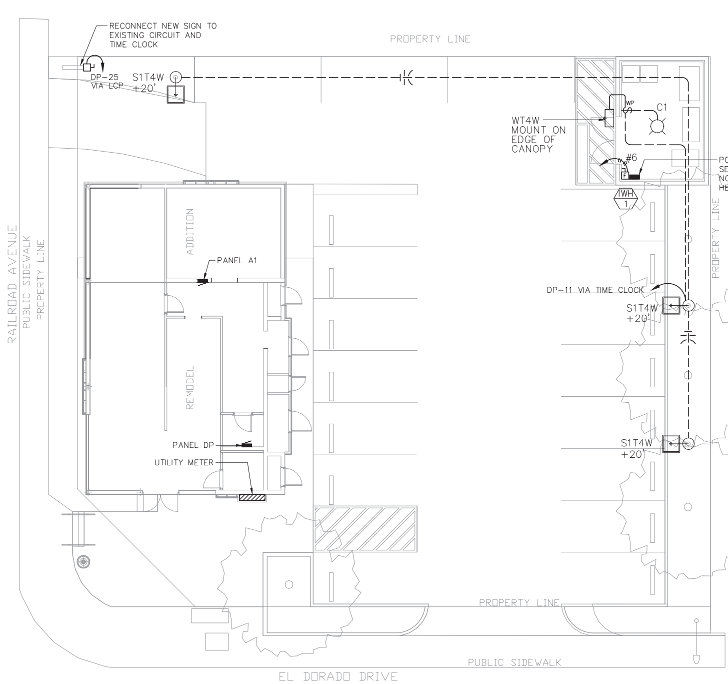
REVISIONS

LIGHTING PLAN ROOF PLAN

SCALE
DATE
9-29-2021
SHEET
E2.2

REGISTERED PROFESSIONAL ENGINEER No.9668 Exp.9-30-22 ELECTRICAL STATE OF CALIFORNIA
10/11/21



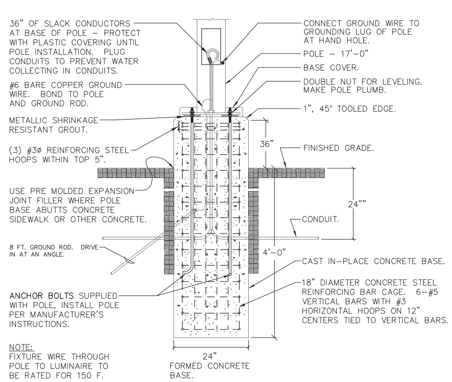
1 E3.1 SITE ELECTRICAL PLAN
SCALE: 1" = 10' - 0"

NORTH

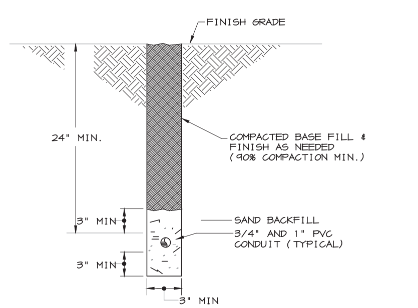
2 E3.1 PHOTOMETRIC PLAN
SCALE: 1" = 10' - 0"

Calculation Summary					
Label	CalcType	Max	Min	Max/Min	Avg
CalcPts_1	Illuminance	7.8	1.0	7.80	2.85

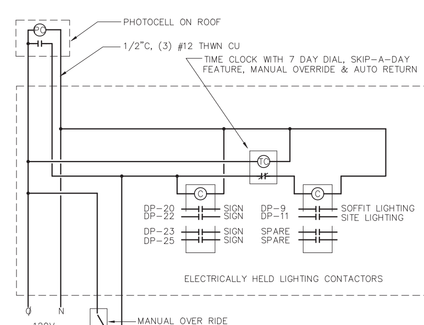
Luminaire Schedule								
Symbol	Label	Arrangement	Qty	LLF	Lum. Watts	Lum. Lumens	BUG Rating	Description
	C1	SINGLE	1	1.000	24.7	3066	B2-U0-G1	McGraw Edison - CNC-E01-LED-E1-SQ
	CH	SINGLE	16	1.000	37.8	1508	B1-U2-G1	12100-8-R-4-30K-SL
	L3S	SINGLE	1	1.000	80.3	7611	B2-U3-G2	City Standard Style 1 - LED 80W 120V - Type III Short Distribution
	S1T4W	SINGLE	3	0.900	59	6168	B1-U0-G2	McGraw Edison - GLNA-AF-01-LED-E1-T4W
	WT4W	SINGLE	1	0.900	25.31	3211	B1-U1-G1	McGraw Edison - IST-AF-450-LED-E1-T4W



3 E3.1 POLE BASE DETAIL
NO SCALE



4 E3.1 TRENCH DETAIL
NO SCALE



3 E3.1 LIGHTING CONTROL PANEL LCP
NO SCALE

No.9668
Exp.9-30-22
ELECTRICAL
STATE OF CALIFORNIA
10/11/21

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REVISIONS

SCALE

DATE
9-29-2021

SHEET
E3.1

SITE PLAN

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 1 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

A. GENERAL INFORMATION

01	Project Location (city)	Pittsburg	04	Total Conditioned Floor Area (ft²)	1,000
02	Climate Zone	12	05	Total Unconditioned Floor Area (ft²)	
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable above Grade)	1

☐ Office ☐ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☐ Other (write in): Restaurant

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 or §141.0(b)2 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		Conditioned Spaces		Unconditioned Spaces	
01		02	03	04	05
My Project Consists of (check all that apply):		Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑	New Lighting System	Area Category	1,000		
☐	Altered Lighting System				
	Total Area of Work (ft²)	**1,000**			

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)1.	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		08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	=	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
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table F)	(See Table P)				
Conditioned:		970.75			=	**970.75**	915.47		=	**915.47**		**COMPLIES**
Unconditioned:					=				=			

Table Continued

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 2 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

Controls Compliance (See Table H for Details)	**COMPLIES with Exceptional Conditions**
Rated Power Reduction Compliance (See Table Q for Details)	**Not Applicable**

D. EXCEPTIONAL CONDITIONS

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

Table H Indoor Lighting Controls Permit Applicant Notes:
Janitor: Less than 100sf
Restroom: Less than 100sf

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.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Tota number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector	
									Pass	Fail
D4	4" Round LED Down Light	☐	☐	5.7	Mfr. Spec[3]	21	☐	119.7	☐	☐
LX	Linear LED Fixture	☐	☐	3.4	Mfr. Spec[3]	12.58	☐	280.77	☐	☐
J	4' Wraparound	☐	☐	39.8	Mfr. Spec[3]	10	☐	398	☐	☐
G	Hood Light	☐	☐	12.5	Mfr. Spec[3]	8	☐	100	☐	☐
H	Surface Mounted LED Fixture	☐	☐	17	Mfr. Spec[3]	1	☐	17	☐	☐
						Total Designed Wats CONDITIONED SPACES:		**915.47**		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4iB 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 D5.*
[2] *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.*

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 3 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

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
Not Required ≤ 10,000 SF	See Area/Space Level Controls	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(e)1	Field Inspector	
								Pass	Fail
Dining Room	Dining - Fast Food	Manual ON/ OFF	Dimmer	Occ. Sensor	Included	Included	☐	☐	☐
Food Preparation	Kitchen, Food Preparation	Manual ON/ OFF	Dimmer	Occ. Sensor	NA	NA	☐	☐	☐
Dry Storage	Commercial and Industrial Storage	Manual ON/ OFF	Dimmer	Occ. Sensor	NA	NA	☐	☐	☐
Janitor	Commercial and Industrial Storage	Manual ON/ OFF	Exempt*	Occ. Sensor	NA	NA	☐	☐	☐
Restroom	Restroom	Manual ON/ OFF	Exempt*	Occ. Sensor	NA	NA	☐	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. — 13
EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2 — Plan Sheet Showing Daylit Zones:

Janitor	*Less than 100sf*
Restroom	*Less than 100sf*

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 4 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

I. 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 Method per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(e) 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	
					Area Category	PAF
Dining Room	Dining - Fast Food	0.4	747.1	298.84	☐	☐
Food Preparation	Kitchen, Food Preparation	0.95	558	530.1	☐	☐
Dry Storage	Commercial and Industrial Storage	0.6	128.6	77.16	☐	☐
Janitor	Commercial and Industrial Storage	0.6	40.8	24.48	☐	☐
Restroom	Restroom	0.65	61.8	40.17	☐	☐
		TOTAL:	**1,536.3**	**970.75**	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

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 5 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

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://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	◉	NRCI-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.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 6 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 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
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
◉	○	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
○	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

STATE OF CALIFORNIA — CALIFORNIA ENERGY COMMISSION

Indoor Lighting

NRCC-LTI-E (Created 01/20)

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E

Project Name:	Nations Hamburgers #12 Addition	Report Page:	Page 7 of 7
Project Address:	3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 5, 2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	William V. Norberg PE	Documentation Author Signature:	
Company:	Norberg Engineering Co., Inc.	Signature Date:	October 5, 2021
Address:	PO Box 5090	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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 desig 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 sdlding 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 consisten with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agencyfor 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 Certicate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	William V. Norberg PE	Responsible Designer Signatre:	
Company :	Norberg Engineering Co., Inc.	Date Signed:	October 5, 2021
Address:	PO Box 5090	License:	E9668
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

KAUFMANN ARCHITECTS

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ELECTRICAL POWER AND LIGHTING

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REVISIONS

TITLE-24 NRCC-LTI-E

SCALE

DATE
9-29-2021

SHEET
E4.1

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.		
Project Name: Nations Hamburgers #12 Addition	Report Page:	Page 1 of 8
Project Address: 3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared:	October 6, 2021

A. GENERAL INFORMATION

01	Project Location (city)	Pittsburg	04	Total Illuminated Hardscape Area (ft^2)	1,000
02	Climate Zone	12			
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):				
	☐ LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Rural Areas	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
	☐ LZ-1: Low - Developed Parkland	☑ LZ-3: Moderately High - Urban Areas			

B. PROJECT SCOPE

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

My project consists of:

01	02	
☑ New Lighting System	Must Comply with Allowances from §140.7.	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method

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

C. COMPLIANCE RESULTS

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

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L													Compliance Results			
01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 Must be ≥ 08**
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)	
743.733	+	38	+	720.7	+	13	+	50.01	OR		=	1,565.443	≥	1,558.71	COMPLIES
Cutoff Compliance (See Table G for Details)												**Not Applicable**			
Controls Compliance (See Table H for Details)												**COMPLIES**			

D. EXCEPTIONAL CONDITIONS

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

Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.
Linear lighting has been indicated on Table F. For these luminaires, wattage reported in F03 is in "W/lf" and Total Number Luminaires reported in F05 indicates total linear feet (lf) of that luminaire type.

E. ADDITIONAL REMARKS

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

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

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

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1,2]	How Wattage is determined	Total number luminaires[2]	Luminaire Status[3]	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b)[4]	Field Inspector	
										Pass	Fail
S1T4W	Single One Square T4W	☐ Linear	59	Mfr. Spec[1]	3	New	☐	177	NA: <6,200 lumens	☐	☐
CL	Linear LED Lighting	☒ Linear	3.4	Mfr. Spec[1]	73.5	New	☐	249.9	NA: <6,200 lumens	☐	☐
CH	Linear LED Lighting	☒ Linear	3.4	Mfr. Spec[1]	177	New	☐	601.8	NA: <6,200 lumens	☐	☐
RS	Round Surface	☐ Linear	20	Mfr. Spec[1]	24	New	☐	480	NA: <6,200 lumens	☐	☐
WT4W	Wall Pack	☐ Linear	25.31	Mfr. Spec[1]	1	New	☐	25.31	NA: <6,200 lumens	☐	☐
C1	Canopy Light	☐ Linear	24.7	Mfr. Spec[1]	1	New	☐	24.7	NA: <6,200 lumens	☐	☐
							Total Designed Watts:	**1,558.71**			

* 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).

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

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

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

Mandatory Controls

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Field Inspector	
				Pass	Fail
Parking	Photocontrol	Yes	Yes	☐	☐
Walkways	Photocontrol	Yes	Yes	☐	☐

*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).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Continued

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 lost it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.	01				
	☑ General Hardscape Allowance	"Use it or lose it" Allowances (select all that apply): ☑ Per Application	☑ Sales Frontage	☑ Ornamental	☑ Per Specific Area
	Table I (below)	Table J	Table K	Table L	Table M

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

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
		Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Parking	Asphalt	6,897	0.025	172.425	409	0.25	102.25	274.675
Walkways	Concrete	1,008.6	0.03	30.258	222	0.4	88.8	119.058
							Initial Wattage Allowance for Entire Site (Watts):	**350**
							Total General Hardscape Allowance (Watts):	**743.733**

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[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2] (Watts)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire[3]	# of Luminaires[3]	Design Watts	
Building Entrance	Bldg Entrance/ Exit	2	19	38	CL	3.4	20	68	
					CH	3.4	20	68	
					RS	20	6	120	
							Total Design Watts for this Area:	256	38
								Total Allowance (Watts) All Areas:	**38**

Table Continued

[1] *FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.*
[2] *The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B.*
[3] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf 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

Table Instructions: Please complete this table for areas using the wattage allowance for Outdoor Sales Frontage from Table-140.7-B. This allowance may be used for one or two frontage side(s) per site.

01	02	03	04	05	06	07	08	09
Area Description	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
	Linear ft. of Sales Frontage (lf)	Allowed Density (W/lf)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminare[1]	# of Luminaires[1]	Design Watts	
Railroad Ave and El Dorado	88	19	1,672	CL	3.4	47	159.8	
				CH	3.4	88.5	300.9	
				RS	20	13	260	
[1] *FOOTNOTES: For luminaires indicated in Table F as linear, wattage in column 06 is W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 07 instead of number of luminaires.*						Total Design Watts for this Area:	720.7	720.7
							Total Allowance (Watts) All Areas:	**720.7**

L. LIGHTING ALLOWANCE: ORNAMENTAL

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

01	02	03	04	05	06	07	08	09
Area Description	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire[1,2]	# of Luminaires[2]	Design Watts	
Building Face	1,000	0.013	13	RS	20	24	480	
						Total Design Watts for this Area:	480	13

Table Continued

Total Allowance (Watts) Ornamental: 13

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

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

Table Instructions: Please complete this table for areas using the wattage allowance per specific area type from Table 140.7-B. More than one specific area allowance may be taken in a single project, if applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		Specific Area (ft^2)[1]	Allowed Density (W/ft^2)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire[2]	# of Luminaires[2]	Design Watts	
Trash Enclosure	Non-sales Canopies/Tunnels	354	0.27	95.58	C1	24.7	1	24.7	
					WT4W	25.31	1	25.31	
							Total Design Watts for this Area:	50.01	50.01
								Total Allowance (Watts) All Areas:	**50.01**

[1] *FOOTNOTES: See Table 140.7-B for the rules for calculating the specific areas (ft^2) for these additional lighting allowances.*
[2] *For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 08 instead of number of luminaires.*

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

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

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
◉	○	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	William V. Norberg PE	Documentation Author Signature:	
Company:	Norberg Engineering Co., Inc.	Signature Date:	
Address:	PO Box 5090	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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:	William V. Norberg PE	Responsible Designer Signature:	
Company :	Norberg Engineering Co., Inc.	Date Signed:	
Address:	PO Box 5090	License:	E9668
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

No. 9668
Exp. 9-30-22
ELECTRICAL
STATE OF CALIFORNIA
10/11/21

KAUFMANN ARCHITECTS
1435 ALHAMBRA BLVD, STE 205
SACRAMENTO, CA 95811
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Nation' Hamburgers #12 Addition
3789 RAILROAD AVENUE
PITTSBURG, CA 94565

ELECTRICAL POWER AND LIGHTING

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.
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REVISIONS

SCALE

DATE 9-29-2021

SHEET E4.2

T-24 NRCC-LTO-E

STATE OF CALIFORNIA

Electrical Power Distribution

NRCC-ELC-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-ELC-E

This document is used to demonstrate compliance with mandatory requirements in §130.5 for electrical systems in newly constructed nonresidential, high-rise residential and hotel/motel occupancies. Additions and alterations to electrical service systems in these occupancies will also use tis document to demonstrate compliance per §141.0(a) or §141.0(b)2F for alterations.

Project Name: Nations Hamburgers #12 Addition	Report Page: Page 1 of 4
Project Address: 3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared: October 5, 2021

A. GENERAL INFORMATION

01 Project Location (city)

02 Occupancy Types Within Project:

☐ Office	☐ Retail	☐ Warehouse	☐ Hotel/ Motel	☐ School	☐ Support Areas
☐ Parking Garage	☐ High-Rise Residential	☐ Relocatable	☐ Healthcare Facilities	☑ Other (Write In):	Restaurant

B. PROJECT SCOPE

Table Instructions: Include any electrical service systems that are within the scope of the permit application.

01 Electrical Service Designation/ Description	02 Scope of Work[1]	03 Rating (kVA)	04 Utility Provided Metering System Exception to §130.5(a)[2]	05 System subject to CA Eec Code Article 517 Exception to §13O.5(a)&(b)	06 Demand Response Controls
Building Addition	Add/Alt to feeders and branch circuits only		☑	☐	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections §120.2, §130.1 and §130.3 and compliance documents NRCC-MCH, NRCC-LTI and NRCC-LTS will indicate when demand response controls are required.

[1] *FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c), no other requirements from 130.5 are required.*
[2] *Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.*

C. COMPLIANCE RESULTS

Table Instructions: If this table says "DOES NOT COMPLY" refer to Table D. for guidance and review the Table that iadicates "No".

01		02		03		04	05
Service Electrical Metering §130.5(a)	AND	Separation for Monitoring §130.5(b)	AND	Voltage Drop §130.5(c)	AND	Controlled Receptacles §130.5(d)	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)	
	AND		AND	Yes	AND		COMPLIES with Exceptional Conditions

STATE OF CALIFORNIA

Electrical Power Distribution

NRCC-ELC-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-ELC-E

Project Name: Nations Hamburgers #12 Addition	Report Page: Page 2 of 4
Project Address: 3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared: October 5, 2021

D. EXCEPTIONAL CONDITIONS

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

Table B indicates the project is exempt from §130.5(a) Service Electrical Metering requirements because the utilitycompany has provided the project a metering system that indicates instantaneous kW demand and kWh for a utility-definied period.

E. ADDITIONAL REMARKS

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

F. SERVICE ELECTRICAL METERING

This Section Does Not Apply

G. SEPARATION OF ELECTRICAL CIRCUITS FOR ENERGY MONITORING

This Section Does Not Apply

H. VOLTAGE DROP

Table Instructions: Please complete this table for entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with §130.5(c). For alterations, only the altered circuits must demonstrate compliance per §141.0(b)2Pii).

01 Electrical Service Designation/ Description	02 Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method		03 Location of Voltage Drop Calculations[1]	04 Sheet Number for Voltage Drop Calculations in Construction Documents	05 Field Inspector	
					Pass	Fail
Building Addition	☑ Voltage drop < 5%	☐ Permitted by CA Elec Code (Exception to §130.5(c))*	In construction documents	Sheet E1.1	☐	☐

NOTES If "Permitted by CA Elec Code" is selected under Compliance Method above, please indicate where the exeption applies in the space provided below.*

[1] *FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".*

I. CIRCUIT CONTROLS FOR 120-VOLT RECEPTACLES AND CONTROLLED RECEPTACLES

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards January 2020

STATE OF CALIFORNIA

Electrical Power Distribution

NRCC-ELC-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-ELC-E

Project Name: Nations Hamburgers #12 Addition	Report Page: Page 3 of 4
Project Address: 3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared: October 5, 2021

J. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	○	NRCI-ELC-01-E - Must be submitted for all buildings.	☐	☐

K. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to electrical power distribution requirements.

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards January 2020

STATE OF CALIFORNIA

Electrical Power Distribution

NRCC-ELC-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-ELC-E

Project Name: Nations Hamburgers #12 Addition	Report Page: Page 4 of 4
Project Address: 3789 Railroad Avenue, Pittsburg, CA 94565	Date Prepared: October 5, 2021

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	William V. Norberg PE	Documentation Author Signature:	
Company:	Norberg Engineering Co., Inc.	Signature Date:	October 6, 2021
Address:	PO Box 5090	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	El Dorado Hills, CA 95762	Phone:	916 996-8322

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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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.**
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Responsible Designer Name:	William V. Norberg PE	Responsible Designer Signature:	
Company :	Norberg Engineering Co., Inc.	Date Signed:	October 6, 2021
Address:	PO Box 5090	License:	E9668
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CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: http://www.energy.ca.gov/title24/2019standards January 2020

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REVISIONS

No.9668
Exp.9-30-22
STATE OF CALIFORNIA
10/11/21

TL-24 NRCC-ELC-E

SCALE
DATE
9-29-2021
SHEET
E4.3

Attachment 3
Site Photos

Nation's Giant Hamburgers Remodel and Variance, AP-21-1603 (AD, VA)

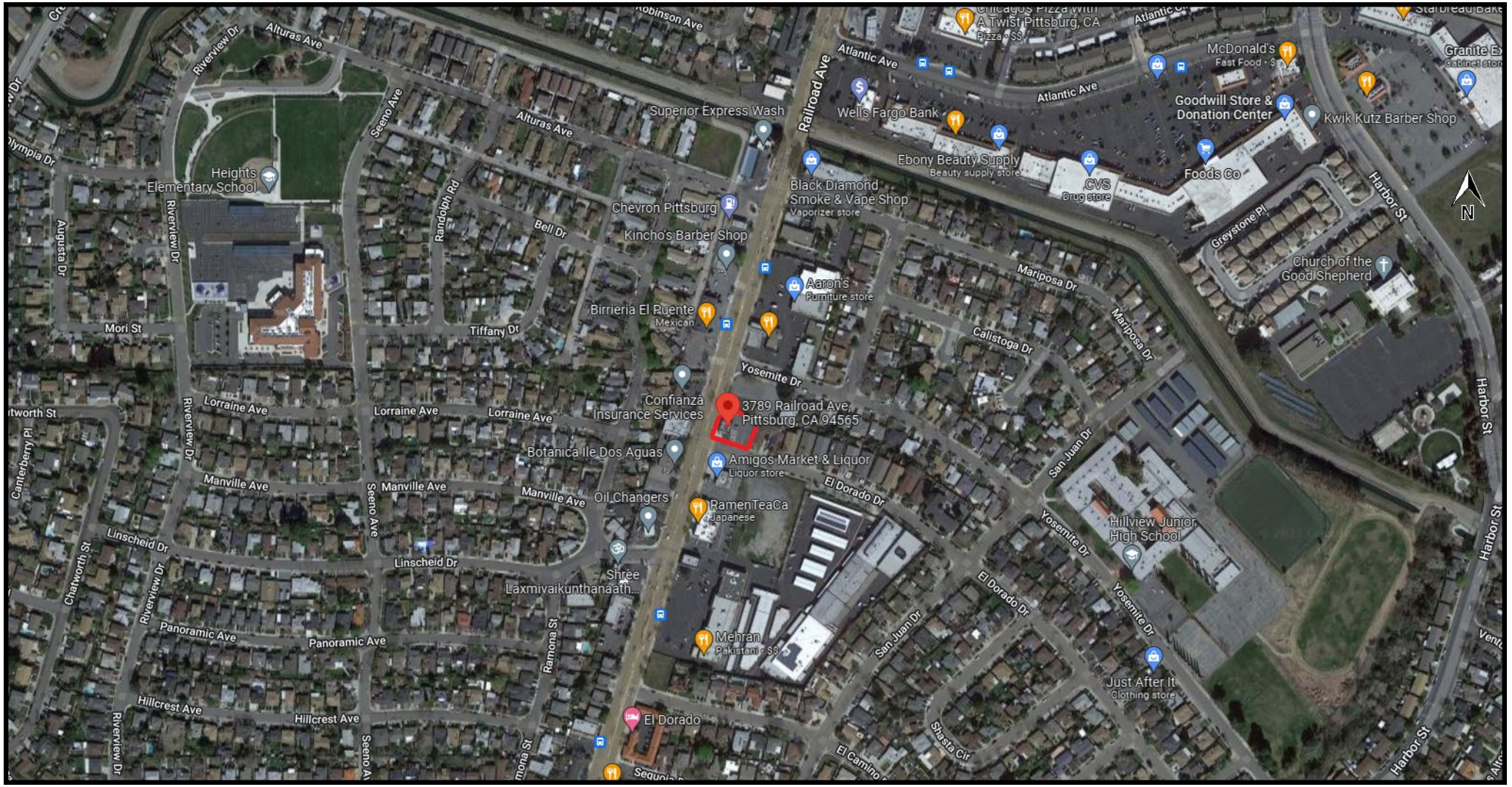

NATION'S
NATION'S
OPEN


STOP
Mariposa


41
© 2021 Google

Attachment 4
Map of Surrounding Land Uses

Nation's Giant Hamburgers Remodel and Variance, AP-21-1603 (AD, VA)



Attachment 5
Property Development Regulations Table
Nation's Giant Hamburgers Remodel and Variance, AP-21-1603 (AD, VA)

Development Regulations: *CN (Community Commercial) District*	**Required:**	**Proposed:**
Minimum lot area (SF):	5,000 SF	10,289 SF
Minimum lot width (ft):	50 ft	95 ft
Minimum Yards:	-	-
Front:	15 ft	0 ft (Maintaining existing setback)
Side:	-	22 ft. 1 in
Corner Side:	15 ft	20 ft.
Rear (adjacent to an R or residential PD district):	10 ft	0 ft (Variance requested)
Maximum height of structures (ft):	35 ft	15 ft 1 in
Maximum lot coverage:	40%	18%
Maximum FAR:	0.5	0.28
Minimum site landscaping:	15%	7% (Decreasing an existing nonconformity)
Parking Required for Restaurant, take-out:	18 spaces (1 per 1 50 sq. ft.)	18 spaces

Attachment 6
Development Review Design Guidelines
Nation's Giant Hamburgers Remodel and Variance, AP-21-1603 (AD, VA)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	**Yes.** The on-site parking is proposed to be surrounded with landscaping along the property lines. Additionally, the building screens the view of the parking lot from Railroad Avenue.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	**Not applicable.** 1 tree exists on site and will remain; additional trees will be planted.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	**Conditionally.** A condition of approval states, All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** There is only one structure proposed on site, in addition to the trash enclosure.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	**Yes.** The proposed structure provides breaks in the roofline along all building elevations.

IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Conditionally.** A proposed condition of approval requires the trim surrounding the entry doors be painted an accent color to the building.
IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	**Yes.** The fiber cement paneling, trex composite cladding, and metal screening will be continued around the entire building.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	**Yes.** The proposed structure's materials and colors (earth tones) are in keeping with the character of the area, along with an added pop of color for visual interest.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	**Yes.** Roof mounted equipment not visible from public rights-of-way.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	**Yes.** The building has articulated entries through trim surrounding the doors and windows and canopies along the building exterior.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Conditionally.** A condition of approval states, all gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	**Not Applicable.** There are no proposed blank walls visible from public view.
IV.o: Prototype or "theme" architecture is discouraged.	**Not applicable.** No themed architecture is proposed.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Yes.** The proposed structure's features are in keeping with the character of the area, in design, color, and materials.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	**Yes.** The fiber cement paneling, trex composite cladding, and metal screening will be continued around the entire building and new landscaping is proposed along property lines.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	**Yes.** The proposed project includes the construction of an acceptable trash enclosure on site.
Green Building Design Guideline	**Meets Guideline?**
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	**Conditionally.** A proposed condition of approval requires the applicant to paint the entire roofing surface behind the building parapets white to create a 'cool roof'. Further, the building height will not cause obstructions in solar access for neighboring buildings.
VI.D.2: Parking lot impacts should be minimized.	**Yes.** The proposed project would include the planting of new trees within the landscaped area that would partially shade the parking area.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	**Conditionally.** A proposed condition of approval requires the applicant to comply with all C3 regulations.

VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	**No.** The applicant will be not be providing electric vehicle charging stations in the parking lot.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	**Conditionally.** A proposed condition of approval requires the building roof be pre-wired to create a solar ready surface.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	**Not Applicable.** Reclaimed water is not currently available at the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	**Not applicable.** Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	**Yes.** The proposed project includes sidewalk along street sides.

VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	**Conditionally.** A proposed condition of approval requires the applicant to provide secure bicycle parking for 4 bicycles on site.

City of Pittsburg
Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **ZONING ADMINISTRATOR** of the City of Pittsburg will conduct a public hearing on:

DATE: **May 12, 2022**
TIME: **2:00 p.m.**
PLACE: **First Floor, Conference Room 4B**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Nation's Giant Hamburger Remodel and Variance, AP-21-1603 (AD, VA)

This is a public hearing on a request for Zoning Administrator approval for administrative design review approval to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

Environmental Determination
The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'New Construction or Conversion of Small Structures' of the state CEQA Guidelines, section 15303(c).

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@pittsburgca.gov

Why am I receiving this notice?
You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

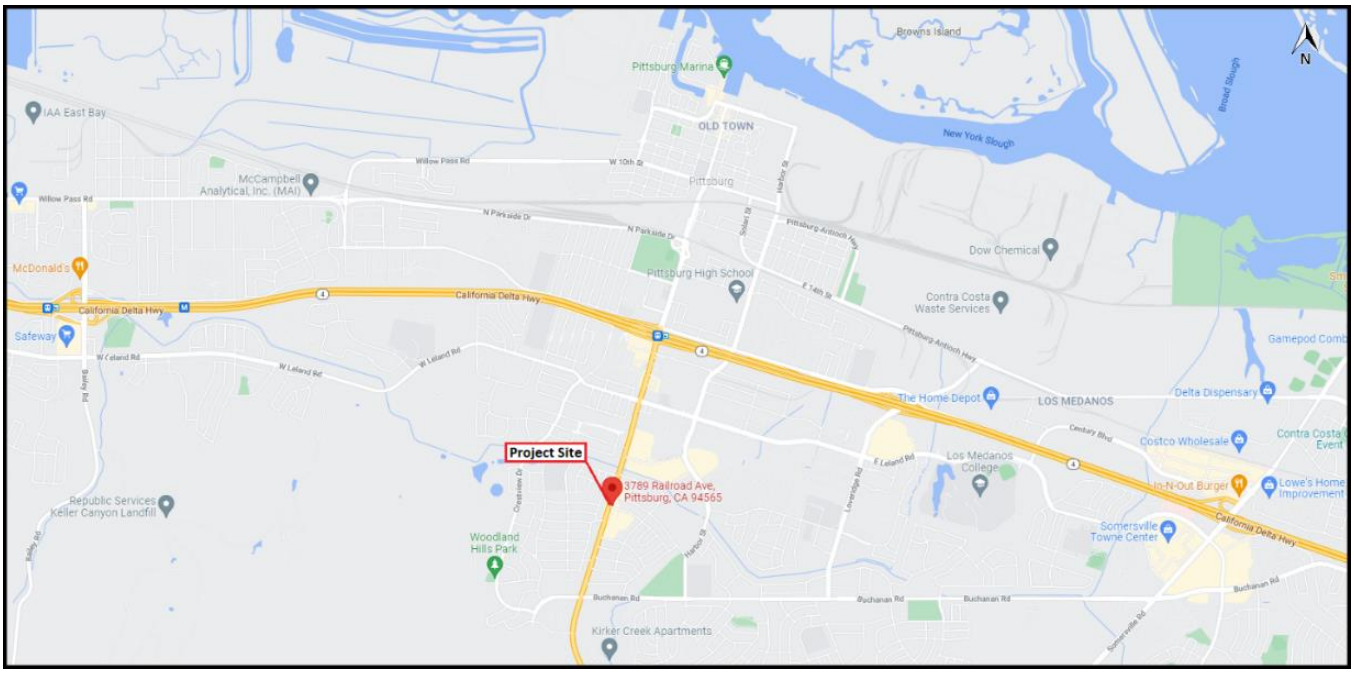
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to the Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG
ZONING ADMINISTRATOR

Project Title: Nation's Giant Hamburger Remodel and Variance, AP-21-1603 (AD, VA)
Location: 3789 Railroad Avenue
APN: 088-071-024



NOTICE OF PUBLIC HEARING