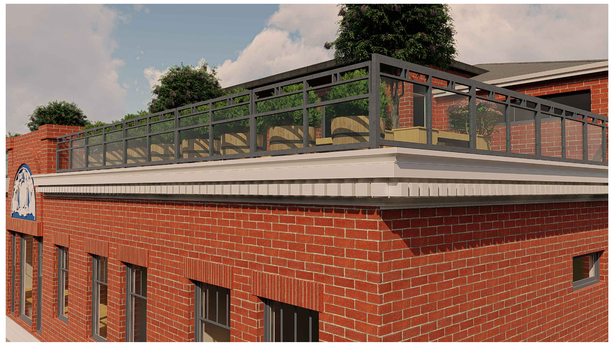


ARCHITECTURAL DRAWINGS INDEX

STRUCTURAL DRAWINGS INDEX

ELEVATOR SUBMITTAL PACKAGE

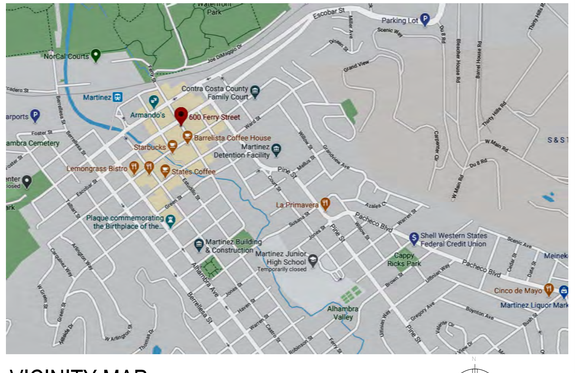
MEP DRAWINGS INDEX

DEFERRED SUBMITTALS:

FIRE SPRINKLER - HVAC
ELECTRICAL - PLUMBING

BUILDING CODE REQUIREMENTS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2019
CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24)
COMPLIANCE WITH CITY OF SAN JOSE MUNICIPAL CODES (TITLE 20).
CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24
CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24)
CCR CALIFORNIA CODE OF REGULATIONS
CEBC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24)
CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24)
CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
CEC CALIFORNIA ENERGY COMMISSION
CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24)
CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24)
CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24)
DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH
IBC INTERNATIONAL BUILDING CODE
IFC INTERNATIONAL FIRE CODE
IEBC INTERNATIONAL EXISTING BUILDING CODE
IRC INTERNATIONAL RESIDENTIAL CODE
NEC NATIONAL ELECTRICAL CODE
NFPA NATIONAL FIRE PROTECTION ASSOCIATION



VICINITY MAP

PROJECT TEAM

Owner:	Brandon Varise / Portside Lofts is the vision of Flexsquare, LLC
Architect:	PixelArch, LTD., Architecture and Civil, Structural & Mechanical Engineering
PE on board:	Barrett Crook PE barrettcrook@kittyhawkengineering.com
Interior Designs:	Truitt Design/Scott Truitt
Law Office:	Law Office of Daniel P. Doporto, Land Use & Permitting

Energy Consult LLC
(424) 247-7658
www.title24ez.com

PROJECT DESCRIPTION

The proposed project is the redevelopment of the existing historic structure as a three (3) level mixed-use structure to house residential, office and retail/commercial uses. Total square footage of the project at build-out is expected to be approximately 19,050 square feet including the new third floor space, rooftop terrace, and the finished basement/fitness center.

Location	600-610 Ferry Street
Site Acreage	0.21 Acres (9,200 sq. ft. +/-)
Product Type	Mixed-Use
Uses	Residential, Office & Retail
Total Square Footage	19050 SF
# of Residential Units	13 (12 one-bedroom, 1 studio)
Total Residential Square Footage	9510 SF
Retail Square Footage	1,803 (up to 4 separate units)
Office Square Footage	1537.8 (up to seven separate offices)

PREVIOUS USE

FIRST FLOOR: RETAIL. 6435 SF

SECOND FLOOR: RETAIL IN THE LARGE ATRIUM AREA. OFFICES WHERE THE EXISTING OFFICES ARE LOCATED. 6337 SF

COMPLIANCE WITH LAND USE AND ZONING REQUIREMENTS & DEVELOPMENT STANDARDS

The proposed Project is consistent with all applicable land use designations and complies with all applicable zoning requirements and development standards with the application of the density bonus and incentives and concessions available under Government Code section 65915 and Chapter 22.57 of the Martinez Municipal Code.

NOTE:

EACH UNIT SHALL BE PROVIDED WITH ONE OR MORE SHUT-OFF VALVES TO TERMINATE WATER SUPPLY TO EACH UNIT W/O AFFECTING OTHER DWELLING UNITS IN THE BUILDING. WATER SUPPLY TO COMMON AREAS SHALL BE CAPABLE OF BEING TERMINATED WITHOUT AFFECTING THE DWELLING UNITS.
ALL SHUT-OFF VALVES NEED TO BE ACCESSIBLE TO THE DWELLING UNIT OCCUPANT AT ALL TIMES AND WITHOUT THE REMOVAL OF ANY PERMANENT CONSTRUCTION.

BIDDER DESIGN ELECTRICAL CRITERIA

1. ELECTRICAL DESIGN CONTRACTOR WILL COORDINATE POWER, SIGNAL AND LIGHTING DESIGN AND PROVIDE CALCULATIONS IN CONFORMANCE WITH STATE ELECTRICAL CODE, ENERGY CODE AND BUILDING CODE.
2. ELECTRICAL DESIGN CONTRACTOR WILL REVIEW THE PROGRAM DRAWING AND WILL MEET WITH THE TENANT TO FINALIZE THE EXACT POWER LOCATIONS AND REQUIREMENTS FOR EQUIPMENT. DESIGN WILL PROVIDE FOR CODE REQUIRED AND MAINTENANCE RECEPTACLES. DESIGN WILL INCLUDE FIRE ALARM SYSTEM IF REQUIRED, COORDINATED AND EXTENDED FROM BUILDING FIRE ALARM SYSTEM. OUTLETS, PHONE AND DATA JACKS SHOWN ON ARCHITECTURAL PLANS (IF ANY) ARE MINIMUM REQUIRED AND MAY NOT INCLUDE ADDITIONAL OUTLETS REQUIRED BY CODE OR FOR MANTENANCE.
3. ELECTRICAL DESIGN CONTRACTOR WILL COORDINATE HIS WORK WITH THE ARCHITECT AND WITH THE HVAC AND FIRE SPRINKLER DESIGN/BUILD
4. ELECTRICAL DESIGN CONTRACTOR WILL MEET WITH THE TENANT TO DETERMINE AND/OR CONFIRM THE LOCATION OF ALL DATA AND COMMUNICATION CONNECTIONS REQUIRED AND INCLUDE CONDUIT, BOX AND PULL STRING IN THE REQUIRED LOCATIONS UNDER THE T.I. CONTRACT.
5. CONFIRM LIGHTING SWITCHING REQUIREMENTS WITH OWNER
6. CONSTRUCTION AND AS-BUILT DRAWINGS TO BE PROVIDED ON ELECTRONIC MEDIA, AUTOCAD RELEASE 14 OR LATER, TO THE ARCHITECT FOR THE OWNER'S RECORDS.
7. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DEVICES, INCLUDING BUT NOT LIMITED TO: STROBES, ANNUNCIATERS AND EGRESS LIGHTING, REQUIRED BY ALL APPLICABLE CODES. POWER AND LIGHTING DRAWINGS INCLUDED IN THIS DOCUMENT ARE FOR DESIGN PURPOSES ONLY. ANY DEVICE REQUIRED BY CODE OR BY BUILDING OFFICIAL AND NOT INCLUDED IN ELECTRICAL DESIGN/BUILDERS BASE BID SHALL BE INSTALLED AT THE ELECTRICAL DESIGN CONTRACTOR'S EXPENSE.

MECHANICAL, ELECTRICAL, PLUMBING DESIGN BUILD NOTES

1. ALL MECHANICAL, ELECTRICAL, PLUMBING WORK SHALL BE PROVIDED UNDER A SEPARATE CONTRACT AND PERMIT.

2. IT IS THE DESIGN/ BUILD CONTRACTOR'S RESPONSIBILITY TO CONFORM TO ALL APPLICABLE BUILDING CODES AND TO PROVIDE ALL DOCUMENTATION REQUIRED TO OBTAIN PERMITS FOR WORK UNDER THEIR CONTRACT.

3. THE OWNER AND ARCHITECT ARE NOT RESPONSIBLE FOR ADDITIONAL COSTS INCURRED DUE TO DESIGN/BUILD CONTRACTOR'S ERROR AND OMISSIONS.

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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057 1199
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale:

DRAWING TITLE: COVER SHEET

Sheet :

Page No. : C1.0

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

GENERAL NOTES

THIS IS STANDARD LEGEND & NOTES COLUMN. SOME OF THE ITEMS AND/OR NOTES MAY NOT BE APPLICABLE TO THIS SPACE. COORDINATE WITH MECHANICAL, ELECTRICAL & HVAC DRAWINGS AND REQUIREMENTS WITH CONDITIONS SHOWN ON THE ARCHITECTURAL DRAWING.

A. GENERAL

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. STANDARD FORM A201 - CURRENT EDITION, ARE HEREBY INCORPORATED INTO THIS DOCUMENT EXCEPT AS SPECIFICALLY MODIFIED BELOW.

2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. SCHEDULING OF APPROVALS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION (A.H.J.) OVER THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. THE CONTRACT DOCUMENTS CONVEY DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.

4. ANY ITEMS NOTED "BY OWNER" OR AS BEING PROVIDED BY OWNER IN THESE CONTRACT DOCUMENTS SHALL BE PROVIDED BY THE OWNER OR HIS VENDORS AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS FORCES UNLESS EXPRESSLY NOTED AS BEING INSTALLED "BY OWNER" - REFER TO THE RESPONSIBILITY SCHEDULE FOR MORE INFORMATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL ACCESSORY MATERIALS REQUIRED TO INSTALL SUCH ITEMS AND MAKE FINAL CONNECTIONS.

5. PRIOR TO SUBMITTING A PROPOSAL OR COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO COMPARE THE SCOPE OF WORK SHOWN ON THE DRAWINGS AND OTHER CONTRACT DOCUMENTS WITH EXISTING CONDITIONS. PROMPTLY REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER DETRIMENTAL CONDITIONS TO THE ARCHITECT. IF THE CONTRACTOR FAILS TO PERFORM THIS OBLIGATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS AND DAMAGES ASSOCIATED WITH ACTIONS REQUIRED TO CORRECT UNREPORTED CONDITIONS THAT OTHERWISE COULD HAVE BEEN AVOIDED.

6. IN THE EVENT THAT DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL REQUEST A CLARIFICATION FROM THE ARCHITECT IN WRITING. THE ARCHITECT'S RESPONSE TO THE CONTRACTOR'S REQUEST FOR INFORMATION SHALL NOT BE CAUSE FOR A CHANGE IN THE CONTRACT AMOUNT UNLESS IT IS AGREED THAT THE ORIGINAL SCOPE OF WORK HAS BEEN ALTERED BY THE RESPONSE.

7. ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECTS ATTENTION FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS OR THE OWNER.

8. GENERAL CONTRACTOR WILL COORDINATE ALL WORK WITH THE LANDLORD AND PERFORM WORK TO MEET ALL REQUIREMENTS OF THE LEASE AGREEMENT. CONTRACTORS WORK IS SUBJECT TO INSPECTION BY THE LANDLORD FOR COMPLIANCE WITH THE TERMS OF THE LEASE AGREEMENT.

9. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, SCHEDULE OF VALUES, AND INSURANCE CERTIFICATE. THIS SCHEDULE SHALL INDICATE ORDERING LEAD TIMES, A BEGINNING AND END DATE FOR EACH PHASE AND A PROJECTED COMPLETION DATE FOR THE ENTIRE PROJECT.

10. THE CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORTS FOR ALL ENGINEERS, SUBCONTRACTORS, CRAFTSMEN AND TRADESMEN REQUIRED TO COMPLETE THE JOB AND SHALL BE RESPONSIBLE FOR PROVIDING THEM WITH FULL SETS OF CURRENT DRAWINGS, ADDENDUM, AND OTHER SUPPLEMENTAL INFORMATION PERTINENT TO THE COMPLETION OF THE WORK.

11. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE AND ABOVE THE CEILINGS (INCLUDING BUT NOT LIMITED TO, STRUCTURAL MEMBERS, CONDUITS, RACEWAYS, LIGHT FIXTURES, CEILING SYSTEM AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR INDICATED IN THE DRAWINGS AND THE FINISH SCHEDULE.

12. THE CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE FOR TRADES.

13. UNLESS OTHERWISE STIPULATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, STORAGE AND PAYMENT OF ALL LABOR, MATERIALS, TAXES, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION AND OTHER FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK WHETHER OR NOT IT IS SPECIFICALLY CALLED OUT OR DETAILED ON THE DRAWINGS.

14. THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT WILL MEET INDUSTRY STANDARDS AND BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE PERMITTED BY THE CONTRACT DOCUMENTS. THE WORK WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, FREE FROM DEFECTS AND WILL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO THE OWNER.

15. THE CONTRACTOR SHALL PROMPTLY CORRECT IN A PROFESSIONAL MANNER, AT NO COST TO THE OWNER AND WITHOUT CHANGE IN CONTRACT TIME, ALL NON-CONFORMING OR DEFECTIVE WORK AND DAMAGES CAUSED BY HIS WORK OR WORKMEN WHETHER DISCOVERED BEFORE OR AFTER SUBSTANTIAL COMPLETION.

16. THE CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND SYSTEMS FOR PROPER OPERATIONS UPON SUBSTANTIAL COMPLETION OF PROJECT.

17. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE ENTIRE PROJECT SITE AND ADJACENT AFFECTED SPACES TO THE SATISFACTION OF THE OWNER.

18. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING REPORTS AND GUARANTEES TO THE OWNER OR OWNER'S REPRESENTATIVE:
- A. ELECTRICAL INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
- B. PLUMBING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS
- C. FIRE MARSHALL'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
- D. BUILDING INSPECTOR'S CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
- E. HEALTH DEPARTMENT CERTIFICATE OF COMPLIANCE WITH A.H.J. REQUIREMENTS.
- F. A.H.J. CERTIFICATE OF OCCUPANCY.

B. DRAWING CONVENTIONS

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DRAWINGS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING DIMENSIONS AND FIELD CONDITIONS.

2. PLAN DIMENSIONS ARE GIVEN TO FACE OF STUDS OR FACE OF EXISTING WALL OR FACE OF NEW FIRE-RATED WALL UNLESS OTHERWISE NOTED.

3. PARTITION THICKNESS IS DERIVED FROM DESCRIPTION OF THE PARTITION CONSTRUCTION AND/OR DESIGNATED DETAIL

4. PARTITIONS THAT INTERSECT INTERIOR OR EXTERIOR GLAZED WALLS ARE TO CENTER ON MULLIONS AND PERPENDICULAR TO EXTERIOR WALL UNLESS DETAILED OTHERWISE.

5. UNLESS OTHERWISE NOTED, PARTITIONS AND OTHER ELEMENTS ON THE DRAWING THAT ARE DRAWN AT AN OBLIQUE ANGLE ARE TO BE CONSTRUCTED AT A 45-DEGREE ANGLE TO THE MAIN GRID.

6. WALLS SHOWN ALIGNED WITH BASE BUILDING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH BASE BUILDING STRUCTURE UNLESS OTHERWISE NOTED.

7. UNLESS DIMENSIONED OTHERWISE, DEPTH OF FURRING ON COLUMNS AND OTHER ELEMENTS IS TO BE HELD TO THE MINIMUM THICKNESS REQUIRED TO CONCEAL MECHANICAL, PLUMBING OR ELECTRICAL COMPONENTS.

8. UNLESS OTHERWISE INDICATED, POSITION DOOR JAMBS 4" OFF THE FACE OF ADJACENT INTERSECTING PARTITIONS OR CENTER ON PARTITION.

9. OUTLETS THAT OCCUR ON OPPOSITE SIDES OF THE SAME PARTITION ARE TO BE STAGGERED HORIZONTALLY A MINIMUM OF 12" TO MINIMIZE SOUND TRANSMISSION.

C. DEMOLITION, CUTTING, AND PATCHING

1. THE CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO ENVIRONMENTAL HAZARDS WITH LANDLORD. SAID HAZARDS ARE TO BE REMOVED AT THE LANDLORD'S EXPENSE. REMOVAL SHALL ADHERE TO THE ENVIRONMENTAL PROTECTION AGENCY'S GUIDELINES.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, CUTTING AND PATCHING REQUIRED TO FACILITATE COMPLETION OF THE WORK.

3. PRIOR TO STARTING WORK, ERECT TEMPORARY BARRIERS AROUND THE PERIMETER OF THE PROJECT AND BASE BUILDING TOILET FACILITIES TO PREVENT THE SPREAD OF DUST AND OTHER CONTAMINANTS TO ADJACENT AREAS OF THE BUILDING. MAINTAIN DUST PROOF AND SOUND BARRIERS THROUGHOUT THE COURSE OF CONSTRUCTION OR UNTIL NO LONGER REQUIRED. REMOVE BARRIERS AND REPAIR ANY DAMAGE CAUSED BY THEIR INSTALLATION TO MATCH ADJACENT SURFACES.

4. UNLESS NOTED OTHERWISE, ALL DEMOLISHED DEBRIS, MATERIAL, EQUIPMENT AND FIXTURES BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS SAFE REMOVAL FROM THE SITE. DISPOSAL OF DEMOLISHED MATERIAL SHALL BE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION. COORDINATE WITH LANDLORD.

5. PATCH ALL EXISTING OR NEWLY DAMAGED AREAS TO MATCH ADJACENT SURFACES IN QUALITY, TEXTURE AND COLOR.

6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRENCHING AND UNDER GROUND WORK WITH SUBCONTRACTORS.

D. GENERAL CONSTRUCTION

1. CONTRACTOR SHALL VERIFY ALL GRID LINE COORDINATES AND CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS AND DETAILS. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY DURING STAKING.

2. ALL LANDSCAPE MATERIALS DISPLACED OR DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION.

3. THE CONTRACTOR SHALL FIRMLY ANCHOR PARTITIONS PER JURISDICTION AND INDUSTRY STANDARDS AND USE METAL TRIM ACCESSORIES AT EXPOSED CORNERS, EDGES AND ENDS IN PLASTER AND DRYWALL PARTITIONS.

4. PROVIDE FIRE RETARDANT TREATED WOOD BLOCKING FOR ALL WALL MOUNTED PLUMBING FIXTURES, TOILET ACCESSORIES, CABINETS, AND TABLES.

5. ALL CONCEALED PLYWOOD, WOOD BLOCKING, AND WOOD STUD/JOIST FRAMING SHALL MEET U.L. FIRE RETARDANT TREATED REQUIREMENTS.

6. ALL MATERIALS USED IN UNFINISHED ATTIC SPACE SHALL BE NON-COMBUSTIBLE. ANY WOOD SHALL BE FIRE RETARDANT TREATED.

7. DO NOT PUNCH OR USE METAL DECK TO SUPPORT SUSPENDED CEILING. SUSPENDED METAL FRAMING-CEILING AND METAL STUD PARTITION FRAMING SHALL BE SUPPORTED FROM STRUCTURAL STEEL ROOF FRAME.

8. ALL ROOF PENETRATIONS SHALL BE CUT, FLASHED AND SEALED BY THE LANDLORD'S ROOFING CONTRACTOR IN ORDER TO MAINTAIN THE ROOF SYSTEM INTEGRITY AND WARRANTY.

9. THE CONTRACTOR SHALL PROVIDE ACCESS PANELS REQUIRED FOR MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS PER LOCAL BUILDING CODES. LOCATIONS SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

10. CEILING FRAMING IN THE FIELD SHALL BE SQUARE, LEVEL AND PERFECTLY ALIGNED WITH EACH OTHER AND WITH THE RECESSED LIGHT FIXTURES. ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILING.

11. NEW PIPE, CONDUIT AND DUCT PENETRATIONS OF FIRE RATED ASSEMBLIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH AN UNDERWRITERS LABORATORY TESTED DESIGN.

12. WIRING AND CONDUIT IS TO BE CONCEALED IN BOTH NEW AND EXISTING PARTITIONS WITH ALL OUTLETS, SWITCHES AND SIMILAR DEVICES MOUNTED IN RECESSED JUNCTION BOXES WITH FLUSH COVER PLATES. SURFACE MOUNTED CONDUIT, WIREMOLD, OUTLETS, ETC. WILL NOT BE PERMITTED UNLESS OTHERWISE NOTED.

13. VERIFY EXACT DIMENSIONS OF ALL OWNER SUPPLIED EQUIPMENT, FEATURES AND FIXTURES TO ASSURE A PROPER FIT WHERE EQUIPMENT, FEATURES AND FIXTURES ARE SHOWN BUILT-IN TO NEW MILLWORK, UNDER COUNTER AND BETWEEN NEW AND EXISTING PARTITIONS.

14. COMMUNICATION, DATA, SECURITY AND SIMILAR SYSTEMS WILL BE PROVIDED AND INSTALLED BY THE OWNER UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER' AND PROVIDE CONDUIT, BOXES AND OTHER ROUGH-IN REQUIREMENTS TO FACILITATE FINAL WIRING INSTALLATION.

15. LOCKSETS SHALL BE "KEYED" IN ACCORDANCE WITH OWNER REQUIREMENTS. "KEYS" ARE TO BE DELIVERED TO OWNER PROPERLY TESTED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH LANDLORD.

16. PROVIDE STANDARD IDENTIFICATION PLATE WITH OWNER NAME AND SPACE DESIGNATION/ADDRESS AS SPECIFIED THROUGH A COMMON MANUFACTURER BY THE LANDLORD. IF NO LANDLORD STANDARD PROVIDED, PROVIDE A STANDARD 3" X 9" LAMINATED PLASTIC, DARK COOL GRAY COLORED FACE WITH WHITE LETTERING ROUTED INTO FACE. FASTENED TO OWNER REAR EXIT SERVICE DOOR ON THE ACCESS CORRIDOR FACE.

17. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL TILE LOCATIONS, PLASTIC PANEL LOCATIONS, MECHANICAL ROOM WALLS, AND AS NOTED ON DRAWINGS.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH LOCAL V.O.C. REGULATIONS FOR MATERIALS USED IN CONSTRUCTION.

19. SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING, STONE, WOOD, OR OTHER MATERIAL. FINISHED FLOORS SHALL BE COVERED AFTER INSTALLATION FOR PROTECTION.

E. FIRE / LIFE SAFETY

1. ALL REQUIRED PERMITS AND APPROVALS MUST BE OBTAINED FROM THE FIRE DEPARTMENT BEFORE BUILDINGS ARE OCCUPIED.

2. MAINTAIN THE FUNCTION AND INTEGRITY OF EXISTING FIRE, LIFE/SAFETY AND SECURITY SYSTEMS.

3. PROVIDE OCCUPANCY SIGNS CONFORMING TO APPLICABLE BUILDING CODE REQUIREMENTS

4. PROVIDE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS IN TYPE, NUMBER AND LOCATION AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR.

5. DURING CONSTRUCTION THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN (75 FT.) FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR

F. REQUIRED APPROVALS AND SUBMITTALS

1. WHERE THE TERMS "OR EQUAL", "SIMILAR", OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND MUST BE SUBMITTED FOR APPROVAL PRIOR TO PURCHASE OR USE.

2. THE CONTRACTOR SHALL HAVE (10) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY ARCHITECT AND SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. THE ARCHITECT SHALL RESPOND IN (10) WORKING DAYS FROM RECEIPT OF SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS EXPIRED.

3. THE CONTRACTOR SHALL REVIEW, SIGN, DATE AND SUBMIT A MINIMUM OF (3) SETS OF COMPLETE AND DETAILED SHOP DRAWINGS, FINISHES, FIXTURE AND EQUIPMENT CUT SHEETS TO ARCHITECT FOR REVIEW. THE ARCHITECT SHALL HAVE (10) WORKING DAYS TURNAROUND TIME FROM RECEIPT OF SUBMITTAL. ALL SHOP DRAWINGS AND CUT SHEETS SIGNED "REVIEWED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.

4. IN THE EVENT THAT THE AFOREMENTIONED DRAWINGS, SPECIFICATIONS, ETC. ARE NOT SUBMITTED FOR REVIEW AND APPROVAL, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE REPLACEMENT, CORRECTION OR ACQUISITION OF PRODUCTS TO COMPLY WITH OWNER'S SPECIFICATION AND APPROVAL.

5. THE CONTRACTOR SHALL PROVIDE CHALK LINES ON THE SLAB OF PARTITIONS FOR APPROVAL PRIOR TO FRAMING AND SHALL NOTIFY ARCHITECT OF ANY DEVIATION FROM CONSTRUCTION DIMENSIONS OR CLEARANCES AS DESIGNATED ON THE DRAWINGS OR OF APPARENT CONSTRUCTION CONFLICTS.

6. UPON SUBSTANTIAL COMPLETION OF WORK, THE HVAC SYSTEM SHALL BE BALANCED BY A QUALIFIED ENGINEER AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER.

7. UPON SUBMISSION OF THE "FINAL APPLICATION FOR PAYMENT", THE CONTRACTOR SHALL PROVIDE THE OWNER WITH (1) SET OF AS-BUILT DOCUMENTATION INCLUDING DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, PRODUCT DATA, EQUIPMENT WARRANTIES AND MANUALS, FINISH SAMPLES AND OTHER REQUIRED SUBMITTALS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN WARRANTY COVERING ALL WORK PERFORMED UNDER THE CONTRACT. WARRANTY SHALL BE FOR A PERIOD OF ONE YEAR COMMENCING ON THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE INCLUDED WITH THIS SUBMITTAL.

8. THE CONTRACTOR SHALL SUPPLY LIEN WAIVERS RELATING TO ALL WORK WITH THE "FINAL APPLICATION FOR PAYMENT" TO BE REVIEWED FOR "FINAL CERTIFICATE OF PAYMENT".

G. CHANGES IN WORK

1. THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK - THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE INDICATED ON THE CHANGE ORDER.

2. CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY OWNER AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK, MATERIALS BEING USED, THE ROOM NUMBER OR AREA AFFECTED, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

H. SITE CONSIDERATIONS

1. DEMOLITION WORK SHALL BE COORDINATED WITH THE LANDLORD TO MINIMIZE DISRUPTION AND INCONVENIENCE TO OTHER OWNERS IN OCCUPIED BUILDINGS. MAINTAIN SAFE MEANS OF ACCESS AND EGRESS TO OCCUPIED OWNER SPACES.

2. PROVIDE CONCRETE FLOOR SLAB THROUGHOUT "LEAVE-OUT" AREA IN BACK OF HOUSE - MATCH EXISTING FLOOR CONSTRUCTION; COORDINATE WITH LANDLORD.

3. MAINTAIN THE INTEGRITY OF RATED PARTITIONS AND OTHER FIRE RATED ASSEMBLIES. REPAIR OR REPLACE DAMAGED PORTIONS WITH NEW CONSTRUCTION TO MATCH EXISTING AND HAVE REPAIR WORK APPROVED BY THE BUILDING INSPECTOR.

4. THE GENERAL CONTRACTOR SHALL REVIEW THE OWNER'S SPACE WITH THE LANDLORD TO DETERMINE IF ANY ACCESS PANELS ARE LOCATED IN THE OWNER'S SPACE FOR THE LANDLORD'S AND/OR OTHER OWNER ELECTRICAL BOXES AND/OR VALVES. THE GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND THE OWNER OF ANY REQUIRED ACCESS PANEL LOCATIONS.

5. BUILDING MECHANICAL AND ELECTRICAL SERVICE SHUT DOWN REQUIRED FOR THIS WORK SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR A MINIMUM OF (72) HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN AND SHALL NOT OVERLY INCONVENIENCE BUILDING OCCUPANTS.

6. VERIFY EXISTING SPRINKLER DROP LOCATIONS (IF ANY). ADDITIONS, MODIFICATIONS OR RELOCATIONS OF THE EXISTING SPRINKLER SYSTEM ARE TO BE ALTERED IN TOTAL CONFORMANCE WITH LANDLORD'S CRITERIA AND SHALL BE SUBMITTED FOR PERMIT SEPARATELY. DRAWINGS SHALL BE SUBMITTED TO LANDLORD FOR REVIEW AND **SUBMITTED SEPARATELY TO THE FIRE MARSHAL FOR PERMIT.**

7. SPRINKLER HEADS AT STOREFRONT AND DISPLAY WINDOWS MUST BE FLUSH TYPE WITH COVER PLATES PAINTED TO MATCH THE ADJACENT CEILING COLOR. DINING AND KITCHEN MUST HAVE SEMI-RECESSED HEADS WITH ESCUTCHEON RINGS PAINTED TO MATCH THE ADJACENT CEILING COLOR.

8. WOOD CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "PREMIUM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

9. PLASTIC LAMINATE CASEWORK SHALL CONFORM TO ARCHITECTURAL WOODWORK INSTITUTE (AWI) "CUSTOM GRADE" QUALITY STANDARDS AND SHALL BE "FLUSH OVERLAY" CONSTRUCTION UNLESS DETAILED OTHERWISE ON THE DRAWINGS.

10. CASEWORK SHALL BE SCRIBED TO WALL OR CEILING. CONTRACTOR SHALL COORDINATE WITH OTHER INVOLVED TRADES.

EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54LUX).

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1011.2-1022.5.3)

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.

8. "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" SIGN REQUIRED.

9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.7

10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:;
- A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
- B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDING REQUIRED TO HAVE TOW OR MORE EXITS.;
- C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT_CANDLE (1 LUX) MEASURE ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CAN (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE DEPARTMENT NOTES

1. "K" RATED PORTABLE FIRE EXTINGUISHER(S) SHALL BE PROVIDED FOR THE KITCHEN AREA IF EQUIPPED WITH A COMMERCIAL HOOD SYSTEM.

2. MINIMUM 2A 10B:C FIRE EXTINGUISHERS SHALL BE PROVIDED. TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75 FEET FROM ANY PORTION OF THE BUILDING. EXTINGUISHER(S) SHALL BE HUNG NO HIGHER THAN 44 INCHES MEASURED FROM THE FLOOR TO THE TOP OF THE EXTINGUISHER.

3. PLANS FOR ANY AUTOMATIC SPRINKLER SYSTEM (INCLUDING TENANT IMPROVEMENT WORK), HOOD SUPPRESSION SYSTEM AND/OR ALARM SYSTEM, SHALL BE SUBMITTED WITH FEES TO JURISDICTION FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. PANIC HARDWARE: EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR *ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, E, I-2 OR I-2.1* OCCUPANCIES HAVING AN OCCUPANT LOAD OF 50 OR MORE AND ANY GROUP H OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

5. LOCKS AND LATCHES, SECTION 1008.1.9.3 ITEM 2: IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.

NOTE: THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

6. DECORATIVE MATERIALS: IN EVERY GROUP A, E, I, R-1 AND R-2 OCCUPANCIES ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NON FLAMMABLE MATERIAL, OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION OR PROCESS APPROVED BY THE "STATE FIRE MARSHAL". PER CALIFORNIA CODE OF REGULATIONS TITLE 19, ARTICLE 3, SUBSECTION 3.08 - DECORATIVE MATERIALS. PROVIDE A CALIFORNIA STATE FIRE MARSHAL CERTIFICATE OF FLAME RETARDANT OR A CALIFORNIA STATE FIRE MARSHAL APPROVED TESTING LAB CERTIFICATION FOR ANY DECORATIVE MATERIALS PRIOR TO FINAL INSPECTIONS. SAMPLES (4" X 12") ARE REQUIRED TO BE SUBMITTED TO VCFD FOR TESTING AND APPROVAL.

7. ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHTING MAY BE REQUIRED PRIOR TO FINAL INSPECTION FOR OCCUPANCY. A PRELIMINARY WALK-THROUGH INSPECTION IS RECOMMENDED.

8. MAXIMUM OCCUPANT LOAD SIGN(S) SHALL BE POSTED IN ASSEMBLY AREA(S).

ACCESSIBILITY NOTES

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMEN LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSANGER ELEVATORS, OR SPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP RESISTANT,

ACCESSIBILITY NOTES

3. EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.

5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.

7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR AND INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

8. BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE 10" HIGH SMOOTH PANEL ON PUSH SIDE OF NARROW FRAME DOORS.

9. EVERY REQUIRED ENTRANCE OF PASSAGE DOORWAY SHALL BE NOT LESS THAN 3'-0" IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".

10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.

12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH IN THE OPPOSITE DIRECTION OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

13. FLOORS OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

14. TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER THREAD OF EACH INTERIOR STAIR WITH A CONTRASTING COLOR STRIP AT LEAST 2" WIDE, PLACES PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STOP OR LANDING. THE STRIP SHALL BE OF A MATERIAL THAT IS AT LEAST AS SLIP RESTAURANT AS THE THREADS OF THE STAIR.

15. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.

16. SANITARY FACILITIES LOCATED ON AN ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY DISABLED.

17. ENTRY TO SANITARY FACILITIES SHALL BE:
- A. 44" CLEAR OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE.
- B. DOORWAYS TO HAVE 32" CLEAR OPENING.
- C. ON APPROACH SIDE, PROVIDE 60" CLEAR LEVEL SPACE WHEN DOOR SWINGS TOWARD APPROACH, AND 48" CLEAR SPACE WHEN DOOR SWINGS AWAY FROM APPROACH.

18. TOILET ROOM ACCESSORIES:
- A. MOUNT BOTTOM EDGE OF MIRRORS NO HIGHER THAN 40" ABOVE FINISHED FLOOR.
- B. MOUNT TOILET TISSUE DISPENSERS WITHIN 7" MIN AND 9" MAX FROM THE FRONT OF THE TOILET SEAT.
- C. MOUNT DISPENSING AND DISPOSAL FIXTURES (TOWEL, SANITARY NAPKINS, WASTE, ETC.) WITH OPERATING PARTS NO HIGHER THAN 40" FROM THE FLOOR.

19. SINGLE ACCOMMODATION TOILET FACILITIES:
- A. WATER CLOSET SHALL BE 28" CLEAR FROM FIXTURES AND 32" FROM WALLS.
- B. MINIMUM CLEAR SPACE IN FRONT OF A WATER CLOSET SHALL BE 48"
- C. A 36" X 48" SPACE IS PERMITTED IN FRONT OF EXISTING WATER CLOSETS ACCESSIBLE TO THE DISABLED.

20. WATER CLOSET HEIGHT (AT TOP OF SEAT) SHALL BE BETWEEN 17" AND 19" ABOVE FINISHED FLOOR.

21. MOUNT FLUSH VALVE CONTROL NO MORE THAN 44" ABOVE FINISHED FLOOR, ON SIDE OF TOILET WITH THE GREATEST SEPARATION FROM ADJACENT WALL OR OTHER SURFACE.

22. PROVIDE GRAB BARS ON EACH SIDE, OR ON ONE SIDE AND BACK OF WATER CLOSET:
- A. GRAB BARS TO BE A.F.F. AND PARALLEL TO FLOOR
- B. SIDE BARS TO BE 42" LONG AND PROJECT 24" IN FRONT OF WATER CLOSET STOOL. GRAB BAR AT BACK TO BE 36" LONG.
- C. DIAMETER OF GRAB BARS TO BE BETWEEN 1-1/4" AND 1-1/2".
- D. PROVIDE 1-1/2" CLEAR BETWEEN GRAB BARS AND WALL.
- E. GRAB BARS (INCLUDING CONNECTORS, FASTENERS, SUPPORT BACKING, ETC.) SHALL SUPPORT A 250 LB. LOAD.
- F. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- G. GRAB BARS AND ANY ADJACENT SURFACE SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS.
- H. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8"

23. PROVIDE A 30" X 48" CLEAR FLOOR SPACE IN FRONT OF LAVATORY TO PERMIT FORWARD APPROACH.

24. MOUNT LAVATORIES 29" MINIMUM CLEAR FROM FLOOR TO BOTTOM OF APRON. PROVIDE KNEE CLEARANCE UNDER FRONT LIP EXTENDING 30" MINIMUM WIDTH, 8" MINIMUM DEPTH AT TOP, AND 17" MINIMUM AT BOTTOM AND 9" ABOVE FINISHED FLOOR.

25. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

26. INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.

27. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

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DRAWING TITLE: GENERAL NOTES

Sheet :

Page No. : A. 000

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

SPECIFICATIONS

DIVISION 00 - CONDITIONS OF CONTRACT

0.01 Terminology

- Referenced Organizations
  a. ACI American Concrete Institute (www.concrete.org)
  b. AISC American Institute of Steel Construction (www.aisc.org)
  c. AITC American Institute of Timber Constructio (www.aitc-glulam.org)
  d. ANSI American National Standard Institute (www.ansi.org)
  e. APA American Plywood Association (www.apawood.org)
  f. ASHRAE American Society of Heating, Refrigeration, and Air Conditioning Engineering (www.ashrae.org)
  g. ASTM American Society for Testing and Materials (www.astm.org)
  h. AWI Architectural Woodwork Institute (www.awinet.org)
  i. AWS American Welding Society (www.aws.org)
  j. AAMA Architectural Aluminum Manufacturers' Association (www.aamanet.org)
  k. CRI Carpet and Rug institute (www.carpet-rug.org)
  l. CEC California Energy Commission (www.energy.ca.gov)
  m. CRSI Concrete Reinforcing Steel Institute (www.crsi.org)
  n. FS Federal Specification (http://apps.fss.gsa.gov/pub/fedspecs/)
  o. GA Gypsum Association (www.gypsum.org)
  p. GANA Glass association of North America (www.glasswebsite.com)
  q. ICC International Code Council (www.iccsafe.org)
  r. NIST PS National Institute of Standards and Technology, Product Standards (www.nist.org)
  s. NEMA National Electrical Manufacturers Association (www.nema.org)
  t. NFPA National Fire Protection Association (www.nfpa.org)
  u. NFRC National Fenestration Rating Council (www.nfrc.org)
  v. NOFMA National Oak Flooring Manufacturers Association (www.nofma.org)
  w. NPCA National Paint and Coatings Association (www.npca.org)
  x. NRCA National Roofing Contractors Association (www.nrca.net)
  y. WDMA National Wood Window and Door Association (www.wdma.com)
  z. PDCA Painting and Decorating Contractors of America (www.pdca.org)
  aa. SDI Steel Door Institute (www.steeldoor.org)
  ab. SMACNA Sheet Metal and Air Conditioning Contractors National Association (www.smacna.org)
  ac. TCNA Tile Council of North America (www.tcna.org)
  ad. TPI Truss Plate Institute (www.tpinst.org)
  ae. TRI Tile Roofing Institute (www.tileroofing.org)
  af. UL Underwriters' Laboratories Inc. (www.ul.com)
  ag. WCLIB West Coast Lumber Inspection Bureau (www.wclib.org)
  ah. WI Woodwork Institute (www.woodworkinstitute.com)
  ai. WWPA Western Wood Products Association (www.wwpa.org)
- Definitions
  1. Contract Documents: The Contract Documents shall include the drawings, specifications, structural calculations, soils report, and California Energy Code compliance forms. These documents are intended to supplement and complement each other. In case of conflict, contact the Architect.
  2. Owner: The term "Owner" shall mean the Owner or the Owner's authorized representative(s).
  3. Contractor: The term "Contractor" shall mean the general contractor or the general contractor's authorized representative(s).
  4. Architect: The term "Architect" shall mean PixelArch ltd. authorized representative(s).
  5. Engineer: The term "Engineer" shall mean the structural engineer or the structural engineer's authorized representative(s).
  6. Builder: The term "Builder" shall mean a person or entity who is both an Owner and Contractor, and whose responsibilities are for both Owner and Contractor.

DIVISION 01 - GENERAL REQUIREMENTS

1.01 Scope of Work:

- Contractor shall provide all labor, materials, equipment, permits, and services necessary for construction of the building and site improvements conforming to the contract documents. Drawings and specifications represent finished structure.
- The contractor shall be responsible for means and methods of construction including shoring and temporary bracing and shall take all necessary measures to insure the safety of all persons and structures near or adjacent to the site.
- Care shall be taken to protect from any damage all trees and vegetation on the site and on adjoining properties. Any trimming or other alteration done to trees shall be done so only by approval of the Owner.
- The Architect will not be providing the Owner with regular on site contract administration and is available only at request of the Owner. The Contractor is solely responsible for the quality control and construction standards for this project.
- These plans are for general construction purposes only. They are not exhaustively detailed nor fully specified. The drawings were prepared to a level of completion satisfactory for building permit purposes and for construction by a knowledgeable and experienced contractor. The Contractor is responsible for preparation of any supplemental details, product specifications, coordination and installation of all materials and equipment.
- Mechanical, electrical, and plumbing systems are shown for intent only. These systems shall be design/build by the Contractor. The Contractor shall be responsible for all necessary permits, drawings, calculations, and California Energy Code.
- These drawings and specifications are divided into sections for convenience only. Contractors, subcontractors and materials suppliers shall refer to all relevant sections in bidding and performing their work and shall be responsible for all aspects of the work regardless of where the information occurs in the drawings.
- Clean-Up: The Contractor will remove all debris from the building site and in general keep the work as clear of rubbish as possible during the course of the work. Before filing the Notice of Completion, the building will be fully cleaned, including all glass polished, floors scrubbed and cleaned, and the building shall be suitable for immediate occupancy by Owner.

1.02 Quality Control

- All work shall comply with applicable requirements of all governing codes, regulations and ordinances. These shall include the latest adopted editions of: The California Building Code (CBC), California Residential Code (CRC), California Electric Code (CEC), California Plumbing Codes (CPC), California Mechanical Code (CMC), California Energy Code (CENC), California Green Building Standards Code (CAL Green), OSHA regulations, and all other health and safety codes, ordinances and requirements adopted by governing agencies. In the case of conflicts between these regulations and the contract documents, the most restrictive shall apply.
- The Contractor shall verify, at the site, all conditions affecting work and shall review the contract documents for any areas of question affecting cost, construction and warranty and any drawing dimensional or note conflict, discrepancy, illegibility or omission. All areas of question shall be brought to the attention of the Architect in writing before commencing any work and/or submitting any bid. Commencement of any work shall constitute acceptance by the Contractor of all conditions affecting work.
- Workmanship throughout shall be of the highest quality of each trade involved.
- The Contractor, before commencing work, shall notify the Owner in writing of any work that cannot be fully guaranteed or executed within the intent of the drawings prior to the bid submittal.
- All construction shall be in strict conformance with manufacturers' latest written specifications. All discrepancies between these specifications and the contract documents prepared by the Architect and his consultants shall be brought to the attention of the Architect before commencing work.
- Reference to product manufacturer or trade names are for minimum performance standards only. Submittal equals may be allowed upon approval by the Architect. Material and detail substitutions made by the Contractor without written approval by the Architect shall void any responsibility or liability of the Architect as to performance, repair cost, ancillary damage or the performance of related materials and details.
- Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition. Use materials for cutting and patching that are identical to existing materials.
- Do not cut and patch structural work in a manner that would result in a reduction of load carrying capacity or load-deflection ratio. Submit proposal and obtain Architect's and Engineer's approval before proceeding with cut and patch of structural work.
- Quality control services include inspections and tests performed by independent agencies and governing authorities, as well as by the Contractor. Inspection and testing services are intended to determine compliance of the work and the requirements specified. Approval by a building official does not mean approval or failure to comply with the contract documents. Inspections and testing shall be performed at the request of the Owner, the Architect and/or governing agencies and as set forth in these documents. Quality control services are the Contractor's responsibility, including those specified to be performed by an independent agency and not by the contractor. The Contractor shall employ and pay any independent agency, testing laboratory or other qualified firm to perform quality control services specified. Where results of inspections or tests do not indicate compliance with the contract documents, the Contractor shall be responsible for any repair, replacement, correction and re- test that is required.
- All dimensions shall take precedence over scale shown on the plans, sections, and details. Dimensions are to face of studs, face of foundation, face of concrete block, top of sheathing, top of slab, or center of openings, U.O.N. Do not scale drawings. Contractor shall verify all dimensions and review any conflicts or discrepancies with the Architect prior to commencement of work.

DIVISION 02 - SITEWORK

2.01 Soils Report:

- All work shall be in conformance with the Soils, Compaction and Geological Report.
- The Contractor shall have the Soils Engineer review and approve in writing to the Building Official and Architect that the foundation and site design are in conformance with the Soils Report prior to commencement of work.
- The Contractor shall be solely responsible for compliance with all recommendations of the Soils Report.
- Prior to the contractor requesting a foundation inspection by the building department, the Soils Engineer shall advise the Building Official and Architect in writing that:
  a. Site grading, subgrade preparation, cutting slopes, excavation, placement of engineered fill material and compaction is in accordance with the Soils Report.
  b. The utility trenches have been properly backfilled and compacted.
  c. The foundation excavations, forming, footing and pier depths, and reinforcement comply with the soils report and approved plans.

2.02 General Requirements

- The site plan is not a survey. It is based on site information provided by the Owner and is for building and site work layout only. The Contractor shall verify on site all grades, soil conditions, ground water, existing improvements, property lines, easements, setbacks, utilities and substructures. Where discrepancies with the drawings occur, contact Architect.
- Grade surface of fill under concrete slabs shall be smooth and even, free of voids, compacted as specified and to required elevation.
- At raised foundations, pad grade under building shall have positive slope to a perforated drain set in gravel trench. Extend pipe to all portions of underfloor area. The drain shall discharge into the street or approved drainage facility.
- Unless otherwise detailed or noted, a perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved drainage facility. Use only rigid pipe, flexible pipe will not be allowed.
- It shall be the responsibility of the Contractor to take proper erosion control measures. The Contractor shall be responsible for proper surface and subsurface drainage of the site. Slope all finish grading away from buildings, walks, drives or decks and provide catch basins where required.
- Finish grades shall be held down in planting areas. The Contractor shall provide and install a 6" minimum thickness of clean select top soils in these areas.
- Rough grading for slabs-on-grade shall be within 2/10th of one foot, plus or minus.
- Site grading shall be within 5/10th of one foot, plus or minus.
- All roof drainage shall be piped in a closed pipe system to street or approved drainage facility (U.O.N.).
- Builder shall provide landscape development guidelines to Owner that shall include information on site maintenance and development and state such items as "Irrigation system shall be designed to prevent saturation of soil adjacent to building".
- All utilities unless indicated otherwise shall be installed under ground. The Contractor shall be responsible to insure that all trenching within building area shall be backfilled and compacted with structural soils material free of any rocks or other sharp objects which may damage underground utilities.
- Underground piping shall be laid to a minimum 24" depth below finished grade. When utilities are placed in a common trench, all utilities shall maintain separations and coverage both vertically and horizontally, as required by applicable codes.

DIVISION 03 - CONCRETE

3.01 Quality Control

- In addition to complying with all pertinent codes and regulations, comply with all applicable provisions of the latest editions of:
  a. ACI 301 "Specifications for Structural Concrete for Buildings"
  b. ACI 318 "Building Code Requirements for Reinforced Concrete"
  c. CRSI "Manual of Standard Practice"
  d. See Structural Engineer's drawings for additional requirements.

3.02 General Requirements

- Provide underfloor vents as per CBC 1203.3 or CRC R408.1. Add two 6 x 14 vents to garage. All first floor double framed areas shall be vented.
- Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard (U.O.N.). Verify joint layout with Architect.
- Refer to architectural, structural, mechanical, plumbing and electrical drawings for all moulds, grooves and ornamental clips, location of sleeves, inserts, etc. to be cast in concrete and for extent of depressions, curbs and ramps.
- Finishes:
  a. All interior slabs shall receive trowel smooth finish (U.O.N.).
  b. All driveways, sidewalks, and stairs shall receive broom-smooth finish (U.O.N).
  c. Garage slabs and other interior slabs that will remain unfinished shall be treated with Lipidolith Hardner by Sonneborn, or equal.

DIVISION 04 - MASONRY

4.01 Quality Control

- Glass Block: Minimum performance specifications shall be as Pittsburgh Corning glass block units. The units shall be the pattern and size indicated on the plans.
- Precast architectural concrete columns and trims: Concrete Designs Inc. (CDI) U.O.N.
- Grout for precast concrete: ASTM A 118.6, Latex Portland Cement, color to match precast concrete.
- Epoxy Grout: ANSI A 108.6 and A118.3. 4.02

4.02 General Requirements

- Concrete Block
  a. Mortar joints to be "flush" (U.O.N.).
  b. Bond shall be "running" (U.O.N.).
- Brick:
  a. Mortar joints shall be "raked" (U.O.N.). Raked joints shall be not more than 3/8" deep, and where exposed to weather, shall be tooled. Brick joints shall be concaved where subject to freezing.
  b. Bond shall be "running" (U.O.N.).
- Stone:
  a. Field Sample: A sample panel shall be built approximately 4 feet by 6 feet. This sample panel may be a part of the project. Veneer installation shall not proceed until the sample panel is accepted by the Architect and Owner. Full size units which have been selected and approved by the Architect and the Owner to show color range, maximum texture range, bond, mortar, tooling of joints, and quality of workmanship shall be used in the sample panel. The remainder of the veneer installation shall be consistent with the approved sample panel.
- Glass Block:
  a. Mortar for glass block installed on exterior walls and other damp location shall be waterproofed with Latcrete 8510 or equal.

DIVISION 05 - METALS

5.01 General Requirements

- All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed.
- Exposed welds shall be ground smooth.
- Shop paint structural steel work , except those members or portions of members to be embedded in concrete or mortar. Paint the initial 2" of embedded areas only. Do not paint surfaces which are to be welded or high strength bolted with friction type connections. After installation is completed, all welded and other abraded areas shall be touched up. On surfaces inaccessible after assembly or erection, apply two (2) coats of the specified primer.
- All exterior steel, exposed, concealed or embedded, or where called for on the Drawings, shall be thoroughly zinc-coat galvanized after fabrication by the hot-dipped method. Touch- up field welds with similar galvanizing product.
- Dissimilar Materials in contact with each other shall be protected to prevent galvanic or corrosive action. Use vinyl pressure tape, polyisobutylene tape, or similar product.
- All metals in contact with pressure treated wood shall be hot dipped galvanized, see Simpson Strong-Tie for recommended finishes for their connectors. Also see structural engineering specifications for further information.

DIVISION 06 - WOOD AND PLASTICS

6.01 Quality Control:

- Materials shall meet or exceed the following standards:
  a. Lumber:
     A. Structural lumber and their wood fasteners shall conform with CBC Chapter 23 and/or relevant chapters of the CRC.
     B. All wood in contact with concrete or masonry or located within 8" of finish grade shall be pressure treated Douglas or Hem Fir with an approved preservative.
     C. All timbers 6 x 8 and larger exposed to view shall be free of heart center (FOHC), with moisture content of 22% maximum.
     D. Max. deflection (DL + LL) shall be: Floor with Tile = L/ 720
- All wood shall be nontropical, reused, reclaimed, or FSC Certified

6.02 General Framing Requirements:

- Blocking:
  a. Block floor joists at all supports, line up double joists under all walls parallel to floor joists and space double joists under plumbing walls.
  b. Provide solid full width blocking or post below all structural posts - continuous to foundation.
  c. Provide blocking and nailers for all finishes and fixtures as required.
  d. Provide blocking in walls at ceiling lines.
  e. Corbles, knee braces, etc., shall be construction select materials. At double framed floors "sleepers" shall be perpendicular to framing below.

6.03 Attic Ventilation Requirements:

- Provide attic and soffit ventilation as per CBC 11203.2 or CRC R806. Vent all double framed areas. See Roof Plan for calculations.

6.04 Finish Carpentry:

- All millwork and case work shall be in accordance with AWI/AWMAC "Architectural Wood Standards" custom or premium grade standards, latest edition.
- All cabinets and millwork shall be selected by the owner.
- Provide 30" clear above kitchen range to unprotected underside of upper cabinetry or 24" clear to metal hood as per CMC Section 916.1 & 916.2.
- Plastic laminates and solid surfacing products shall meet or exceed ANSI/NEMA standards LD.
- Install and anchor all cabinetry to preclude movement, overturning, or distortion to other materials or finishes. Install level and plumb. Comply with manufacturer's instructions for support of supplied units.
- Install all trim in as long of lengths as possible. All splices in finish members shall be bevel splices. Where joints within a piece are required they shall be as unapparent as possible.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

7.01 Quality Control

Materials shall meet or exceed the following standards:

- Insulation:
  a. Insulation shall be installed per the California Energy Code requirements.
  b. Thermal Batt/Blanket Insulation: Mineral-Fiber Blanket complying with ASTM C 665, Type I (blankets without membrane facing).
  c. Thermal insulation/blown-in blanket insulation glass fiber loose-fill complying with ASTM C 764 Type I (for pneumatic) or Type II (for poured) in attic.
  d. Sound Insulation: Unfaced mineral fiber blanket/batt insulation complying with ASTM C 665, Type I, minimum thickness equal to stud depth to entirely fill the void space, nominal 0.70 to 2.50 -pcf density.
  e. All plumbing walls adjacent to interior living spaces shall be sound insulated with fiberglass batts.
- Concrete Tile Roofing:
  a. All work shall comply with the TRI "Concrete and Clay Tile Installation Manual for Moderate Climate Regions and CBC 1507.3 or CRC 905.3
  b. Concrete Tile Roofing shall be applied according to manufacturers specifications.
  c. The minimum performance standards for concrete tile roofing shall be Eagle Roofing Products (ICC ESR-1900) or equal as approved by Owner and bear a UL Class A fire proof rating. Installed weight shall be a maximum of 900 lbs. per square.
  d. Trim units shall include manufacturer's standard ridge, hip and rake pieces. Color as selected by Owner (U.O.N.). Minimum one nail per tile, two nailes on all rake tile. Minimum pitch shall be as per manufacturer's specifications. Underlayment for concrete or clay tile roofing shall be one layer of 30 lb. asphalt-saturated organic roofing felt, complying with ASTM D 226, 36" wide applied per manufacturer's recommendations. 3-ply built up roof underlayment required for pitch less than 3:12.
  e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
  f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Asphalt Shingle Roofing:
  a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.2 or CRC R905.2.
  b. Asphalt shingles shall be applied according to manufacturers specifications.
  c. The minimum performance standard for asphalt shingles shall be Elk Premium Roofing - Prestique Two or equal as approved by Owner and bear a UL Class A fire proof rating. Trim units shall include manufacturer's standard ridge and hip pieces. Color as selected by Owner (U.O.N.). Minimum pitch as per manufacturer's recommendations.
  d. For asphalt shingle underlayment shall be 15 lb. felt, 2 layers at pitch less than 4:12.
  e. Roofing nails shall be aluminum or hot dip galvanized 11 or 12 GA sharp, pointed conventional roofing nails with barbed shanks, min. 3/8" dia. head and or sufficient length to penetrate min. 3/4" into solid decking or to penetrate through plywood sheathing (U.O.N.).
  f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Built-up Roofing:
  a. All work shall comply with the NCRA "Roofing and Waterproofing Manual" and CBC 1507.10 or CRC R905.11.
  b. Built-up roofing shall be applied according to manufacturers specifications.
  c. The minimum performance standard for built up roofing for nailable decks shall be Johns Manville 4GNC or equal as approved by Owner and bear a Class A fire proof rating. All products and components shall be by same manufacture. Color as selected by Owner (U.O.N.).
  d. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.
- Metal roof panels:

Deck requirements.

Metal roof panel roof panels shall applied to a solid or closely fitted deck. Except where the roof covering is specially designed to be applied to spaced supports.

Deck slope.

Minimum slopes for metal roof panels shall comply with following:

1. The minimum slope for lapped, no soldered seam metal roof panels without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
2. The minimum slope for lapped. No-soldered seam metal roof panels with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
3. The minimum slope for standing-seam metal roof panel systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

Material standards.

Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with chapter 22. Metal-sheet roof coverings installed over structural decking shall comply with Table 1507.4.3(1). The materials used for metal -sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3(2).

TABLE 1507.4.3(1) METAL ROOF COVERINGS

ROOF COVERING TYPE	STANDARD APPLICATION RATE/THICKNESS
Aluminum	ASTM B209. 0.024 inch minimum thickness for roll-formed panels and 0.019 inch minimum thickness for press-formed shingles
Aluminum-zinc Alloy coated steel	ASTM A792 AZ 50
Cold-rolled copper	ASTM B370 minimum 16 oz./sq ft and 12 oz./sq ft high yield copper for metal-sheet roof covering systems. 12 oz./sq ft for preformed metal shingle systems.
Copper	16 oz./sq ft for metal-sheet roof-covering systems, 12 oz./sq ft for preformed metal shingle system
Galvanized steel	ASTM A653 G-90 zinc-coated
Hard lead	2 lbs./sq ft
Lead-coated copper	ASTM B101
Prepainted steel	ASTM A755
Soft lead	3 lbs./sq ft
Stainless steel	ASTM A240. 300 Series Alloys
Steel	ASTM A924
Terne and terne-coated stainless	Terne coating of 40 lbs. per double base box. Field painted where applicable in accordance with manufacturer's installation instructions.
Zinc	.0277 inch minimum thickness. 99.995% electrolytic high grade zinc with alloy additives of copper (0.08%-0.20%). Titanium (0.07%-0.12%) and aluminum (0.015%).

TABLE 1507.4.3(2) MINIMUM CORROSION RESISTANCE

55% Aluminum-zinc alloy coated steel	ASTM A792 AZ 50
5%Aluminum alloy-coated steel	ASTM A875 GF60 50
Aluminum-coated steel	ASTM A463 T2 65
Galvanized steel	ASTM A653 G-90
Prepainted steel	ASTM 755

Metal roof panels shall be secured to the supports in accordance with the approved manufacturer's fasteners. In the absence of manufacturer recommendations, the following fasteners shall be used:

1. Galvanized fasteners shall be used for steel roofs.
2. Copper, brass, bronze, copper alloy or 300 series stainless-steel fasteners shall be used for copper roofs.
3. Stainless-steel fasteners are acceptable for all types of metal roofs.
4. Aluminum fasteners are acceptable for aluminum roofs attached to aluminum supports.

Underlayment and high wind:

Underlayment applies in areas subject to high winds [$V_{...}$ greater than 110mph (49 m/s) as determined in accordance with section 1609.3.1] shall be applied with corrosion-resistant fasteners in accordance with the manufacture's installation instructions. Fasteners are to be applied along the overlap not more than 36" (914 mm) on center.

Underlayment installed where $Vasd$ in accordance with section 1609.3.1, equals or exceeds 120 mph (54 m/s) shall comply with ASTM D226 type II, ASTM D4869 type IV , or ASTM D1970. The underlayment shall be attached in grid pattern of 12 inches (305 mm) between side laps with a 6 inch (152 mm) spacing at the side laps. Underlayment shall be applied in accordance with the manufacturer's installation instructions except all laps shall be a minimum of 4 inches (102 mm). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of at least 32-gage [0.0134 inch (0.34 mm)] sheet metal. The cap nail shank shall be a minimum of 12 gage [0.105 inch (2.67 mm)] with a length to penetrate through the roof sheathing or minimum of 3/4" (19.1 mm) into the roof sheathing.

Exception: As an alternative, underlayment complying with ASTM D 1970 shall be permitted.

f. The roofing contractor shall supply to the Owner a written guarantee to repair without cost to the Owner, any leaks due to faulty materials or workmanship, which develop within 1 year from the date of acceptance by Owner of completed building. During this time period, any repair work required because of Act of God, abuse, alterations, or failure to the substrate and/or supporting structure (other than that caused by defects in the roofing work) shall be completed by the contractor and paid for by the Owner, promptly after compeltion of the required repair work in each instance. The roofing contractor shall furnish the manufacturer's standard limited material warranty for a minimum of 10 years from the date of completion of the roof.

- Flashing:
  a. All work shall comply with the SMACNA "Architectural Sheet Metal Manual".
  b. All metal flashing to conform to ASTM A 653, commercial grade (zinc coated G 90).
  c. All metal flashing shall be 26 gauge for work less than 8" wide, 20 gauge for work over 8" wide or as indicated on the drawings. Use 20 gauge minimum for clips.
  d. Sheet metal flashing shall be installed at all locations where different material intersect such as roof to wall, roof to roof, deck/balcony/landing to wall, penetrations into walls, chimneys and as detailed. Flash and counterflash as required to make watertight.
  e. The center of all flashing for all through vents and all electrical service connections, shall not be less than 16" from center of any valley. See manufacturer's printed installation instructions recommendations for roofing tile.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

- Sheathing Paper:
  a. Provide sheathing paper under exterior metal lath and plaster, under wood siding, under masonry veneer, under metal flashings and where indicated or detailed.
  b. Use Tyvek House Wrap.
  c. Lapping: Horizontal Joints: Lap paper as detailed and not less than 3 inches; Wall Corners: Wrap paper to overlap not less than 18 inches each side of corner; Vertical Joints: Lap paper not less than 6 inches.
  d. Lap paper over head flashings and base screeds, roof and waterproof membranes, and under sill flashings. Treat penetrations and other details as necessary for adequate weather protection.
  e. Wall openings: Individually flash all exterior openings for fixtures such as windows, doors and vents as detailed to make them water tight.
- Flexible Flashings:
  a. Fortifiber system.
  b. Moiststop E-Z seal adhesive flashing for dampproofing at all exterior door window heads and jambs.
  c. Fortiflash 40 mil waterproof flashing for waterproofing at all horizontal plaster surfaces, horizontal penetrations, and windowsills.
  d. Moiststop sealant for sealing around windows.
- Deck Waterproofing:
  a. The minimum performance standard for waterproof sheet membrane at waterproof decks with tile or concrete finish shall be WR Grace "Bituthene 3000". All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
  b. The minimum performance standard for traffic coatings at waterproof decks shall be Excel-Coat pedestrian membrane system or Excel-Coat Fire System for fire-rated decks by Excellent Coatings Inc.. All products and components shall be by same manufacturer. Install in strict accordance with manufacturer's written instructions to assure waterproof integrity.
  c. Quality Assurance. Pre-installation conference: A pre-installation conference shall be held prior to commencement of field operations to establish procedures to maintain optimum working conditions and to coordinate this work with related and adjacent work. Agenda for meeting shall include review of special details and flashing. This meeting shall include the representatives of the General Contractor, Applicator, Manufacturer, and Architect. A trained employee of the manufacturer shall be on site periodically during membrane waterproofing work to review installation procedures.
  d. Water test: Deck membranes shall be water tested and approved immediately before installation of finish materials. Water tests shall be witnessed by the Architect. A water test is conducted by closing any deck drains and erecting temporary dams where required to retain water on the waterproofing material surface, then flooding the surface to a minimum depth of 2". Care must be taken so that the weight of water retained does not exceed the load carrying capacity of the structural deck, and that the height of the water does not exceed the lowest flashing. For well sloped decks, tests should be segmented to avoid deep water near drains. The water tests should be conducted on a warm day (i.e. 65 degrees F. minimum). The water should be allowed to remain on the deck for 24 hours minimum, during and after which the areas beneath the membrane should be inspected for leaks. If leaks are detected, the test should be stopped, repairs made, and the area retested. When the test is successful, the drains should be opened and the temporary dams should be removed. Temporary protections boards should be installed over the tested area, and the area roped off to prevent construction traffic across the surface until drainage composite or permanent protections board has been installed.
- Roof Accessories
  a. The minimum performance standard for prefabricated acrylic skylights shall be Bristolite "AL-CM- 2" (ICC ER- 2469) or equal as approved by Owner. Color as selected by owner. Install as per manufacturer's instructions.
- Firestopping
  a. Furnish UL Design No. from the "Fire Resistance Directory - Volume II" for each required penetration type and configuration. Indicate which materials will be used in firestopping the penetration.
  b. Firestopping materials shall conform to CBC Section 713 for fire resistance standards and requirements for penetrations in walls and partitions and floors.
  c. Through-Penetration Firestopping Materials: Hilt Construction Chemicals, Inc., International Protective Coatings Corp., Specified Technologies, Inc., The ReclorSeal Corporation, Tremco, Inc., 3M Fire Protection Products. Provide mortar, sealants and caulk, putty, wrap strips, pillows, bags, and other types required for UL Design No. for each penetration to receive firestopping.
  d. Mineral Fiber Firestopping Materials: Semirigid mineral fiber insulation, nominal 4-pcf density; complying with ASTM C 612, Type IA and IB.
  e. Firestopping at Electrical Boxes and Utility Outlets: Utility penetrations in walls, ceilings, or floors requiring protected openings shall be firestopped and sealed with an approved material securely installed, capable of maintaining its integrity when subjected to test temperature was specified in ASTM E814. Steel electrical outlet boxes which exceed 16-square inches in area shall be protected by 3M "Moldable Putty Pads", Specified Technologies, Inc. "SpecSeal Series SSP Putty Pads."
  f. Provide solid continuous firestopping wherever the penetration or addition of a construction element through or adjacent to a fire-rated floor, wall or partition creates a discontinuity of such a rates separation. Application limited in size and configuration to tested systems.
  g. Penetrations: Penetrations include conduit, cable, wire, pipe, duct and other elements which pass through one or both outer surfaces of a fire-rated floor, roof, wall, or partition. Fill penetrations as indicated in applicable UL Design No. Verify that annular space around sprinkler pipes through fire-rated walls and floors is provided as required by NFPA 13.
  h. Fire Rated Partitions: Fire-rated or smoke-rated partitions shall be firestopped with a firestop sealant as listed in UL "Fire Resistant Directory." Apply minimum 3/8-inch bead at intersection of finish material and adjacent surface, both sides and along entire perimeter.
  i. Identify firestop systems after installation. Identify the firestop system that has been installed and include the appropriate UL Design Number.
- Caulking and Sealants/Locations:
  a. Sealant Locations: Locations such as ceramic tile, plumbing fixtures, and other where mildew resistant sealant is required. Location where high degree of movement is anticipated. Joints and cracks around windows, thresholds, door frames, wall penetrations, connections and other joints necessary to seal off building from outside air and moisture. Between exterior wall sole plate and slab on grade. All joints necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air or water. At interior insulated sound walls. Fire stopping at penetrations of fire rated assemblies.
  b. Minimum product standards for sealants shall be as follows:
     Exterior Window and Door Frames and Masonry to Cement Plaster: Sonolastic NP 2, by Sonneborn or equal.
     Color to match wall surface.
     Interior Sound Walls at Sill: Tremco Acoustical Sealant or equal.
     Wood Sole Plate to Concrete, Window Sills and Door thresholds: Dow Corning 790 Silicone Building Sealant or equal.
     Color: Natural Stone.
     Painted Exterior Windows Frames to Metal Frames or Flashing: Dow Corning 999A Glazing Sealant or equal.
     Color: Clear.
     Caulking for Joints in Floor Slabs on Grade: PRC Rubber Caulk 230, two-part self-leveling polyurethane, Shore A hardness 35.
     Joint Fillers: Closed cell inert polyurethane or polyethylene as recommended by caulking manufacturer. Width or diameter of preformed backing material to be 1-1/4 to 1-1/3 times the width of the joint to be sealed. Fire stopping at penetrations of fire rated assemblies: 3M Fire Protection Products CP 25WB Caulk (U.O.N.), see details.
  c. Caulking and sealants shall be installed per manufacturer's written specifications. Consult manufacturer when sealant cannot be applied within recommended temperature ranges. All exposed caulking shall be free of wrinkles, sags, air pockets, ridges and embedded impurities. After joints are completely filled, they shall be tooled to a slight, neat concave joint.
  d. Sealants shall be compatible with all materials they are in contact with.

DIVISION 08 - DOORS AND WINDOWS

8.01 Quality Control

Material shall meet or exceed the following standards:

- Wood Doors:
  a. Doors shall meet or exceed the standards of the AWI/AWMAC "Architectural Wood Standards", Section 9, Custom Grade (U.O.N.).
  b. Wood doors shall be 1-3/4" thick solid core at exterior doors and where noted at selected interior doors. 8' interior doors shall be 1-3/4" thick, 6'-8" interior doors shall be 1 $\frac{3}{8}$" thick.
- Stile & Rail Wood Doors:
  a. Masonite International Corporation, molded panel series, or equal. See Window & Door schedule. Final windows and doors style to be selected by owner.

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REGISTERED PROFESSIONAL ENGINEER
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Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

Scale:

DRAWING TITLE: GENERAL NOTES

Sheet : A. 001

Page No. :

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

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

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. All buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also specified in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, the banner will be used.

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHPD Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(duplicate included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufactured only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). Any vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

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

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

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

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

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

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

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

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

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

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

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

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

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

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

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

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

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

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

5.106.4.2 Bicycle parking. [DSA-SS]. For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.

5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

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

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10/25/2020	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Painting in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping, and is beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

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

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

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

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

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

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

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

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

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

TABLE 5.106.5.3.3

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

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

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

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

5.106.8 LIGHT POLLUTION REDUCTION. [N]. All lighting systems shall be designed and installed to comply with the following:

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

Exceptions: [N]

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

Alternate materials, designs and methods of construction.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table 4 in California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

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

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

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

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

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

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

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

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(duplicate included here for reference)*

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

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

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

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

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

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD]. The model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD]. Water that is satisfactory for drinking, culinary, and domestic puroses, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. The estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

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

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

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

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

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

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

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

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

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

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

Note: A hand-held shower shall be considered a showerhead.

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Date: Sep. 21, 2021
Scale:

DRAWING TITLE: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET 1

Sheet :
Page No. : A. 002

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

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

Y | N/A | RESPON. PARTY

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after a maximum of 12 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. All nonresidential occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

Y | N/A | RESPON. PARTY

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinkler. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Doors in any exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfills complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement, if approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note Refer to the Universal Waste Rule link at:
http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

Exception Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3 Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document on CalRecycle's web site.

Y | N/A | RESPON. PARTY

5.410.2 COMMISSIONING (N) buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD and/or I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, and water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note For the purposes of this section, unconditioned shall mean a building, area, or room which does not have mechanical heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.

2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR) (N). The functions and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Buildings occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD), (N). Written explanation of how the design of the building systems and OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan (N). To permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing (N). Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with approved plans and specifications. Functional performance testing reports shall contain information addressing the building components tested, the testing methods utilized, and include any readings and adjustments made.

Y | N/A | RESPON. PARTY

5.410.2.5 Documentation and training (N). Systems Manual and Systems Operations Training are required by the Occupational Safety and Health Act (OSHA) requirements in the *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. (N) Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. (N) Program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. (N) A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. For buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, and water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

Y | N/A | RESPON. PARTY

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Provide a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (DBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. The British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice in 24 hours at 32 degrees Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). Is similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (dB). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION (EVCS). Charging spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). Conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). A relative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). The 100-yr GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009)

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram of O3 per gram of ROG.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVE. Brass fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)
.
Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. A permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filtration with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. During construction, through installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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Exp. 12.31.2021
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STATE OF CALIFORNIA

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Date: Sep. 21, 2021
Scale:

DRAWING TITLE: 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET 2

Sheet :
Page No. : A. 003

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

Y | N/A | RESPON. PARTY

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT [1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS [1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD [2]	0.13

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

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

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

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

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

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

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

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

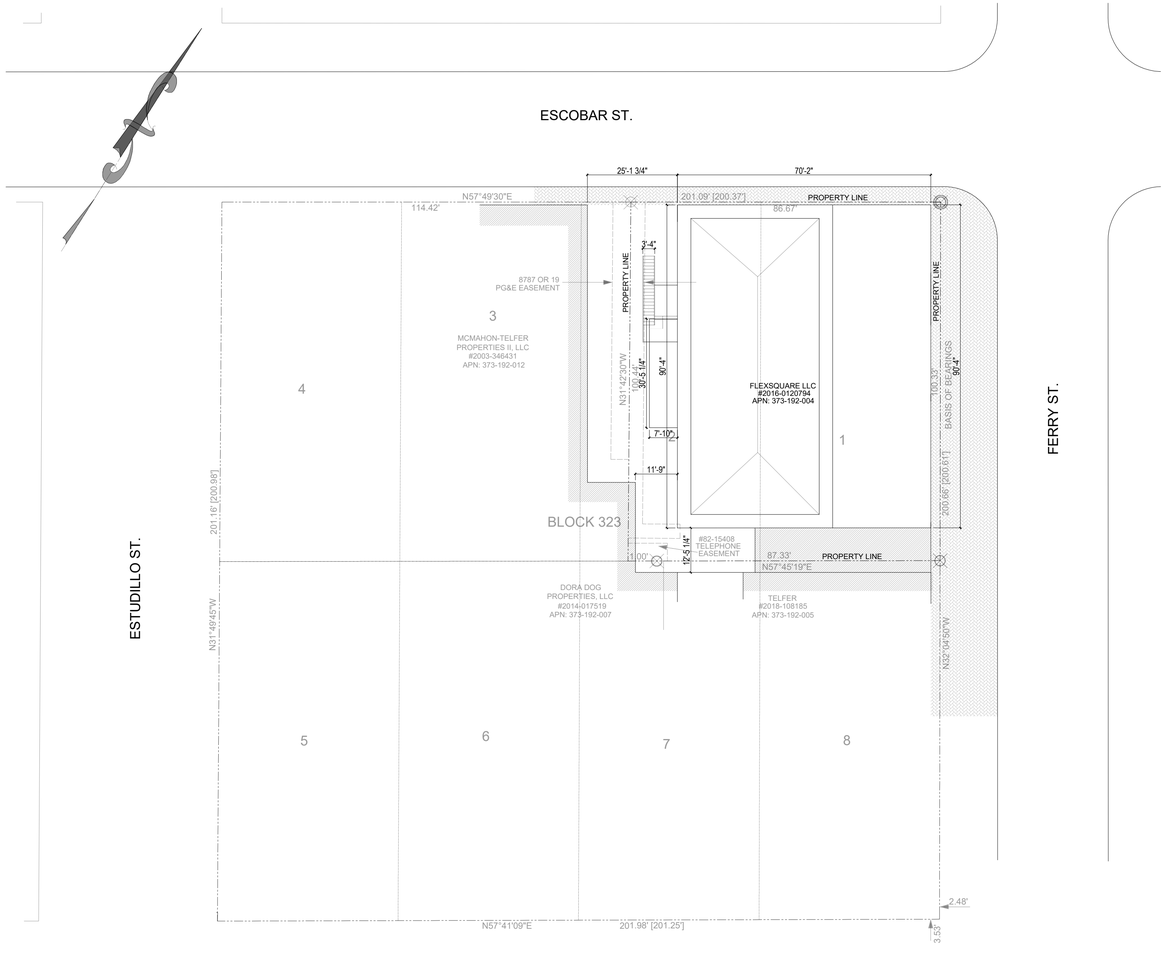
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home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

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

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

703 VERIFICATIONS

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



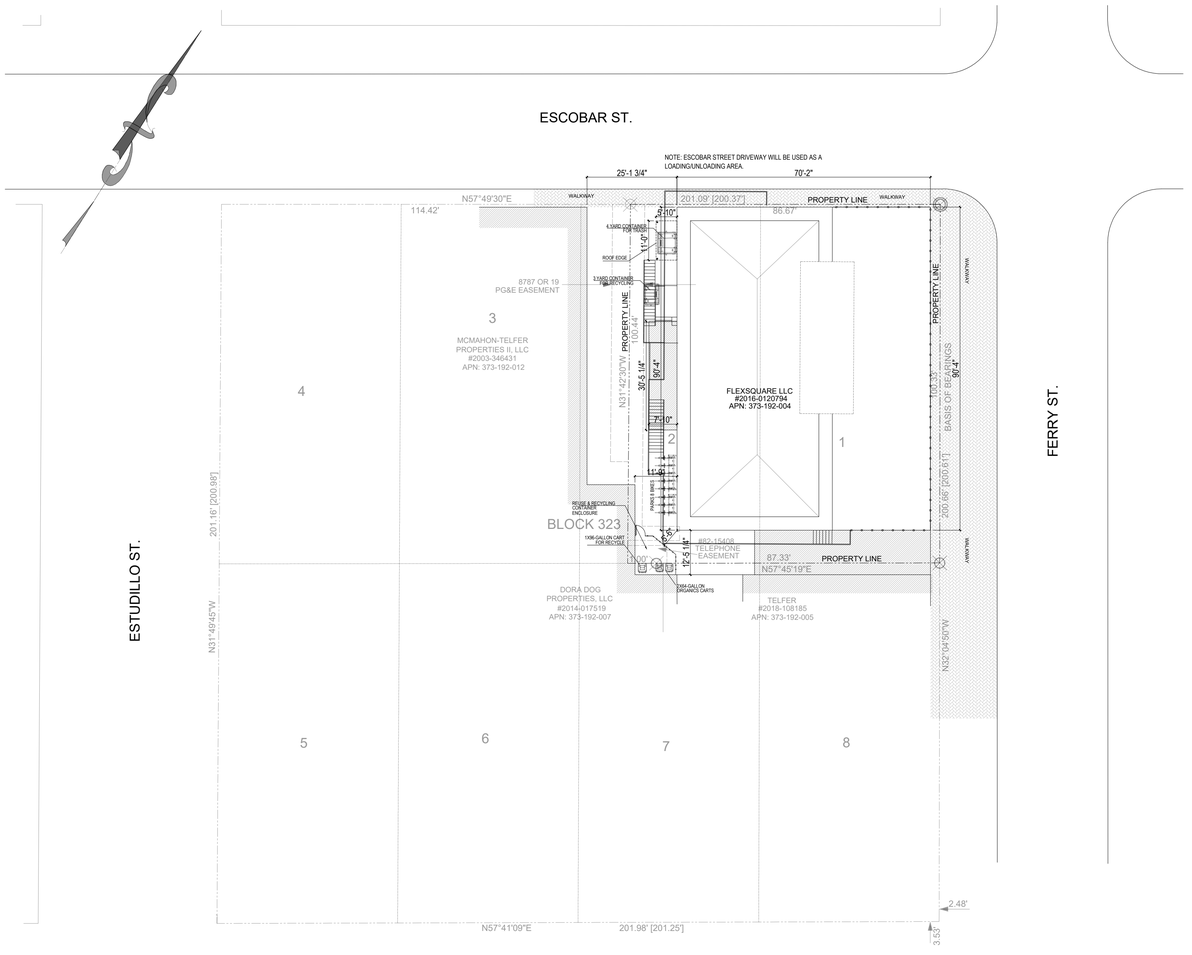
LEGEND

SET NAIL & TAG PLS 7271
NTS NOT TO SCALE
[ ] RECORD DATA PER 13 LSM 49

APN: 373-192-004

5 EXISTING SITE PLAN

Scale:1"= 20'-0"



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NTS NOT TO SCALE
[ ] RECORD DATA PER 13 LSM 49

APN: 373-192-004

6 PROPOSED SITE PLAN

Scale:1"= 20'-0"

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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

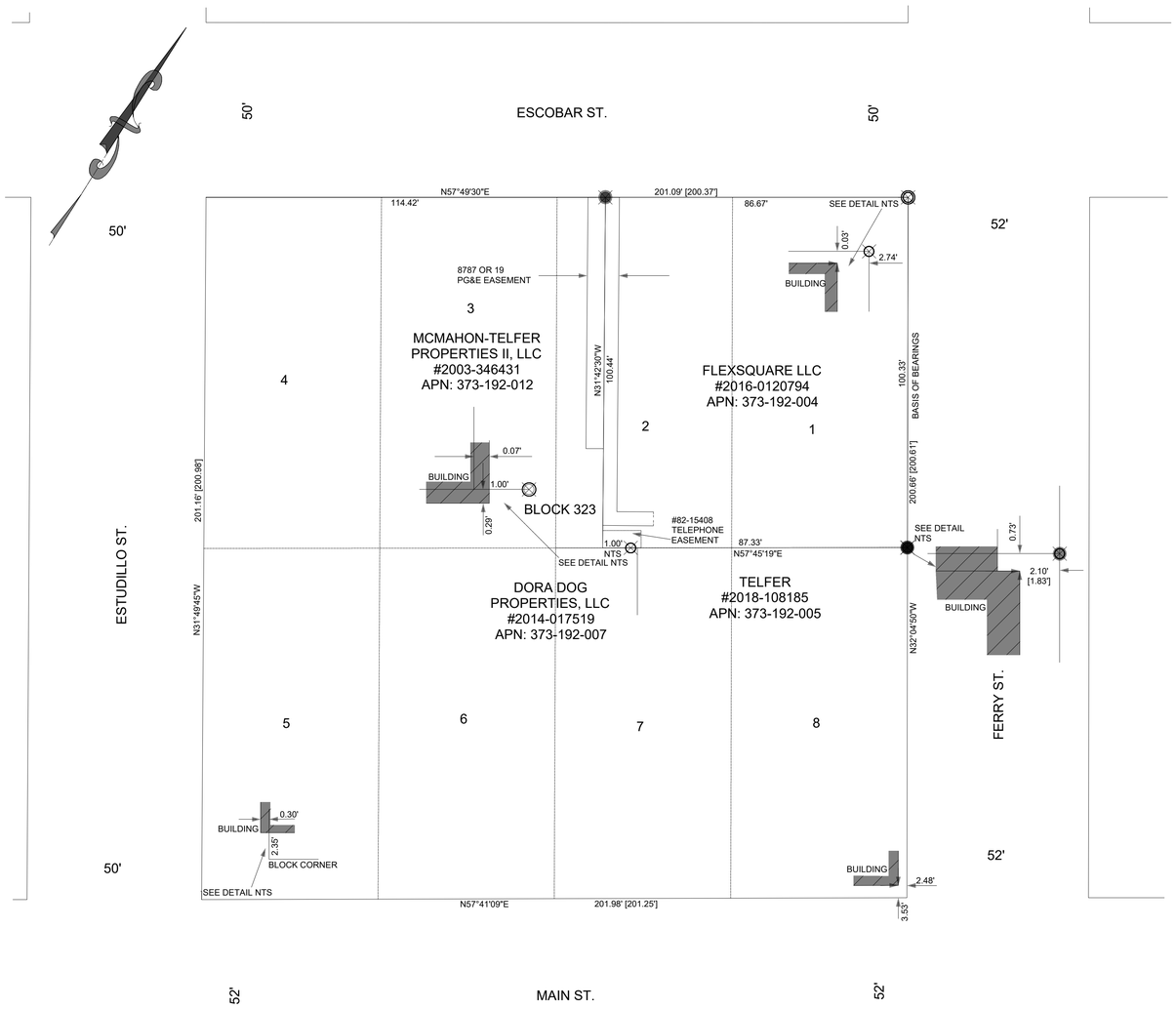
Scale: 1" = 20'- 0"

DRAWING TITLE: EXISTING & PROPOSED SITE PLAN

Sheet : A. 01

Page No. :

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



LEGEND

SET NAIL & TAG PLS 7271
NTS NOT TO SCALE
[ ] RECORD DATA PER 13 LSM 49

BASIS OF BEARINGS
THE WEST LINE OF FERRY STREET AS ESTABLISHED BY BUILDING CORNERS PER 13 LSM 49 TAKEN AS N32°04'50"W . THIS MAP IS ROTATED 0°22'15" CLOCKWISE FROM THE RECORD BEARING OF S32°27'05"E

Job#: 2014

APN: 373-192-004

5 SURVEY PLAN
Scale:1"= 20'-0"

RECORD OF SURVEY

RS _____

LOT 1 & PORTION OF LOT 2 IN BLOCK 323 OF THE ADDITIONAL SURVEY OF THE TOWN OF MARTINEZ
CONTRA COSTA COUNTY, CALIFORNIA

JULY, 2020 SCALE: 1" = 20'

Nierhake Surveying
Martinez, CA.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF BRANDON VARISE IN JULY 2020.

DATED: 7/28/20

MICHAEL H. NIERHAKE, P.L.S. 7271

LICENSED LAND SURVEYOR MICHAEL H. NIERHAKE 7271 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT
THIS _____ DAY OF _____,20___.

BY:_____
JAMES A. STEIN, PLS 6571
COUNTY SURVEYOR

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20___ AT _____ .M.
IN BOOK _____ OF LICENSED SURVEYOR'S MAPS AT PAGE_____,
AT THE REQUEST OF BRANDON VARISE.

DEBORAH COOPER
COUNTY RECORDER

BY:_____
DEPUTY COUNTY RECORDER

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www.pixelarchltd.com

REGISTERED PROFESSIONAL ENGINEER GARRETT CROOK C 057196 Exp. 12-31-2021 7-12-2021 CIVIL STATE OF CALIFORNIA

Project Name and Address:

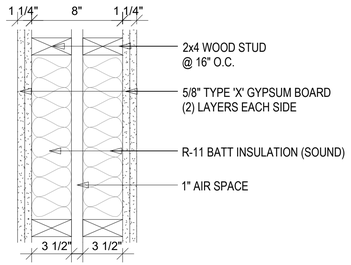
PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: 1" = 20'- 0"
DRAWING TITLE: SURVEY PLAN
Sheet :
Page No. : A. 02

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

1st FLOOR

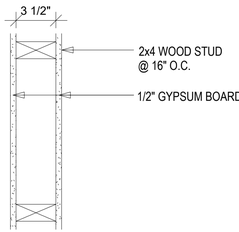
UNIT 101	ONE BEDROOM APARTMENT	760.6 SF
UNIT 102	ONE BEDROOM APARTMENT	935.7 SF
UNIT 103	ONE BEDROOM APARTMENT	983.7 SF
UNIT 104	ONE BEDROOM APARTMENT	844.2 SF
RETAIL		1753.2 SF



WALL TYPE '2'

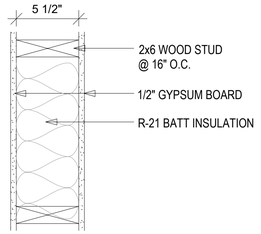
- 2x4 INTERIOR
- LOAD BEARING

- UL305 1 HR RATED WALL
- GA FILE NO. WP 3370
- TO ACHIEVE STC50 AN EXTRA LAYER OF 5/8" GYP. BD. WAS ADDED TO EACH SIDE OF THE WALL (SOUND TEST USG-710120)
- ALL JOINTS STAGGERED AND TAPED. PROVIDE ACCOUSTICAL SEALANT AROUND PERIMETER.
- OPTIONAL 2x4 STUDS @ 24" O.C. W/ QUIETROCK 525 ONE SIDE AND 5/8" TYPE 'X' ON OTHER SIDE. FOLLOW MANUFACTURERS INSTALLATION REQUIREMENTS.



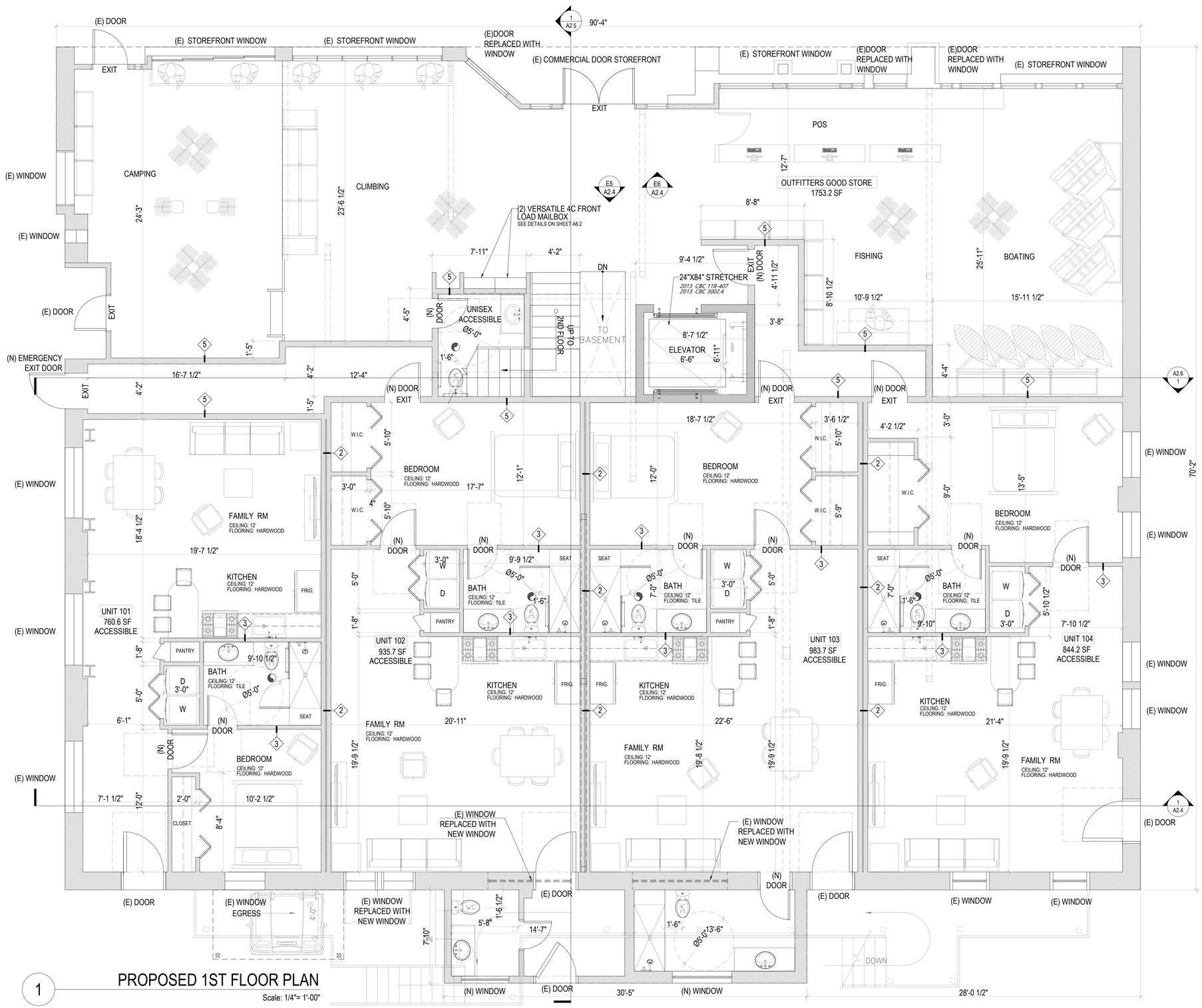
WALL TYPE '3'

- 2x4 INTERIOR
- NON LOAD BEARING



WALL TYPE '5'

- 2x6 INTERIOR
- LOAD BEARING



1 PROPOSED 1ST FLOOR PLAN

Scale: 1/4"= 1'-00"

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Tel: (415) 316 7162 info@pixelarchltd.com
www.pixelarchltd.com

REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED1ST FLOOR PLAN

Sheet : A1.0

Page No. :

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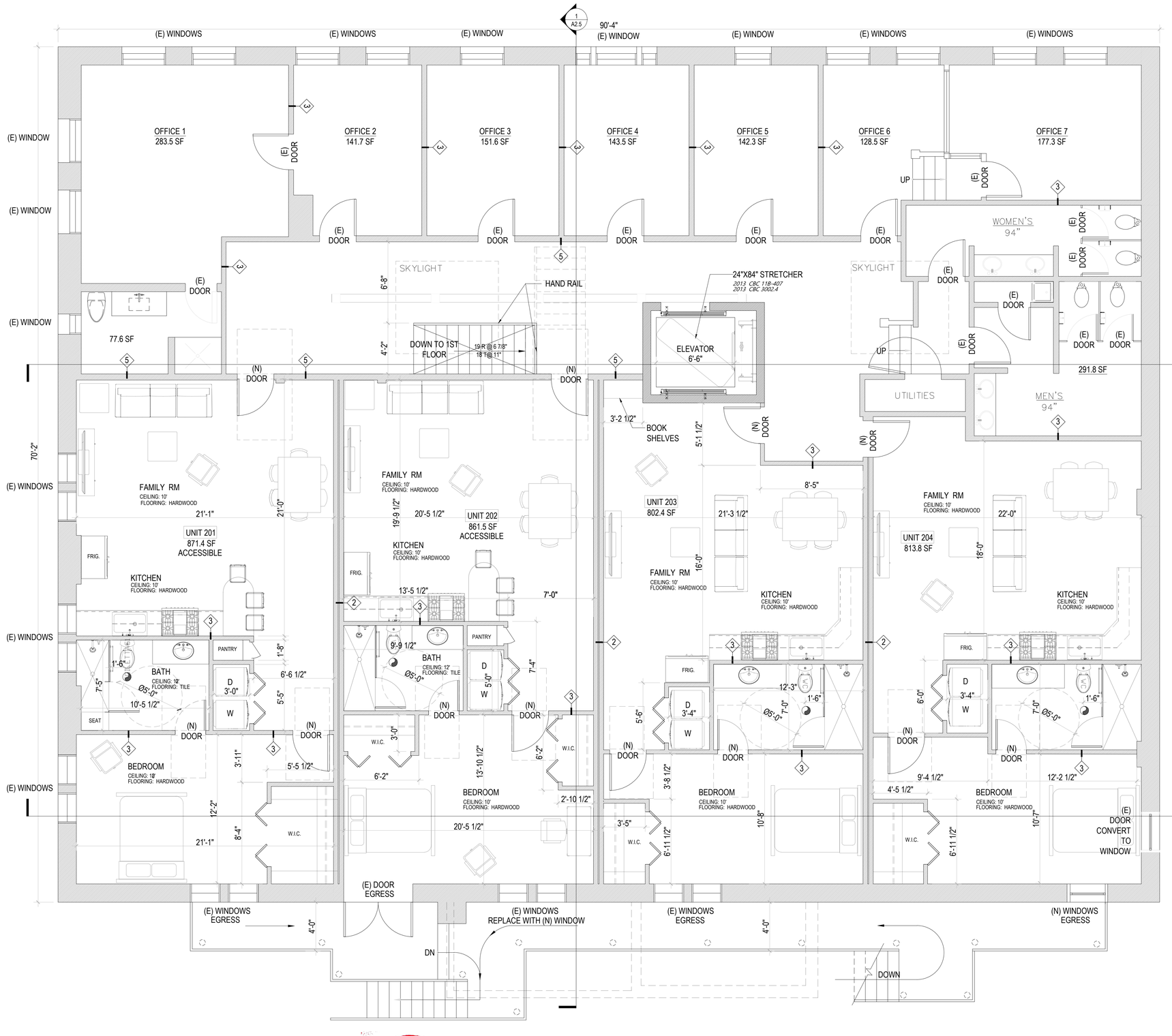
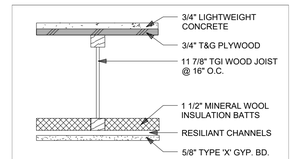


2ND FLOOR

UNIT 201	ONE BEDROOM APARTMENT	871.4 SF
UNIT 202	ONE BEDROOM APARTMENT	846.4 SF
UNIT 203	ONE BEDROOM APARTMENT	802.4 SF
UNIT 204	ONE BEDROOM APARTMENT	813.8 SF
OFFICE 1		283.5 SF
OFFICE 2		141.7 SF
OFFICE 3		151.6 SF
OFFICE 4		143.5 SF
OFFICE 5		142.3 SF
OFFICE 6		128.5 SF
OFFICE 7		177.3 SF



FLOOR ASSEMBLY

- WIJ-1.2 ONE HOUR CEILING ASSEMBLY
- ASTM E 119/NFPA251 REPORT NO. WH1-694-0159
- STC60 IIC50 W/ CUSHIONED VINYL
- STC60 IIC65 W/ CARPET & PAD

GENERAL NOTES FOR ALL PARTITIONS:

1. DWELLING SHALL HAVE IMPACT INSULATION CLASS (IIC) OF 50 MIN. IN PUBLIC OR SERVICE AREAS AND FLOOR/CEI PER ASTM E 492. C.B.C.
2. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS T FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. C.B.C. .
3. AT ALL FIRE RATED WALLS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE PROPER CONSTRUCTIOI U.L. DESIGN CRITERIA.
4. ALL FIRE RATING SHOWN FOR PARTITIONS REFERS TO FIRE RESISTANT RATING AS PER UNDERWRITERS LABORAT ASSOC. FIRE RESISTANCE DESIGN MANUAL (LATEST EDITION).
5. ALL INSULATION MATERIALS TO HAVE A FLAME SPREAD OF 25 MAXIMUM AND A SMOKE-DEVELOPED INDEX OF 450 I C.B.C.
6. PROPER BRACING OF STUDS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR INSTALLING THEM.
7. MASONRY NOT TO BE BROKEN WHEN ELECTRICAL RECEPTACLES OCCUR.
8. ALL PLUMBING HORIZONTAL BRANCHES & TRAPS WHICH OCCUR BELLOW SLABS TO BE WRAPPED W/NOISE BARRIE NON REINFORCED ACOUSTICAL BARRIER MANUFACTURED BY E-A-R DIVISION CABOT CORPORATION (WB-10) OR IF CAST IRON).
9. ALL ELECTRICAL RECEPTACLES AT STUD PARTY WALLS TO BE STAGGERED A MIN. OF 1'-0" APART (NO BACK TO BA PERIMETER OF OUTLET BOXES TO BE SEALED W/ ACOUSTICAL CAULKING.
10. STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITION SUPPORTING WALL HUNG PLUMBING CABINETS SHALL BE NOT LESS THAN 2 X 4, WHERE SPACED NOT MORE THAN 16 INCHES ON CENTER OR, NOT LE INCHES WHERE SPACED NOT MORE THAN 24 INCHES ON CENTER.
11. PROVIDE A MINIMUM 2"x 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUD FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET. PER C.B.C.
12. STEEL STUDS AND RUNNERS USED TO CONSTRUCT FIRE-RESISTIVE WALLS OR PARTITIONS SHALL BE HOT-DIPPE ACCORDANCE WITH ASTM A525, OF CHANNEL OR "C" TYPE SHAPE AND NOT LESS THAN 0.019" IN THICKNESS IF U PAINTED AFTER GALVANIZING. STRUCTURAL PROPERTIES OF SUCH STUDS AND RUNNERS SHALL COMPLY WITH SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT WITH ASTM C 645 AS PER C.B.C.
13. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. CBC .
14. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICSNT END ROTATION OR DIS
15. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE AT WALL HUNG PLUMBING FIXTURE. - C.B.C .
16. FIRE WALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER SMOKE PARTITION, OR ANY OTHER NEW WALL REQU PROTECTED OPENINGS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE ANY DECORAT CONCEALED SPACES WITH THE WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" OR SIMILAR LA OR STENCILING SHALL BE IN 4 INCH HIGH LETTERS, 1/2 STROKE, AND NO MORE THAN 8 FEET ON-CENTER.
17. WATER-RESISTANT GYPSUM WALLBOARD MUST BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT
18. ALL STUDS SUPPORTING ANY CABINETS, GRAB BARS AND/OR FIXTURES TO BE 20ga. MIN WITH MIN. EFFECT MOME TO 0.864 IN .4 (360 M4).
19. THERMAL AND ACOUSTICAL INSULATION OTHER THAN FOAM PLASTICS, HAVING A FLAME SPREAD INDEX OF NO M
20. ALL MATERIALS BASE FOR TILES AT TUB & SHOWER AREAS TO COMPLY WITH C.B.C.

2 PROPOSED 2ND FLOOR PLAN

Scale: 1/4"= 1'-00"

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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: 1/4" = 1'- 0"

DRAWING TITLE: PROPOSED 2ND FLOOR PLAN

Sheet : A1.1

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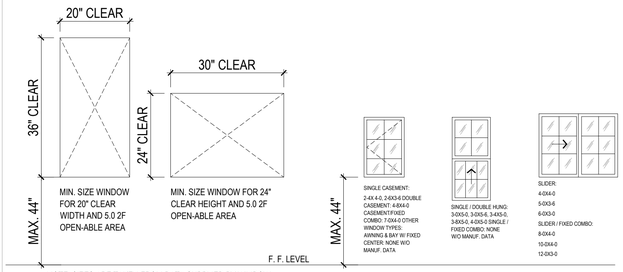
No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

3RD FLOOR

UNIT 301	ONE BEDROOM APARTMENT	548.3 SF
UNIT 302	ONE BEDROOM APARTMENT	610.7 SF
UNIT 303	ONE BEDROOM APARTMENT	699.3 SF
UNIT 304	STUDIO APARTMENT	424.7 SF
UNIT 305	ONE BEDROOM APARTMENT	685.2 SF
306	ROOFTOP TERRACE	2216 SF

EMERGENCY ESCAPE / RESCUE OPENING (R310)



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURES. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MIN. EGRESS REQUIREMENTS.

SECTION 1026 OF THE 2019 INTERNATIONAL BUILDING CODE /SECTION 310 OF THE 2019 INTERNATIONAL RESIDENTIAL CODE

BASEMENTS IN A DWELLING UNIT AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY (INCLUDES ROOMS WHICH COULD BE USED FOR SLEEPING SUCH AS DENS, SEWING ROOMS, STUDY, ETC.) MUST HAVE A LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD, OR EXIT COURT. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

FOR FULL EGRESS, ESCAPE OR RESCUE WINDOWS ARE REQUIRED TO HAVE A MINIMUM NET CLEAR OPEN-ABLE AREA OF 5.7 SQ. FT. (820.8 SQ IN). EXCEPTION: MAY BE REDUCED TO 5.0 SF (720 SQ IN) IF 44" OR LESS FROM EXTERIOR GROUND LEVEL TO SILL. THE MINIMUM NET CLEAR OPEN-ABLE HEIGHT DIMENSION MUST BE 24 INCHES. THE MINIMUM NET CLEAR OPEN-ABLE WIDTH DIMENSION MUST BE 20 INCHES. THEY MUST ALSO HAVE A FINISHED SILL HEIGHT (CLEAR OPENING) OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. IN ORDER TO MEET THE REQUIRED NET-CLEAR OPEN AREA SQUARE-FOOT OPENING, EITHER THE WIDTH OR HEIGHT OR BOTH MUST EXCEED THE MINIMUM DIMENSIONS THEREOF.

WHEN REPLACING EXISTING NONCONFORMING WINDOWS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE THE REPLACEMENT WINDOWS MUST MEET THE FOLLOWING:

EMERGENCY ESCAPE AND RESCUE REPLACEMENT WINDOW OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ. FT.; MINIMUM NET CLEAR OPENING HEIGHT OF 22 INCHES; MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES. MINIMUM SILL HEIGHT OF NOT MORE THAN 48 INCHES ABOVE THE FLOOR OR THE INSTALLATION OF ONE OR MORE PERMANENTLY AFFIXED STEPS EXTENDING THE FULL WIDTH OF THE WINDOW OPENING, CONSTRUCTED TO THE CURRENT ADOPTED IRC RISE AND RUN DIMENSIONAL REQUIREMENTS, SO THAT THE TOP STEP IS NO GREATER THAN 44 INCHES TO THE TOP OF THE SILL WHERE THE EXISTING ROUGH OPENING DOES NOT ALLOW FOR REPLACEMENT WINDOW DIMENSIONAL REQUIREMENTS THE ROUGH OPENING SHALL BE ENLARGED AND THE REPLACEMENT WINDOW SHALL MEET THE FULL EMERGENCY ESCAPE AND RESCUE OPENINGS PER IRC SECTION R310.1 THROUGH R310.5 OR IBC SECTION 1026 AS APPLICABLE FOR SCOPE OF PROJECT.

ADDITIONAL GLAZING REQUIREMENTS:

FOR MINIMUM LIGHT, ALL SLEEPING ROOMS AND OTHER HABITABLE ROOMS REQUIRE GLAZING EQUAL TO AT LEAST 8% OF THE FLOOR AREA OF THE ROOM; MINIMUM VENTILATION OF 4% OF THE FLOOR AREA. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES AS APPLICABLE FOR EXCEPTIONS AND A COMPLETE LIST OF LIGHT AND VENTILATION REQUIREMENTS.

SAFETY GLAZING IS REQUIRED IN DOORS, STORM DOORS, RAILINGS, WITHIN 24 INCHES OF A DOOR, OR WHEN PANES ARE OVER 9 SQUARE FEET AND WITHIN 18 INCHES OF THE FLOOR. SEE THE INTERNATIONAL BUILDING OR RESIDENTIAL CODES FOR EXCEPTIONS AND A COMPLETE LIST OF SAFETY GLAZING REQUIREMENTS.

3 PROPOSED 3RD FLOOR (NEW LEVEL) PLAN

Scale: 1/4"= 1'-00"

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REGISTERED PROFESSIONAL ENGINEER BARRETT CROOK C 057196 Exp. 12-31-2021 7-12-2021 CIVIL STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED 3RD FLOOR (NEW LEVEL) PLAN

Sheet :

Page No. : A1.2

No.	Revision/Issue	Date
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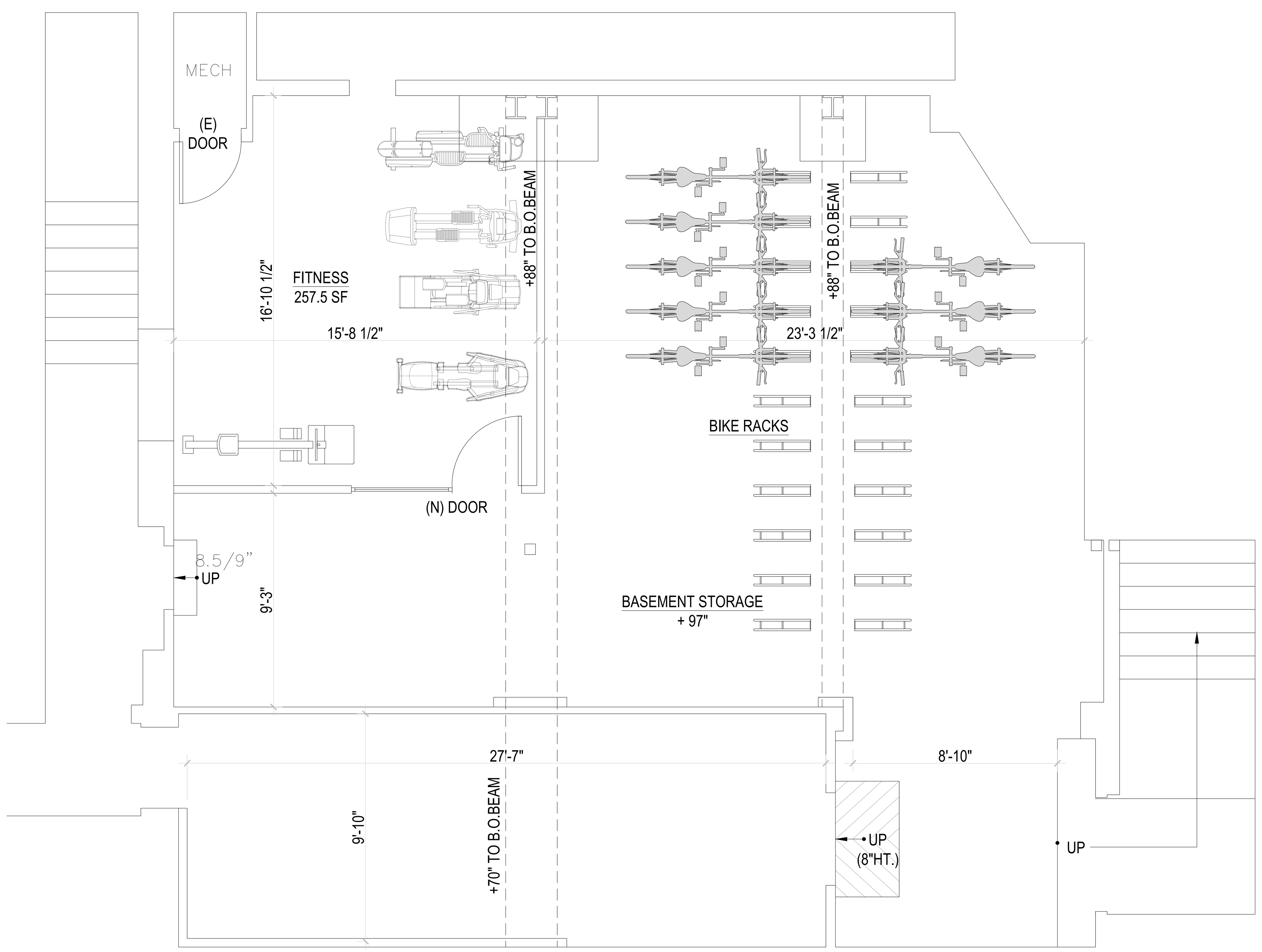


BASEMENT = 1386 SF

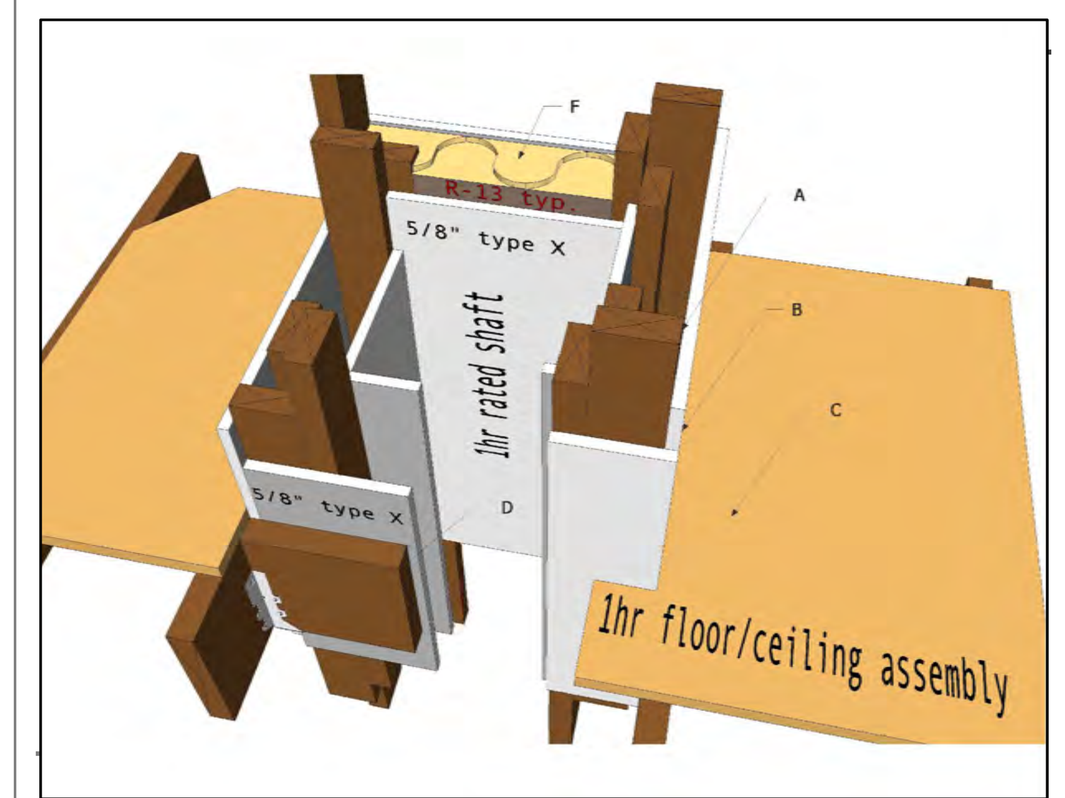
4

PROPOSED BASEMENT FLOOR PLAN

Scale: 1/4"= 1'-00"

BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE 2010 CALIFORNIA BUILDING CODE & THE 19TH EDITION OF THE GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL

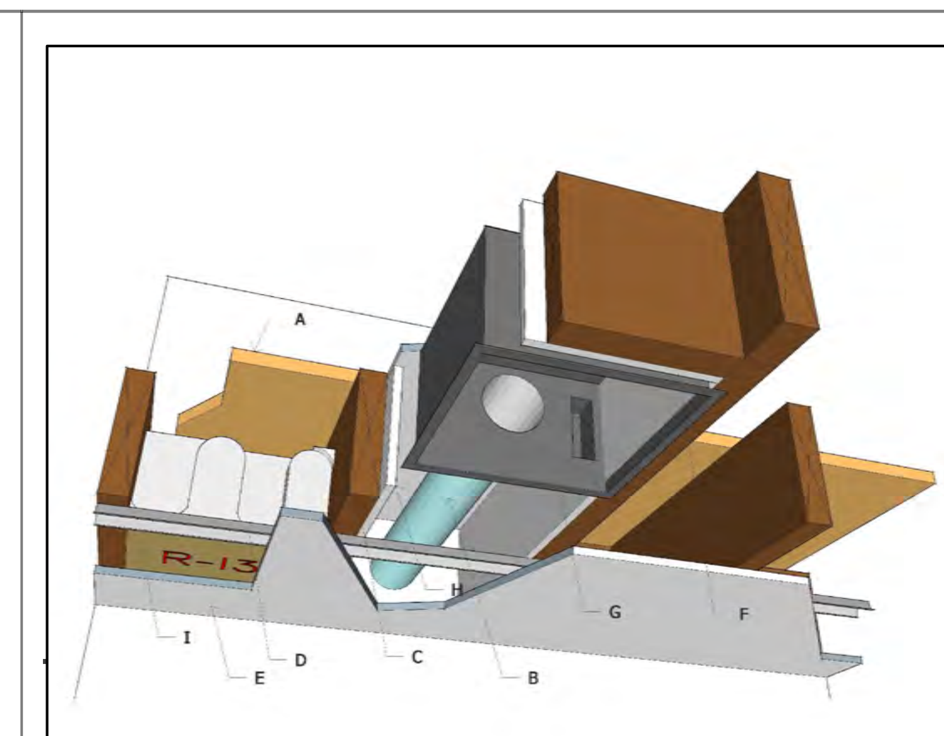
legend	description
A-	Shaft frame- 2x4 DF, (sample represents a *16 inch exterior dimension shaft). Or, if* other is used (i.e. steel studs) the construction, must meet approved design per Gypsum Association Fire Resistive Manual.
B-	5/8 inch type X gypsum on both side of shaft. Gypsum is installed uninterrupted along the entire length of the shaft, joints and screws are fire taped or fire caulked. Fastening per approved design per Gypsum Association Fire Resistive Manual.
C-	Floor side of assembly
D-	Floor framing (note: gypsum is not broken by framing
F-	R-13 insulation typical



▨ Bathroom fans and environmental ducts installed within the a protected floor ceiling assembly use City Approved alternative for fire protection (Recommend protecting separation and dropping ceiling or installation of a 1hr rate fan instead of alternative)

BATHROOM FAN IN A 1HR FIRE RATED ASSEMBLY

legend	description
A	Sub floor (per plan) Floor/ceiling assembly construction shall be designed to meet the required 1hr fire/STC 50sound ratings of CRC R 302.3which includes extending rate of protection to include all supporting structural members of the assembly.
B	26gage galvanized duct
C	Existing floor joist @ " 16oc.
D	Resilient furring channels (per plan)
E	5/8" type X drywall.
F	New 2x blocking @ fan
G	New non-rated Fan
H	5/8" type X drywall. Apply to all exposed faces within the floor joist bay, include new block and exposed rim joist and under sub floor. All joints and penetrations to be sealed with Fire-Caulk
I	R-13 insulation TYP.

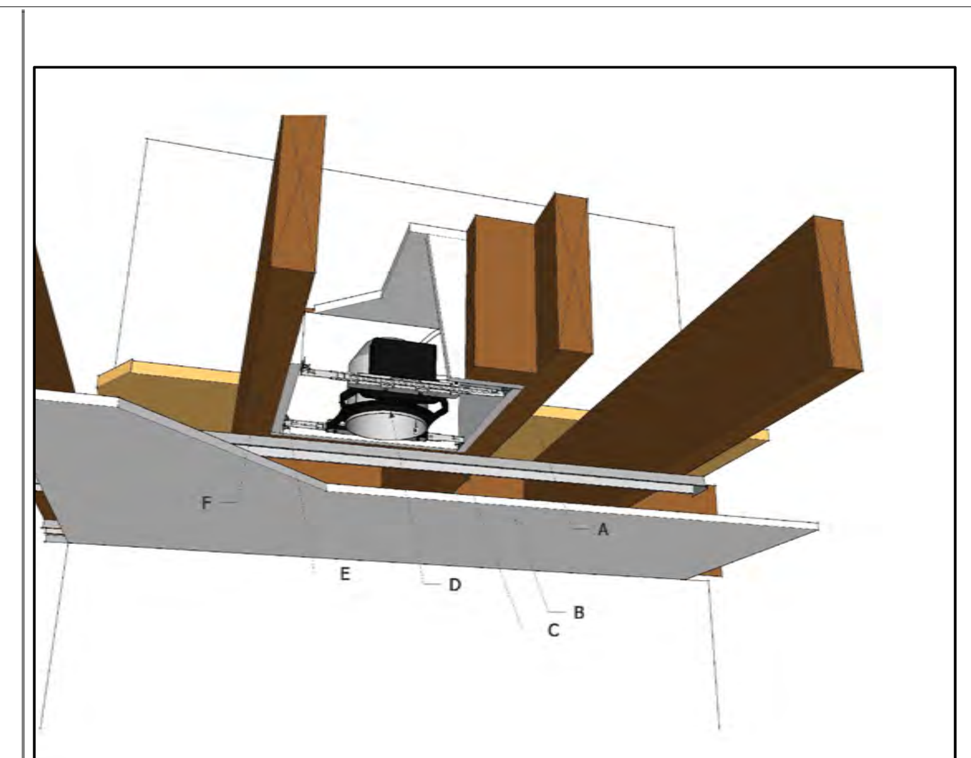


1hr rated floor/ceiling assembly membrane penetration construction

RECESSED CEILING LIGHT IN A 1HR FIRE RATED ASSEMBLY

▨ For electrical recessed fixtures installed in a protected floor/ ceiling assembly use the approved City alternative for fire protection (or other listed method)

legend	description
A	New 2x blocks @each side of fixture
B	Ceiling 5/8" type X drywall.
C	Resilient furring channels (per plan)
D	IC RATED RECESSED LIGHT FIXTURE. NOTE: Membrane penetration area shall be limited to an area not to exceed 100sqin in any 100sqft. Annular area in the membrane shall not exceed 1/8" CRC R302.4.2
E	5/8" type X drywall. Apply to all exposed faces within the floor joist bay, include new blocks (each side of fixture) and under sub floor. All joints and penetrations to be sealed with Fire-Caulk
F	Existing 2x floor joist Sub floor (per plan) Floor/ceiling assembly construction shall be designed to meet the required 1hr fire/STC 50 sound ratings of CRC R302.3 which includes extending rate of protection to include all supporting structural members of the assembly.

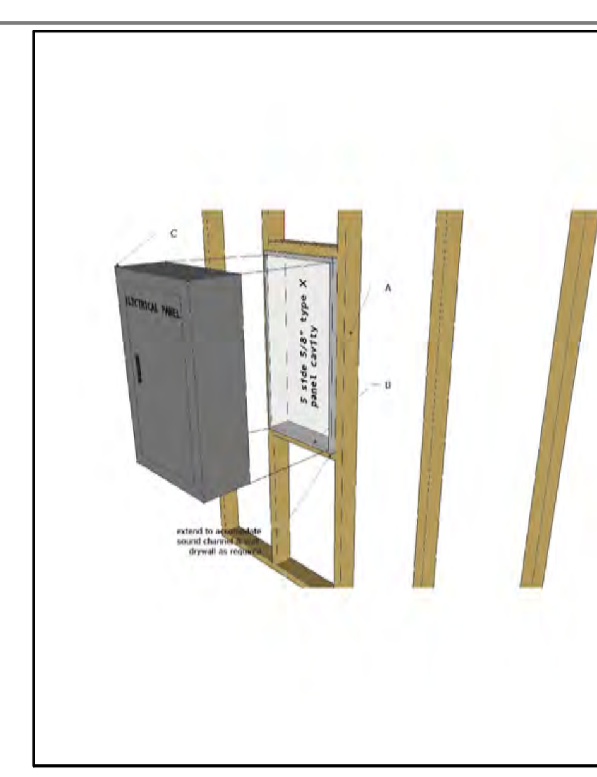


1hr rated floor/ceiling assembly membrane penetration construction

ELECTRICAL PANEL A 1HR FIRE RATED ASSEMBLY

▨ Electrical panels recessed within the rated wall cavity require 5 side protection of non rated panel. (Recommend installing panel over fire membrane within a furring wall to avoid fire protection discontinuity.

legend	description
A	Typical wall framing
B	5/8 inch type X drywall on all sides and back of cavity. Joints and screws fire taped or fire caulked. NOTE: spacing must be framed over 16" o.c. in order to accommodate thickness of drywall.
C	Typical electrical panel



CALIFORNIA STAIRCASE CODE REQULATIONS

§3231. STAIRWAYS.

(a) GENERAL. EVERY STAIRWAY SERVING ANY BUILDING OR PORTION THEREOF SHALL CONFORM TO THE RE

(b) WIDTH.

(1) STAIRWAYS SERVING AN OCCUPANT LOAD OF MORE THAN 50 SHALL BE NOT LESS IN WIDTH THAN 44 INCH

STAIRWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS MAY BE 36 INCHES WIDE. PRIVATE STAIRWAYS SERVIN

(2) TRIM SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 1/2 INCHES. HANDRAILS MAY PROJECT

(c) RISE AND RUN.

(1) THE RISE OF EVERY STEP IN A STAIRWAY SHALL BE NOT LESS THAN 4 INCHES NOR GREATER THAN 7 1/2 I

(2) THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PL GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8

EXCEPTION: PRIVATE STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 AND STAIRWAYS TO UNOCCU

(TITLE 24, PART 2, SECTION 3305(C).)

(d) SURFACE. ALL TREADS SHALL BE SLIP-RESISTANT. STAIRWAYS SHALL BE MAINTAINED CLEAR AND IN GOO

(TITLE 24, PART 2, SECTION 2-3305(S).)

(e) CIRCULAR STAIRWAYS. CIRCULAR STAIRS MAY BE USED AS AN EXIT PROVIDING THE MINIMUM WIDTH OF DIMENSIONS WITHIN A THREE-EIGHTHS INCH TOLERANCE.

(TITLE 24, PART 2, SECTION 3305(E).)

(f) LANDINGS. EVERY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL T ONE-HALF THE REQUIRED WIDTH AT ANY POSITION IN THE SWING OR BY MORE THAN 7 INCHES BY A DOOR WHE

(TITLE 24, PART 2, SECTION 3305(G) AND (I).)

(g) STAIRWAY TO ROOF. IN EVERY BUILDING FOUR OR MORE STORIES IN HEIGHT, ONE STAIRWAY SHALL EXTE

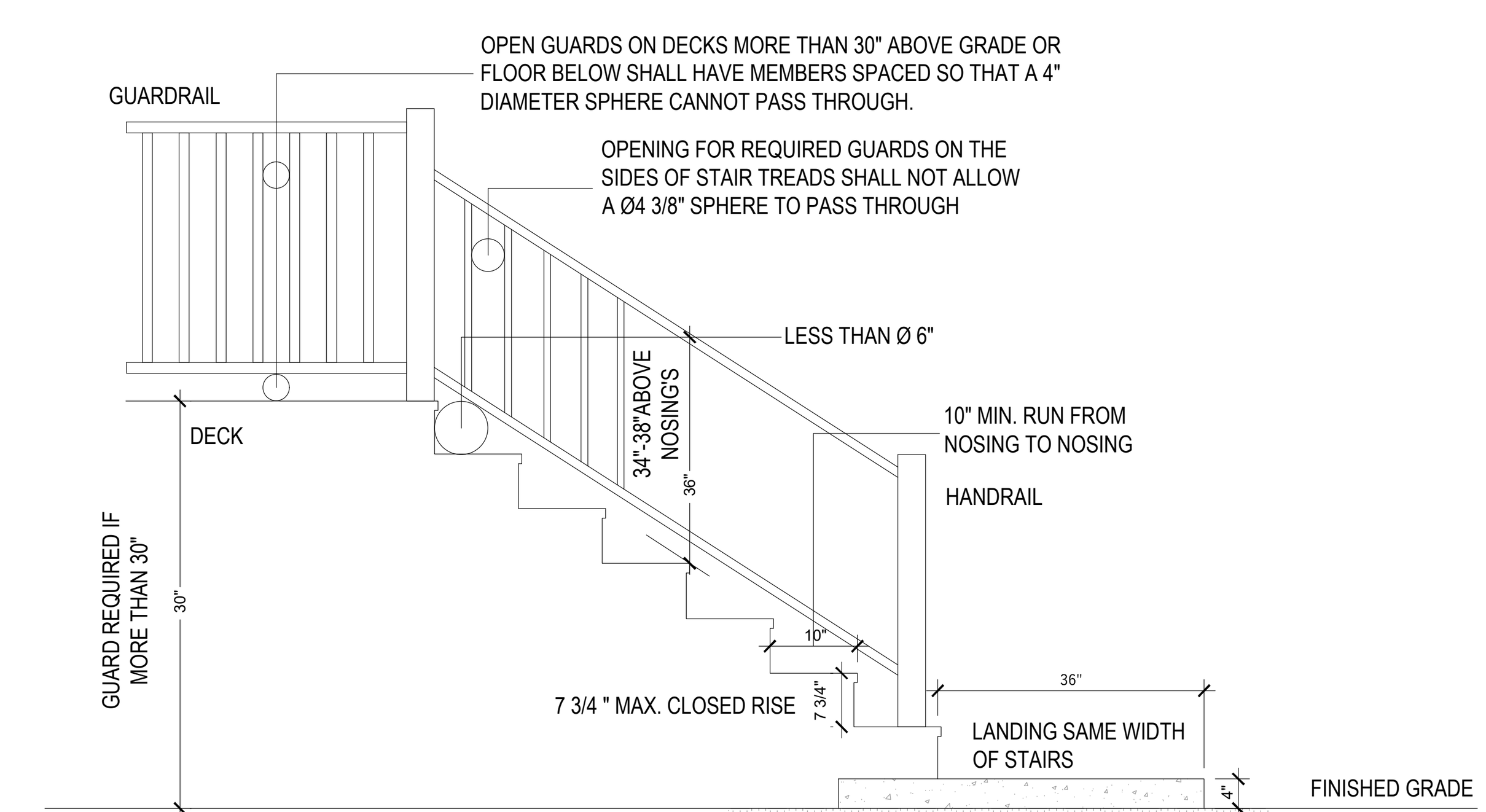
(h) HEADROOM. EVERY REQUIRED STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 F POINTS. (TITLE 24, PART 2, SECTION 3305(P).)

IN EXISTING INSTALLATIONS WHERE OVERHEAD CLEARANCE IS LESS THAN 6 FEET 6 INCHES ABOVE STAIRWAYS, TO NOTIFY EMPLOYEES OF ITS PRESENCE. WHERE THE NATURE OF THE HAZARD IS SUCH THAT PADDING IT WILL

(i) ENCLOSURE CONSTRUCTION OF EXIT STAIRWAYS. WHEN AN EXIT STAIRWAY IS REQUIRED TO BE PROTEC FOUR STORIES IN HEIGHT AND SHALL BE OF NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ELSEW

(1) OPENINGS INTO ENCLOSURES. THERE SHALL BE NO OPENINGS INTO EXIT ENCLOSURES EXCEPT EXIT DO WHERE ONE-HOUR SHAFT CONSTRUCTION IS PERMITTED AND ONE AND ONE-HALF HOURS WHERE TWO-HOUR S THE MAXIMUM TRANSMITTED TEMPERATURE END POINT SHALL NOT EXCEED 450 DEGREES F ABOVE AMBIENT AT

(TITLE 24, PART 2, SECTION 3308(C).)



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7-12-2021
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STATE OF CALIFORNIA
Barrett C Crook

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED BASEMENT FLOOR PLAN

Sheet :

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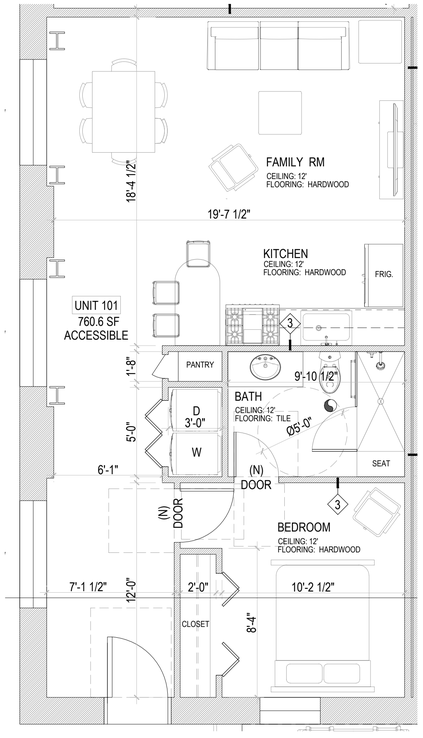
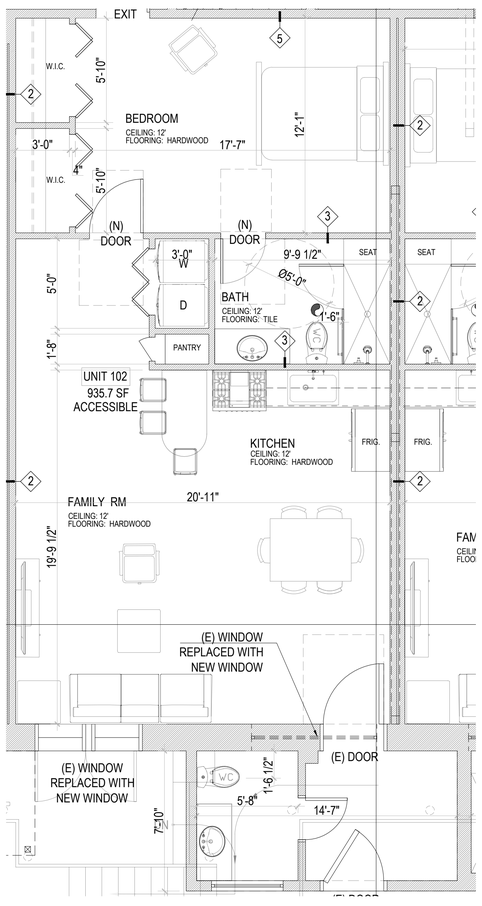
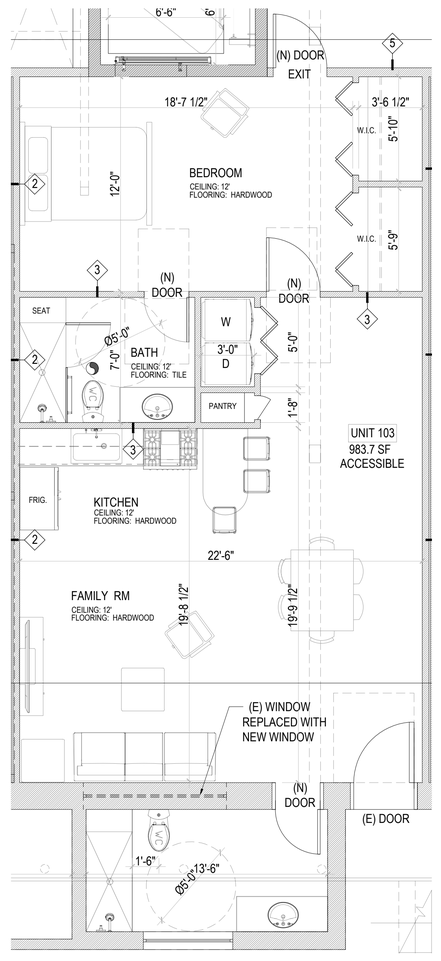


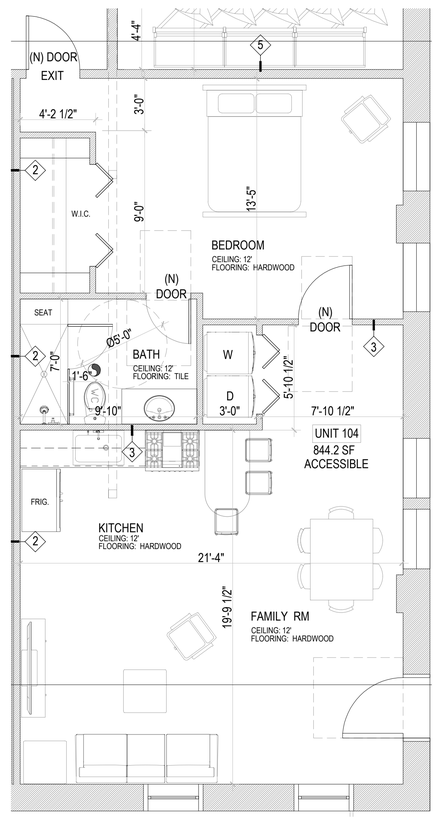
UNIT 101 ONE BEDROOM APARTMENT 760.6 SF



UNIT 102 ONE BEDROOM APARTMENT 935.7 SF



UNIT 103 ONE BEDROOM APARTMENT 983.7 SF



UNIT 104 ONE BEDROOM APARTMENT 844.2 SF

1 1ST FLOOR UNITS FLOOR PLAN

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Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

Scale: AS NOTED

DRAWING TITLE: 1ST FLOOR UNITS FLOOR PLAN

Sheet : Page No. : A1.4

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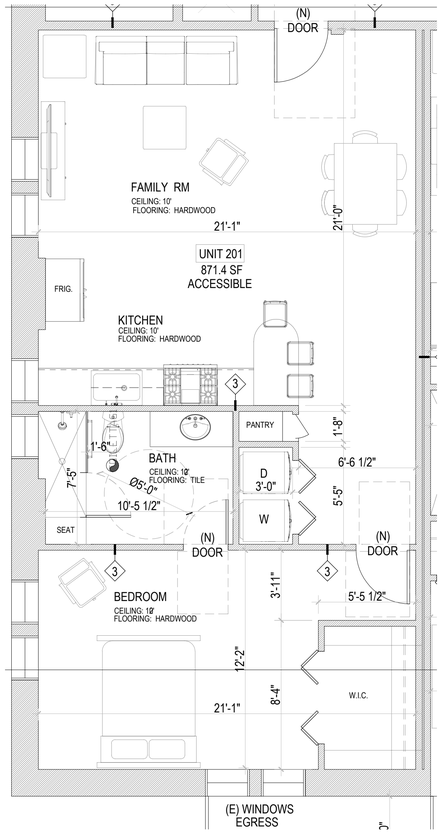
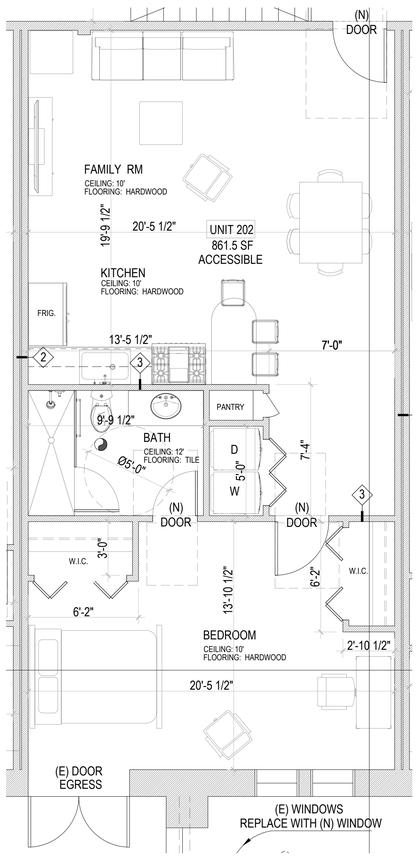
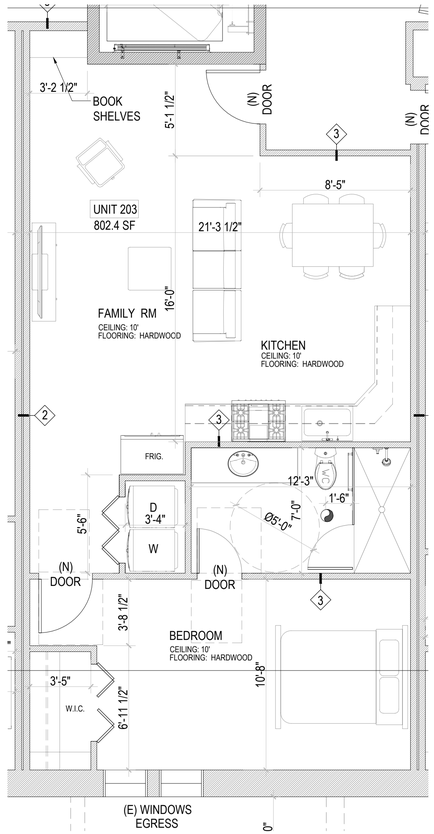


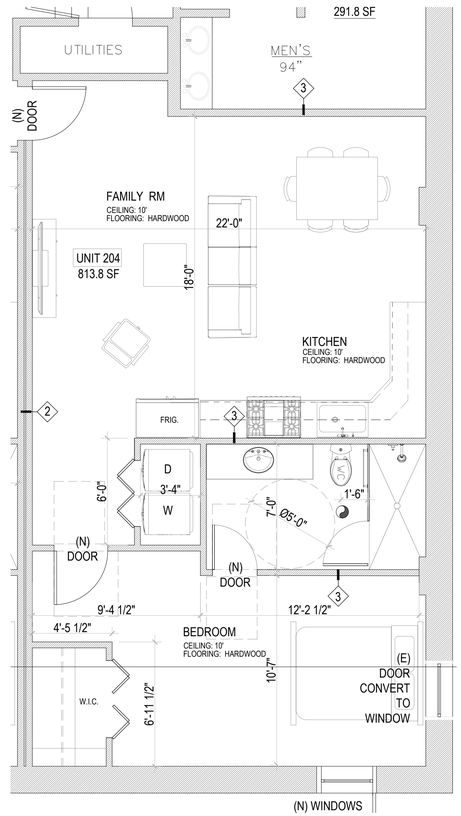
UNIT 201	ONE BEDROOM APARTMENT	871.4 SF



UNIT 202	ONE BEDROOM APARTMENT	846.4 SF



UNIT 203	ONE BEDROOM APARTMENT	802.4 SF



UNIT 204	ONE BEDROOM APARTMENT	813.8 SF

2

2ND FLOOR UNITS FLOOR PLAN

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

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7-12-2021
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PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: AS NOTED

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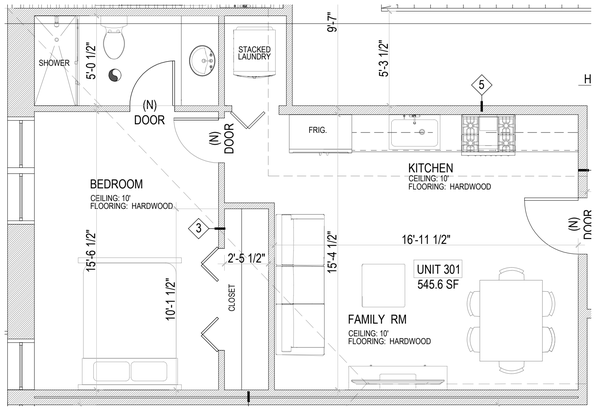
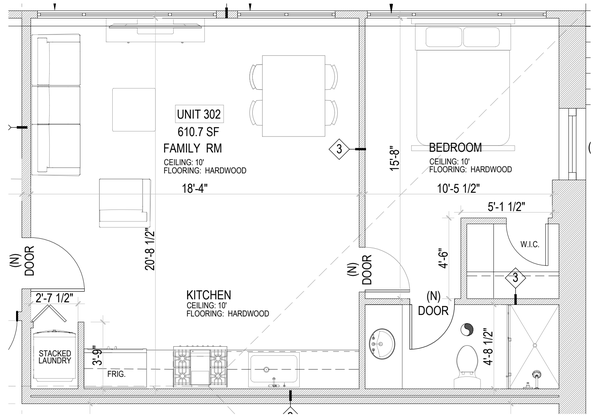
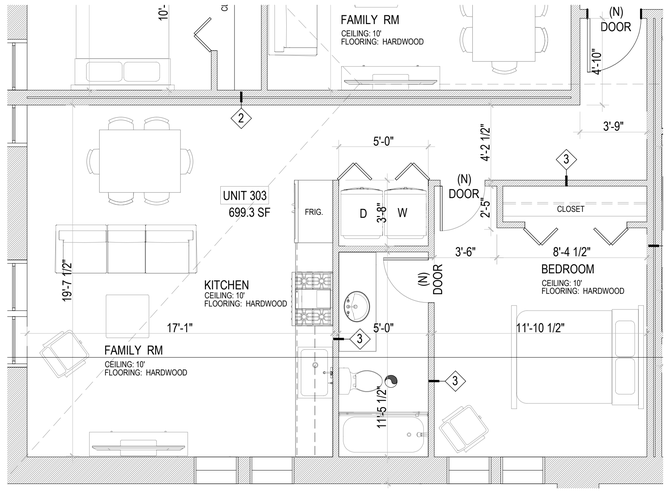


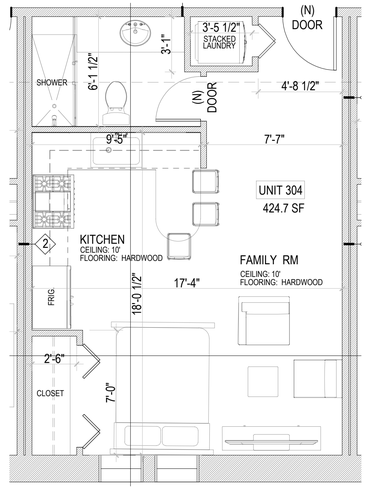
UNIT 301	ONE BEDROOM APARTMENT	548.3 SF



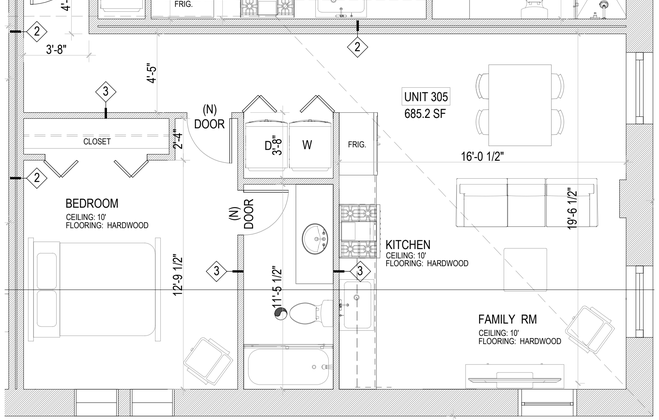
UNIT 302	ONE BEDROOM APARTMENT	610.7 SF



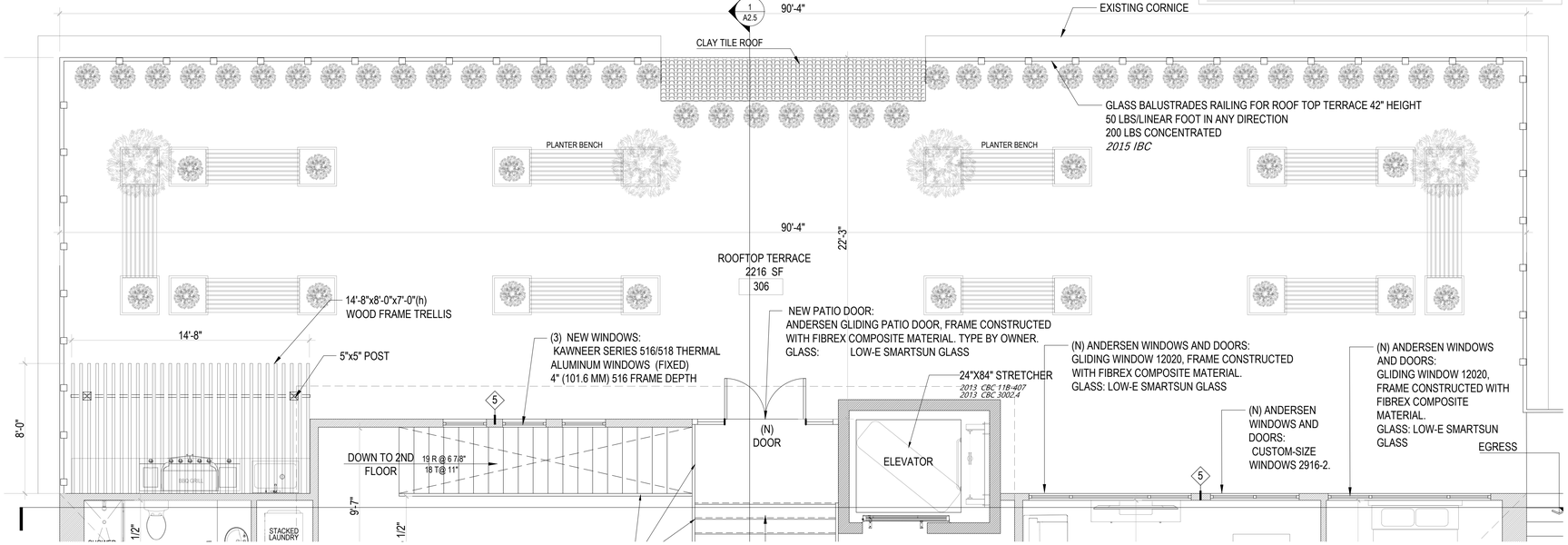
UNIT 303	ONE BEDROOM APARTMENT	699.3 SF



UNIT 304	STUDIO APARTMENT	424.7 SF



UNIT 305	ONE BEDROOM APARTMENT	685.2 SF



306	ROOFTOP TERRACE	2216 SF

3 3RD FLOOR UNITS FLOOR PLAN

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

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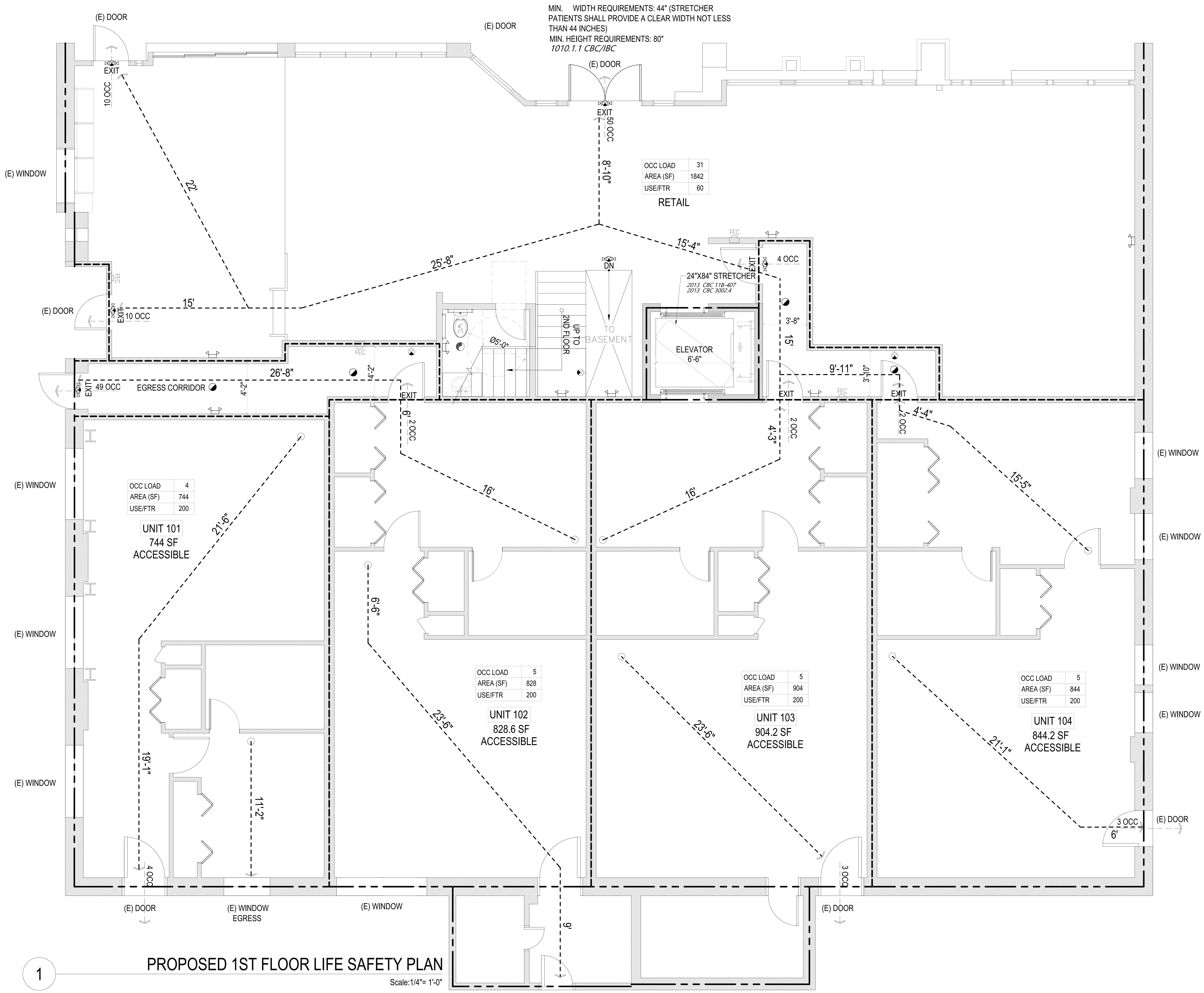

1 PROPOSED 1ST FLOOR LIFE SAFETY PLAN

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

WALL FIRE RATING LEGEND

- 1 HR FIRE RATED WALL
- 2 HR FIRE RATED WALL
- 3 HR FIRE RATED WALL

SYMBOL LEGEND

- 40'-0" — TRAVEL PATH AND DIRECTION ALONG MEANS OF EGRESS WITH DISTANCE BREAKDOWN BY SEGMENTS
- CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- 24X24 LAY-IN LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- RECESSED CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- CEILING MOUNTED EMERGENCY EXIT SIGN WITH DIRECTIONAL ARROWS. SEE ELECTRICAL DRAWINGS
- WALL MOUNTED EMERGENCY EXIT SIGN WITH. SEE ELECTRICAL DRAWINGS
- WALL MOUNTED EMERGENCY LIGHT FIXTURE
- WALL MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
- CEILING MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
- FE — WALL SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
- FEC — WALL SEMI-RECESSED MOUNTED FIRE EXTINGUISHER CABINET.

INTERIOR FINISHES CLASSIFICATION

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS.
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450.

FIRE RATED SEPRATIONS

TYPE OF CONSTRUCTION: IB

WALLS AND HORIZONTAL SEPARATIONS CBC SECTION 709, 712
WALLS SEPARATING DWELLING UNITS WITHIN THE SAME BUILDING REQUIRE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1HR. CBC 709.2
WALLS SEPARATING DWELLING UNITS WITHIN THE SAME BUILDING REQUIRE A SOUND TRANSMISSION CONTROL RATING (STC) OF NOT LESS THAN 50. CBC 1207.6.1, 1207.7
FIRE SEPARATIONS EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING CBC
FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS WITHIN THE SAME BUILDING REQUIRE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1HR. CBC 712.3, 713.3.1.2
FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS WITHIN THE SAME BUILDING REQUIRE A SOUND TRANSMISSION CONTROL RATING (STC) OF NOT LESS THAN 50. CBC 1207.6.1, 1207.7
PENETRATIONS OF FIRE RATED ASSEMBLIES CBC 713
WALLS
FOR THROUGH PENETRATIONS OF STEEL, FERROUS, COPPER PIPES, TUBES OR CONDUITS; ANNULAR SPACE IS FILLED WITH LISTED FIRESTOP SYSTEM CBC 713.3.1
MEMBRANE PENETRATIONS FOR ELECTRICAL STEEL BOXES (OR OTHER LISTED) THAT DO NOT EXCEED 16SQ IN. TOTAL PENETRATION AREA DOES NOT EXCEED 100SQ IN. IN ANY 100SQ FT. OF WALL. CBC 713.3.2
ANNULAR SPACE BETWEEN THE MEMBRANE AND BOX IS NOT OVER 1/8 INCH. CBC 713.3.2
BOXES IN OPPOSITE SIDE OF WALL ARE SEPARATED HORIZONTALLY AT LEAST 24 INCHES
BOXES NOT SEPARATED 24 INCHES HAVE LISTED FIRE PUTTY PADS INSTALLED (OR OTHER APPROVED METHOD)
FOR THROUGH PENETRATIONS OF STEEL, FERROUS, COPPER PIPES, TUBES OR CONDUITS; ANNULAR SPACE IS FILLED WITH LISTED FIRESTOP SYSTEM CBC 713.4.1.1
THROUGH PENETRATIONS OF STEEL, FERROUS, COPPER PIPES, TUBES OR VENTS; ANNULAR SPACE IS FILLED WITH LISTED FIRESTOP SYSTEM AND THE AGGREGATE AREA DOES NOT EXCEED 144SQ IN. IN ANY 100SQ FT. OF FLOOR AREA.
MEMBRANE PENETRATIONS OF STEEL, FERROUS, COPPER PIPES, TUBES OR VENTS; ANNULAR SPACE IS FILLED WITH LISTED FIRESTOP SYSTEM AND THE AGGREGATE AREA DOES NOT EXCEED 100SQ IN. IN ANY 100SQ FT. OF FLOOR AREA. CBC 713.4.1.1
MEMBRANE PENETRATIONS FOR ELECTRICAL STEEL BOXES (OR OTHER LISTED) THAT DO NOT EXCEED 16 SQ IN. TOTAL PENETRATION AREA DOES NOT EXCEED 100SQ IN. IN ANY 100SQ FT. OF CEILING AREA. CBC 713.4.1.2
SHAFT ENCLOSURES CBC 708
FOR OTHER PENETRATIONS OF A FLOOR/CEILING ASSEMBLY THAN THOSE ALLOWED BY CBC 713 SHAFTS OR APPROVED ALTERNATIVES ARE PROVIDED. CBC 708, OAK
SHAFTS ARE CONSTRUCTED TO CONTINUOUSLY EXTEND FROM THE PROTECTED ASSEMBLY, THROUGH THE ADJACENT RESIDENTIAL UNIT AND TERMINATE UNDERSIDE OF THE ROOF SHEATHING. CBC 708.5, 707.5

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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057196
Exp. 12-31-2021
CIVIL
STATE OF CALIFORNIA
7-12-2021

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: 1/4" = 1'- 0"

Drawing Title: PROPOSED 1ST FLOOR LIFE SAFETY PLAN

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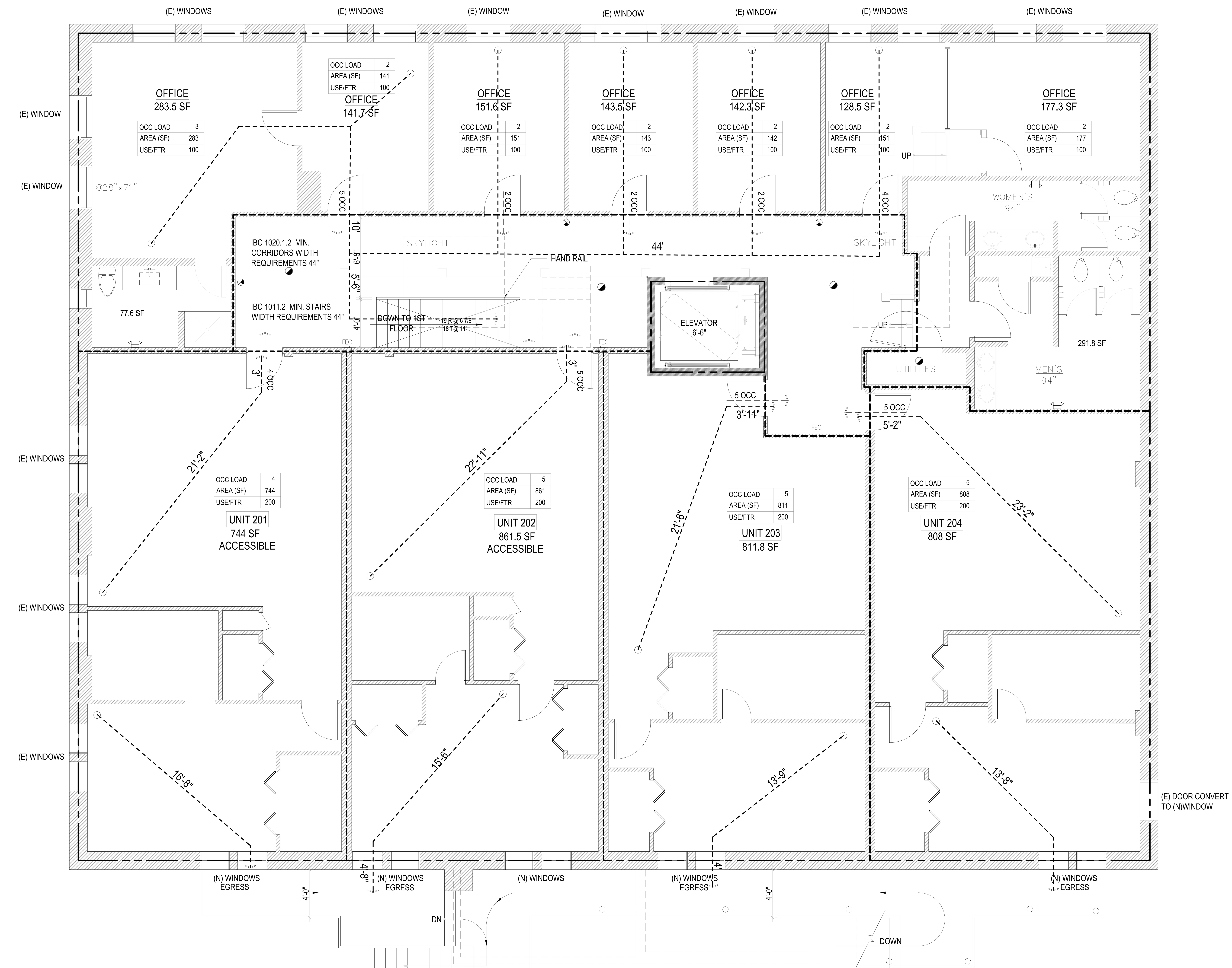

2

PROPOSED 2ND FLOOR LIFE SAFETY PLAN

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

WALL FIRE RATING LEGEND

- 1 HR FIRE RATED WALL
- 2 HR FIRE RATED WALL
- 3 HR FIRE RATED WALL

SYMBOL LEGEND

- 40'-0" — TRAVEL PATH AND DIRECTION ALONG MEANS OF EGRESS WITH DISTANCE BREAKDOWN BY SEGMENTS
- CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- 24X24 LAY-IN LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- RECESSED CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
- CEILING MOUNTED EMERGENCY EXIT SIGN WITH DIRECTIONAL ARROWS. SEE ELECTRICAL DRAWINGS
- WALL MOUNTED EMERGENCY EXIT SIGN WITH. SEE ELECTRICAL DRAWINGS
- WALL MOUNTED EMERGENCY LIGHT FIXTURE
- WALL MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
- CEILING MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
- F.E. — WALL SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
- FEC — WALL SEMI-RECESSED MOUNTED FIRE EXTINGUISHER CABINET.

INTERIOR FINISHES CLASSIFICATION

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS.
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450.

GENERAL CEILING NOTES

1. CONTRACTOR IS TO COORDINATE LAYOUT OF ALL FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION DRAWINGS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. CONTRACTOR SHALL REFER TO ELECTRICAL, MECHANICAL AND FIRE PROTECTION PLANS FOR FIXTURE SCHEDULES, SPECIFICATIONS AND SHALL COORDINATE INSTALLATION AS PER MANUFACTURER RECOMMENDATIONS.
3. ALL EMERGENCY LIGHTING, EXIT SIGNS AND FIRE PROTECTION FIXTURES SHALL BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES. SEE ENGINEERING DRAWINGS FOR MORE INFORMATION.
4. LOCATION OF ALL RECESSED JUNCTION BOXES FOR FIXTURES SHOWN IN AREAS WITH EXPOSED, PAINTED OR SKIM COATED POST-TENSIONED CONCRETE SLAB SHALL BE COORDINATED WITH GRID LINES OR STRUCTURAL ELEMENTS.
5. DRYWALL CEILING SOFFITS ABOVE KITCHEN CABINETS TO BE SET AT CABINETS HEIGHT UNLESS OTHERWISE NOTED.
6. SPACES WITH ONE CEILING LIGHT FIXTURE SHALL HAVE FIXTURE LOCATED AT CENTER OF SPACE UNLESS OTHERWISE INDICATED.
7. WALL MOUNTED LIGHT FIXTURES ABOVE BATHROOM VANITIES SHALL BE ALIGNED WTH CENTER OF VANITY COUNTER UNLESS OTHERWISE INDICATED.
8. REFER TO FIRE PROTECTION DRAWINGS FOR OVERALL FIRE SPRINKLERS LAYOUT. CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL DRAWINGS AND ANY FOUND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
9. ALL SPRINKLER HEADS INSIDE RESIDENTIAL UNITS TO BE CONCEALED TYPE.
10. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS & CALCULATIONS, SIGNED AND SEALED BY A CALIFORNIA REGISTERED ENGINEER INDICATING COMPLIANCE WITH CBC REQUIREMENTS FOR SOFFIT & EXTERIOR CEILING STRUCTURAL DESIGN, INCLUDING : ATTACHMENT METHOD , FRAMING, SUBFRAMING (SUCH AS FOR LIGHT FIXTURES), DECKING & OTHER MISCELLANEOUS COMPONENTS AS MAY BE NECESSARY. THE GENERAL

    COMPOSITION OF THE SYSTEM IS NOTED HEREIN THESE DOCUMENTS FOR PRICING PURPOSES ONLY.

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REGISTERED PROFESSIONAL ENGINEER — BARRETT CROOK — C 057196 — Exp. 12.31.2021 — 7-12-2021 — CIVIL — STATE OF CALIFORNIA

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600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
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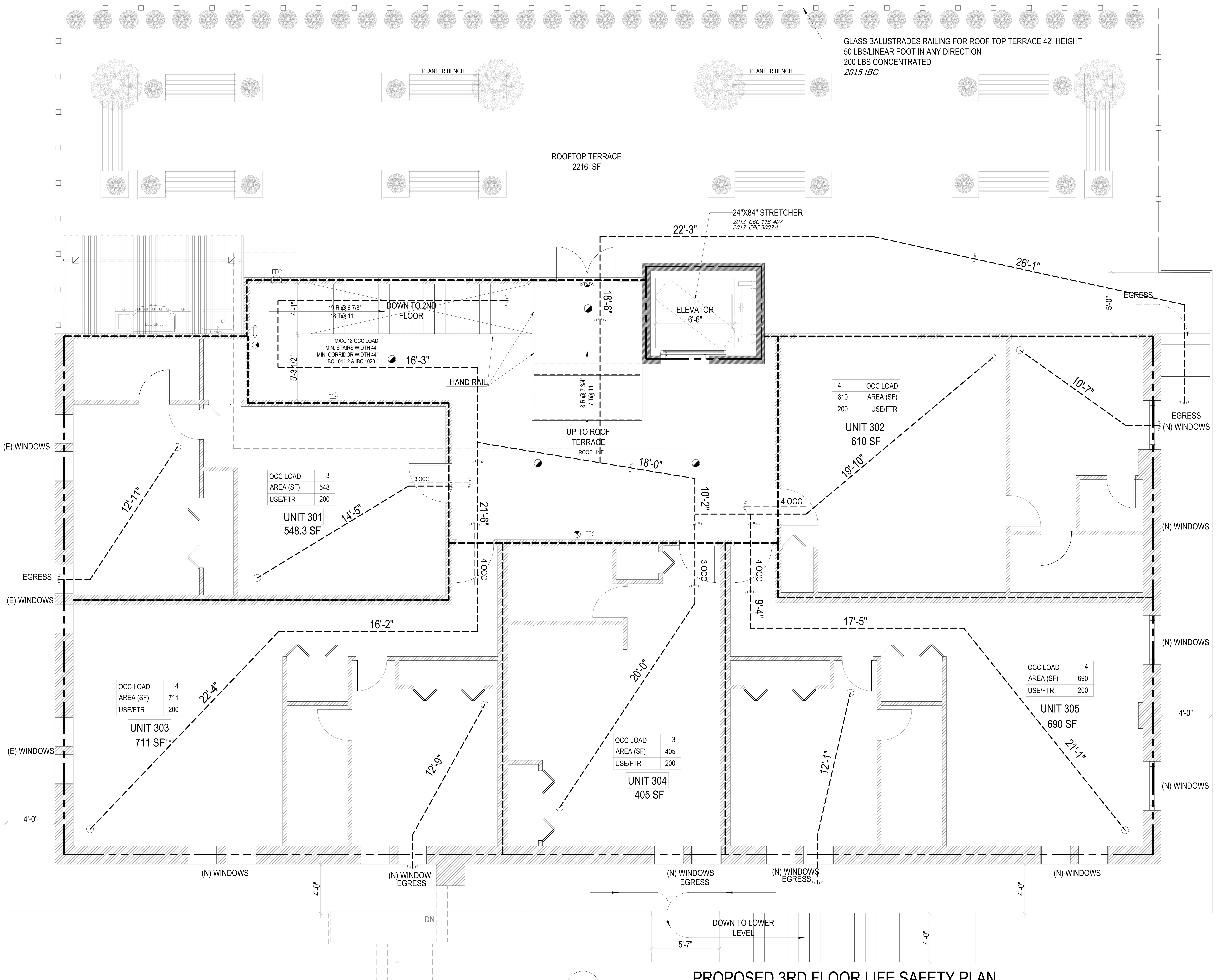

3

PROPOSED 3RD FLOOR LIFE SAFETY PLAN

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

WALL FIRE RATING LEGEND

- 1 HR FIRE RATED WALL
- 2 HR FIRE RATED WALL
- 3 HR FIRE RATED WALL

SYMBOL LEGEND

- 40'-0" TRAVEL PATH AND DIRECTION ALONG MEANS OF EGRESS WITH DISTANCE BREAKDOWN BY SEGMENTS
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FIRE RATED SEPRATIONS

TYPE OF CONSTRUCTION: IB

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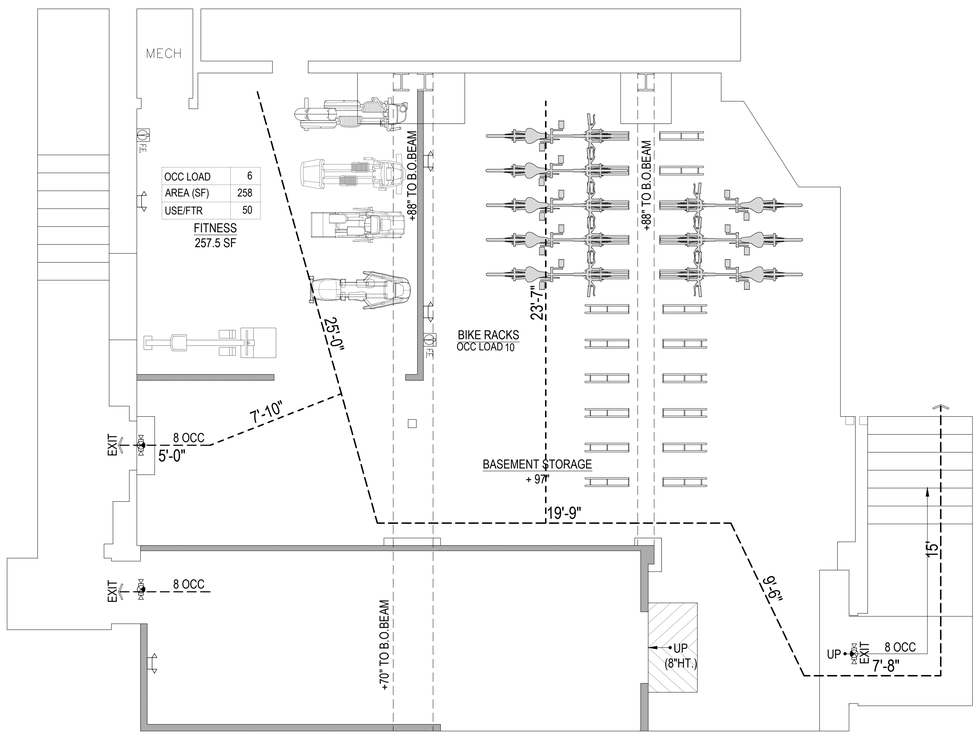

BASEMENT = 1386 SF

4 PROPOSED BASEMENT LIFE SAFETY PLAN

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

GENERAL LIFE SAFETY NOTES

1. PROVIDE KNOX BOXES FOR ACCESS BY FIRE AND RESCUE DEPARTMENTS AT ALL GATES, ENTRY DOORS, ROLL-UP DOORS AND ELEVATORS.
2. MAXIMUM CHANGE IN ELEVATION AT ALL BUILDING ENTRANCE DOORS (INCLUDING THRESHOLDS) SHALL BE EQUAL TO OR LESS THAN 1/2".
3. EGRESS DOORS MUST BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. DOORS MUST BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION. SUCH MECHANISM FOR ANY LATCH SHALL BE LOCATED 34" MIN AND 48" MAX ABOVE FINISHED FLOOR.
5. ALL SPACES SHALL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED .
6. FIRE EXTINGUISHER SHALL BE NOT MORE THAN 75 FEET APART.
7. PROVIDE ONE-ABC TYPE, "2-A" RATED FIRE EXTINGUISHER FOR EACH 2,500 SQ. FT. MAXIMUM 75 FT. OF TRAVEL. TOP OF EXTINGUISHER NOT TO EXCEED 5 FOOT ABOVE FINISH FLOOR.
8. PROVIDE EXIT SIGNS AS REQUIRED AND IN COMPLIANCE WITH C.B.C. (BUILDING) "EXIT SIGNS" (LIFE SAFETY CODE) "MARKING OF MEANS OF EGRESS".
9. PROVIDE TACTILE EXIT SIGNS AS REQUIRED AND IN COMPLIANCE WITH C.B.C. (BUILDING) "RAISED CHARACTERS AND BRAILLE EXIT SIGNS" AND SECTION 4.30.4 OF THE ADA ACCESSIBILITY GUIDELINES.
10. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENING SHALL BY EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN A MANNER ACCEPTABLE TO THE AUTHORITY HAVING URISDICTION SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. SUGGESTED WORDING: "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS".
11. CLEAR CEILING HEIGHT ALONG MEANS OF EGRESS SHALL BE NOT LESS THAN 7'-6". FLOOR SURFACE SHALL BE SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL
12. ALL INTERIOR FINISHES TO BE CLASS "A" AS PER C.B.C. BUILDING CODE.
13. COMBUSTIBLE MATERIALS SHALL NOT BE USED INSIDE THROUGH RATED ASSEMBLIES EXCEPT AS ALLOWED IN C.B.C. (BUILDING).
14. COMBUSTIBLE MATERIALS SHALL NOT BE USED IN CONCEALED SPACES EXCEPT AS ALLOWED IN C.B.C. (BUILDING) .

SYMBOL LEGEND

40'-0"	TRAVEL PATH AND DIRECTION ALONG MEANS OF EGRESS WITH DISTANCE BREAKDOWN BY SEGMENTS
	CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
	24X24 LAY-IN LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
	RECESSED CEILING MOUNTED LIGHT FIXTURE CONNECTED TO EMERGENCY CIRCUIT. SEE ELECTRICAL DRAWINGS
	CEILING MOUNTED EMERGENCY EXIT SIGN WITH DIRECTIONAL ARROWS. SEE ELECTRICAL DRAWINGS
H	WALL MOUNTED EMERGENCY EXIT SIGN WITH. SEE ELECTRICAL DRAWINGS
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
	CEILING MOUNTED EMERGENCY LIGHT AND EXIT SIGN COMBO FIXTURE
F.E.	WALL SURFACE MOUNTED FIRE EXTINGUISHER CABINET.
FEC	WALL SEMI-RECESSED MOUNTED FIRE EXTINGUISHER CABINET.

GENERAL NOTES

1. SHAFT ENCLOSURES, INCLUDING REFUSE CHUTES, STAIRS AND ELEVATORS - 2 HOUR RATED WITH 1 ½ HOUR OPENING PROTECTIVE
2. ELEVATOR LOBBIES: 1 HOUR FIRE RESISTIVE CONSTRUCTION WITH 20 MINUTE OPENING.
3. ONE ELEVATOR CAB, MINIMUM, PER CORE (OR BUILDING AREA) SHALL ACCOMMODATE AN AMBULANCE STRETCHER PER 2013 CBC 3002.4, 2013 CBC 11B-407.
4. ALL INTERIOR FINISHES ARE TO COMPLY WITH MOST RESTRICTIVE FLAME SPREAD REQUIREMENT BY FOLLOWING APPLICABLE CODES:

INTERIOR WALL & CEILING FINISHES SHALL BE AS FOLLOWS:
TYPE R-2 OCCUPANCY (SPRINKLERED):
EXIT SHALL BE.....CLASS "C"
EXIT ACCESS SHALL BE.....CLASS "C"
OTHER SPACES SHALL BE.....CLASS "C"

INTERIOR FINISH CLASSIFICATION LIMITATIONS:
TYPE NEW APARTMENT BUILDING OCCUPANCY
EXIT SHALL BE.....CLASS "A"
I or II
EXIT ACCESS SHALL BE.....CLASS "A" or "B"
I or II
OTHER SPACES SHALL BE.....CLASS "A", "B" or "C"
NA
CLASS "A" =0-25 SPREAD / CLASS "B" =26-75 SPREAD / CLASS "C" =76-200 SPREAD

5. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY THE BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
6. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
7. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
8. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
9. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.

CALIFORNIA STAIRCASE CODE REQULATIONS

§3231. STAIRWAYS.

(a) GENERAL. EVERY STAIRWAY SERVING ANY BUILDING OR PORTION THEREOF SHALL CONFORM TO THE REQUIREMENTS OF THIS SECTION. (SEE SECTION 3214 FOR STAIR RAIL AND HANDRAIL SPECIFICATIONS AND SECTION 3234 FOR INDUSTRIAL STAIRWAYS). (TITLE 24, PART 2, SECTION 3305(A).)

(b) WIDTH.

(1) STAIRWAYS SERVING AN OCCUPANT LOAD OF MORE THAN 50 SHALL BE NOT LESS IN WIDTH THAN 44 INCHES.

STAIRWAYS SERVING AN OCCUPANT LOAD OF 50 OR LESS MAY BE 36 INCHES WIDE. PRIVATE STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 MAY BE 30 INCHES WIDE.

(2) TRIM SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 1/2 INCHES. HANDRAILS MAY PROJECT FROM EACH SIDE OF A STAIRWAY A DISTANCE OF 3 1/2 INCHES INTO THE REQUIRED WIDTH. STRINGERS MAY PROJECT 1 1/2 INCHES. (TITLE 24, PART 2, SECTION 3305(B).)

(c) RISE AND RUN.

(1) THE RISE OF EVERY STEP IN A STAIRWAY SHALL BE NOT LESS THAN 4 INCHES NOR GREATER THAN 7 1/2 INCHES.

(2) THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHERMOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

EXCEPTION: PRIVATE STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 10 AND STAIRWAYS TO UNOCCUPIED ROOFS MAY BE CONSTRUCTED WITH AN 8 INCH MAXIMUM RISE AND A 9 INCH MINIMUM RUN.

(TITLE 24, PART 2, SECTION 3305(C).)

(d) SURFACE. ALL TREADS SHALL BE SLIP-RESISTANT. STAIRWAYS SHALL BE MAINTAINED CLEAR AND IN GOOD REPAIR.

(TITLE 24, PART 2, SECTION 2-3305(S).)

(e) CIRCULAR STAIRWAYS. CIRCULAR STAIRS MAY BE USED AS AN EXIT PROVIDING THE MINIMUM WIDTH OF RUN IS NOT LESS THAN 10 INCHES AND THE SMALLER RADIUS IS NOT LESS THAN TWICE THE WIDTH OF THE STAIRWAY. ALL TREADS IN ANY ONE FLIGHT BETWEEN LANDINGS SHALL HAVE IDENTICAL DIMENSIONS WITHIN A THREE-EIGHTHS INCH TOLERANCE.

(TITLE 24, PART 2, SECTION 3305(E).)

(f) LANDINGS. EVERY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY, SUCH DIMENSION NEED NOT EXCEED 4 FEET WHEN THE STAIR HAS A STRAIGHT RUN. LANDINGS, WHEN PROVIDED, SHALL NOT REDUCE THE WIDTH TO LESS THAN ONE-HALF THE REQUIRED WIDTH AT ANY POSITION IN THE SWING OR BY MORE THAN 7 INCHES BY A DOOR WHEN FULLY OPEN. THERE SHALL BE NOT MORE THAN 12 FEET VERTICALLY BETWEEN LANDINGS.

(TITLE 24, PART 2, SECTION 3305(G) AND (I).)

(g) STAIRWAY TO ROOF. IN EVERY BUILDING FOUR OR MORE STORIES IN HEIGHT, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE, UNLESS THE ROOF HAS A SLOPE GREATER THAN 4 IN 12. (TITLE 24, PART 2, SECTION 3305(O).)

(h) HEADROOM. EVERY REQUIRED STAIRWAY SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 6 FEET 6 INCHES. SUCH CLEARANCES SHALL BE ESTABLISHED BY MEASURING VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE AT ALL POINTS. (TITLE 24, PART 2, SECTION 3305(P).)

IN EXISTING INSTALLATIONS WHERE OVERHEAD CLEARANCE IS LESS THAN 6 FEET 6 INCHES ABOVE STAIRWAYS, THE STAIRWAY SHALL BE RELOCATED, THE OBSTRUCTION SHALL BE REMOVED, OR IF BOTH OF THESE ARE IMPRACTICABLE A SUITABLE WARNING SHALL BE PLACED NEAR THE OBSTRUCTION SO AS TO NOTIFY EMPLOYEES OF ITS PRESENCE. WHERE THE NATURE OF THE HAZARD IS SUCH THAT PADDING IT WILL INCREASE SAFETY, THIS ALSO SHALL BE DONE. (TITLE 24, PART 2, SECTION 2-3305(P), EXCEPTION.)

(i) ENCLOSURE CONSTRUCTION OF EXIT STAIRWAYS. WHEN AN EXIT STAIRWAY IS REQUIRED TO BE PROTECTED BY SEPARATION FROM OTHER PARTS OF THE BUILDING THE SEPARATING CONSTRUCTION SHALL BE OF NOT LESS THAN TWO-HOUR FIRE-RESISTIVE CONSTRUCTION IN BUILDINGS MORE THAN FOUR STORIES IN HEIGHT AND SHALL BE OF NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ELSEWHERE.

(1) OPENINGS INTO ENCLOSURES. THERE SHALL BE NO OPENINGS INTO EXIT ENCLOSURES EXCEPT EXIT DOORWAYS AND OPENINGS IN EXTERIOR WALLS. ALL EXIT DOORS IN AN EXIT ENCLOSURE SHALL BE PROTECTED BY A FIRE ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN ONE HOUR WHERE ONE-HOUR SHAFT CONSTRUCTION IS PERMITTED AND ONE AND ONE-HALF HOURS WHERE TWO-HOUR SHAFT CONSTRUCTION IS REQUIRED. DOORS SHALL BE MAINTAINED SELF-CLOSING OR SHALL BE AUTOMATIC CLOSING BY ACTUATION OF A SMOKE DETECTOR AS PROVIDED FOR IN SECTION 4306(B). THE MAXIMUM TRANSMITTED TEMPERATURE END POINT SHALL NOT EXCEED 450 DEGREES F ABOVE AMBIENT AT THE END OF 30 MINUTES OF THE FIRE EXPOSURE SPECIFIED IN U.B.C. STANDARD NO. 43-2.

(TITLE 24, PART 2, SECTION 3308(C).)

CALIFORNIA HISTORICAL BUILDING CODE 2019
8-502.1 General

THE ENFORCING AGENCY SHALL GRANT REASONABLE EXCEPTIONS TO THE SPECIFIC PROVISIONS OF APPLICABLE EGRESS REGULATIONS WHERE SUCH EXCEPTIONS WILL NOT ADVERSELY AFFECT LIFE SAFETY.

8-502.2
EXISTING DOOR OPENINGS AND CORRIDOR WIDTHS OF LESS THAN DIMENSIONS REQUIRED BY REGULAR CODE SHALL BE PERMITTED WHERE THERE IS SUFFICIENT WIDTH AND HEIGHT FOR THE OCCUPANTS TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT.

8-502.3 STAIRS
EXISTING STAIRS HAVING RISERS AND TREADS OR WIDTH AT VARIANCE WITH THE REGULAR CODE ARE ALLOWED IF DETERMINED BY THE ENFORCING AGENCY TO NOT CONSTITUTE A DISTINCT HANDRAILS WITH NONCONFORMING GRIP SIZE OR EXTENSIONS ARE ALLOWED IF DETERMINED BY THE ENFORCING AGENCY TO NOT CONSTITUTE A DISTINCT HAZARD.

8-502.4 MAIN ENTRY DOORS
THE FRONT OR MAIN ENTRY DOORS NEED NOT BE REHUNG TO SWING IN THE DIRECTION OF EXIT TRAVEL, PROVIDED OTHER MEANS OR CONDITIONS OF EXITING, AS NECESSARY TO SERVE THE TOTAL OCCUPANT LOAD, ARE PROVIDED.

8-502.5 EXISTING FIRE ESCAPES
EXISTING PREVIOUSLY APPROVED FIRE ESCAPES AND FIRE ESCAPE LADDERS SHALL BE ACCEPTABLE AS ONE OF THE REQUIRED MEANS OF EGRESS, PROVIDED THEY EXTEND TO THE GROUND AND ARE EASILY NEGOTIATED, ADEQUATELY SIGNED AND IN GOOD WORKING ORDER.
ACCESS SHALL BE BY AN OPENING HAVING A MINIMUM WIDTH OF 29 INCHES (737 MM)
WHEN OPEN WITH A SILL NO MORE THAN 30 INCHES (762 MM) ABOVE THE ADJACENT FLOOR, LANDING OR APPROVED STEP.

8-502.6 NEW FIRE ESCAPES AND FIRE ESCAPE LADDERS
NEW FIRE ESCAPES AND FIRE ESCAPE LADDERS WHICH COMPLY WITH THIS SECTION SHALL BE ACCEPTABLE AS ONE OF THE REQUIRED MEANS OF EGRESS. NEW FIRE ESCAPES AND NEW FIRE ESCAPE LADDERS SHALL COMPLY WITH THE FOLLOWING:
1. ACCESS FROM A CORRIDOR SHALL NOT BE THROUGH AN INTERVENING ROOM.
2. ALL OPENINGS WITHIN 10 FEET (3048 MM) SHALL BE PROTECTED BY THREE-FOURTHS-HOUR FIRE ASSEMBLIES. WHEN LOCATED WITHIN A RECESS OR VESTIBULE, ADJACENT ENCLOSURE WALLS SHALL BE OF NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.
3. EGRESS FROM THE BUILDING SHALL BE BY A CLEAR OPENING HAVING A MINIMUM DIMENSION OF NOT LESS THAN 29 INCHES (737 MM). SUCH OPENINGS SHALL BE OPEN ABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THE SILL OF AN OPENING GIVING ACCESS SHALL NOT BE MORE THAN 30 INCHES (737 MM) ABOVE THE FLOOR, STEP OR LANDING OF THE BUILDING OR BALCONY.
4. FIRE ESCAPE STAIRWAYS AND BALCONIES SHALL SUPPORT THE DEAD LOAD PLUS A LIVE LOAD OF NOT LESS THAN 100 POUNDS PER SQUARE FOOT (4.79 KN/M2) AND SHALL BE PROVIDED WITH A TOP AND INTERMEDIATE HANDRAIL ON EACH SIDE. THE PITCH OF THE STAIRWAY SHALL NOT EXCEED 72 DEGREES WITH A MINIMUM WIDTH OF 18 INCHES (457 MM). TREADS SHALL NOT BE LESS THAN 4 INCHES (102 MM) IN WIDTH, AND THE RISE BETWEEN TREADS SHALL NOT EXCEED 10 INCHES (254 MM). ALL STAIR AND BALCONY RAILINGS SHALL SUPPORT A HORIZONTAL FORCE OF NOT LESS THAN 50 POUNDS PER LINEAL FOOT (729.5 N/M2) OF RAILING.
5. BALCONIES SHALL NOT BE LESS THAN 44 INCHES (1118 MM) IN WIDTH WITH NO FLOOR OPENING OTHER THAN THE STAIRWAY OPENING GREATER THAN 5/8 INCH (15.9 IN WIDTH. STAIRWAY OPENINGS IN SUCH BALCONIES SHALL NOT BE LESS THAN 22 INCHES BY 44 INCHES (559 BY 1118 MM). THE BALUSTRADE OF EACH BALCONY SHALL NOT BE LESS THAN 36 INCHES (914 MM) HIGH WITH NOT MORE THAN 9 INCHES (287 MM) BETWEEN BALUSTERS. FIRE ESCAPES SHALL EXTEND TO THE ROOF OR PROVIDE AN APPROVED GOOSENECK LADDER BETWEEN THE TOP FLOOR LANDING AND THE ROOF WHEN SERVING BUILDINGS FOUR OR MORE STORIES IN HEIGHT HAVING ROOFS WITH LESS THAN 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3 PERCENT SLOPE). FIRE ESCAPE LADDERS SHALL BE DESIGNED AND CONNECTED TO THE BUILDING TO WITHSTAND A HORIZONTAL FORCE OF 100 POUNDS (445 N) PLACED ANYWHERE ON THE RUNG. ALL LADDERS SHALL BE AT LEAST 15 INCHES (381 MM) WIDE. LOCATED WITHIN 12 INCHES (305 MM) OF THE BUILDING. LADDER RUNGS SHALL BE 3/4 INCH (19.1 MM) IN DIAMETER AND SHALL BE LOCATED 12 INCHES (305 MM) ON CENTER. OPENINGS FOR ROOF ACCESS LADDERS THROUGH CORNICES AND SIMILAR PROJECTIONS SHALL HAVE MINIMUM DIMENSIONS OF 30 INCHES BY 33 INCHES (762 BY 838 MM). THE LENGTH OF FIRE ESCAPES AND EXIT LADDER DEVICES SHALL BE LIMITED TO THAT APPROVED BY THE BUILDING OFFICIAL BASED ON PRODUCTS LISTED BY A RECOGNIZED TESTING LABORATORY. THE LOWEST BALCONY SHALL NOT BE MORE THAN 18 FEET (5486 MM) FROM THE GROUND. FIRE ESCAPES SHALL EXTEND TO THE GROUND OR BE PROVIDED WITH COUNTERBALANCED STAIRS REACHING TO THE GROUND.
6. FIRE ESCAPES SHALL NOT TAKE THE PLACE OF STAIRWAYS REQUIRED BY THE CODES UNDER WHICH THE BUILDING WAS CONSTRUCTED.
7. FIRE ESCAPES SHALL BE KEPT CLEAR AND UNOBSTRUCTED AT ALL TIMES AND MAINTAINED IN GOOD WORKING ORDER.

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REGISTERED PROFESSIONAL ENGINEER
GARRETT CROCKETT
C 067196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale:

DRAWING TITLE: PROPOSED BASEMENT LIFE SAFETY PLAN

Sheet :
Page No. : A1.10

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

1 PROPOSED FRONT ELEVATION
Scale:1/4"= 1'-0"

1 BEHR ULTRA BASE 9854: 138020371154	2 BEHR ULTRA BASE: 9340 138020371153	3 BEHR ULTRA BASE 9340: 138020371150	4 MARQUEE M510-7d

2 EXISTING FRONT ELEVATION
Scale:1/8"= 1'-0"

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Project Name and Address:

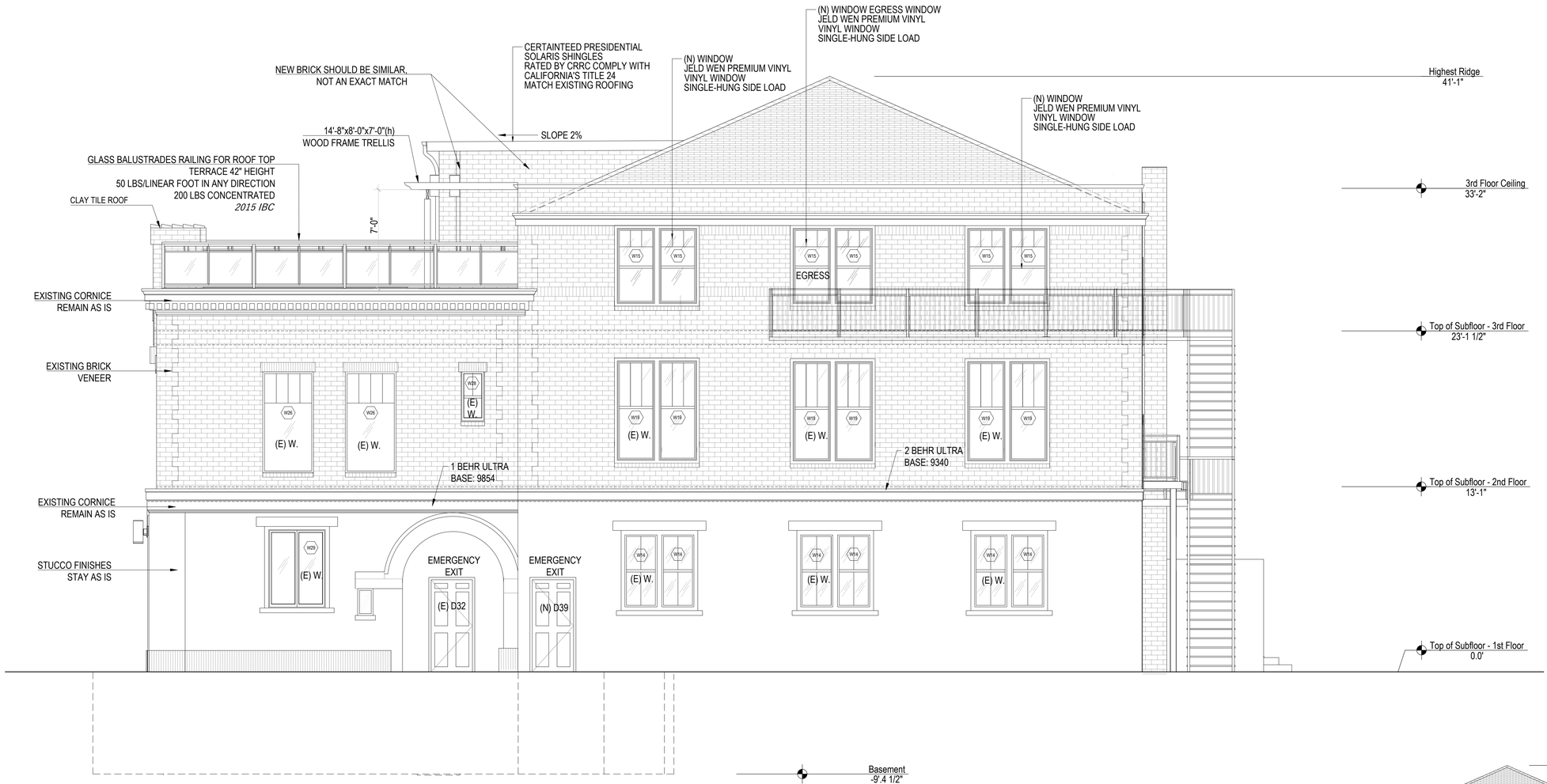
PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: 1/4" = 1'- 0"

DRAWING TITLE: PROPOSED FRONT ELEVATION

Sheet :
Page No. : A2.0

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



1 PROPOSED EAST ELEVATION

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

2 EXISTING EAST ELEVATION

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

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Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED EAST ELEVATION

Sheet : A2. 1

Page No. :

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
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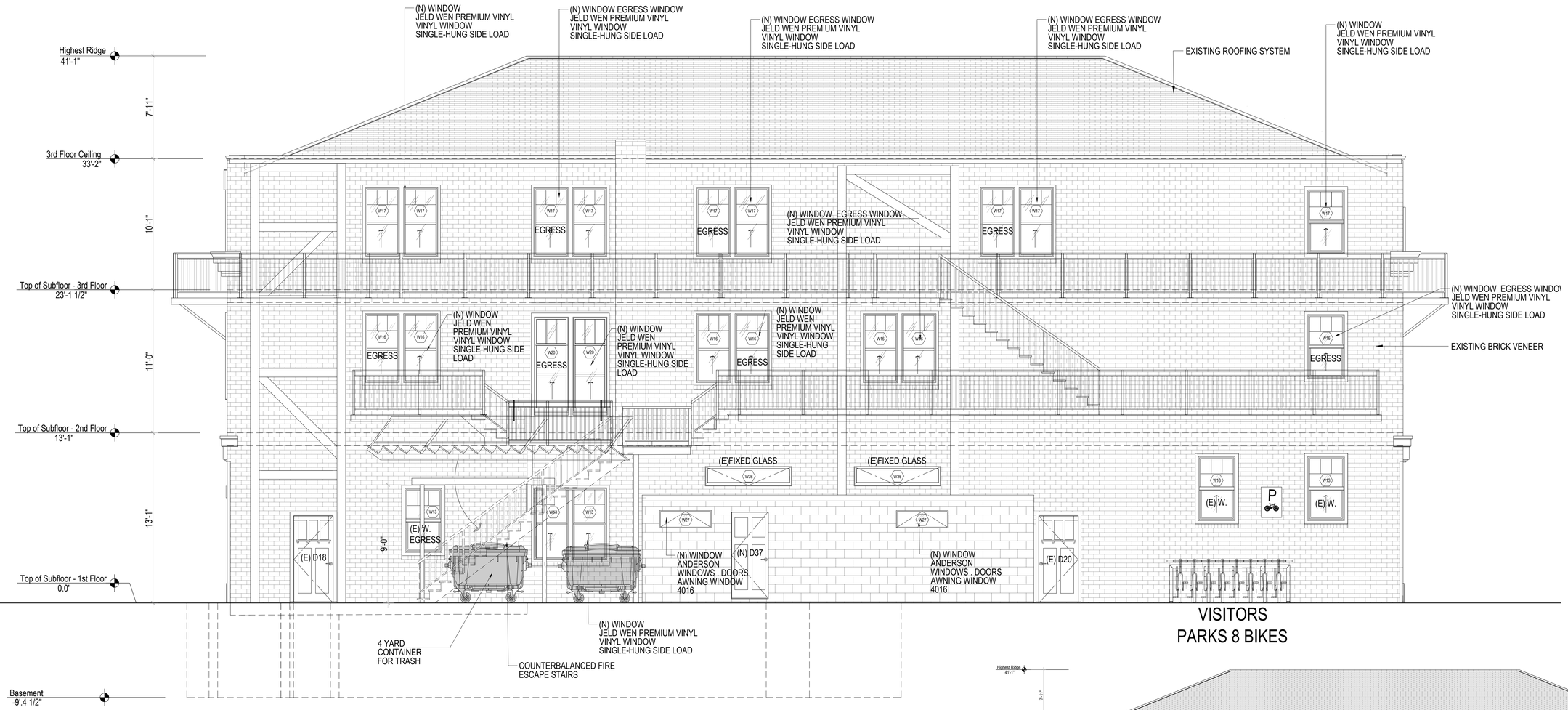

1

PROPOSED REAR ELEVATION

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

2

EXISTING REAR ELEVATION

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

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Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED REAR ELEVATION

Sheet :

Page No. : A2. 2

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1	Issued for client approval	Nov. 05, 2019
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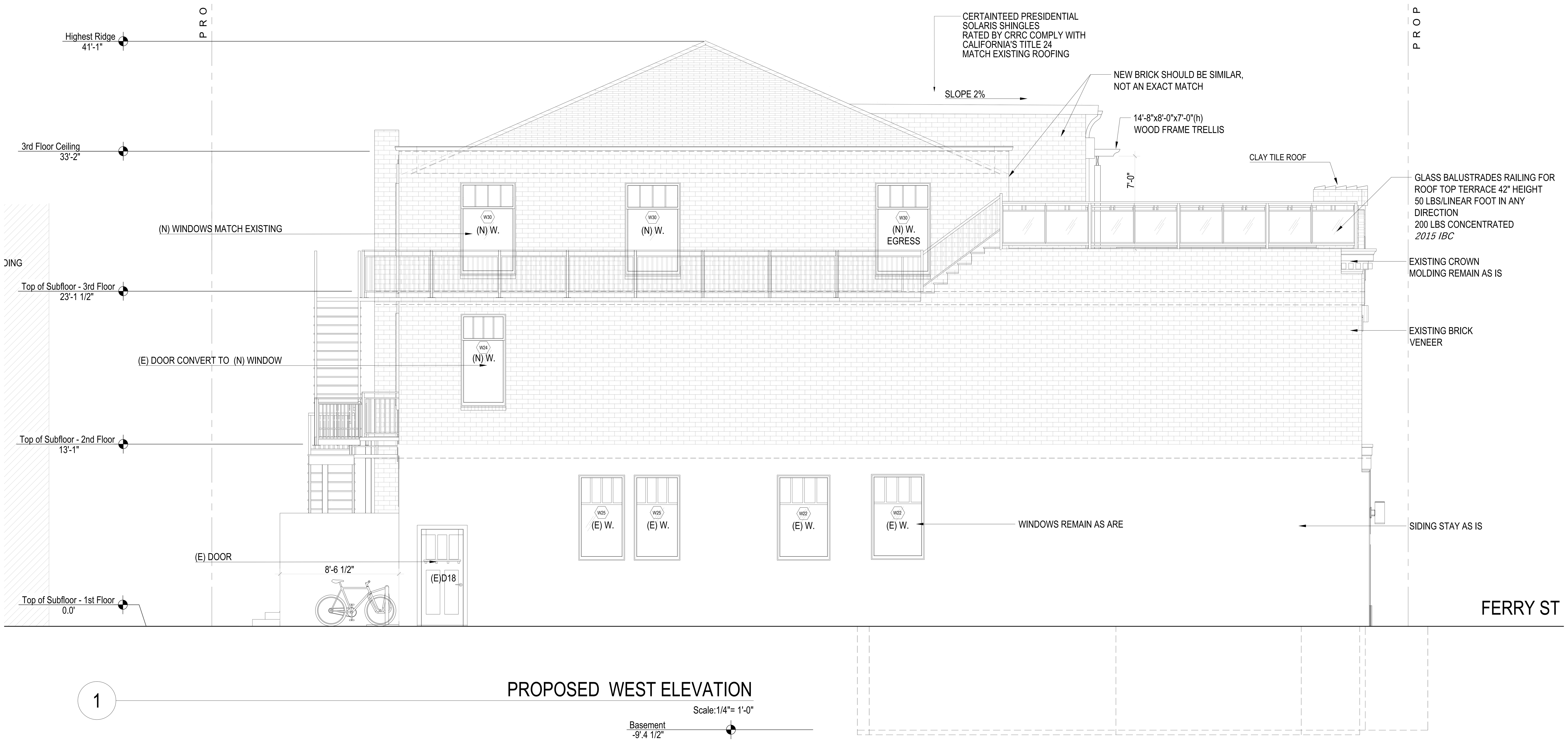

1 PROPOSED WEST ELEVATION

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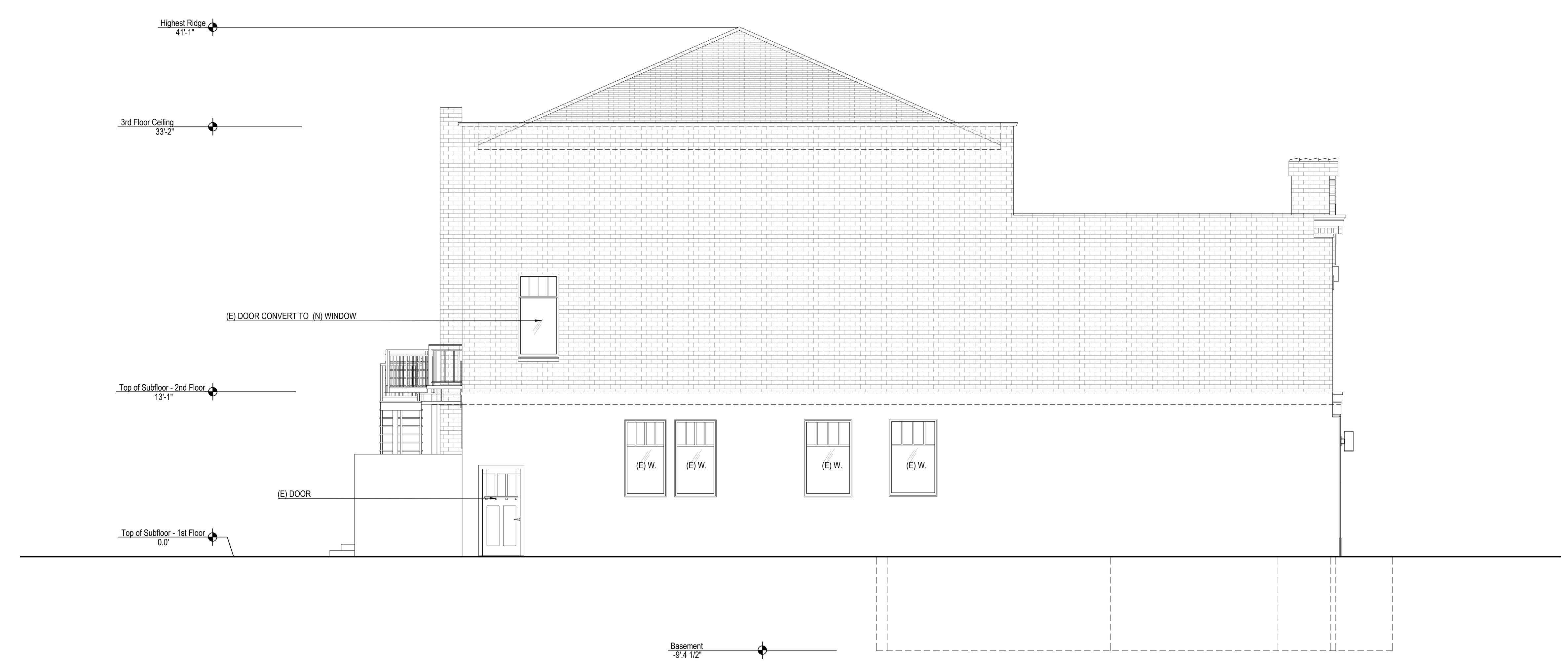

2 EXISTING WEST ELEVATION

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

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Project Name and Address:

PORTSIDE LOFTS
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Date: Sep. 21, 2021

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

DRAWING TITLE: PROPOSED WEST ELEVATION

Sheet :

Page No. : A2. 3

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
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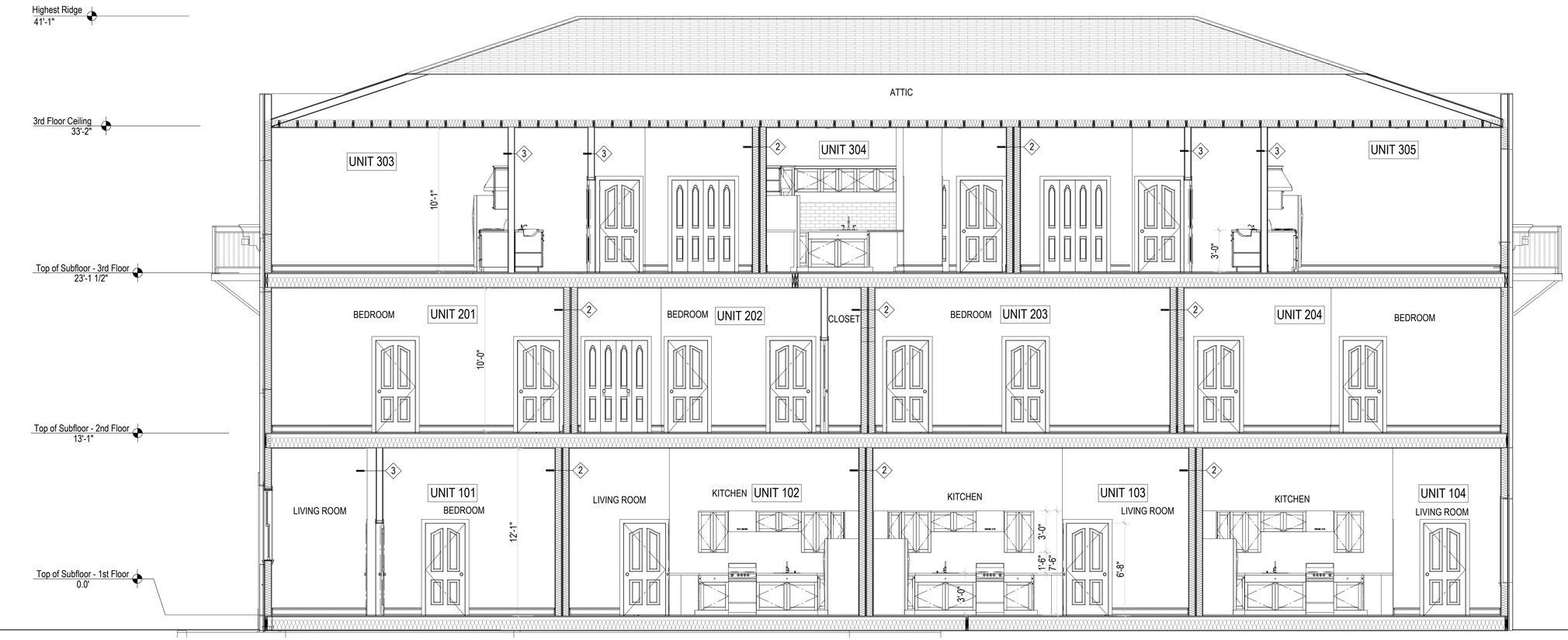
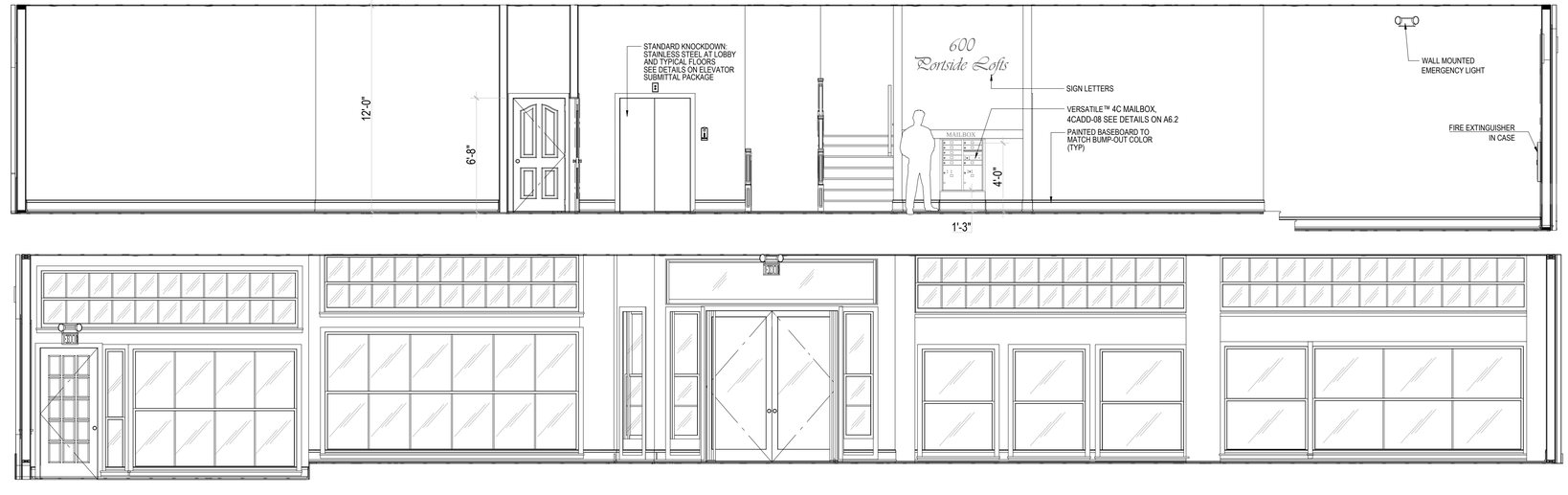


1 OVERALL BUILDING SECTION

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



1 1st FLOOR LOBBY VIEW - E5

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

1 1st FLOOR LOBBY VIEW - E6

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

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PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: BUILDING SECTIONS

Sheet : A3.0

Page No. :

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
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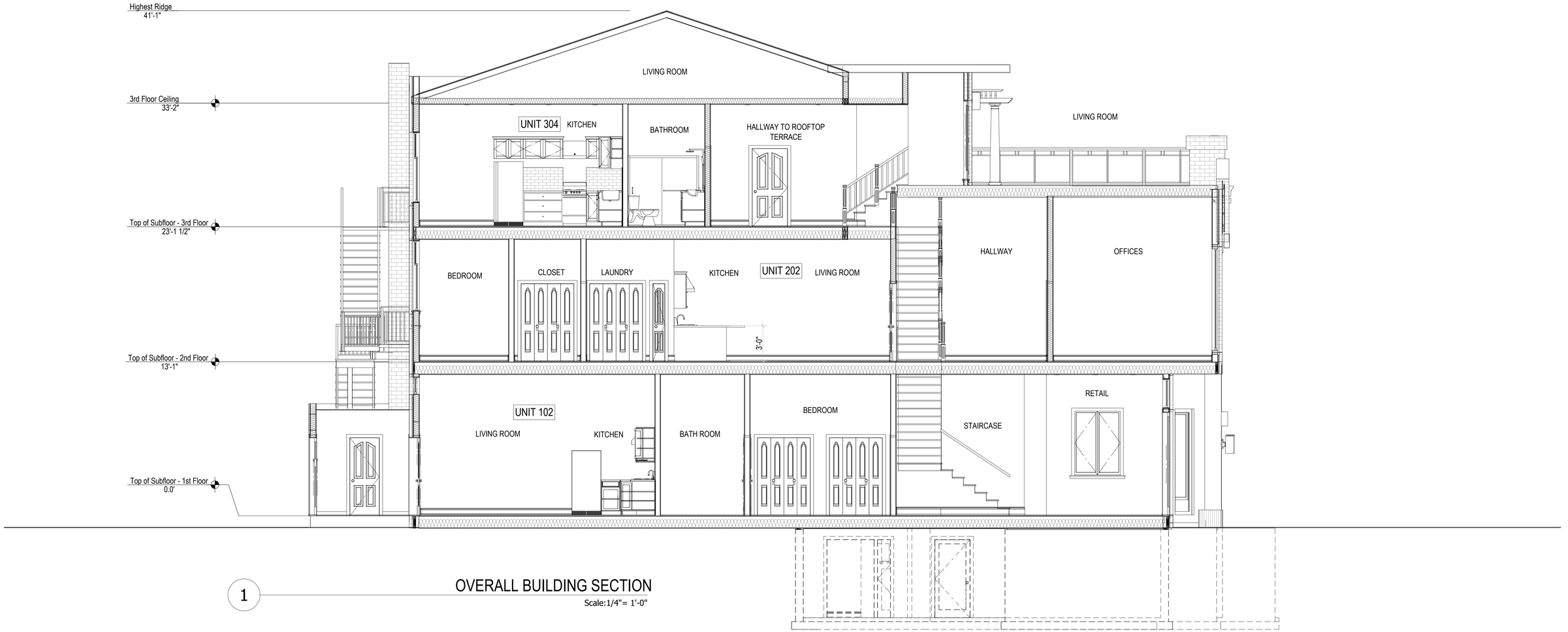

1 OVERALL BUILDING SECTION

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

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Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: BUILDING SECTION

Sheet :

Page No. : A3.1

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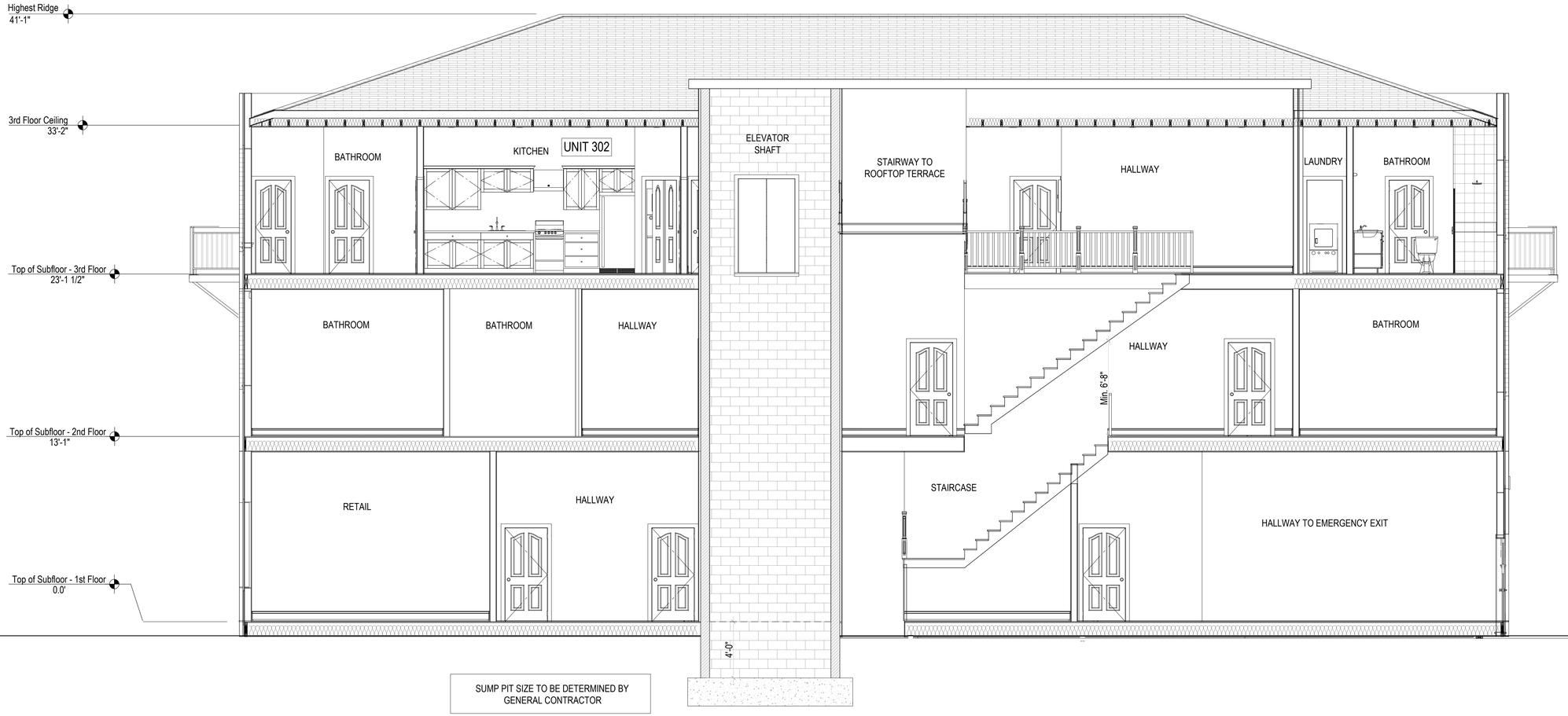
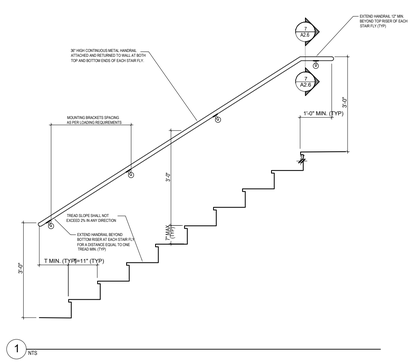
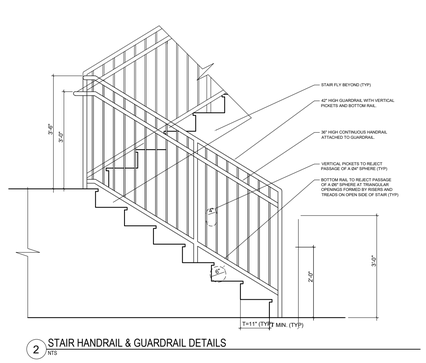


1 OVERALL BUILDING SECTION

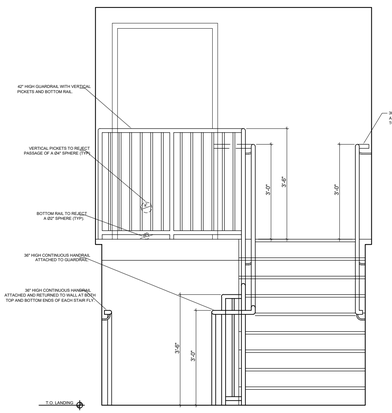
Scale:1/4"= 1'-0"



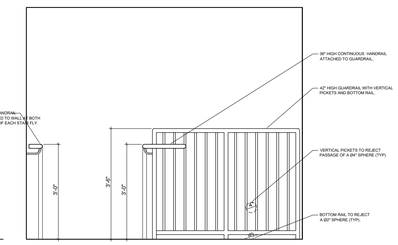
1 NTS



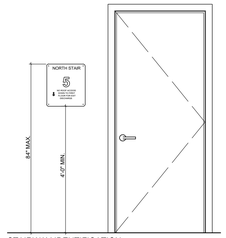
2 STAIR HANDRAIL & GUARDRAIL DETAILS NTS



4 STAIR TOP LEVEL RAILING ELEVATION DETAIL NTS



5 TYPICAL HANDRAIL DETAIL NTS



6 STAIR SIGNAGE DETAIL SCALE: N.T.S.

STAIRWAY IDENTIFICATION.

(A) THE STAIRS SHALL BE PROVIDED WITH SPECIAL SIGNAGE WITHIN THE ENCLOSURE AT EACH FLOOR LANDING.
(B) THE SIGNAGE SHALL INDICATE THE FLOOR LEVEL.
(C) THE SIGNAGE SHALL INDICATE THE TERMINUS OF THE TOP AND BOTTOM OF THE STAIR ENCLOSURE.
(D) THE SIGNAGE SHALL INDICATE THE IDENTIFICATION OF THE STAIR ENCLOSURE.
(E) THE SIGNAGE SHALL INDICATE THE FLOOR LEVEL OF, AND THE DIRECTION TO, EXIT DISCHARGE.
(F) THE SIGNAGE SHALL BE LOCATED INSIDE THE STAIR ENCLOSURE.
(G) THE BOTTOM OF THE SIGNAGE SHALL BE LOCATED A MINIMUM OF 48 IN. (1220 MM) ABOVE THE FLOOR LANDING, AND THE TOP OF THE SIGNAGE SHALL BE LOCATED A MAXIMUM OF 84 IN. (2135 MM) ABOVE THE FLOOR LANDING
(H) THE SIGNAGE SHALL BE IN A POSITION THAT IS VISIBLE WHEN THE DOOR IS IN THE OPEN OR CLOSED POSITION.
(I) THE FLOOR LEVEL DESIGNATION SHALL ALSO BE TACTILE IN ACCORDANCE WITH ICC/ANSI AL 17.1, AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
(J) THE SIGNAGE SHALL BE PAINTED OR STENCILED ON THE WALL OR ON A SEPARATE SIGN SECURELY ATTACHED TO THE WALL.
(K) THE STAIRWAY IDENTIFICATION SHALL BE LOCATED AT THE TOP OF THE SIGN IN MINIMUM I IN. (25 MM) HIGH LETTERING.
(L) SIGNAGE THAT READS NO ROOF ACCESS SHALL DESIGNATE STAIRWAYS THAT DO NOT PROVIDE ROOF ACCESS. LETTERING SHALL BE A MINIMUM OF 1 IN. (25 MM) HIGH.
(M) THE FLOOR LEVEL NUMBER SHALL BE LOCATED BELOW THE STAIRWAY IDENTIFIER IN MINIMUM 5 IN. (125 MM) HIGH NUMBERS.
MEZZANINE LEVELS SHALL HAVE THE LETTER "M" OR OTHER APPROPRIATE IDENTIFICATION LETTER PRECEDING THE FLOOR NUMBER. WHILE BASEMENT LEVELS SHALL HAVE THE LETTER "B" OR OTHER APPROPRIATE IDENTIFICATION LETTER PRECEDING THE FLOOR LEVEL NUMBER.
(N) IDENTIFICATION OF THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE ON THE SIGN IN MINIMUM I IN. (25 MM) HIGH LETTERS OR NUMBERS.

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MARRETT C VOOK
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STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: 1/4" = 1'- 0"

DRAWING TITLE: BUILDING SECTION

Sheet : A3.2

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
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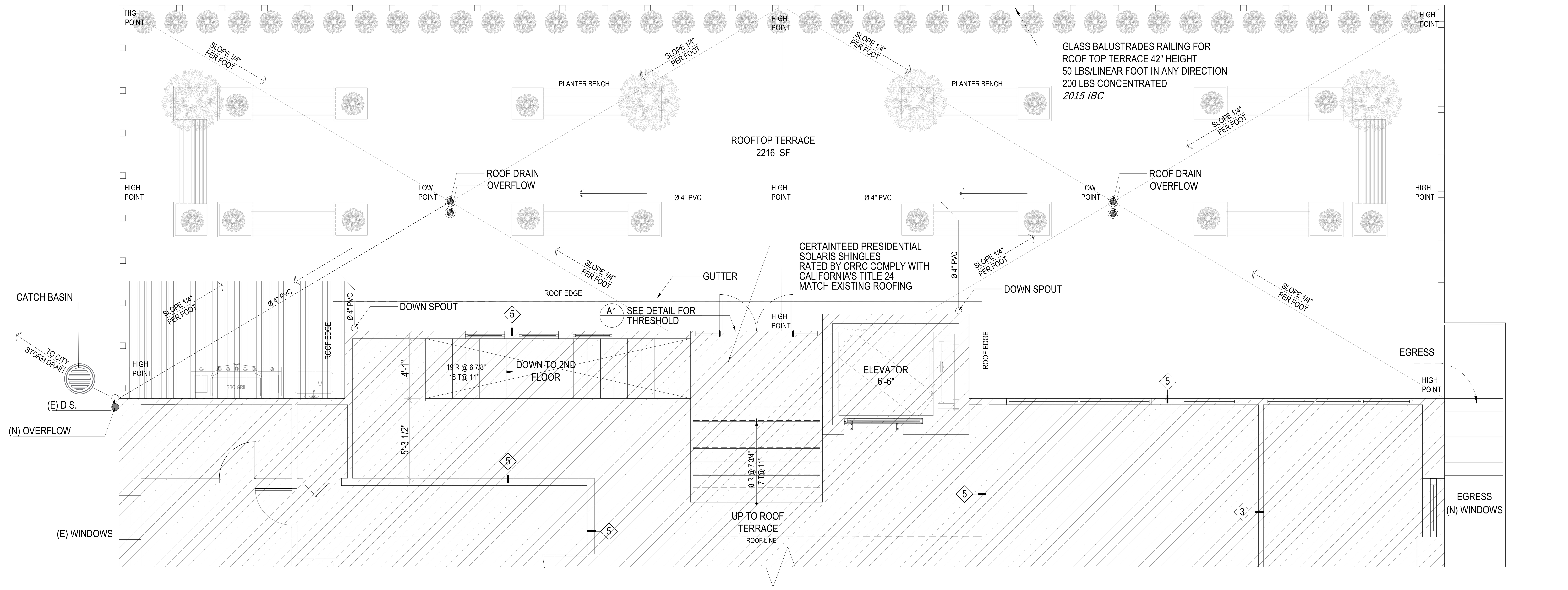
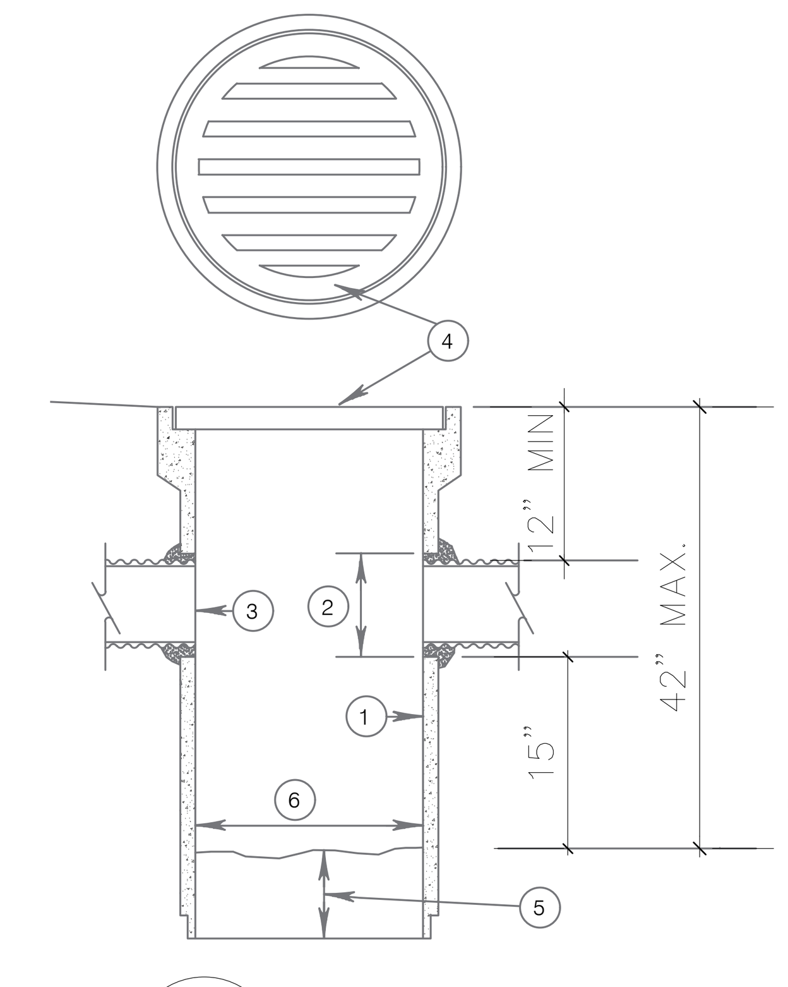


HIGH POINT
SLOPE 1/4" PER FOOT
PLANTER BENCH
HIGH POINT
GLASS BALUSTRADES RAILING FOR ROOF TOP TERRACE 42" HEIGHT
50 LBS/LINEAR FOOT IN ANY DIRECTION
200 LBS CONCENTRATED
2015 IBC
ROOFTOP TERRACE
2216 SF
ROOF DRAIN OVERFLOW
LOW POINT
Ø 4" PVC
CERTAINTEED PRESIDENTIAL SOLARIS SHINGLES RATED BY CRRC COMPLY WITH CALIFORNIA'S TITLE 24 MATCH EXISTING ROOFING
GUTTER
ROOF EDGE
DOWN SPOUT
CATCH BASIN
TO CITY STORM DRAIN
(E) D.S.
(N) OVERFLOW
A1 SEE DETAIL FOR THRESHOLD
19 R @ 6 7/8"
18 T @ 11"
DOWN TO 2ND FLOOR
4'-1"
5'-3 1/2"
ELEVATOR
6'-6"
8 R @ 7 3/4"
7 T @ 11"
UP TO ROOF TERRACE
ROOF LINE
EGRESS
EGRESS
(N) WINDOWS
(E) WINDOWS

1 PROPOSED ROOF TOP TERRACE DRAIAGE PLAN

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



NOTE:

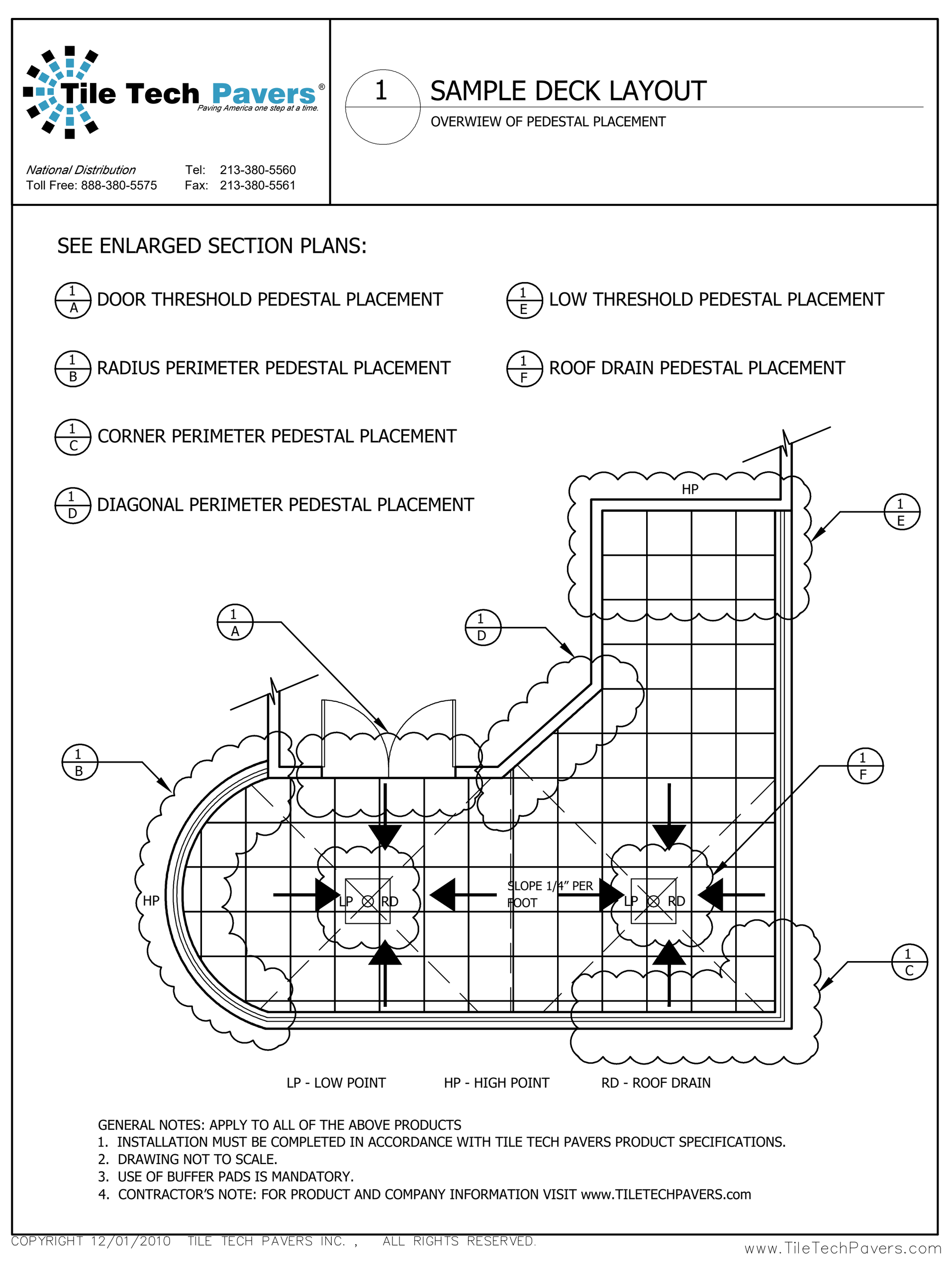
SPECIAL CAST YARD DRAIN MAY BE REQUIRED FOR MULTIPLE PIPE CONNECTIONS.

DETAIL NOTES:

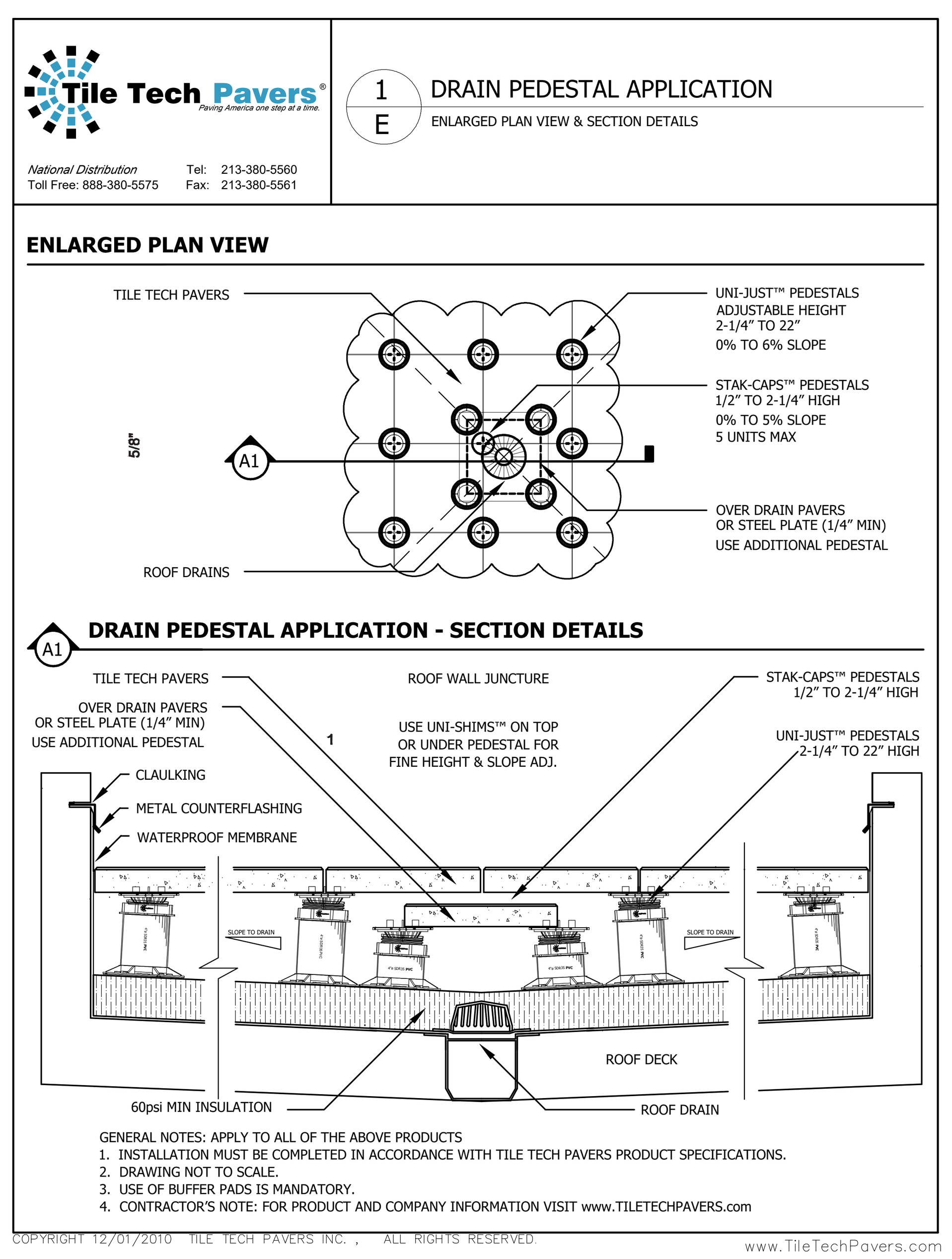
1. YARD DRAINS TO BE CONSTRUCTED FROM CONCRETE PIPE, IN ACCORDANCE WITH ASTM C 14 UNLESS OTHERWISE SHOWN ON THE PLANS OR NOTED IN THE SPECIFICATIONS.
2. CUTOUT HOLE SIZE EQUAL TO OUTLET PIPE OUTSIDE DIAMETER PLUS YARD DRAIN WALL THICKNESS.
3. CONNECTION TO OUTLET PIPE TO BE MORTARED AND MADE FLUSH WITH INSIDE OF THE YARD DRAIN WALL.
4. CAST IRON BELL GRATE. FITS INTO BELL RECESS AND EXTENDS FLUSH WITH FACE OF BELL. THE GRATE SHALL HAVE SLOTS (HOLES) THAT CONSITUTE 50 PERCENT OPEN AREA FOR DRAINAGE. INLET BELL SURFACE SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER.
5. CONCRETE 4 IN. MIN.
6. 12" OR 18".
7. CONNECT TO CITY OWNED MAINTAINED SD SYSTEM IN THE STREET.
8. UP TO 5 CONNECTIONS PER SERVICE LINE.

2 CATCH BASIN DETAIL

PLANTER BENCH



Tile Tech Pavers
1 SAMPLE DECK LAYOUT
OVERVIEW OF PEDESTAL PLACEMENT
SEE ENLARGED SECTION PLANS:
A DOOR THRESHOLD PEDESTAL PLACEMENT
LOW THRESHOLD PEDESTAL PLACEMENT
B RADIUS PERIMETER PEDESTAL PLACEMENT
ROOF DRAIN PEDESTAL PLACEMENT
C CORNER PERIMETER PEDESTAL PLACEMENT
D DIAGONAL PERIMETER PEDESTAL PLACEMENT
LP - LOW POINT
HP - HIGH POINT
RD - ROOF DRAIN
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH PAVERS PRODUCT SPECIFICATIONS.
2. DRAWING NOT TO SCALE.
3. USE OF BUFFER PADS IS MANDATORY.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com
www.TileTechPavers.com



Tile Tech Pavers
1 E DRAIN PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS
ENLARGED PLAN VIEW
TILE TECH PAVERS
ROOF DRAINS
A1 DRAIN PEDESTAL APPLICATION - SECTION DETAILS
ROOF WALL JUNCTURE
CAULKING
METAL COUNTERFLASHING
WATERPROOF MEMBRANE
ROOF DECK
ROOF DRAIN
60psi MIN INSULATION
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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2. DRAWING NOT TO SCALE.
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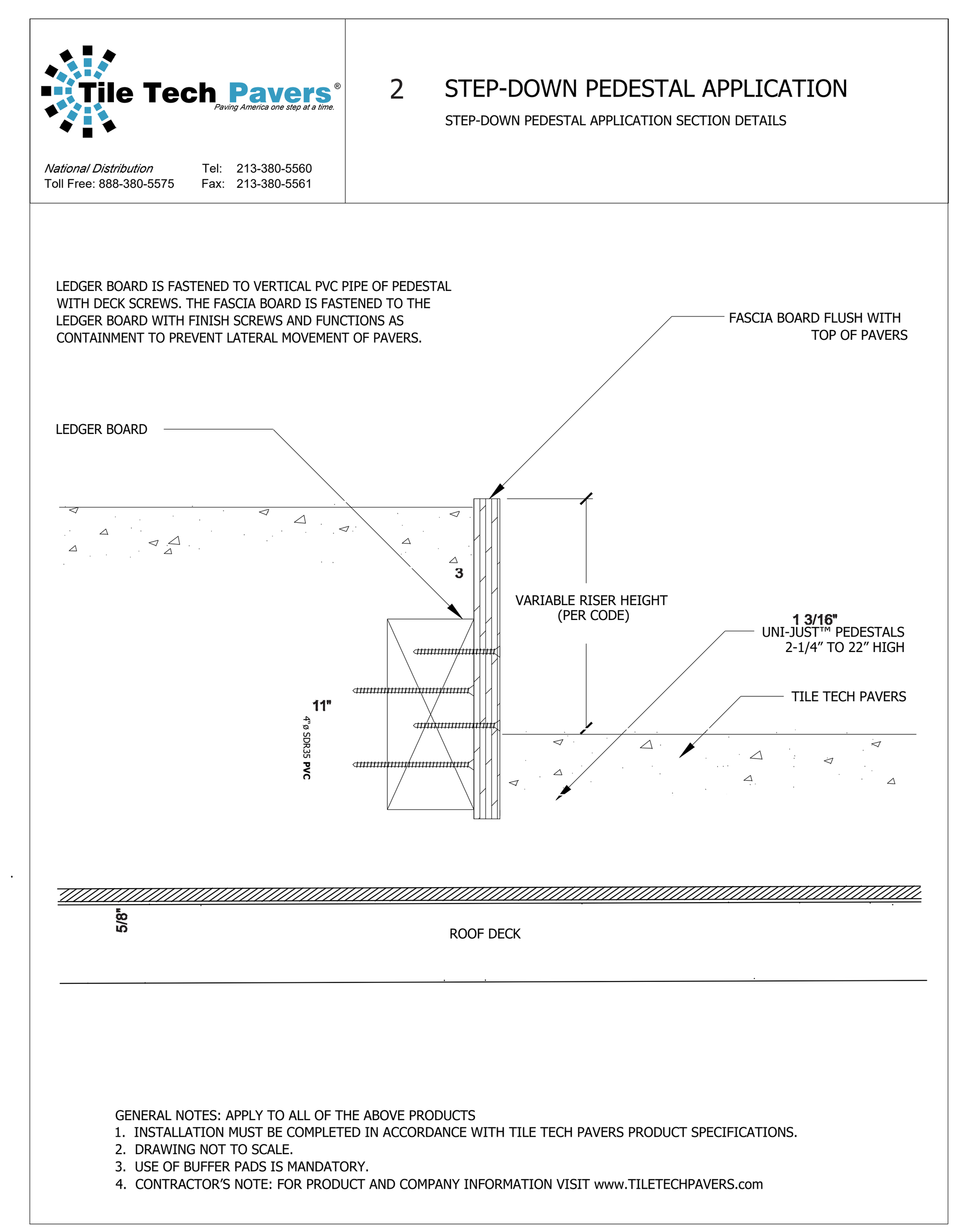
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.TILETECHPAVERS.com
www.TileTechPavers.com



Tile Tech Pavers
2 STEP-DOWN PEDESTAL APPLICATION
STEP-DOWN PEDESTAL APPLICATION SECTION DETAILS
LEDGER BOARD IS FASTENED TO VERTICAL PVC PIPE OF PEDESTAL WITH DECK SCREWS. THE FASCIA BOARD IS FASTENED TO THE LEDGER BOARD WITH FINISH SCREWS AND FUNCTIONS AS CONTAINMENT TO PREVENT LATERAL MOVEMENT OF PAVERS.
LEDGER BOARD
FASCIA BOARD FLUSH WITH TOP OF PAVERS
VARIABLE RISER HEIGHT (PER CODE)
TILE TECH PAVERS
ROOF DECK
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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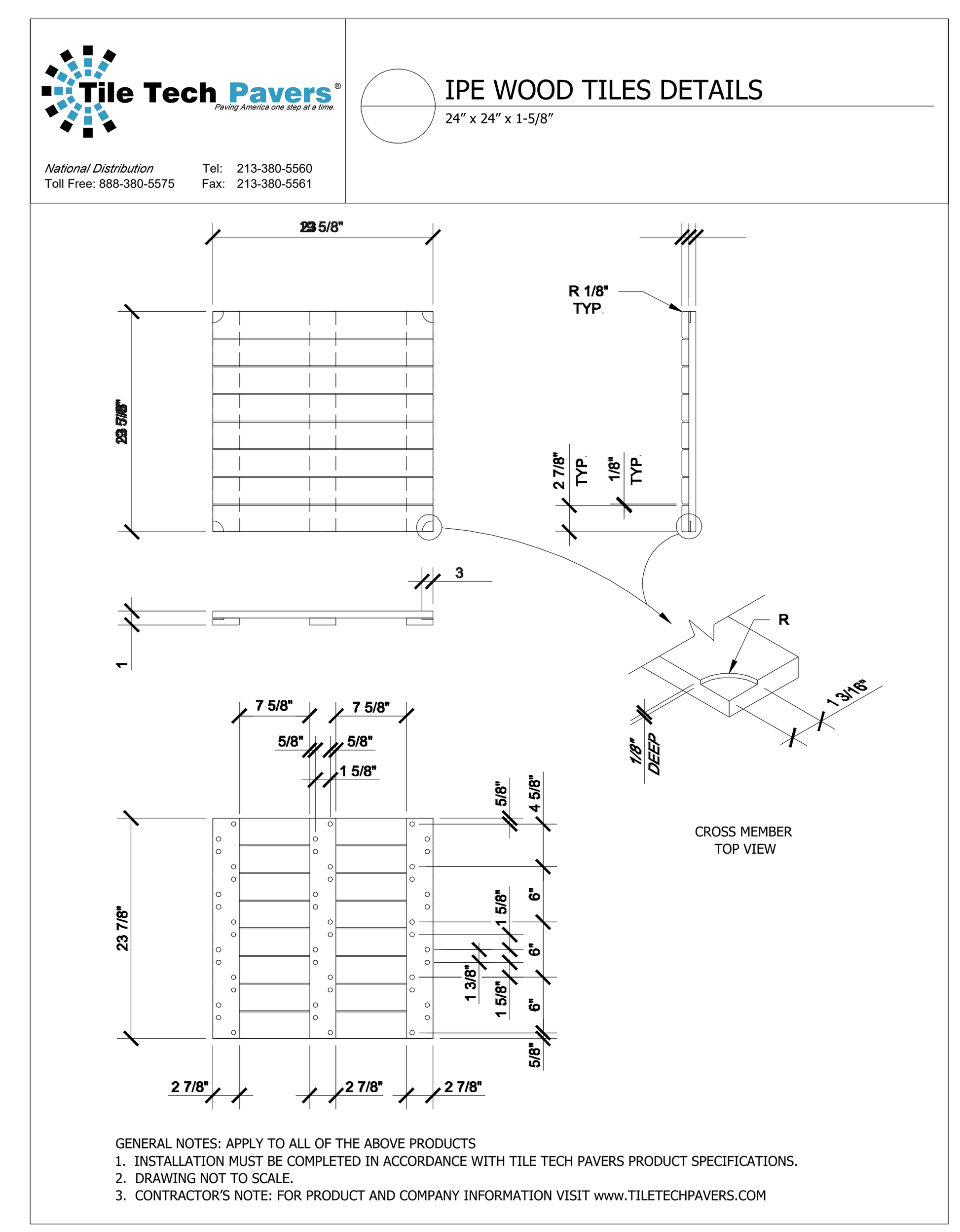

Tile Tech Pavers
IPE WOOD TILES DETAILS
24" x 24" x 1-5/8"
CROSS MEMBER TOP VIEW
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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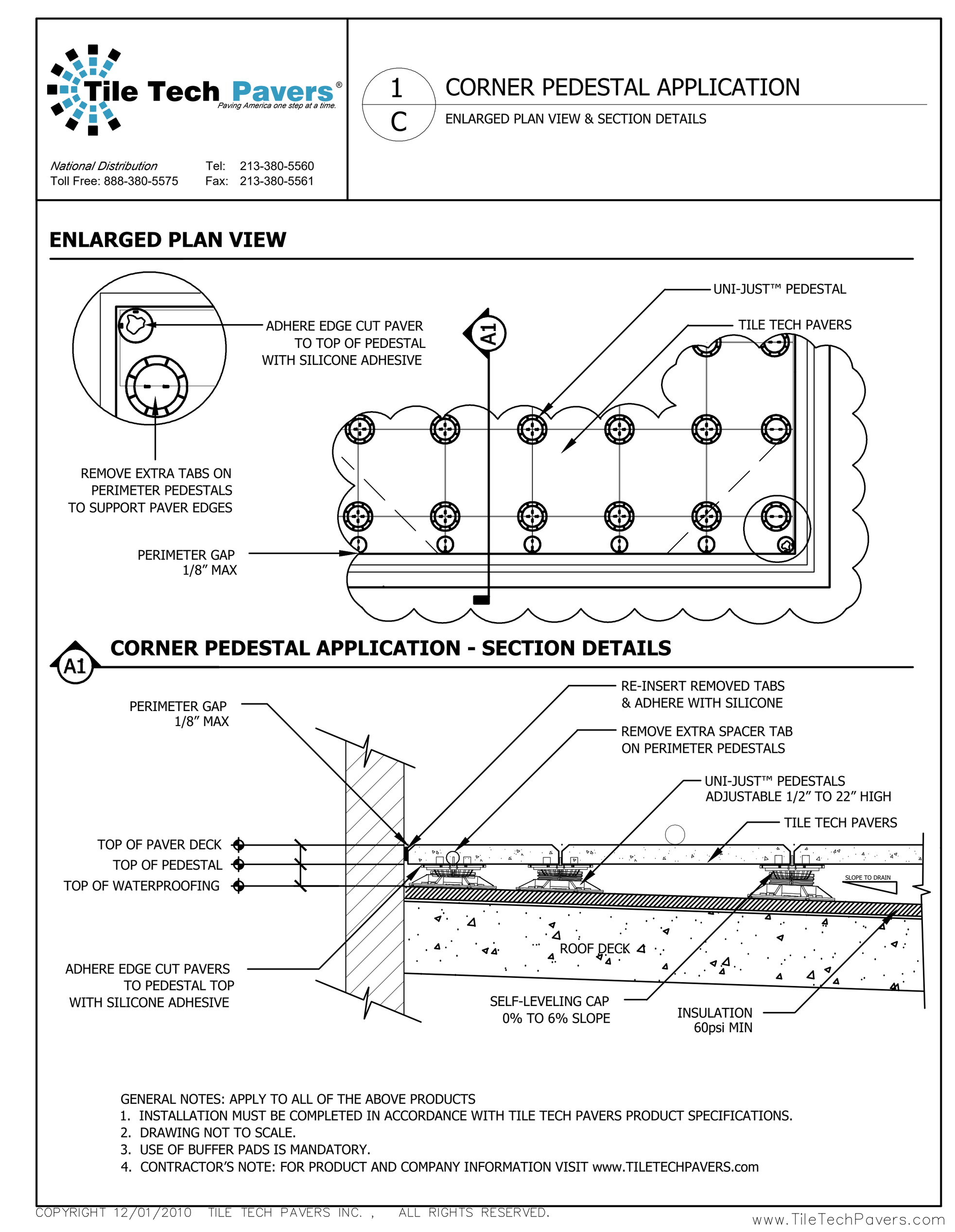

Tile Tech Pavers
1 C CORNER PEDESTAL APPLICATION
ENLARGED PLAN VIEW & SECTION DETAILS
ENLARGED PLAN VIEW
ADHERE EDGE CUT PAVER TO TOP OF PEDESTAL WITH SILICONE ADHESIVE
REMOVE EXTRA TABS ON PERIMETER PEDESTALS TO SUPPORT PAVER EDGES
PERIMETER GAP 1/8" MAX
TILE TECH PAVERS
A1 CORNER PEDESTAL APPLICATION - SECTION DETAILS
TOP OF PAVER DECK
TOP OF PEDESTAL
TOP OF WATERPROOFING
ROOF DECK
GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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PixelArch ltd.

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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

DRAWING TITLE: ROOFTOP TERRACE DRAINAGE PLAN

Sheet:

Page No.: A4.0

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

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TILE TECH PEDESTAL SYSTEM

COMPLETE PRODUCT LINE

PRODUCT LINE	MODEL NUMBER	DESCRIPTION
	SPACER	ALLOW FOR 1/8" SPACING GAP BETWEEN PAVERS FOR DRAINAGE. TABS A PERFORATED FOR EASY REMOVAL.
	UNI-SHIM™ - 1/8"	USED FOR FINE TUNING OF INDIVIDUAL PAVERS. CAN BE USED ON TOP OR BOTTOM OF PEDESTALS. CAN BE STACKED & BROKEN IN TO QUARTERS OR HALVES.
	UNI-SHIM™ - 1/16"	USED FOR FINE TUNING OF INDIVIDUAL PAVERS. CAN BE USED ON TOP OR BOTTOM OF PEDESTALS. CAN BE STACKED & BROKEN IN TO QUARTERS OR HALVES.
	STAK-CAP™	USED OF LOW HEIGHT REQUIREMENTS. ROTATE AND STACK CAPS FOR SLOPE & HEIGHT ADJUSTMENT. CAN ALSO BE USED WITH PVC PIPE TO REACH 6" MAX.
	UNI-CAP™	SELF-LEVELING & ADJUSTABLE IN ANY DIRECTION FROM 0% TO 6% SLOPE. ALIGN & LOCK TO UNI-I-INSERT™.
	UNI-INSERT™ - 3/4"	USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL. SCREWS IN TO UNI-COLLAR™. PROVIDES ADDITIONAL 3/4" OF HEIGHT ADJUSTMENT IN ADDITION TO PVC PIPE.
	UNI-INSERT™ - 1-1/2"	USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL. SCREWS IN TO UNI-COLLAR™. PROVIDES ADDITIONAL 1-1/2" OF HEIGHT ADJUSTMENT IN ADDITION TO PVC PIPE.
	UNI-COLLAR™	USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL. INSERTS & LOCKS ON TO END OF PVC PIPE.
	UNI-BASE™	USED AS BASE OF PEDESTAL SYSTEM. INSERTS & LOCKS ON TO END OF PVC PIPE. CAN ALSO BE USED WITH UNI-INSERT™ FOR LOW HEIGHT APPLICATIONS. LARGE SURFACE AREA PROVIDE ADDED STABILITY.
	BUFFER PAD	PROVIDES PROTECTION TO WATERPROOFING MEMBRANE FROM WEAR AND PROVIDES SLIP RESISTANCE TO PEDESTAL. ATTACHES TO BOTTOM OF BASE. ALIGN PERIMETER NOTCHES WITH CHALK LINES.

GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
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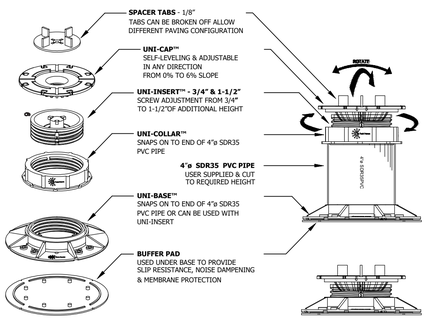
UNI-JUST™ PEDESTAL SYSTEM

HEIGHT ADJUSTMENT FROM 2-1/4" TO 22" & SLOPE ADJUSTMENT FROM 0% TO 6%



PRODUCT CHARACTERISTICS:
ADJUSTABLE HEIGHT FROM 2-1/4" TO 22" WITH USE OF 4"o SDR35 PVC PIPE.
SELF-LEVELING CAP AUTOMATICALLY ADJUST SLOPE FROM 0% TO 6%.
SCREW ADJUSTABLE WHILE PEDESTALS ARE LOADED FOR FINAL HEIGHT ADJUSTMENT OF 1-1/2"
RESISTANT & IMPERVIOUS TO FREEZE-THAW, WATER, MOLD, ACID & ULTRAVIOLET DETERIORATION.
RESISTANT TO TEMPERATURES BETWEEN -22°F AND +250°F.
LARGE FOOT PRINT SPREADS WEIGHT OVER ROOFING MEMBRANE AND SUBSTRATE
BUFFER PADS PROVIDE NOISE DAMPENING, SLIP RESISTANCE AND PROTECTION TO ROOFING MEMBRANE AND SUBSTRATE.
MAXIMUM DESIGN CAPACITY OF 2,000 LBS PER PEDESTAL.

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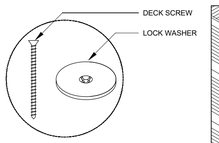
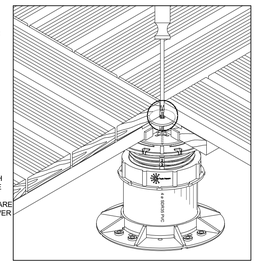
WOOD PAVER & PEDESTAL APPLICATION

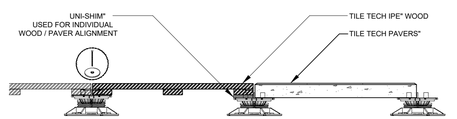
TRANSITION, ALIGNMENT & LOCK DOWN DETAILS



INSERT THE LOCK WASHER IN TO THE KURF CUT BETWEEN THE UPPER SLAT AND BOTTOM RAIL OF 3 WOOD PAVERS. INSERT THE 4th PAVER IN TO THE 4TH CORNER. ONCE ALL 4 PAVERS ARE TIGHTLY IN PLACE INSERT SCREW THROUGH LOCK WASHER AND HAND TIGHTEN IN TO PEDESTAL. TOP UNTIL ALL 4 PAVERS ARE SECURELY FASTENED TO THE PEDESTAL. DO NOT OVER TIGHTEN.



IPE WOOD & PAVER TRANSITION AND ALLIGNMENT



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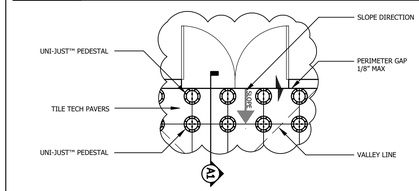
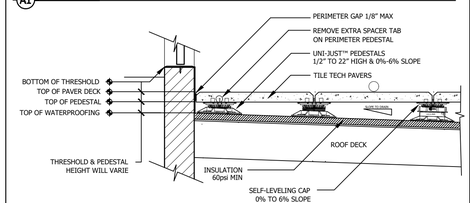
1 A THRESHOLD PEDESTAL APPLICATION

ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



A1 THRESHOLD PEDESTAL APPLICATION - SECTION DETAILS



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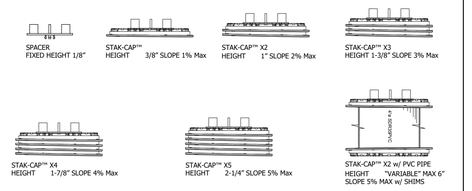
STAK-CAP™ & UNI-JUST™ PEDESTALS

SAMPLE PEDESTAL CONFIGURATION & COMBINATION COMPENSATION FROM 1/2" TO 22" HIGH & 0% TO 6% SLOPE



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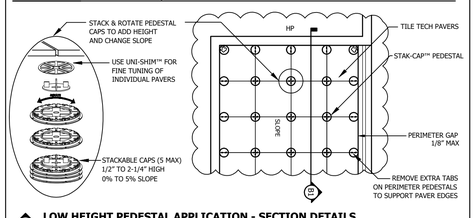
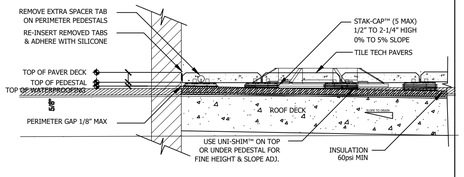
1 E LOW HEIGHT PEDESTAL APPLICATION

ENLARGED PLAN VIEW & SECTION DETAILS

ENLARGED PLAN VIEW



B1 LOW HEIGHT PEDESTAL APPLICATION - SECTION DETAILS



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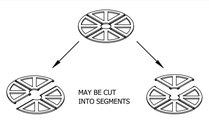
UNI-SHIM™ APPLICATION

1/8" & 1/16" RIGID SHIMS USED ON TOP AND UNDER PEDESTAL

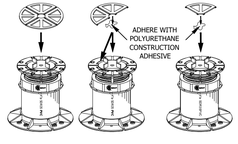
UNI-SHIM™ 1/8" & 1/16"

A UNI-SHIM 1/8" OR 1/16" MAY BE PLACED ON TOP OF EACH PEDESTAL. SHIMS MAY BE USED WHOLE OR CUT INTO SEGMENTS FOR FINE TUNING & LEVELING.



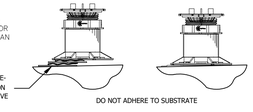
UNI-SHIM™ TOP OF PEDESTAL

UNI-SHIMS MAY BE PLACED ON TOP OF PEDESTALS FOR MINOR LEVELING OF PAVERS WITH THICKNESS VARIATIONS. USE NO MORE THAN 2 SHIMS.



UNI-SHIM™ UNDER PEDESTAL

PLACE UNI-SHIMS, WHOLE OR IN SEGMENTS, UNDER EACH PEDESTAL IN A STAIR STEP FASHION TO COMPENSATE FOR SLOPING SUBSTRATES. USE NO MORE THAN 2 SHIMS, AND ADHERE THEM TO EACH OTHER WITH CONSTRUCTION ADHESIVE.



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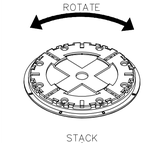
STAK-CAP™ PEDESTAL SYSTEM

HEIGHT ADJUSTMENT FROM 1/2" TO 6" SLOPE ADJUSTMENT FROM 0% TO 5%

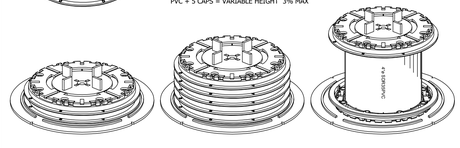


PRODUCT CHARACTERISTICS:
EACH CAP WILL COMPENSATE FOR UP TO 1/8" PER FOOT SLOPE (1%) & ADD 3/8" TO THE OVERALL HEIGHT OF A PEDESTAL. PVC PIPE CAN BE USED TO GAIN ADDITIONAL HEIGHT OF 16" MAX. ROTATE ONE CAP RELATIVE TO ANOTHER BY ALIGNING THE ALPHABETS TO CHANGE SLOPE. A & A WILL REACH MAXIMUM SLOPE AND A & E WILL CANCEL SLOPE. A MAXIMUM OF 5 CAPS CAN BE STACKED WITH TOTAL SLOPE OF 5/8" PER FOOT (5%) & WITH TOTAL HEIGHT OF 2-1/4" INCLUDING THE USE OF BUFFER PADS.

CONFIGURATION CHART:

1 CAP = 5/8"	HIGH 1/8" PER FOOT	1% MAX	
2 CAPS = 1"	HIGH 1/4" PER FOOT	2% MAX	(A+A)
3 CAPS = 1-3/8"	HIGH 3/8" PER FOOT	3% MAX	(A+A+A)
4 CAPS = 1-7/8"	HIGH 1/2" PER FOOT	4% MAX	(A+A+A+A)
5 CAPS = 2-1/4"	HIGH 5/8" PER FOOT	5% MAX	(A+A+A+A+A)

PVC + 2 CAPS = VARIABLE HEIGHT 0% MAX
PVC + 3 CAPS = VARIABLE HEIGHT 1% MAX
PVC + 4 CAPS = VARIABLE HEIGHT 2% MAX
PVC + 5 CAPS = VARIABLE HEIGHT 3% MAX



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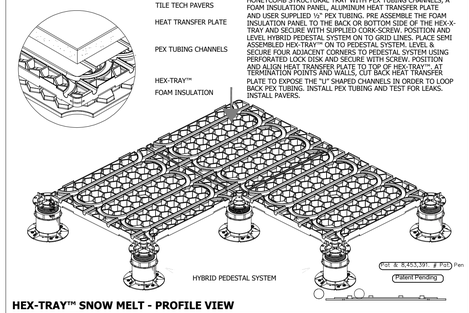
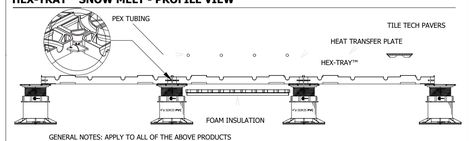
HEX-TRAY™ SNOW MELT SYSTEM

PAVER SNOW MELT SYSTEM DETAILS, PLAN AND PROFILE VIEW



HEX-TRAY™ SNOW MELT SYSTEM COMPONENTS INCLUDES A HONEYCOMB STRUCTURAL TRAY WITH PEX TUBING CHANNELS, A FOAM INSULATION PANEL, ALUMINUM HEAT TRANSFER PLATE AND USER SUPPLIED ½" PEX TUBING. PRE ASSEMBLE THE FOAM INSULATION PANEL TO THE BACK OR BOTTOM SIDE OF THE HEX-X-TRAY AND SECURE WITH SUPPLIED CORK-SCREW. POSITION AND LEVEL HYBRID PEDESTAL SYSTEM ON TO GRID LINES. PLACE SEMI ASSEMBLED HEX-TRAY™ ON TO PEDESTAL SYSTEM. LEVEL & SECURE FOUR ADJACENT CORNERS TO PEDESTAL SYSTEM USING PERFORATED LOCK DISK AND SECURE WITH SCREW. POSITION AND ALIGN HEAT TRANSFER PLATE TO TOP OF HEX-TRAY™. AT TERMINATION POINTS AND WALLS, CUT BACK HEAT TRANSFER PLATE TO EXPOSE THE "U" SHAPED CHANNELS IN ORDER TO LOOP BACK PEX TUBING. INSTALL PEX TUBING AND TEST FOR LEAKS. INSTALL PAVERS.

HEX-TRAY™ SNOW MELT - PROFILE VIEW



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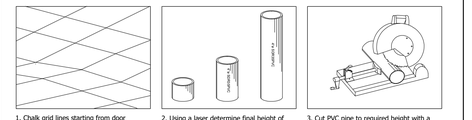
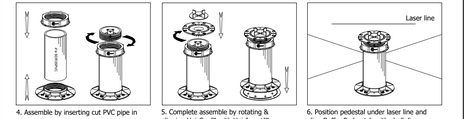
UNI-JUST™ PEDESTAL INSTRUCTIONS

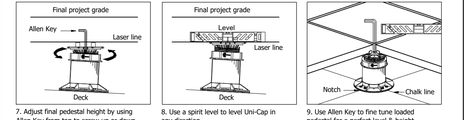
COMPONENT ASSEMBLY INSTRUCTIONS



1. Chalk grid lines starting from door threshold based on paver size plus 1/8" gap.
2. Using a laser determine final height of pedestals. Deduct 1/4" for base & cap assembly. Measure & mark PVC pipe to be cut.
3. Cut PVC pipe to required height with a 12" chop saw. Using sand paper remove any burrs from cut ends.



4. Assemble by inserting cut PVC pipe in to Uni-Base™ and Uni-Collar™ in to other end of PVC pipe. Screw Uni-Insert™ in to Uni-Collar™ minimum of 2 threads.
5. Complete assemble by rotating & aligning Uni-Cap™ with Uni-Insert™. Align & attach Buffer Pad to Uni-Base.
6. Position pedestal under laser line and align Buffer Pad notch with chalk line.



7. Adjust final pedestal height by using Allen Key from top to screw up or down Uni-Insert™.
8. Use a spirit level to level Uni-Cap in any direction.
9. Use Allen Key to fine tune loaded pedestal for a perfect level & height.

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Tel: (415) 316 7162 info@pixelarchltd.com
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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROCKETT
C 057100
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

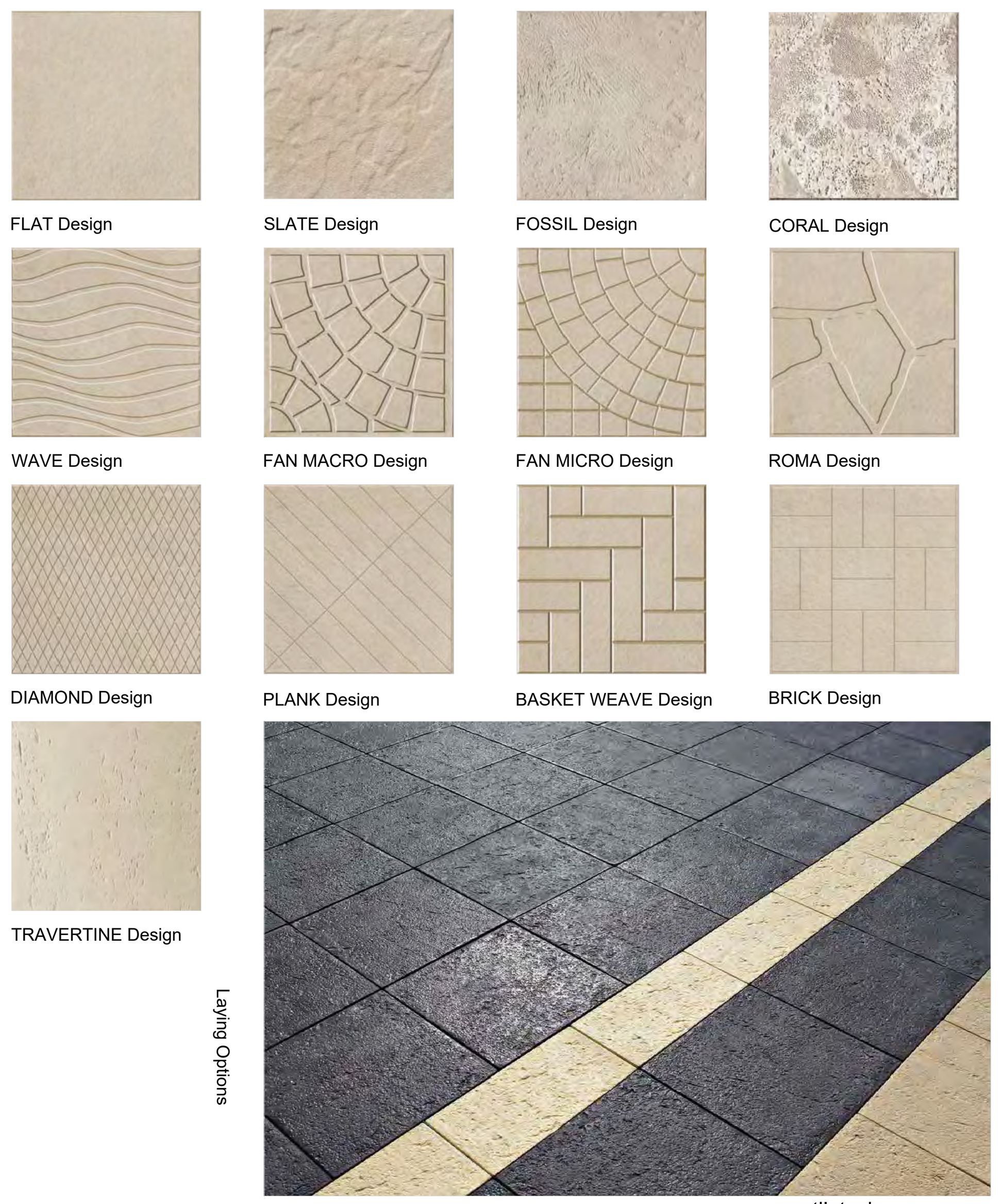
Date: Sep. 21, 2021
Scale:

DRAWING TITLE:
ROOFTOP TERRACE DETAILS PLAN

Sheet :
Page No. : A4.1

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

Stamp-Tech™ pavers can be manufactured in wide range of sizes and designs in addition to endless color & aggregate mixes. Any of our standard size options or custom sizes (order size permitting) can me manufactured in most of the designs seen bellow. Our wide design options range from a flat monochromatic finish, Stamped Slate finish to a more architectural finish such as the Granite-Tech™ series.



Stamp-Tech™ Slate pavers have been designed to reproduce the texture, color and appearance of natural slate. Its irregular top surface was developed from actual sections of stone. By rotating the direction of the pavers during installation the natural effect is complete. Slate face pavers are available in several size from a nominal 12" x12" to a nominal 20" x 20" in addition to various colors seen bellow.


Slate - Black
Slate - Natural
Slate - Tan
Slate - Desert
Fox Red
Paver Red
Prairie Tan
Sandalwood
Orchid
Buckskin
Redwood
Burlap
Flat - Black
Flat - Smoke
Flat - Concrete Base
Slate - Verde
Laying Options
Stackbond
Diamond
Diamond w/ border
Running Bond

Roof Pavers & Adjustable Pedestals

Short Form Guide Specifications

Section 07760 Roof Pavers

PART ONE- GENERAL

1.2 SUMMARY
- A. Scope of work
  1. Roof & Plaza Pavers
  2. Adjustable Pedestals

1.4 SUBMITTALS
- A. Product Data Sheet
  1. Including preparation instructions, Installation methods, storage and handling requirements.
- B. Samples
  1. Submit two sets of standard color chips of manufacturer's full range.

1.5 QUALITY ASSURANCE
- A. Manufacturer
  1. Minimum of 5 years experience manufacturing precast pavers.
  2. Supply a written installation procedure manual.
- B. Installation Contractor
  1. Minimum of 1 year experience installing precast pavers on projects of similar size.
  2. Installation contractor must meet all local & state licensing & bonding requirements.

1.8 WARRANTY
- A. Manufacturer
  1. Shall warrant installed pavers for a period of 5 year from date of substantial completion against failure of materials.
- B. Installation Contractor
  1. Shall warrant installed pavers for a period of 3 year from date of substantial completion against failure of workmanship.

PART TWO - PRODUCTS

2.1 MANUFACTURER
- A. Tile Tech Pavers Inc.
  - Tel........................213-380-5560
  - Fax.......................213-380-5561
  - Toll Free.............888-380-5575
  - Web.....................tiletechpavers.com

2.2 MATERIALS
- A. Roof & Plaza Pavers
  1. Finish: Granite-Tech™, Stamp-Tech™, Cool-Roof™
  2. Size: 12" x 12" x 1", 12" x 12" x 2", 12" x 24" x 1-1/2", 16" x 16" x 1-1/2", 16" x 24" x 1-1/2", 20" x 20" x 2"
  3. Color: Standard or Custom Colors range.

SELECT ONE SYSTEM BELLOW OR COMBINE

- B. Uni-Just Pedestal System
  1. Uni-Base
  2. Uni-Cap
  3. Uni-Collar
  4. Uni-Insert: Model 3/4" or 1-1/2"
  5. Uni-Shim: Model 1/16" and 1/8"
  6. Uni-Spacer
  7. Uni-Buffer Pad
  8. SDR-35 PVC Pipe (4.215" OD) User supplied and cut to desired height.
- C. Stack-Cap Pedestal System
  1. Stack-Cap
  2. Uni-Shim: Model 1/16" and 1/8"
  3. Uni-Spacer
  4. Uni-Buffer Pad
  5. SDR-35 PVC Pipe (4.215" OD)

PART THREE - EXECUTION

3.1 EXAMINATION
- A. Examine area to receive Roof Pavers and Pedestal system and verify:
- B. Substrate surface are smooth, sound, clean and free of irregularities.
- C. Related work penetrating the plane of roof is completed.
- D. Verify that the roof deck will sustain the weight of the Paver System.
- E. Do not commence paver application until unsatisfactory conditions are satisfied.

3.2 PREPARATION
- A. Broom deck surface clean.

3.3 INSTALLATION
- A. Install in accordance with Tile Tech Pavers and other contributing manufacturer's instructions.
- B. First, determine a starting point; this will be largely dependent on where less than full size pavers are to be used.
- C. Establish a grid pattern for the pedestals using chalk lines.
- D. Use a laser leveling device or a mason's line to determine finished elevation of the deck surface and height of PVC Pipe to be cut. Assemble Adjustable Pedestal System components and place at grid line intersections.
- E. Install Tile Tech Roof Pavers on top of pedestals. Fine tune adjustments to the paver surface can be made by using the pedestal shims.
- F. Clean and remove any cut dust, resulting from WET or DRY cutting technique, that may have settled on surface of pavers installed or stored near the cutting area. Cut dust will discolor paver surface once it gets wet and dries and will require cleaning with an acid based cleaner.

For complete material & installation specifications, please contact Tile Tech Pavers

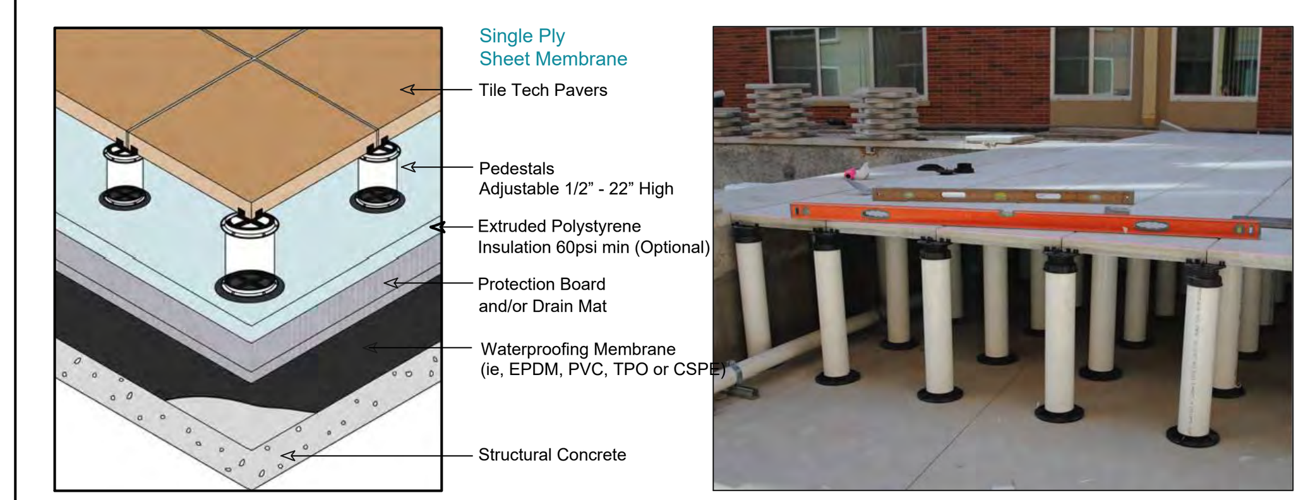
Tile Tech Pavers®
Paving America one step at a time!

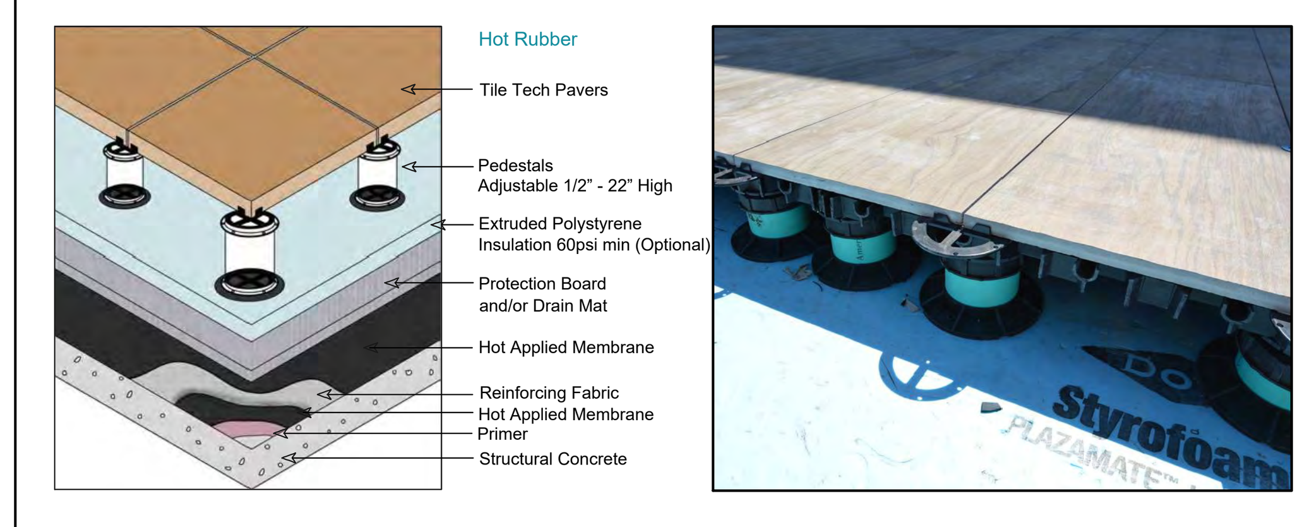
888-380-5575 | 213-380-5561 | Sales@tiletechpavers.com | www.TileTechPavers.com

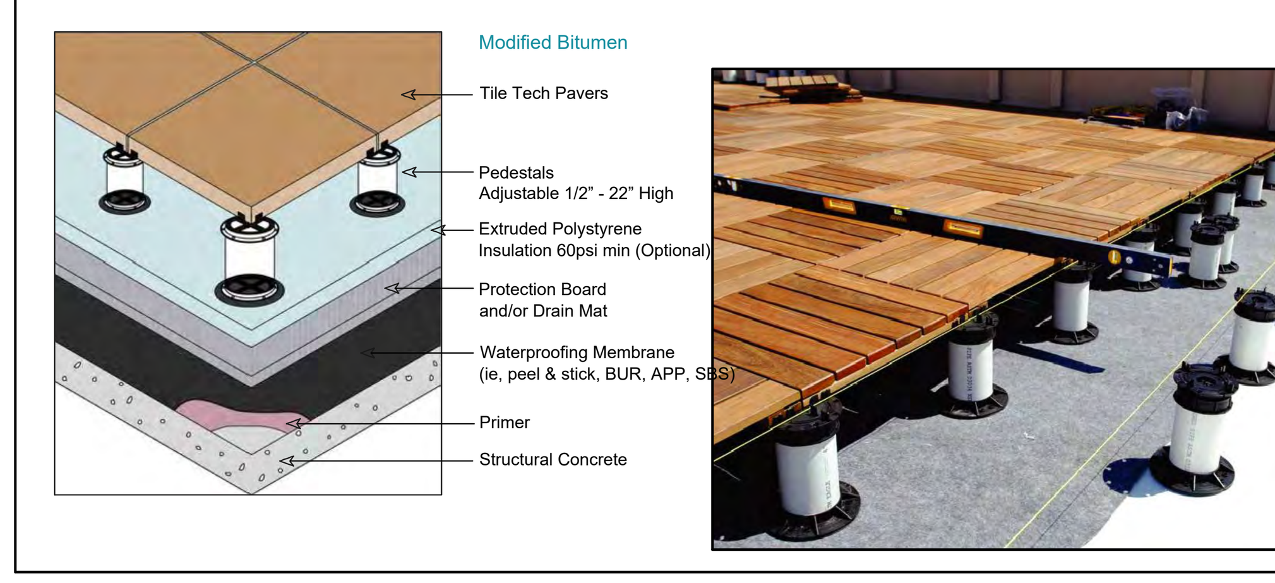
Visit our website at www.tiletechpavers.com for complete design details and photo gallery

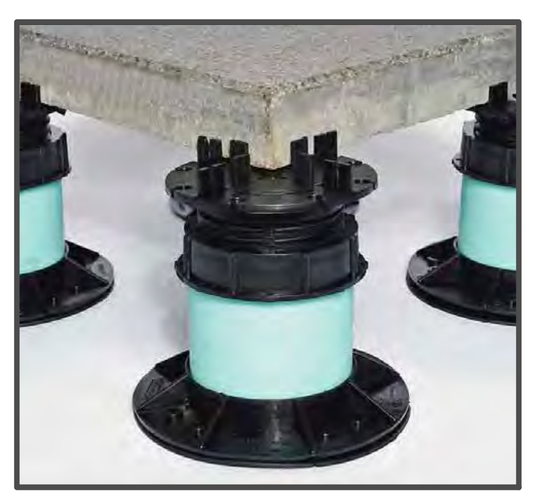
HP-C 01/15

MADE IN AMERICA

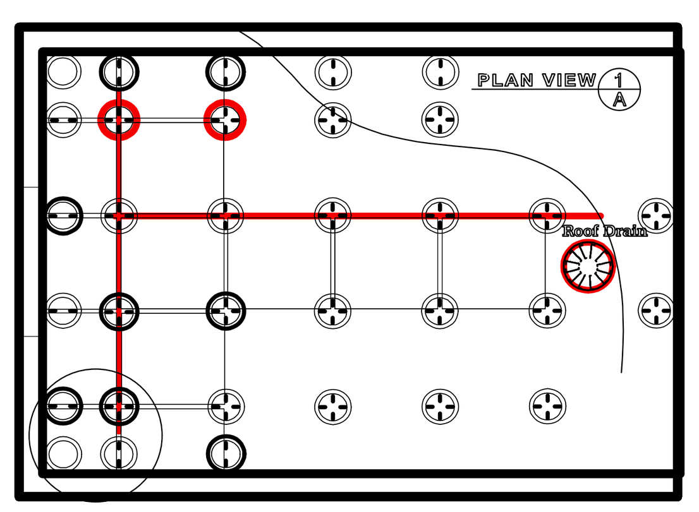



Hot Rubber
Tile Tech Pavers
Pedestals Adjustable 1/2" - 22" High
Extruded Polystyrene Insulation 60psi min (Optional)
Protection Board and/or Drain Mat
Hot Applied Membrane
Reinforcing Fabric
Hot Applied Membrane
Primer
Structural Concrete





1. In a typical installation do not start first row of pavers at perimeter wall, instead begin installation of full pavers at the second row in the roof field.
2. Mark perpendicular guidelines on substrate surface to ensure square layout.
3. The first height of the pedestal is then determined and PVC pipe is cut with a standard 12" shop saw to the required height, less 3/8" for bottom base and collar insets plus buffer pad. The Uni-Insert will provide and additional 3/4" or 1-1/2" of height depending on the model size used.
4. Install initial pavers along guidelines forming a "T" pattern. Install remaining field pavers out from "T".
5. Perimeter pavers are installed last and normally cut and less than full size to ensure proper layout and fit. Pedestal spacer tabs can be removed in order to position pedestals at perimeter just tangent to wall.
6. Any section of the roof that receives concrete pavers that is not restrained by an abutting wall or parapet must be "boxed in" by some field installed restraint. No movement should be allowed at the perimeter of a paver system.

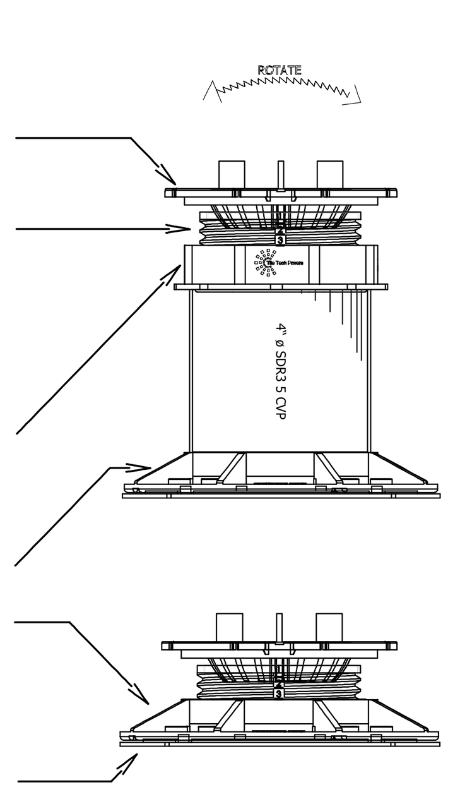


Quick water drainage. The gap between and under pavers allows for rapid water discharge on to substrate surface.

Concealment of utilities, pipes and drains. The void between the paving and membrane can be used to accommodate pipes and services including drains, but retain easy access for maintenance and repair.

Thermal insulation & protection. The void between the paving and membrane encourages constant air circulation, extending the life of the waterproofing and improving heat insulation in addition to protecting the substrate surface from UV degradation.

Level paving & significant less weight. With no requirement for special surface preparations, such as sand or aggregate bedding the floating system provides a level, light weight solution, allowing structures to be built with less loading on structure and at substantially lower cost.

PEDESTAL DETAILS	Component	Function	Assembly Diagram
	UNI-SHIM™ 1/8" & 1/16"	Allow for fine tuning of individual pavers. Can be broken in to quarters or halves and stacked on top or bottom of pedestals.	
	UNI-CAP™	Align and lock on to UNI-INSERT and allows for self-leveling in any direction from 0% to 6% slope.	
	UNI-INSERT™ 3/4"	Screw in to UNI-COLLAR and allows for additional height adjustment of either 3/4".	
	UNI-INSERT™ 1-1/2"	Screw in to UNI-COLLAR and allows for additional height adjustment of 1-1/2".	
	UNI-COLLAR™	Compression fits on to end of 4"ø SDR-35 PVC pipe and allowing UNI-INSERT to screw in to the system.	
	UNI-BASE™	Compression fits on to end of 4"ø SDR35 PVC pipe or can be used with UNI-INSERT alone.	
	BUFFER PAD™ (Mandatory)	Used under base to provide slip resistance, noise dampening & membrane protection.	
	STACK-CAPS™	Used of low height requirements. Rotate and stack caps for slope & height adjustment. Can also be used with PVC pipe to reach 6" max.	4"ø SDR-35 PVC pipe is user supplied & cut to required height. All pedestal systems can be used with or without PVC pipe depending on height.

PEDESTAL PROPERTIES	TEST METHOD	RESULTS
Tensil Strength	ASTM C-638	6,300psi Minimum
Flexural Modulus	ASTM C-790	35,000psi Minimum
Flexural Strength	ASTM C-790	10,500psi Minimum
Softening Point	ASTM C-1525	226° F
Freeze Thaw	ASTM C-	Unaffected
Material	HDPP - High Density Polypropylene * Resistant to oils, acids, alkalis, bitumen , mold and algae	

For complete material & installation specifications, please visit our website or contact us.

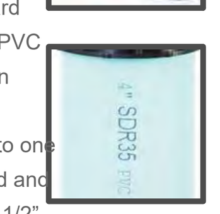
HYBRID

Adjustable Pedestal System

The Tile Tech Pedestal System is designed for concrete pavers to lay level over a built up roof. The substrate can be either concrete or wood structure, with a roof membrane over the top.

Our new Hybrid Pedestal™ System consists of 7 standard components and off-the-shelf, 4.215" diameter SDR-35 PVC pipe. The PVC pipe allows the pedestal system to vary in height up to 22+ inches and is cut to the desired height using 12" chop saw. The Uni-Base is then "press fit" on to one end of the PVC pipe and a Uni-Collar on to the other end and requires no gluing or other attachments. Either 3/4" or 1-1/2" Uni-Insert is then screwed in to the Uni-Collar allowing for fine height adjustments. The assembly is completed by aligning and locking the Uni-Cap with the Uni-Insert. The Uni-Cap features include built-in self-leveling and removable 1/8" spacer tabs for proper paver spacing and joint alignment.

Single model design allows for all height applications from low as 1/2" and as high as 22" resulting in reduced labor and material cost. *Eliminates leftover parts and pieces!*



PVC pipe adjustment allows the pedestal system to vary in heights up to 22+ inches by using off-the-shelf 4"ø SDR-35 PVC pipe available everywhere. *Eliminates material & shipping cost!*

Screw adjustment allows for quick and easy fine height tuning for an additional 3/4" or 1-1/2" depending on model size of UNI-INSERT™ used. *Eliminates having to cut pipe exactly!*

Stackable caps allow for minor height adjustments from 1/2" up to 6" and can compensate for slopes of 0% to 3% by aligning the built-in slope compensator of one cap relative to another. *Simple, easy and affordable!*

Self-Leveling head allows for slope compensation of 0% to 6% in any direction. Allen or Hex key will allow for leveling while loaded with pavers. *Eliminates having to remove pavers to make adjustments!*

Tile Tech Pavers®
Paving America one step at a time.

National Distribution 888-380-5575

HYBRID PEDESTAL SYSTEM
FIRE TESTING - ASTM-D1929

QAI LABORATORIES
CERTIFICATION TESTING INSPECTION

8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: TILE TECH INC
4730 East 26th Street
Vernon, CA 90058

Test Report No: RJ3897-1 — Date: March 27, 2015

SAMPLE ID: The following test material was identified as Tile Tech Hybrid Pedestal. See photos on page 2.

SAMPLING DETAIL: Test samples were submitted to the laboratory directly by the client. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received on March 24, 2015.

TESTING PERIOD: March 26 & 27, 2015.

AUTHORIZATION: Testing authorized by Ronnie Tabibnia.

TEST REQUESTED: ASTM D1929-13a. "Standard Test Method for Determining Ignition Temperatures of Plastic". Self Ignition temperature.

TEST RESULTS: Self-Ignition

Temperature	Number of Specimens Tested
800º F (427º C)	5

OBSERVATIONS: Flaming combustion was observed. Moderate smoke evolution was noted.

REQUIREMENTS: International Building Code, 2012 Edition, Section 2606.4 Specifications. Light-transmitting plastics, including thermoplastic, thermosetting or reinforced thermosetting plastic material, shall have a self-ignition temperature of 650°F (343°C) or greater where tested in accordance with ASTM D 1929.

CONCLUSION: The submitted sample meets the requirements.

Prepared By
Brian Ortega
Test Technician

Signed for and on behalf of QAI Laboratories, Inc.
Greg Banasky
Senior Technician

Page 1 of 1

THIS REPORT IS THE CONFIDENTIAL PROPERTY OF THE CLIENT ADDRESSED. THE REPORT MAY ONLY BE REPRODUCED IN FULL. PUBLICATION OF EXTRACTS FROM THIS REPORT IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM QAI. ANY LIABILITY ATTACHED THERETO IS LIMITED TO THE FEE CHARGED FOR THE INDIVIDUAL PROJECT FILE REFERENCED. THE RESULTS OF THIS REPORT PERTAIN ONLY TO THE SPECIFIC SAMPLE(S) EVALUATED.

WWW.QAI.ORG
info@qai.org

PixelArch ltd.

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

Scale:

DRAWING TITLE: ROOFTOP TERRACE DETAILS PLAN

Sheet :

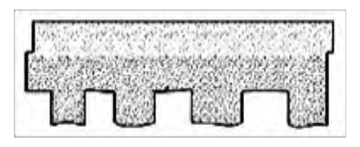
Page No. : A4.2

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

Technical Data Sheet
Presidential Solaris® Shingles

CertainTeed SAINT-GOBAIN

PRODUCT INFORMATION



Presidential Solaris® innovative technology produces a shingle that reflects solar energy in a traditional color palette. All colors are rated by Cool Roof Rating Council (CRRC) and can be used to comply with California's Title 24 Part 6 requirements for cool steep slope roofing. Presidential Solaris Gold Max Def Weathered Wood complies with ENERGY STAR® requirements. These shingles are manufactured using the same high standards as all CertainTeed roofing products and are covered by the same superior warranty protection.

Presidential Solaris Gold Max Def Weathered Wood algae-resistant (AR) shingles help protect against staining, discoloration, or black streaking caused by blue-green algae.

Presidential Solaris shingles, with unique sculptured tabs, provide the distinct styling, depth and dimension of wood shakes. It is constructed using two laminated layers of the industry's strongest, most durable roofing materials and is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Color	Solar Radiative Properties						
	CRRC Product ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index	
		Initial	Aged	Initial	Aged	Initial	Aged
Max Def Weathered Wood	0668-0076	0.25	0.23	0.93	0.90	27	23
Autumn Blend	0668-0127	0.21	Pending	0.92	Pending	21	Pending
Charcoal Black	0668-0132	0.18	Pending	0.93	Pending	18	Pending
Country Gray	0668-0128	0.21	Pending	0.92	Pending	21	Pending
Shadow Gray	0668-0134	0.18	Pending	0.92	Pending	17	Pending

Limitations: Use on roofs with slopes greater than or equal to 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, use nine nails and apply spots of roofing cement under each shingle tab, according to application instructions provided with the product and the shingle package.

Product Composition: Presidential Solaris shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules with high solar reflectance are tightly embedded in carefully refined, water-resistant asphalt. The laminated pieces are firmly adhered in special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards:

ASTM D3018 Type 1
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
CSA Standard A123.5
ICC-ES ESR-1389 & ESR-3537
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

Weight/Square (approx.):	353
Dimensions (overall):	14 1/4" x 40"
Shingles/Square:	90
Weather Exposure:	4"

INSTALLATION

The following is a general summary of the installation methods. Detailed installation instructions are supplied on each bundle of Presidential Solaris shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

IMPORTANT NOTE - Presidential Starter or an approved alternative starter system must be used for the two-layered starter course.

Roof Deck Requirements: Apply shingles to minimum 3/8" thick plywood, minimum 7/16" thick non-veneer, or minimum 1" thick (nominal) wood decks. The plywood or non-veneer decks must comply with the specifications of APA – The Engineered Wood Association.

Ventilation: Provisions for ventilation should meet or exceed current HUD Standards. To ensure adequate balance ventilation, use a combination of continuous ridge ventilation (using CertainTeed Ridge Vent products, or a comparable product with an external baffle) combined with soffit venting.

Valleys: Open valley is recommended. Valley liner must be applied before shingles. It must be minimum 18" wide 16 oz. copper, or its equivalent, installed over 36" wide self-adhering CertainTeed WinterGuard Waterproofing Shingle Underlayment (apply directly to deck), or applied over 36" wide mineral surfaced roll roofing. After WinterGuard has been applied, install the 16-oz. copper centered in the valley. For application of copper valley, use copper cleats or large head copper nails. Closed-Cut valley application is an acceptable alternate, provided the shingles are not damaged while being formed into place. Refer to the application instructions on the shingle packaging for further information.

Underlayment:

On slopes 4" per foot or greater, CertainTeed recommends one layer of DiamondDeck® Synthetic Underlayment, or Roofers' Select® High-Performance shingle underlayment, or shingle underlayment meeting ASTM D226, D4869 or ASTM D6757. Always ensure sufficient deck ventilation, and take particular care when DiamondDeck or other synthetic underlayment is installed. For UL fire rating, underlayment may be required. Corrosion-resistant drip edge is recommended and should be placed over the underlayment at the rake and beneath the underlayment at the eaves. Follow manufacturer's application instructions.

On low slopes (2:12 to < 4:12), apply one layer of CertainTeed's WinterGuard Waterproofing Shingle Underlayment (or equivalent meeting ASTM D1970) over the entire roof deck. Or, in areas not prone to snow or ice apply two layers of 36" wide felt shingle underlayment lapped 19" or two layers of CertainTeed's DiamondDeck, RoofRunner or other synthetic underlayment per the manufacturer's low slope application instructions. Shingle underlayment should meet ASTM D6757, ASTM D4869 or ASTM D226. Ensure sufficient deck ventilation when these types of underlayments are installed. When DiamondDeck or other synthetic underlayment is installed, weather-lap at least 20" and ensure sufficient deck ventilation. When WinterGuard is applied to the rake area, the drip edge may be installed under or over WinterGuard. At the eave, when WinterGuard does not overlap the gutter or fascia, the drip edge should be installed under WinterGuard. When WinterGuard overlaps the fascia or gutter, the drip edge or other metal must be installed over it. Follow manufacturer's application instructions.

Fastening:

Low and Standard Slopes: For slopes of 21" per foot or less, five fasteners are required per shingle. Nails are to be located on the nailing guide line, 9" above the lowermost edge of the shingle, two located 1 to 1-1/2" in from each edge and the remaining three evenly spaced between (about 9" to 10" apart). Nails must be of sufficient length to penetrate into the deck 3/4" into or through the thickness of the decking, whichever is less. Nails are to be 11- or 12-gauge, corrosion-resistant roofing nails with 3/8" heads.

Steep Slope: For roof slopes greater than 21" per foot, nine fasteners are required per shingle. After applying 5 nails in nailing guideline, apply 4 nails 1" above tab cutouts, making certain tabs of overlying shingle covers nails. Also at slopes greater than 21" per foot, apply spots of roofing cement under each shingle tab, according to application instructions provided for the product and on the shingle package.

Standard Application: Presidential Starter or an approved alternative starter system must be used for the two-layered starter course. The required application method is the 5" & 15" Offset, Four-Course, Diagonal Method found on each bundle of shingles. These shingles may be used for new construction or for reroofing over one layer of old shingles, but due to the heavy weight of this shingle, it is important to determine that the roof deck system is satisfactory for the application of these shingles. Refer to product wrap for detailed reroofing limitations. All shingles on the finished roof must be applied with five fasteners. Always cut shingles from the left edge.

Flashing: Use corrosion-resistant metal flashing. Please refer to illustrations on our shingle packaging.

Hips and Ridges: Use Mountain Ridge® 10" AR Solaris shingles of a complementary color for capping the hips and ridges.

MAINTENANCE

Presidential Solaris shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Presidential Solaris shingles carry a Lifetime Limited Warranty, 10-year SureStart protection, and a 10-year 110 mph wind-resistance warranty (upgradeable to 130 mph when using Presidential starter and a CertainTeed brand hip and ridge accessory shingle), and 15 year algae resistance warranty on Presidential Solaris Gold Max Def Weathered Wood. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990
Web site: www.certainteed.com

CertainTeed Roofing
20 Moores Road
Malvern, PA 19355

CertainTeed SAINT-GOBAIN

REPUBLIC SERVICES
We'll handle it from here.

Audit of 600-610 Ferry Street on 9/24/20

Marie Knutson, Republic Services Recycling Coordinator, met with Brandon Varise, Owner

A waste evaluation of the building that will house 13 x 1-bedroom apartments, 5 offices, and 1 business. Business owner will regulate parking and put up any signage needed for service days.

Below are the suggestions for adequate service and placement of bins:

Note that 4 yd. or smaller bins are on wheels. All bins are 6 ft. wide but vary in height and depth by size.

Trash:

Place 1 x 4 yd. for trash at the back corner of building, closest to the street, since this will be the heaviest bin.

Suggested collection is 2 x wk. on Mon. and Thurs.

Recycling:

Place 1 x 3 yd. for trash under the stairs at the back of building. A 3 yd. was suggested because shorter. The stairs don't allow for full opening of the lids, but fine for flattened cardboard. Customer was also told about cardboard rolloff at the marina. One x 96 gallon cart may be added for the 13 apartments so the large recycling container can be used for cardboard and paper only, keeping contents flat to allow more volume.

Suggested collection is 2 x wk. on Mon. and Thurs.

Recycle cart same.

Organics:

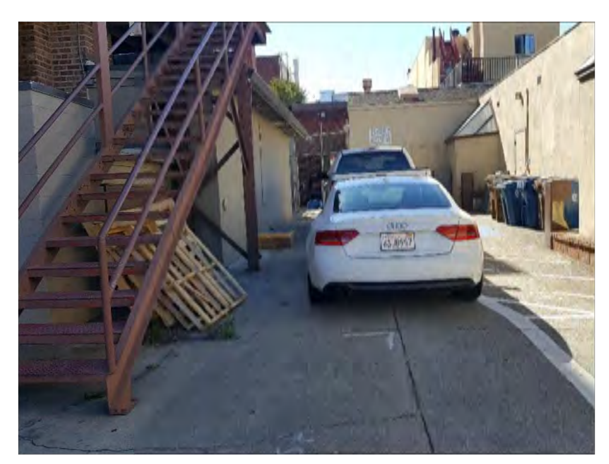
The retail space is not anticipated to be a food producing business. The organics carts would mostly be used for apartments. There is no landscaping. 1 or 2 x 64-gallon organics carts serviced 1 x wk. is sufficient. This/these can be placed at the back of the building alley where current recycle carts are.

1 x 64 gallon organics cart serviced 1 x wk. on available day.

Marie Knutson, Recycling Coordinator,

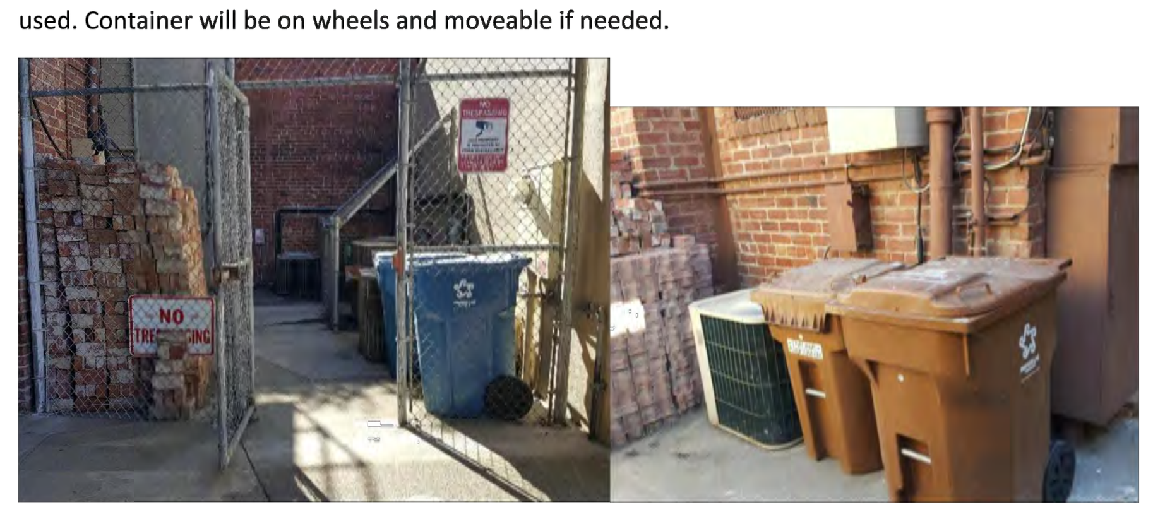
Republic Services, 441 N. Buchanan Circle, Pacheco, CA 94553

e mknutson@republicservices.com o (925) 671-5814 c (707) 694-4570 f (925) 685-4145



view behind building. Note area under stairs for recycling container. Also note entrance to fenced in area at very back, where current recycle carts are.

Area near street for trash container. Pipe to be removed and smooth hole in pavement. Door to right is basement rarely used. Container will be on wheels and moveable if needed.



Fenced in area in back. 1 x recycle cart and 1 x organics cart can go in here for tenants.

PixelArch ltd.
US Office:
24001 Calle De La Magdalena, unit 3896
Laguna Hills, CA 92653
Tel: (415) 316 7162 info@pixelarchltd.co
www.pixelarchltd.com

REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
C 057196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

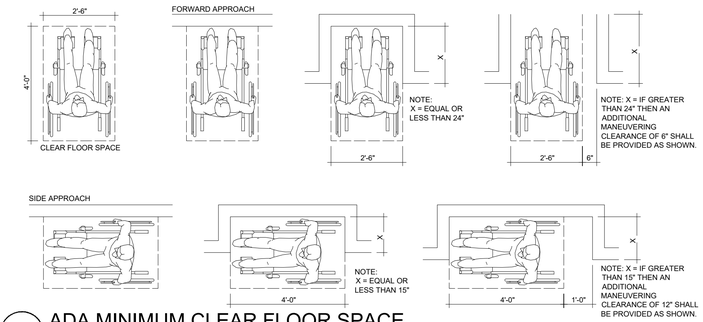
Scale:

DRAWING TITLE: ROOFING TECHNICAL DATA SHEET and SOLID WASTE COLLECTION PLAN

Sheet :

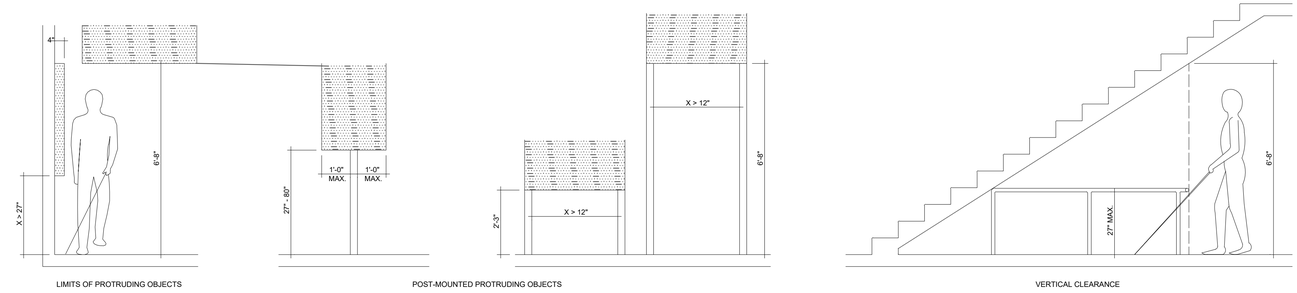
Page No. : A4.3

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



1 ADA MINIMUM CLEAR FLOOR SPACE

SCALE: N.T.S.



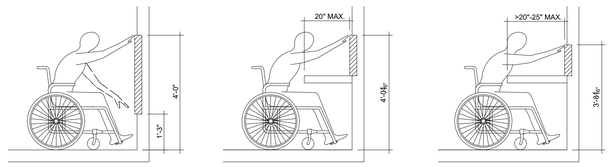
LIMITS OF PROTRUDING OBJECTS

POST-MOUNTED PROTRUDING OBJECTS

VERTICAL CLEARANCE

2 ADA MINIMUM CLEAR FLOOR SPACE

SCALE: N.T.S.



3 ADA FORWARD REACH REQUIREMENTS

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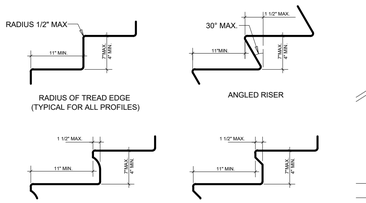

4 NOSING REQUIREMENTS

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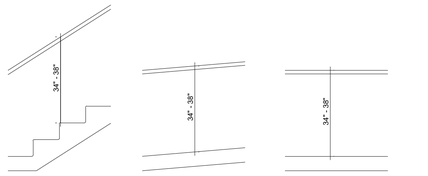

5 HANDRAIL HEIGHT REQUIREMENTS

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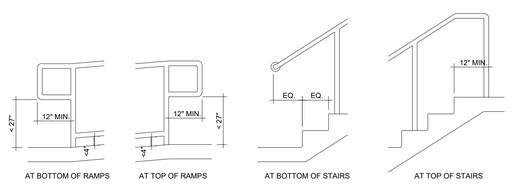

6 HANDRAIL EXTENSION REQUIREMENTS

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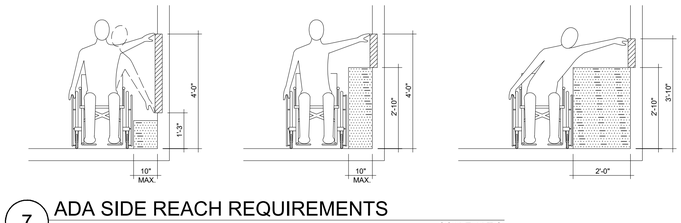

7 ADA SIDE REACH REQUIREMENTS

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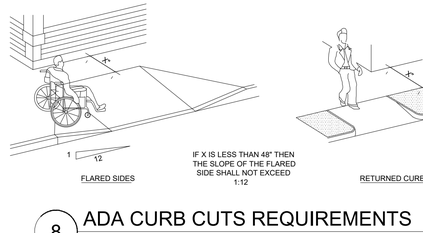

8 ADA CURB CUTS REQUIREMENTS

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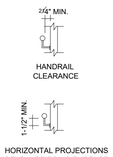

9 HANDRAIL CLEARANCE REQUIREMENT

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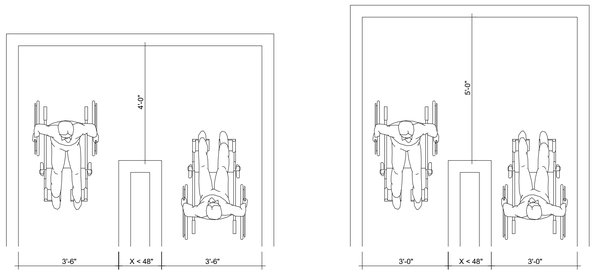

10 ADA REQUIRED MINIMUM WIDTH AT TURN

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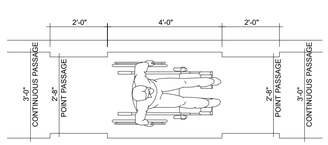

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GARRETT CROCKETT
C 057196
Exp. 12.31.2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

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NOTES AND REQUIREMENTS

Sheet :

Page No. : A5.0

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

ACCESSIBLE PARKING REQUIREMENTS:

1. POST A PERMANENT 17"x22" SIGN IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF PARKING FACILITIES. THE FOLLOWING STATEMENT SHALL BE PRINTED IN ONE INCH HIGH LETTERS "UNAUTHORIZEDVEHICLES NOT DISPLAYING DISTINGHISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED. VEHICLES MAY BE RECLAIMED BY TELEPHONING (BUILDING OWNER'S RUN. NUMBER)".

2. EACH PARKING SPACE RESERVED FOR A DISABLED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL, WITH BEADED TEXT, OR EQUAL, DISPLAYING OF INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ. IN. IN AREA AND SHALL BE CENTERED EITHER ON A POST OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE FINISH PARKING SURFACE. PROVIDE AT PARKING STALL A 3'-0" FOOT 72 INCHES. SQUARE INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCILIED IN BLUE ON THE PARKING SURFACE.

3. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18'-0" FEET.

4. SURFACE SLOPES OF PARKING SPACES FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4" PER FOOT % GRADIENT) IN ANY DIRECTION. (2.083

5. A DISABLED PARKING SPACE SHALL BE LOCATED SO AS NOT TO REQUIRE ITS USER TO WHEEL OR WALK BEHIND ANY OTHER DISABLED OR NON-DISABLED PARKING SPACE.

6. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO THE PHISICALLY DISABLED SHALL BE PROVIDED FROM EACH DISABLED PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED. PEDESTIRAN WAYS ARE TO PROVIDE A 44" MIN. WIDTH CONTINOUSLY.

7. IN ADDITION TO THE ABOVE SIGNAGE REQUIREMENTS, THE SURFACE OF EACH PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY CONSISTING OF A WHITE FIGURE ON A BLUE BACKGROUND, AT LEAST 3'-0" SQUARE FEET.

ACCESSIBLE WALK AND SIDEWALK REQUIREMENTS:

1. WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE A CINTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.

2. SURFACE WITH A SLOPE OF 6 PERCENT GRADIENT SHALL BE AT LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH.

3. SURFACES WITH A SLOPE OF 6 PERCENT GRADIENT OR GREATER SHALL BE SLIP-RESISTANT.

4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY % GRADIENT), WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5 IT SHALL COMPLY WITH THE PREVISIONS FOR PEDESTRIAN RAMPS.

5. SURFACES ACROSS SLOPES SHALL NOT EXCEED 1 : 50 SLOPE.

6. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO 1/2" INCH IN THE DIRECTION OF TRAFFIC FLOW.

7. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAT 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" INCH MAY BE VERTICAL.

8. WHEN CHANGES IN LEVEL GREATER THAN 1/2" INCH ARE NECCESSARY, THEY SHALL COMPLY WITH THE REQUIREMENTS FOR CURB RAMP.

9. WALKS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60 INCHES x 60 INCHES AT A DOOR OR GATE THAT SWINGS TOWARDS THE WALK, AND NOT LESS THAN 48 INCHES WIDE BY 44 INCHES DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. SUCH WALKS SHALL EXTEND 24 INCHES TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARDS THE WALK.

ACCESSIBLE FLOOR AND LEVEL REQUIREMENTS:

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSANGER ELEVATORS, OR ESPECIAL ACCESS LIFTS.

2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.

ADDITIONAL ACCESSIBLE REQUIREMENTS:

1. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM AND 48 INCHES MAX. ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE HIGHEST OUTLET RECEPTACLE.

2. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING OR ECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.

3. THE CENTER OF THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.

4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE STANDARD USE TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THIS BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARDS 595a.

5. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNINGS SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

ACCESSIBLE RAMP REQUIREMENTS:

1. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE ITS GREATER THAN 1 FOOT RISE IN 20 FEET OF HORIZONTAL RUN.

2. THE MAXIMUM SLOPE OF A RAMP THAT SERVES ANY EXIT WAY, PROVIDES HANDICAP ACCESS OR IS IN THE PATH OF TRAVEL SHALL BE 1 FOOT RISE IN 12 FEET OF HORIZONTAL RUN.

3. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3-1/2 INCH WHEN FULLY OPENED.

4. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES AND BOTTOM LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES.

5. OTHER INTERMEDIATE LANDINGS SHALL HAVE A DIMENSION IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

6. THE CROSS SLOPE ON A RAMP OR THE SLOPE ACROSS A RAMP LANDING IN ANY DIRECTION SHALL NOT EXCEED 1/4 INCH RISE IN ONE FOOT OF HORIZONTAL RUN 1:50.

7. HANDRAILS ARE REQUIRED ON RAMPS THAT PROVIDE HANDICAP ACCESS IF THE SLOPE EXCEEDS ONE FOOT RISE IN FIFTEEN FEET OF HORIZONTAL RUN. SEE 4.8.5. HANDRAILS ARE REQUIRED ON RAMPS RISING OVER 6"

8. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP & SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP & SHALL BE THIRTY FOUR INCHES TO THIRTY EIGHT INCHES ABOVE THE RAMP SURFACE & SHALL EXCEED A MINIMUM OF ONE FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP AND THE ENDS SHALL BE RETURNED.

9. HANDRAILS PROJECTIONS FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

10. THE GRIP PORTION OF THE HANDRAIL SHALL BE NOT LESS THAN 1-1/4 INCH NOR MORE THAN TWO INCHES IN CROSS SECTIONAL DIMENSIONS AND THE SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS.

11. THE SURFACE OF RAMPS SHALL BE STABLE, FIRM & SLIP RESISTANT.

12. WHERE THE RAMP SURFACE IS NOT BOUNDED BY A WALL OR FENCE AND THE RAMP EXCEEDS THE FEET IN LENGTH, THE RAMP SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A. A GUIDE CURB A MINIMUM OF TWO INCHES IN HEIGHT SHALL BE PROVIDED AT EACH SIDE OF THE RAMP, OR
B. A WHEEL GUIDE RAIL SHALL BE PROVIDED, CENTERED THREE INCHES, PLUS A MINUS ONE INCH ABOVE THE SURFACE OF THE RAMP.

ACCESSIBLE ENTRANCE REQUIREMENTS:

1. ALL ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED. VISIBLE FROM APPROACHING PEDESTRIAN WAYS. SIGNAGE SHALL BE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.

2. LATCHING AND LOCKING DOORS ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGN TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

3. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR.

4. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60 INCHES AND THE LENGTH OPPOSITE DIRECTION OF DOOR SWING OF 44 INCHES AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR ON ITS CLOSED POSITION.

5. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WICH THE DOOR SWINGS SHALL EXTEND 24 INCHES PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS.

6. THE FLOOR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

7. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHEN NORROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALL TO THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

8. ALL INTERIOR DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT (NO GRASPING OR WRIST MOVEMENT) MOUNTED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FINISH FLOOR. ALLOWABLE CLOSURE PRESSURE: INTERIOR HINGED DOORS - 5 POUNDS EXTERIOR HINGED DOORS - 8.5 POUNDS FIRE DOORS - 1.5 POUNDS

URINALS:

A. URINALS SHALL BE STALL-TYPE OR WALL-HUNG WITH AN ELONGATED RIM AT A MAXIMUM OF 17" A.F.F. AND 13.5 INCHES MIN. DEEP MEASURED FROM THE OUTER FACE OF THE URINAL RIM TO THE ACK OF THE FIXTURE.

B. A CLEAR FLOOR SPACE OF 30" x 48" SHALL BE PROVIDED IN FRONT OF URINALS TO ALLOW FRONT APPROACH. THIS CLEAR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL ACCOMOMODATE A SINGLE STATIONARY WHEELCHAIR AND OCCUPANT.

C. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 30" CLEARANCE BT. THEM (14" MIN. PROJECTION FROM WALL).

D. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED NOT MORE THAN 44" ABOVE THE FINISHED FLOOR.

TOILET ROOM ACCESSORIES:

A. ALL ACCESSIBLE MIRRORS SHALL BE MOUNTED 40" MAX. ABOVE THE FINISHED FLOOR TO BOTTOM EDGE OF ITS REFLECTING SURFACE.

B. ALL ACCESSIBLE TOILET TISSUE DISPENSERS SHALL BE MOUNTED 15"-48" MIN. FROM CENTER LINE OF UNIT A.F.F., WITHIN 12" FROM THE FRONT EDGE OF TOILET SEAT AND MOUNTED ON SIDE WALL AT 7"-9" IN FRONT OF THE WATER CLOSET TO THE CENTERLINE OF THE DISPENERS. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

C. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES (TOWELS, WASTE, COIN SLOTS, ETC.) SHALL BE WITHIN 40" A.F.F.

SIGNAGE AND IDENTIFICATION:

A. ON DOORWAYS LEADING TO SANITARY FACILITIES, THE SYMBOLS TO BE PROVIDED ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIAMETER CIRCLE FOR WOMEN AND 12" DIAMETER CIRCLE W/EQUILATERAL TRIANGLE SUPERIMPOSED ON THE CIRCLE FOR UNISEX. ALL DOOR SIGNS SHALL BE 1/4" THICK, CENTERED ON DOOR 60" HIGH, AND THE SIGNAGE COLOR AND CONTRAST SHALL BE DISTINTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. IN ADDITION, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE INSTALLED ON THE WALL BESIDE THE DOOR. THIS SIGN SHALL BE A MINIMUM OF 6" HIGH. THE VERBAL DESCRIPTION TO RESTROOM USAGE SHALL BE FLOOR. PLACED DIRECTLY BELOW THE SYMBOL AND ACCOMPANIED BY GRADE 2 BRAILLE AS DESCRIBED IN NOTE C. SIGNS TO BE MOUNTED 60" A.F.F. TO < OF SIGN. SIGNS MOUNTED AT 48" MIN. A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX. A.F.F. FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

B. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, PROVIDE BRAILLE SIGN. SIGN SHALL BE ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, INSTALLED BE 1 1/2". 60" A.F.F. TO < OF SIGN.

C. BRAILLE SIGNS: USE CONTRACTED GRADE 2 BRAILLE. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL W/ 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM 1/40" ABOVE THE BACKGROUND. LETTERS AND NUMBERS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:15 AND 1:10. LETTERS & NUMBERS SON SIGNS SHALL BE RAISED OR RECESSED 1/32" MIN. & SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE A MIN. OF 5/8" HIGH.

D. ALL BLDG ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTENATIONAL SYMBOL OF ACCESSIBILITY.

E. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL EQUAL THE COLOR NO. 15090 IN FEDERAL STANDARD 599B.

F. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATEDLY ADJACENT TO, AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND (AS PER FEDERAL STANDARD 599B). THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN A PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 84" FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.

G. THE SURFACE OF EACH ACCESSIBLE PARKING OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:

1. BY OUTLINING EACH STALL OR SPACE IN BLUE PAINT (4" WIDE) AND OUTLINING ON THE GROUND IN A CENTRAL LOCATION WITHIN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (60" HIGH).

2. BY OUTLINING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN IS PROPERLY PARKED IN THE SPACE OR STALL THIS SYMBOL OF ACCESSIBILITY SHALL BE 36" HIGH x36" WIDE.

DRINKING FOUNTAINS & WATER COOLERS:

A. DRINKING FOUNTAINS OR WATER COOLERS REQUIRED TO BE ACCESSIBLE BY THE CBC, SHALL COMPLY WITH F.B.C.

B. SPOUTS SHALL BE NO HIGHER THAN 36", MEASURED FROM THE FLOOR OR GROUND SURFACES TO THE SPOUT OUTLET. DRINKING FOUNTAIN FOR STANDING PERSONS OR PEOPLE WHO HAVE DIFFICULTY BENDING OR STOOPING, SHOULD BE MOUNTED BETWEEN 38" AND 43" ABOVE THE FINISHED FLOOR TO THE SPOUT OUTLET.

C. THE SPOUTS OF DRINKING FOUNTAINS AND WATER COOLERS SHALL BE AT THE FRONT OF THE UNIT AND SHALL DIRECT THE WATER FLOW IN A TRAJECTORY THAT IS PARALLEL OR NEAR PARALLEL TO THE FLOW OF THE UNIT. THE SPOUT SHALL PROVIDE A FLOW OF WATER AT LEAST 4" HIGH, SO AS TO ALLOW THE INSERTION OF A CUP UNDER THE FLOW OF WATER ON AN ACCESSIBLE DRINKING FOUNTAIN WITH A ROUND OR OVAL BOWL. THE SPOUT MUST BE POSITIONED SO THE FLOW OF WATER IS 3" OF THE FRONT EDGE OF THE FOUNTAIN.

D. UNIT CONTROLS SHALL BE FRONT MOUNTED OR SIDE MOUNTED NEAR THE FRONT EDGE.

SANITARY FACILITIES:

A. ACCESSIBLE TOILET ROOMS AND STALLS SHALL BE ON AN ACCESSIBLE ROUTE AND SHALL MEET THE REQUIREMENTS OF C.B.C.

B. WATER CLOSETS IN ACCESSIBLE TOILET ROOMS AND STALLS SHALL COMPLY WITH C.B.C.

C. THE SIZE AND ARRANGEMENT OF THE STANDARD TOILET STALL SHALL COMPLY WITH F.B.C. FRONT ENTRY STANDARD STALL. STANDARD TOILET STALLS WITH A MINIMUM DEPTH OF 56" SHALL HAVE WALL MOUNTED WATER CLOSETS. IF THE DEPTH OF A STANDARD TOILET STALL IS INCREASED AT LEAST 3", THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. ARRANGEMENTS SHOWN FOR STANDARD TOILET STALL MAY BE REVERSED TO ALLOW EITHER A LEFT- OR RIGHT-HAND APPROACH. ADDITIONAL STALLS SHALL BE PROVIDED IN CONFORMANCE WITH C.B.C.

D. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE IDENTIFIED AS NOTED UNDER NOTE #13 (THIS SHEET).

E. PROVIDE A CLEAR SPACE 60" IN DIAMETER WITHIN THE TOILET ROOM.

WATER CLOSETS:

A. THE HEIGHT OF WATER CLOSETS SHALL BE 17" TO 19" ABOVE FLOOR, MEASURED TO THE TOP OF THE TOILET SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.

B. PROVIDE 18" FROM THE CENTER LINE OF THE WATER CLOSET TO THE ADJACENT WALL.

C. TOILET FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS AND MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL NOT BE GREATER THAN 5 LBF. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NOT MORE THAN 44" ABOVE THE FINISHED FLOORS.

GRAB BARS:

A. GRAB BARS AT WATER CLOSETS SHALL BE ONE AT SIDE WALL 42" LONG MINIMUM. EXTENDING 54" MINIMUM PERPENDICULAR FROM REAR WALL TO CENTERLINE OF OUTER FLANGE AT 12" MAX. PERPENDICULAR FROM REAR WALL TO CENTERLINE OF INNER FLANGE, AND ONE GRAB BAR AT BACK WALL 36" LONG MINIMUM THAT EXTENDS 24" MIN. FROM WATER CLOSET CENTERLINE TO THE OUTER FLANGE (ON OPEN SIDE) OF THE GRAB BAR AND 12" MIN. FROM THE WATER CLOSET CENTERLINE TO THE INNER FLANGE (ON WALL SIDE) OF GRAB BAR. BOTH SHALL BE MOUNTED AT 33" TO 36" ABOVE THE FINISHED FLOOR TO THE TOP OF THE GRIPPING SURFACE.

B. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2".

C. GRAB BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND A 250 LB. POINT LOAD IN BENDING, SHEAR AND TENSION.

D. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

LAVATORIES:

A. PROVIDE 30" x 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH. SAID CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE SPACE UNDER LAVATORY.

B. ALL ACCESSIBLE LAVATORY RIMS SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34 INCHES ABOVE FINISHED FLOOR.

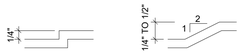
C. PROVIDE A CLEAR SPACE BENEATH LAVATORIES 29" MIN. HIGH x 30" WIDE BY 8" DEEP (KNEE SPACE) AND 9" HIGH FROM THE FLOOR BY 30" WIDE BY 17" DEEP FROM FRONT OF LAVATORY (TOE SPACE).

D. ALL HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

E. THE AREA BELOW ALL ACCESSIBLE LAVATORIES SHALL BE FREE OF SHARP OR ABBRASIVE SURFACES.

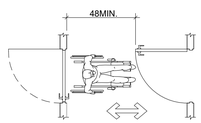
F. LEVER-OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE FAUCET DESIGNS. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF.

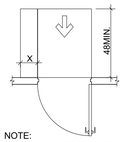
G. IF SELF-CLOSING VALVES ARE SPECIFIED, THE FAUCET SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS. ALL ACCESSIBILITY NOTES MAY NOT BE APPLICABLE.



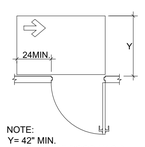
1 LEVEL CHANGES REQUIREMENTS

SCALE: N.T.S.

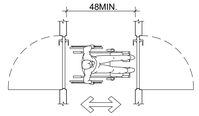


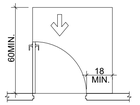


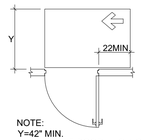
NOTE:
X=12" MIN. IF DOOR HAS A CLOSER



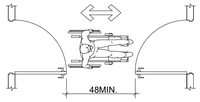
NOTE:
Y= 42" MIN.
Y= 48" MIN. IF DOOR HAS A CLOSER

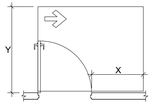




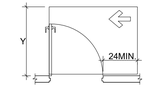


NOTE:
Y=42" MIN.
Y=48" MIN. IF DOOR HAS A CLOSER





NOTE:
X=36" MIN IF Y=60" MIN.
OR
X=42" MIN IF Y=52" MIN.



NOTE:
Y=48" MIN.
Y=54" MIN. IF DOOR HAS A CLOSER

2 REQUIRED CLEARANCES AT DOORS

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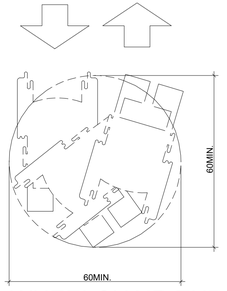

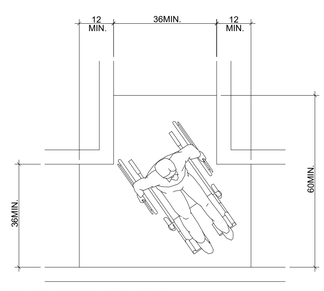

3 WHEELCHAIR TURNING REQUIREMENTS

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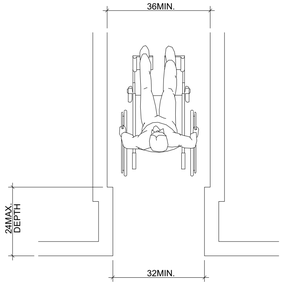

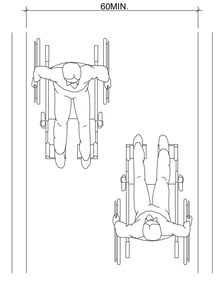

4 MIN. CLEAR WIDTH REQUIREMENTS AT ISLES

SCALE: N.T.S.

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Date: Sep. 21, 2021

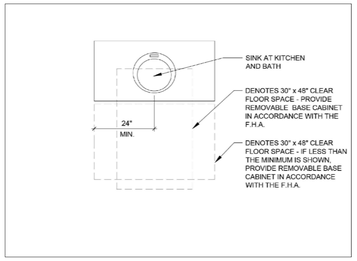
Scale: NTS

DRAWING TITLE:
ACCESSIBILITY
NOTES AND REQUIREMENTS

Sheet :

Page No. : A5.1

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



1 BATHROOM LAVATORY PLAN

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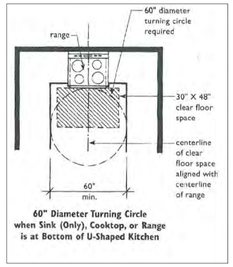

2 KITCHEN TURN RADIUS

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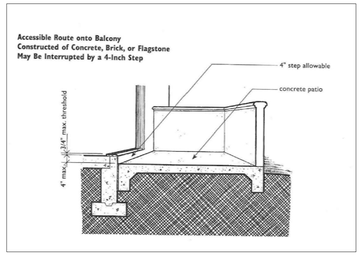

3 ACCESSIBILITY ROUTE

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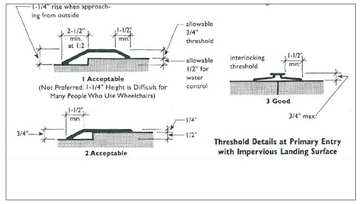

4 THRESHOLD DETAIL

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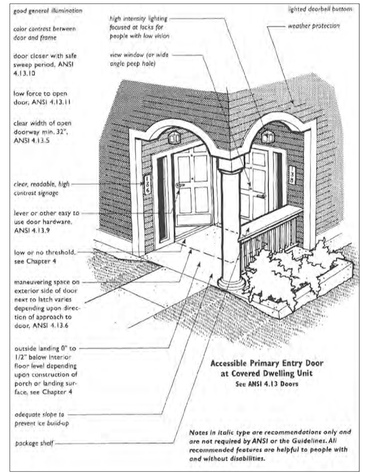

5 FHA- ACCESSIBILITY ENTRY

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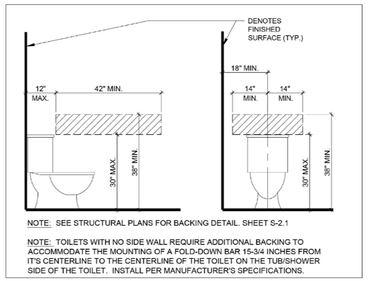

6 TOILET BACKING DETAIL

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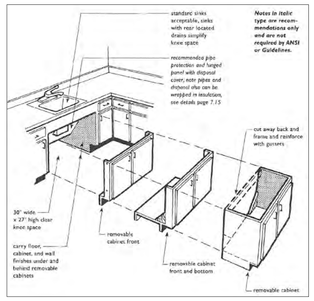

7 REMOVABLE CABINETS

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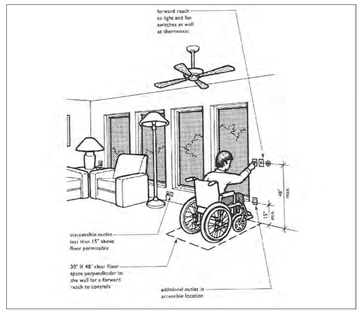

8 ACCESSIBILITY HEIGHTS

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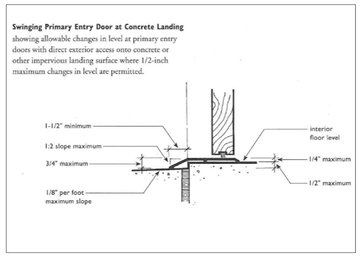

9 THRESHOLD DETAIL

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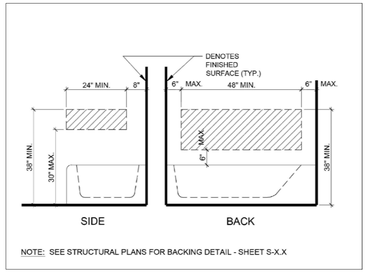

10 TUB BACKING DETAIL

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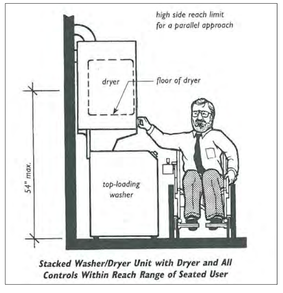

11 STACKABLE WASH/DRYER

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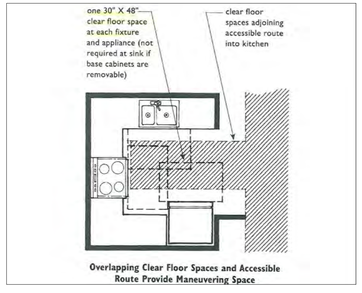

12 CLEAR FLOOR SPLACE

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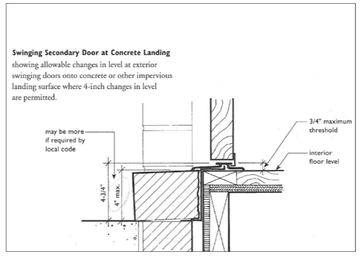

13 THRESHOLD DETAIL

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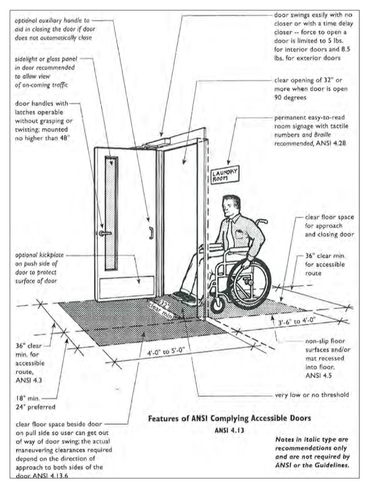

14 ACCESSIBLE DOORS

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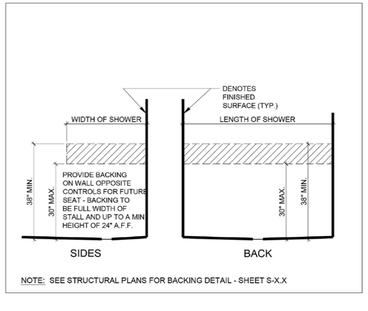

15 SHOWER BACKING ELEVATION

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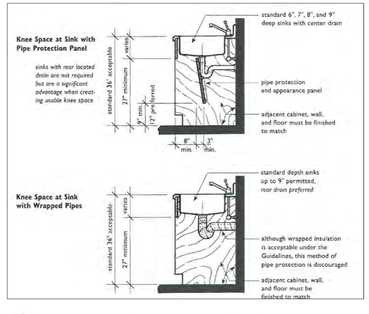

16 KNEE CLEARANCES

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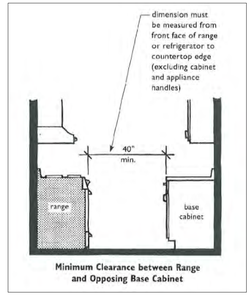

17 CLEARANCES

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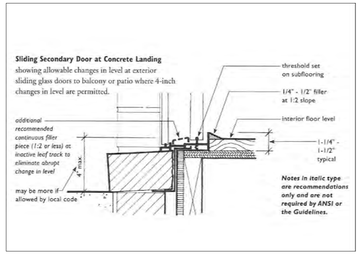

18 THRESHOLD DETAIL

SCALE: N.T.S.

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Date: Sep. 21, 2021

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ACCESSIBILITY NOTES AND REQUIREMENTS

Sheet :

Page No. : A5.2

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

GENERAL REQUIREMENTS:

- THE CONTRACTOR SHALL PROVIDE CONSTRUCTION PROVISIONS IN ACCORDANCE WITH THE FAIR HOUSING ACT (F.H.A.), F.H.A. ACCESSIBILITY GUIDELINES, F.H.A. DESIGN, AND CONSTRUCTION REQUIREMENTS CONTAINED WITHIN THESE DRAWINGS.

- THE OWNER/CONTRACTOR SHOULD PERMANENTLY MOUNT DIRECTIONS FOR THE INSTALLATION OF GRAB BARS IN EVERY DWELLING UNIT DESIGNED TO BE ACCESSIBLE. THE TYPE OF CONSTRUCTION SHOULD BE DESCRIBED, WHERE REINFORCING IS LOCATED, AND SUGGESTIONS MADE FOR THE MOST EFFECTIVE METHOD FOR INSTALLING GRAB BARS. THESE NOTICES COULD BE LAMINATED TO THE INSIDE OF A LINEN CLOSET DOOR OR TO THE INSIDE OF A UTILITY OR LAUNDRY ROOM DOOR.

DESIGN REQUIREMENTS OF THE GUIDELINES:

CHAPTER ONE: REQUIREMENT 1

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE

1A EACH COVERED BUILDING ON A SITE MUST HAVE AT LEAST ONE ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE.

1B THE ACCESSIBLE ROUTE IS A PATH THAT IS AT LEAST 36 INCHES WIDE, SMOOTH, AS LEVEL AS POSSIBLE, AND WITHOUT HAZARDS OR OBSTRUCTIONS.

1C BRICK AND CONCRETE PAVERS ALONG THE ACCESSIBLE ROUTE MUST HAVE GROOVES BETWEEN THE PAVERS NOT EXCEEDING 1/4 INCH IN DEPTH.

1D WALKS THAT ARE PART OF AN ACCESSIBLE ROUTE BECOME RAMPS WHEN THEIR SLOPE EXCEEDS 5% (1 IN 20). HANDRAILS ARE NOT REQUIRED ON WALKS WITH SLOPES BETWEEN 0% AND 5%, BUT THEY ARE REQUIRED ON THOSE STEEPER THAN 5% AND UP TO 8.33% (1 IN12). WALKS WITH SLOPES STEEPER THAN 8.33% CANNOT BE CONSIDERED AS PART OF AN ACCESSIBLE ROUTE.

CHAPTER TWO: REQUIREMENT 2

ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS

2A WHEN PARKING IS PROVIDED ON A RESIDENTIAL SITE, ACCESSIBLE PARKING SPACES ON AN ACCESSIBLE ROUTE MUST BE PROVIDED FOR RESIDENTS AND VISITORS. ACCESSIBLE PARKING SPACES MUST MEET THE REQUIREMENTS FOR PARKING IN ANSI 4.6 AND BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE.

2B ACCESSIBLE PARKING SPACES MUST BE AT LEAST 96 INCHES WIDE AND HAVE AN ADJACENT ACCESS AISLE THAT IS 60 INCHES WIDE.

2C CURB RAMPS MEETING ANSI 4.7 AND HAVING A TEXTURED SURFACE MUST BE PROVIDED AT ALL ACCESSIBLE PARKING SPACES.

2D A MINIMUM OF TWO PERCENT OF THE PARKING SPACES SERVING COVERED DWELLING UNITS SHALL BE MADE ACCESSIBLE AND BE LOCATED ON AN ACCESSIBLE ROUTE.

2F WHERE COMMON LAUNDRY FACILITIES ARE PROVIDED, AT LEAST ONE OF EACH TYPE OF APPLIANCE PROVIDED IN EACH LAUNDRY AREA MUST BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE.

2G ALL TOILET ROOMS AND BATHING FACILITIES IN ALL PUBLIC AND COMMON USE FACILITIES MUST BE ON AN ACCESSIBLE ROUTE AND AT LEAST ONE OF EACH FIXTURE TYPE IN EACH ROOM OR SPACE MUST BE ACCESSIBLE.

CHAPTER THREE: REQUIREMENT 3

USABLE DOORS (SEE DETAILS ON SHEET A-3.1.2)

3A "ACCESSIBLE" PRIMARY ENTRY DOORS TO DWELLING UNITS MUST PROVIDE A MINIMUM CLEAR UNOBSTRUCTED OPENING WIDTH OF 32 INCHES AND MUST MEET THE REQUIREMENTS OF ANSI 4.13. THRESHOLDS SHALL NOT EXCEED 1/2 INCH WITH A TAPERED EDGE AT 1:2 MAXIMUM.

3B HARDWARE SHALL BE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES, MOUNTED NOT HIGHER THAN 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR.

3C DOOR CLOSERS SHALL HAVE A SWEEP PERIOD ADJUSTABLE SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE A LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

3D DOOR OPENING FORCES SHALL NOT EXCEED THE FOLLOWING:
EXTERIOR HINGED - 8.5 LBF
EXTERIOR SLIDING - 5.0 LBF

3E CLEAR FLOOR SPACE SHALL BE PROVIDED FOR THE APPROACH TO AND THE CLOSING OF THE DOOR (48 INCHES x 54 INCHES). SUCH AREA SHALL HAVE A NON-SLIP FLOOR SURFACE PER ANSI 4.5.

3F "USABLE" DOORS WITHIN THE DWELLING UNIT SHALL PROVIDE A MINIMUM NOMINAL CLEAR OPENING WIDTH OF 32 INCHES.

CHAPTER FOUR: REQUIREMENT 4

ACCESSIBLE ROUTE INTO AND THROUGH COVERED UNIT (SEE PLAN AT LEFT)

4A AN ACCESSIBLE ROUTE SHALL BE PROVIDED INTO AND THROUGH THE DWELLING UNIT WITH A MINIMUM CLEAR WIDTH OF 36 INCHES, EXCEPT AS IT PASSES THROUGH PASSAGE DOORS.

4B THE ACCESSIBLE ROUTE MUST PASS THROUGH THE MAIN ENTRY DOOR, CONTINUE THROUGH ALL ROOMS IN THE UNIT, ADJOIN REQUIRED CLEAR FLOOR SPACES AT ALL KITCHEN APPLIANCES AND ALL BATHROOM FIXTURES, AND CONNECT WITH ALL SECONDARY EXTERIOR DOORS.

4C THE ACCESSIBLE ROUTE MUST PROVIDE ACCESS TO ALL STORAGE AREAS AND, UNDER MOST CIRCUMSTANCES, EXTERIOR BALCONIES AND PATIOS THAT MAY BE PART OF THEIR DWELLING UNIT.

4D WHEN A SECONDARY EXTERIOR DOOR EXITS ONTO DECKS, PATIOS, OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS, THE ACCESSIBLE ROUTE MAY BE INTERRUPTED. IN THIS CASE, THE OUTSIDE LANDING SURFACE MAY DROP A MAXIMUM OF 4 INCHES BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING UNIT (OR LOWER IF REQUIRED BY LOCAL BUILDING CODE) TO PREVENT WATER INFILTRATION AT DOOR SILLS.

4E AN ACCESSIBLE ROUTE IS NOT REQUIRED INTO A BASEMENT OR GARAGE. HOWEVER, DOORS FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR A GARAGE ATTACHED TO A SINGLE-STORY DWELLING UNIT MUST BE "USABLE".

4F CHANGES IN FLOOR LEVEL SHALL BE A MAXIMUM OF 1/4 INCH, EXCEPT WHEN A TAPERED THRESHOLD IS USED, THE MAXIMUM HEIGHT IS 1/2 INCH.

CHAPTER FIVE: REQUIREMENT 5

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS (SEE DETAILS ON SHEET A-3.1.2)

5A ELECTRICAL, ENVIRONMENTAL, ETC. CONTROLS REQUIRE A MINIMUM CLEAR FLOOR SPACE OF 30 INCHES x 48 INCHES PERPENDICULAR TO THE CONTROLS FOR A FORWARD REACH.

5B ELECTRICAL, ENVIRONMENTAL, ETC. CONTROLS SHALL BE MOUNTED NOT HIGHER THAN 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR AND 44 INCHES MAXIMUM WHEN OVER CABINETS/COUNTERS - MEASURED TO THE CENTER OF THE BOX. ROOM OUTLETS SHALL BE MOUNTED NOT LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR - MEASURED TO THE
BOTTOM OF THE BOX.

5C CONTROLS AND OUTLETS THAT DO NOT SATISFY THE ABOVE REQUIREMENTS ARE ALLOWED, IF COMPARABLE CONTROLS OR OUTLETS IN ACCESSIBLE LOCATIONS ARE PROVIDED WITHIN THE SAME AREA.

5D CONTROLS AND OUTLETS NOT COVERED BY THE GUIDELINES INCLUDE CIRCUIT BREAKERS OR ELECTRICAL OUTLETS DEDICATED TO INDIVIDUAL APPLIANCES, SUCH AS REFRIGERATORS, BUILT-IN MICROWAVE OVENS, WASHING MACHINES AND DRYERS BECAUSE NEITHER CIRCUIT BREAKERS NOR THESE OUTLETS ARE ACCESSED FREQUENTLY BY RESIDENTS. APPLIANCE CONTROLS ARE NOT REQUIRED TO BE IN ACCESSIBLE LOCATIONS

CHAPTER SIX: REQUIREMENT 6

REINFORCED WALLS FOR GRAB BARS (SEE DETAILS ON SHEET A-3.1.2)

6A BATHROOM WALLS MUST BE SUFFICIENTLY STRONG AND PROPERLY REINFORCED TO PERMIT THE LATER INSTALLATION OF APPROPRIATE GRAB BARS FOR TOILETS, BATHTUBS, AND SHOWERS.

6B THE GUIDELINES SPECIFY THAT REINFORCING AT LEAST 6 INCHES WIDE x 24 INCHES LONG, CAPABLE OF SUPPORTING GRAB BARS, BE PROVIDED BEHIND AND BESIDE TOILETS. THESE MINIMAL AREAS TO BE REINFORCED ARE ADAPTED FROM THE 1986 ANSI 117.1 STANDARD. HOWEVER, THE REINFORCING SHOULD BE BOTH LONGER AND WIDER SO SUFFICIENT SOLID MATERIAL IS AVAILABLE TO MOUNT GRAB BARS OF DIFFERENT LENGTHS, MOUNTING CONFIGURATIONS AND DESIGNS.

6C GRAB BARS, TO BE WITHIN THE RANGES PRESENTED IN MOST ACCESSIBILITY STANDARDS, ARE MOUNTED SO THAT THEIR CENTERLINE IS 33 INCHES TO 36 INCHES ABOVE THE FINISHED FLOOR. IF THE BOTTOM OF THE REINFORCED AREA IS AT 32 INCHES (THE GUIDELINE MAXIMUM), AND A RESIDENT CHOOSES TO MOUNT A BAR AT 33 INCHES, THE MOUNTING PLATES WILL EXTEND BELOW THE REINFORCED AREA BY 1/2 INCH OR MORE. TO AVOID A WEAK AND UNSAFE CONNECTION, IT IS CRITICAL THAT THE REINFORCING BE ENLARGED. THEREFORE , THE BOTTOM OF THE REINFORCED AREA IS RECOMMENDED TO BE AT 30 INCHES ABOVE THE FINISHED FLOOR.

6D THE GUIDELINES PERMIT THE INSTALLATION OF FOLDING, WALL-MOUNTED, FLOOR MOUNTED OR WALL AND FLOOR-MOUNTED GRAB BARS WHERE IT IS NOT POSSIBLE TO INSTALL "APPROPRIATE" WALL-MOUNTED ANSI, OR SIMILAR COMPLYING GRAB BARS. REINFORCING FOR WALL -MOUNTED FOLDING GRAB BARS MUST BE SUBSTANTIAL BECAUSE OF THEIR CANTILEVERED DESIGN, AND SHOULD BE DONE STRICTLY AS RECOMMENDED BY THE MANUFACTURER'S INSTRUCTIONS.

6E FIXED FLOOR AND WALL-MOUNTED GRAB BARS MAY ALSO BE INSTALLED WHERE TOILETS ARE NOT ADJACENT TO FULL LENGTH WALLS. THIS TYPE OF INSTALLATION WILL REQUIRE LITTLE IF ANY ADDITIONAL REINFORCING BUT IS A POOR CHOICE BECAUSE THE GRAB BARS TEND TO BLOCK ACCESS TO ADJACENT FIXTURES.

6F AT CONVENTIONAL BATHTUBS THE GUIDELINES SPECIFY WALL REINFORCING SO THAT GRAB BARS MAY BE INSTALLED MEETING ANSI A117.1 OR OTHER EQUAL ACCESSIBILITY STANDARD OR CODE. FOR THE SAME REASONS AS DISCUSSED AT TOILETS, THE REINFORCING AREAS SPECIFIED AT THE HEAD AND FOOT OF TUBS SHOULD BE ENLARGED TO PROVIDE FULL SUPPORT FOR MOUNTING PLATES AND HORIZONTAL BARS AT THE LOWEST POSITION OF 33 INCHES ABOVE THE ROOM FLOOR.

6G NON-CONVENTIONAL TUBS, INCLUDING RAISED, SUNKEN, OR TUBS WITHOUT SURROUNDING WALLS, FLOOR AREAS SHOULD BE REINFORCED SO THAT THEY ARE STRUCTURALLY CAPABLE OF RECEIVING FLOOR-MOUNTED GRAB BARS. THE FLOOR OR DECK MUST PROVIDE SECURE ANCHORAGE AND SUCH BARS SHOULD WITHSTAND A 250 POUND LOAD APPLIED IN ANY DIRECTION AND AT ANY POINT. ALTHOUGH NOT REQUIRED, ANY GRAB BAR INSTALLATION SHOULD BE ABLE TO MEET ANSI 4.24 STANDARDS FOR GRAB BARS.

6H IN GLASS SHOWER STALLS, ONLY THOSE WALLS THAT ARE OF SOLID CONSTRUCTION, I.E., WOOD OR METAL STUDS WITH GYPSUM WALLBOARD AND/OR TILE OR SOLID MASONRY, MUST HAVE REINFORCED AREAS. GLASS WALLS ARE NOT REQUIRED TO BE REINFORCED, NOR ARE SHOWER STALLS REQUIRED TO HAVE THE WATERPROOF PAN OR FLOOR SEAL PIERCED TO RECEIVE SCREWS/BOLTS FOR FLOOR-MOUNTED GRAB BARS.

6 I FOR THE SAME REASONS AS DISCUSSED AT TOILETS, THE REINFORCING AREAS SPECIFIED AT SHOWERS SHOULD BE ENLARGED TO PROVIDE FULL SUPPORT FOR MOUNTING PLATES AND HORIZONTAL BARS AT THE LOWEST POSITION OF 33 INCHES ABOVE THE ROOM FLOOR.

6J THERE ARE CERTAIN SITUATIONS WHERE THE SHOWER STALL IS REQUIRED TO HAVE REINFORCING FOR LATER INSTALLATION OF A WALL-HUNG BENCH SEAT. WHEN THIS IS REQUIRED IS DISCUSSED IN PART B OF CHAPTER 7, "USABLE BATHROOMS". REINFORCING IS REQUIRED IN A SHOWER STALL THAT MEASURES A NOMINAL 36 INCHES x 36 INCHES. THE REINFORCING IS LOCATED ON THE WALL OPPOSITE THE CONTROLS AND MUST RUN THE FULL WIDTH OF THE STALL, STARTING AT THE FLOOR, TO A MINIMUM HEIGHT OF 24 INCHES.

6K THE GUIDELINES DO NOT PRESCRIBE THE TYPE OF MATERIAL TO USE OR METHODS FOR PROVIDING REINFORCEMENT AT BATHROOM WALLS. IN WOOD FRAME CONSTRUCTION, THE MOUNTING AREA FOR GRAB BARS CAN BE REINFORCED BY INSTALLING SOLID WOOD BLOCKING EITHER BETWEEN OR "LET INTO" THE STUDS AND FASTENING THE BLOCKING SECURELY TO THE STUDS. IN EITHER WAY, THE SOLID WOOD REINFORCING IS INSTALLED FLUSH WITH THE FACE OF THE STUD SO FINISH MATERIALS CAN BE APPLIED TO THE STUDS AND BLOCKING IN THE NORMAL MANNER.

6L IN SOME CASES, IT MAY BE NECESSARY OR DESIRABLE TO EXTEND THE REINFORCING OVER A LARGER AREA OR THROUGHOUT THE ENTIRE WALL. HEAVY PLYWOOD APPLIED TO THE STUDS OVER A LARGER AREA CAN SUPPORT GRAB BARS AND PROVIDE A BASE FOR THE INSTALLATION OF FINISH MATERIALS SUCH AS CERAMIC TILE OR PLASTIC WALL PANELS. PLYWOOD CAN BE APPLIED TO THE FACE OR "LET IN." IN EITHER CASE THE PLYWOOD MUST BE OF SUFFICIENT THICKNESS AND SHOULD BE SECURELY ATTACHED TO WITHSTAND THE FORCES SPECIFIED IN ANSI 4.24, OR AN EQUIVALENT OR STRICTER STANDARD.

CHAPTER SEVEN: REQUIREMENT 7

USABLE KITCHENS AND BATHROOMS
PART A: USABLE KITCHENS (SEE DETAILS ON SHEET A-3.1.2)

7A EACH APPLIANCE OR FIXTURE WITHIN A "USABLE" KITCHEN SHALL BE PROVIDED WITH A 30 INCH x 48 INCH CLEAR FLOOR SPACE, AND EACH OF THESE CLEAR FLOOR SPACES SHALL ADJOIN THE ACCESSIBLE ROUTE THAT MUST PASS INTO AND THROUGH THE KITCHEN.

7B THE REQUIRED CLEAR FLOOR SPACE MUST BE POSITIONED EITHER PARALLEL OR PERPENDICULAR TO AND CENTERED ON THE APPLIANCE OR FIXTURE.

7C UNLESS KNEE SPACE IS PROVIDED, CLEAR FLOOR SPACE TO EXECUTE A PARALLEL APPROACH MUST BE PROVIDED AT RANGES, COOK TOPS AND SINKS.

7D OVENS, DISHWASHERS, REFRIGERATORS, FREEZERS, TRASH COMPACTORS AND MICROWAVE OVENS MAY HAVE A CLEAR FLOOR SPACE THAT ALLOWS FOR EITHER A PARALLEL OR A PERPENDICULAR APPROACH.

7E A MINIMUM CLEARANCE OF AT LEAST 40 INCHES BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, AND WALLS SHALL BE PROVIDED.

7F A 60 INCH DIAMETER TURNING CIRCLE IS REQUIRED IN A U-SHAPED KITCHEN THAT HAS A SINK, RANGE, OR COOK TOP AT ITS BASE. THIS REQUIREMENT DOES NOT APPLY WHEN REMOVABLE BASE CABINETS ARE PROVIDED UNDER THE COOK TOP OR SINK.

7G WHERE KNEE SPACES ARE PROVIDED BELOW SINKS AND COOK TOPS, THE BOTTOM OF THE SUPPLY AND DRAIN LINES MUST BE INSULATED OR ENCLOSED.

7H SHALLOW STORAGE CLOSETS, SUCH AS PANTRIES, MAY HAVE DOORS THAT DO NOT PROVIDE A 32 INCH CLEAR WIDTH SINCE THEY DO NOT REQUIRE THE USER TO PASS THROUGH THE DOOR TO REACH THE CONTENTS. WALK-IN PANTRIES HOWEVER, MUST PROVIDE A 32 INCH NOMINAL CLEAR OPENING AT THE DOORWAY.

7I THE GUIDELINES DO NOT REQUIRE WASHERS AND DRYERS IN INDIVIDUAL DWELLING UNITS TO BE ACCESSIBLE, WHICH ALSO MEANS THAT THEY ARE NOT REQUIRED TO HAVE 30 INCH x 48 INCH PARALLEL CLEAR FLOOR SPACE POSITIONED IN FRONT OF THEM. HOWEVER, WHEN LOCATED IN THE KITCHEN ALONG A ROW CONTAINING OTHER APPLIANCES, IT IS RECOMMENDED THAT SPACE BE PROVIDED FOR A PARALLEL APPROACH TO EACH MACHINE.

PART B: USABLE BATHROOMS (SEE DETAILS ON SHEET A-3.1.2)

7J TO SATISFY THE MANEUVERING AND CLEAR FLOOR SPACE REQUIREMENTS FOR "USABLE" BATHROOMS, REQUIREMENT 7 OF THE GUIDELINES GIVES TWO SETS OF SPECIFICATIONS TO DESIGN BATHROOMS, REFERRED TO AS SPECIFICATION "A" AND SPECIFICATION "B". ALTHOUGH NOT THE ONLY DIFFERENCE BETWEEN THE TWO SPECIFICATIONS, A BATHROOM DESIGNED TO MEET SPECIFICATION "B" HAS GREATER ACCESS TO THE BATHTUB THAN A BATHROOM DESIGNED TO MEET SPECIFICATION "A".

7K IN DWELLING UNITS CONTAINING MORE THAN ONE BATHROOM, IF SPECIFICATION "A" IS SELECTED AS THE BASIS FOR DESIGNING A BATHROOM, ALL BATHROOMS IN THE DWELLING UNIT ALSO MUST COMPLY WITH THE "A" SPECIFICATIONS. IF SPECIFICATION "B" IS SELECTED, ONLY ONE BATHROOM IN THE DWELLING UNIT MUST MEET THOSE REQUIREMENTS; ALL OTHER BATHROOMS IN THE DWELLING UNIT MUST BE ON AN ACCESSIBLE ROUTE. MANEUVERING SPACE AS SPECIFIED IN THE GUIDELINES REQUIREMENT 7 IS NOT REQUIRED IN OTHER BATHROOMS WITHIN THE DWELLING UNIT WHEN ONE BATHROOM IS DESIGNED TO MEET THE "B" SPECIFICATIONS.

7L IN BATHROOMS WHERE SEVERAL OF EACH TYPE OF FIXTURE ARE PROVIDED, E.G., A SEPARATE SHOWER AND TUB OR TWO LAVATORIES, ALL FIXTURES MUST BE USABLE IN SPECIFICATION "A" BATHROOMS WHILE ONLY ONE OF EACH TYPE OF FIXTURE MUST BE "USABLE" IN A SPECIFICATION "B" BATHROOM.

7M IF THERE IS ONLY ONE BATHROOM WITHIN A DWELLING UNIT, THE DESIGNER MAY FOLLOW THE SPECIFICATIONS FOR EITHER "A" OR 'B". HOWEVER, WHILE NOT REQUIRED BY THE GUIDELINES, IT IS RECOMMENDED THAT SPECIFICATION "B", WHICH PROVIDES THE HIGHER LEVEL OF ACCESSIBILITY, BE USED.

7N POWDER ROOMS, IF PROVIDED, MUST BE ON AN ACCESSIBLE ROUTE, HAVE A 32 INCH MINIMUM NOMINAL CLEAR DOORWAY WIDTH, AND HAVE SWITCHES, OUTLETS AND CONTROLS IN ACCESSIBLE LOCATIONS.

7O BOTH SPECIFICATION "A" AND "B" BATHROOMS REQUIRE THE FOLLOWING:
- A 30 INCH x 48 INCH CLEAR FLOOR SPACE OUTSIDE THE SWING OF THE DOOR AS IT IS CLOSED.
- "USABLE" BATHROOM FIXTURES. MAKING BATHROOM FIXTURES "USABLE" IN BOTH SPECIFICATION "A" AND "B" BATHROOMS INVOLVES PROVIDING CERTAIN CLEAR FLOOR SPACE DIMENSIONS AT EACH FIXTURE AND MEETING CERTAIN REQUIREMENTS FOR THE SHOWER IF THE SHOWER IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT.

7P SPECIFICATION "B" SETS ADDITIONAL REQUIREMENTS FOR BATHROOM FIXTURES SUCH AS PROVIDING CLEAR FLOOR SPACE AT THE BATHTUB IN A MANNER THAT ALLOWS GREATER ACCESS TO THE BATHTUB AND MEETING CERTAIN SPECIFICATIONS OF THE INSTALLATION OF VANITIES AND LAVATORIES.

7Q CLEAR FLOOR SPACES MAY OVERLAP EACH OTHER AND THE MANEUVERING SPACE MAY ALSO INCLUDE KNEE OR TOE SPACE UNDER LAVATORIES OR TOILET BOWLS.

7R THE GUIDELINES CONTAIN NO REQUIREMENTS FOR LOCATION OR TYPE OF CONTROLS EXCEPT IN SPECIFICATION "B" BATHROOMS, THE CONTROLS MUST BE LOCATED AT THE FOOT OF THE TUB. THERE GENERALLY ARE NO FIXTURE SPECIFICATIONS, EXCEPT SIZE OF SHOWERS WHEN THEY ARE THE ONLY BATHING FIXTURE IN THE UNIT AND WHEN KNEE SPACE MUST BE PROVIDED UNDER LAVATORIES.

7S WHEN PLANNING BOTH SPECIFICATION "A" AND "B" BATHROOMS, ONE OF THE FOLLOWING THREE CLEAR FLOOR SPACES MUST BE PROVIDED AT TOILETS.
1. A 48 INCH x 66 INCH CLEAR FLOOR SPACE FOR FORWARD APPROACH.
2. A 48 INCH x 56 INCH CLEAR FLOOR SPACE FOR SIDE APPROACH.
3. A 60 INCH x 56 INCH CLEAR FLOOR SPACE FOR FORWARD OR SIDE APPROACH.
IN OPTIONS 1 AND 2, THE SINK MAY EITHER BE A WALL-HUNG LAVATORY OR A COUNTERTOP LAVATORY WHICH MAY OVERLAP 15" ON THE CLEAR FLOOR SPACE FOR THE TOILET. DEPENDING UPON THE PLACEMENT OF THE OTHER BATHROOM FIXTURES AND THE CLEARANCES IN THE ROOM, ANY VANITY MAY BE FIXED OR MAY BE REQUIRED TO BE REMOVABLE.

7T A 30 INCH x 48 INCH CLEAR FLOOR SPACE IS REQUIRED AT LAVATORIES. WHEN KNEE SPACE IS NOT PROVIDED FOR A FORWARD APPROACH, THIS 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PARALLEL TO THE CABINET OR COUNTER FRONT AND CENTERED ON THE BASIN.

7U EITHER A COUNTERTOP LAVATORY WITH A VANITY CABINET OR A WALL-HUNG LAVATORY MAY BE INSTALLED IN SPECIFICATION "A" AND "B" BATHROOMS. THE LAVATORY TYPE AND WIDTH, PLUS THE AVAILABLE MANEUVERING SPACE IN THE ROOM, DETERMINES WHETHER OR NOT A VANITY CABINET MUST BE REMOVABLE.

7V WHERE KNEE SPACES ARE PROVIDED BELOW LAVATORIES, THE BOTTOM OF THE SUPPLY AND DRAIN LINES MUST BE INSULATED OR ENCLOSED. ONLY 19 INCHES OF THE 30 INCH x 48 CLEAR FLOOR SPACE MAY EXTEND UNDER A LAVATORY.

7W WHEN PLANNING SPECIFICATION "A" BATHROOMS, ONE OF THE FOLLOWING TWO CLEAR FLOOR SPACES MUST BE PROVIDED AT BATHTUB/SHOWERS.
1. A 30 INCH x 60 INCH CLEAR FLOOR SPACE FOR SIDE APPROACH.
2. A 48 INCH x 60 INCH CLEAR FLOOR SPACE FOR FORWARD APPROACH.
A LAVATORY OR A TOILET MAY ENCROACH UPON THE CLEAR FLOOR SPACE NEXT TO THE BATHTUB.

7X WHEN PLANNING SPECIFICATION "B" BATHROOMS, A 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PROVIDED AT BATHTUB/SHOWERS.

7Y A 30 INCH x 48 INCH CLEAR FLOOR SPACE MUST BE PROVIDED AT SHOWER STALLS, PARALLEL TO THE FIXTURE AND FLUSH WITH THE CONTROL WALL.

7Z IN BOTH SPECIFICATION "A" AND "B" BATHROOMS, WHEN A STALL SHOWER IS THE ONLY BATHING FIXTURE IN THE DWELLING UNIT IT MUST BE AT LEAST 36 INCHES x 36 INCHES IN SIZE.

7AA IN SPECIFICATION "A" BATHROOMS, WHERE ALL FIXTURES MUST MEET THE GUIDELINES, IF THE ROOM IS EQUIPPED WITH BOTH A BATHTUB AND A SEPARATE SHOWER, BOTH FIXTURES MUST BE PROVIDED WITH THE CLEAR FLOOR SPACE. IN SPECIFICATION "B" BATHROOMS, ONLY ONE BATHING FIXTURE MUST BE PROVIDED WITH THE CLEAR FLOOR SPACE.

7BB ALL SHOWER STALLS MUST HAVE REINFORCED WALLS FOR LATER INSTALLATION OF GRAB BARS.

7CC THE GUIDELINES CONTAIN NO SPECIFICATIONS THAT LIMIT THE CURB HEIGHT, NOR DO THEY ADDRESS CONTROL TYPE OR LOCATION.

7DD IN BOTH SPECIFICATION "A" AND "B" BATHROOMS, NO OTHER FIXTURE MAY OVERLAP THE CLEAR FLOOR SPACE AT SHOWERS WHEN THE SHOWER STALL IS ONLY 36 INCHES LONG. HOWEVER, IF THE SHOWER IS 42 INCHES LONG AND A LAVATORY IS MOUNTED ON THE CONTROL WALL BESIDE THE SHOWER, IT MAY OVERLAP THE CLEAR FLOOR SPACE BY 6 INCHES. THE PORTION OF THE LAVATORY THAT OVERLAPS THE CLEAR FLOOR SPACE MUST HAVE KNEE SPACE BELOW OR A REMOVABLE VANITY CABINET.

7EE IN SPECIFICATION "B" BATHROOMS, THE SHOWER MUST HAVE REINFORCING TO ALLOW FOR THE LATER INSTALLATION OF AN OPTIONAL WALL-MOUNTED SEAT IN A SHOWER STALL MEASURING A NOMINAL 36 INCHES SQUARE. IT IS ALSO STRONGLY RECOMMENDED THAT THE SAME REINFORCING BE PROVIDED FOR A FUTURE SEAT IN SPECIFICATION "A" BATHROOMS.

1 C.B.C. FAIR HOUSING ACT (F.H.A.)

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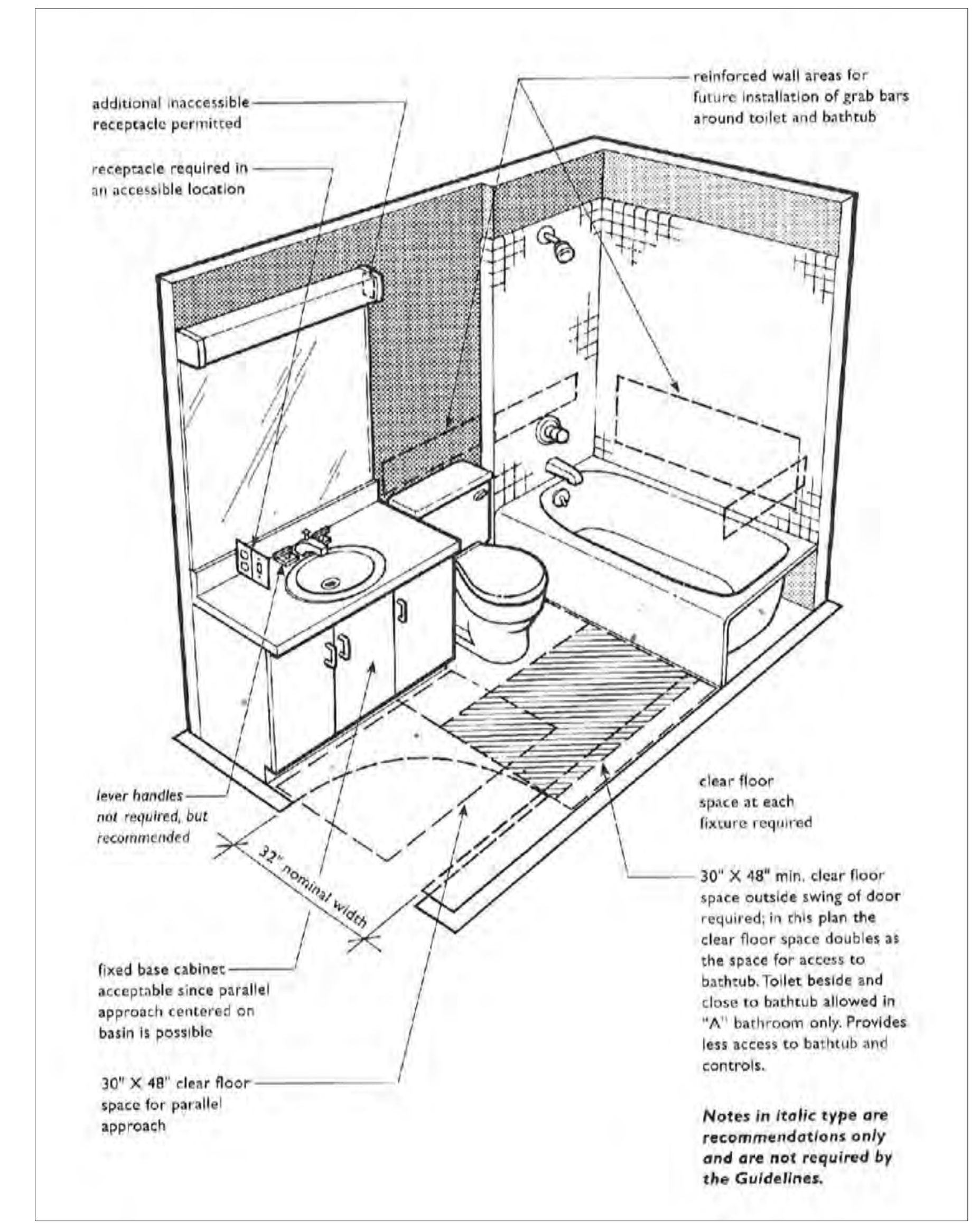
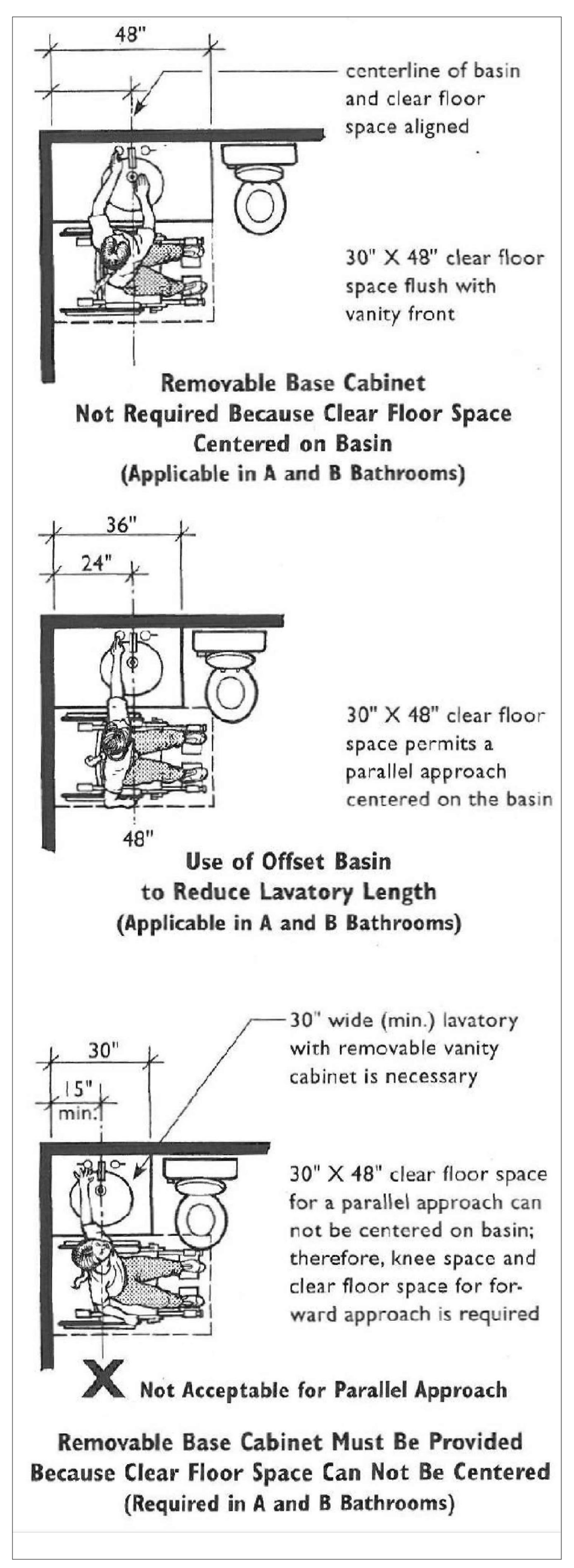
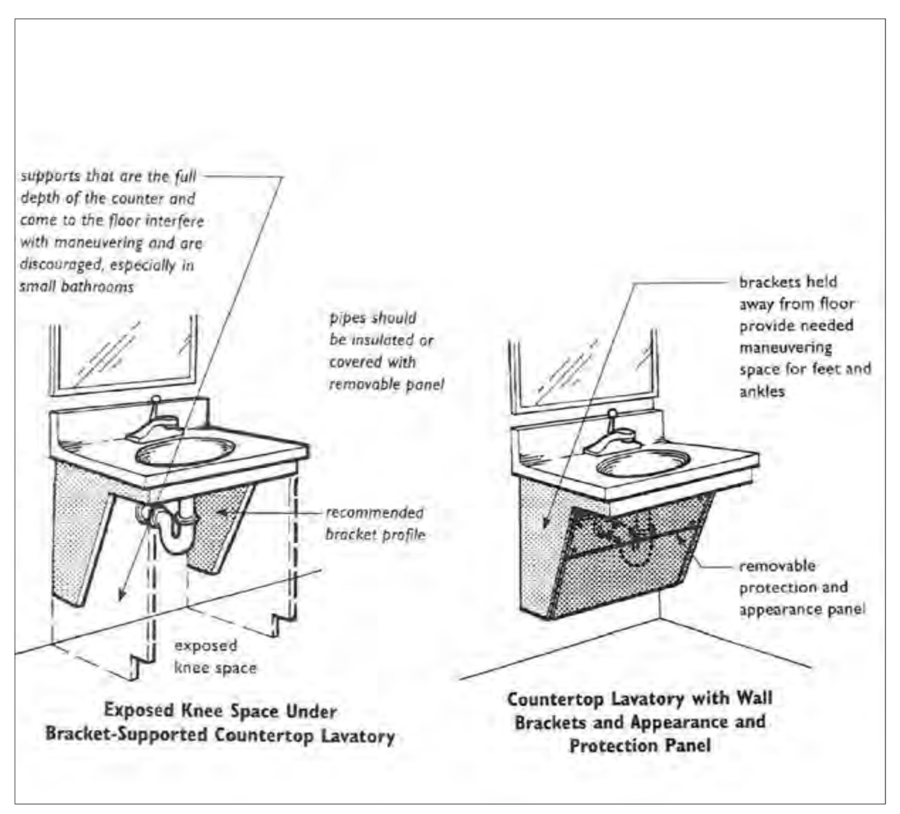


2 SPEC "A" BATHROOM

SCALE: N.T.S.





3 KNEE SPACE AT LAVS

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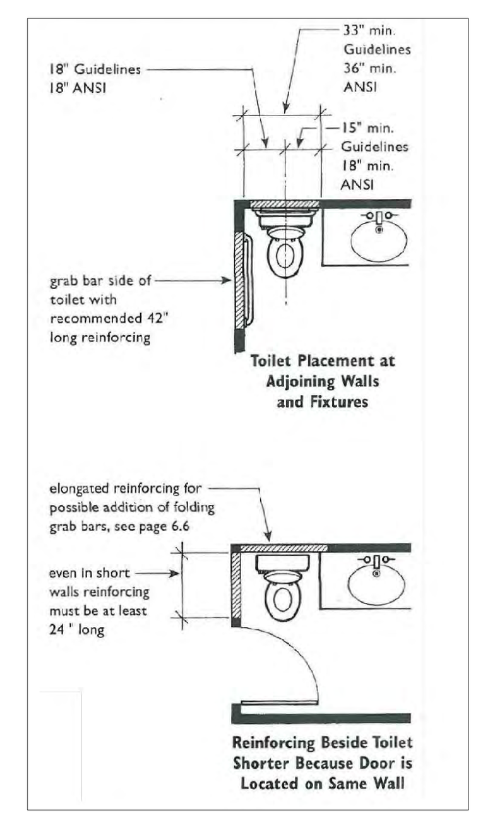

4 WALL REINF. AT TOILETS

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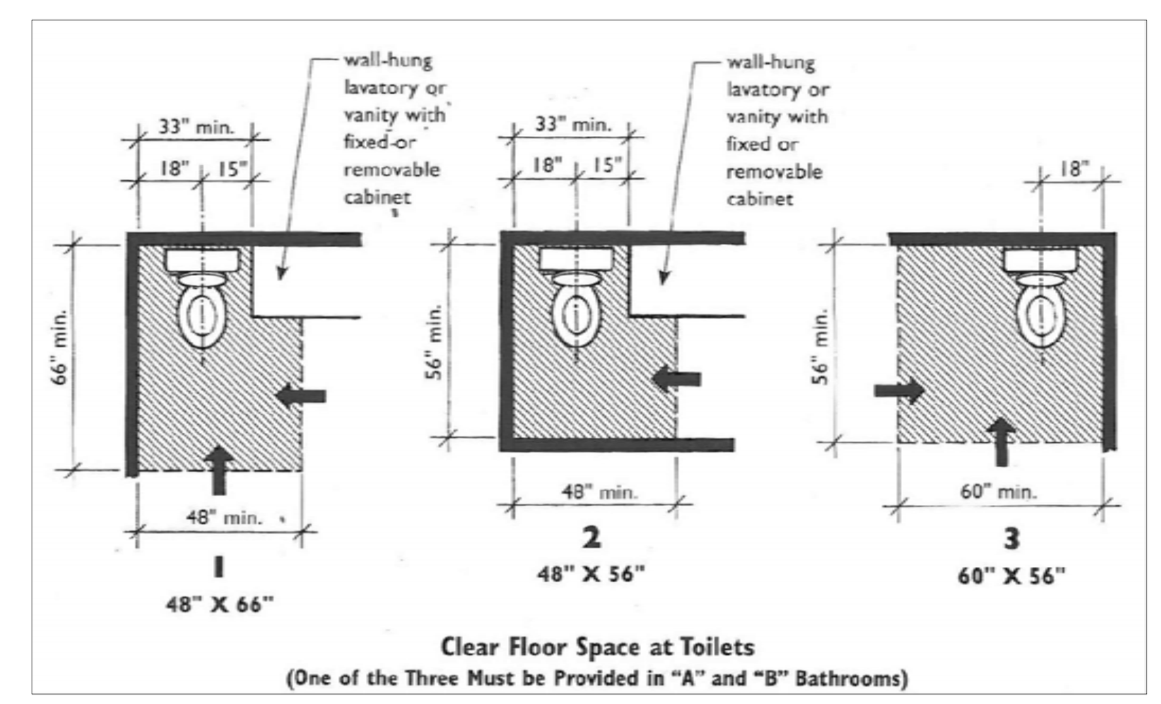

5 TOILET CLR FLOOR SPACE

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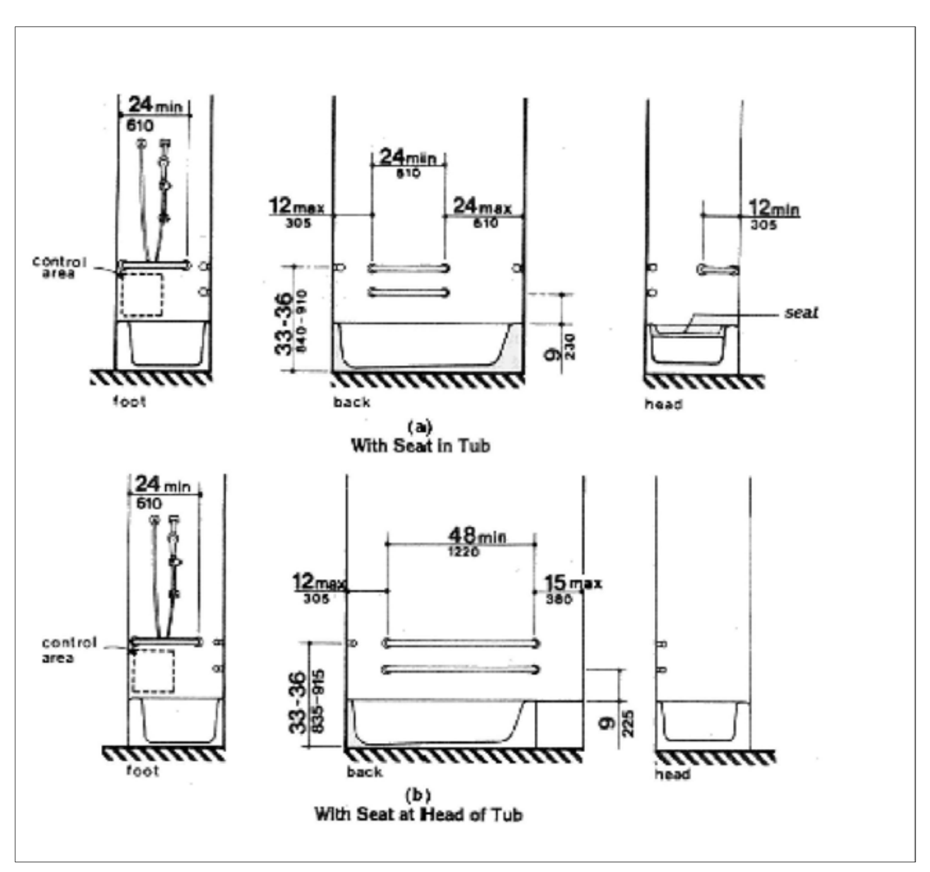

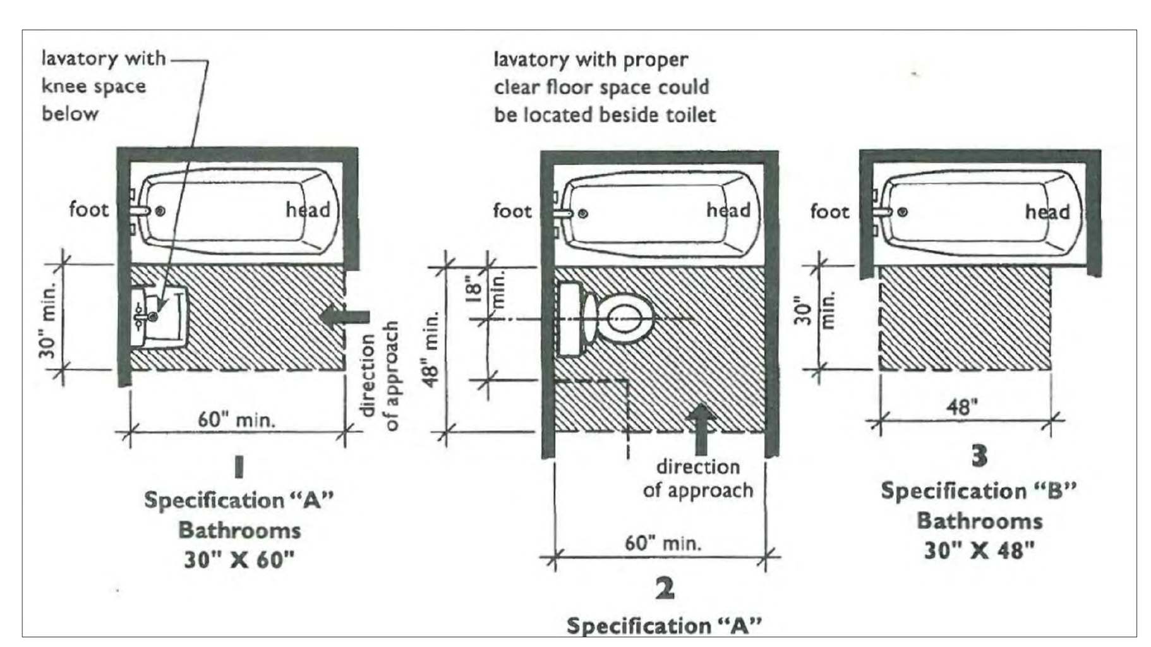

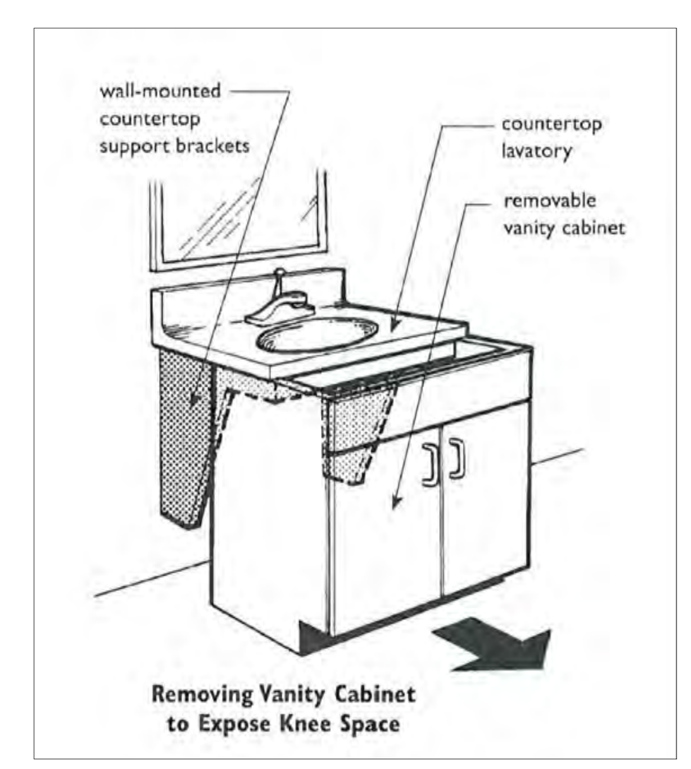

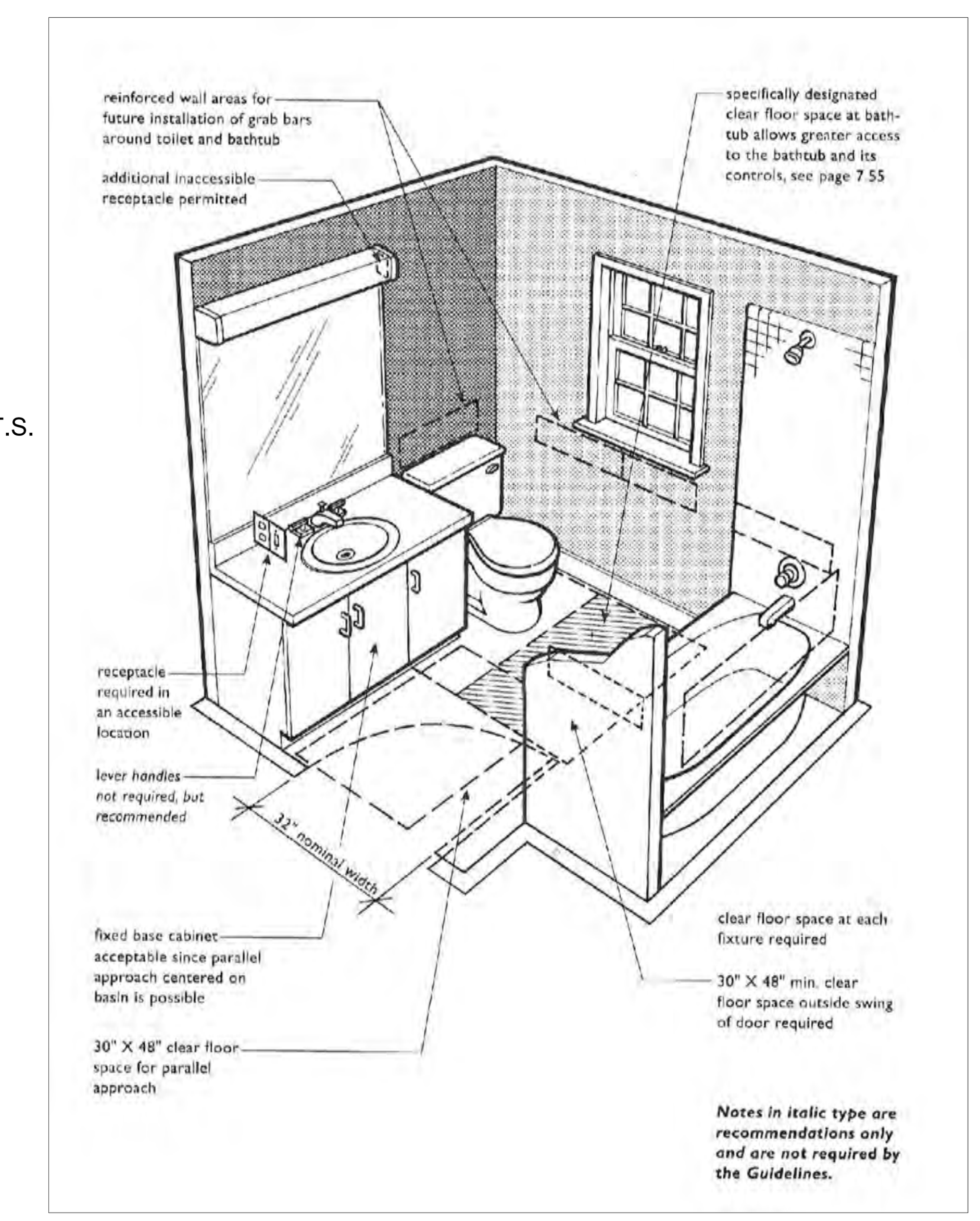

6 CLEARANCE AT LAV.

SCALE: N.T.S.

7 ACCESSIBILITY HEIGHTS

SCALE: N.T.S.

8 TOILET CLR FLOOR SPACE

SCALE: N.T.S.

9 REM. VANITY CABINETS

SCALE: N.T.S.

10 SPEC "B" BATHROOM

SCALE: N.T.S.

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CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale: NTS

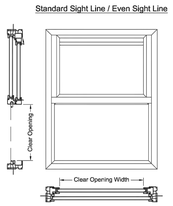
DRAWING TITLE:
ACCESSIBILITY
NOTES AND REQUIREMENTS

Sheet :
Page No. : A5.3

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

CLEAR OPENING LAYOUT



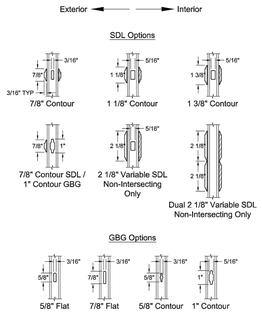
PG35:
Clear Opening Width = Frame Width - 3 11/16"
Clear Opening Height = (Frame Height / 2) 3 3/4"

PG50:
Clear Opening Width = Frame Width - 3 11/16"
Clear Opening Height = (Frame Height / 2) - 4 5/16"

Note: Clear Openings Are The Same Between Standard Sight Lines And Even Sight Lines

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

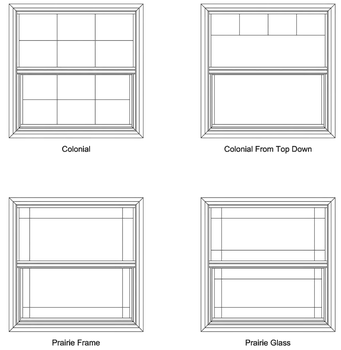
GRID PATTERNS



Note: SDL tape thickness is .04"

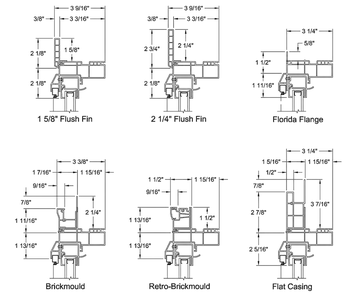
PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

GRID PATTERNS



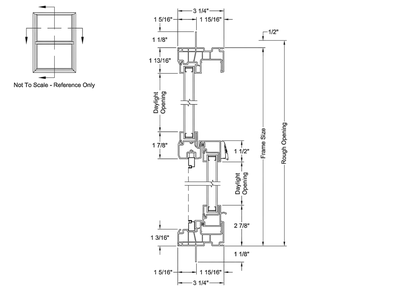
PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

TRIM OPTIONS

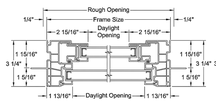


PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

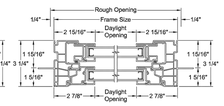
OPERATOR SECTIONS



Standard Sight Line



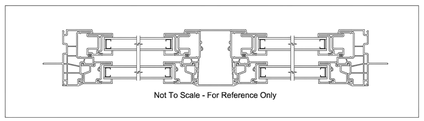
Even Sight Line



Note: Elevation shown with Standard Sight Line, Even Sight Line available upon ordering.

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

2 WIDE - HORIZONTAL SECTIONS



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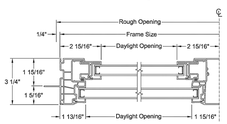
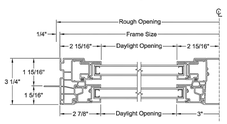


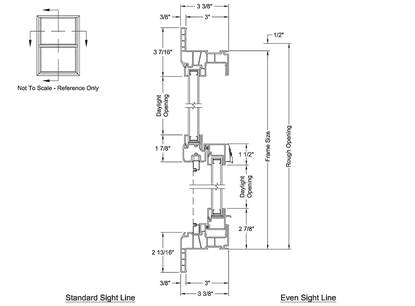
Even Sight Line



Note: Views symmetrical across centerline.
Elevation shown with Standard Sight Line, Even Sight Line available upon ordering.

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

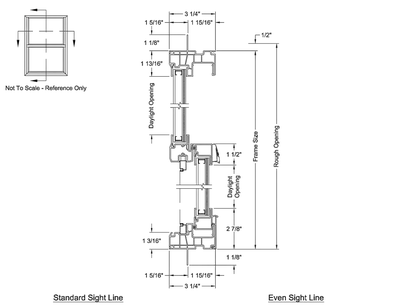
FLUSH FIN SECTIONS



Note: Elevation shown with Standard Sight Line, Even Sight Line available upon ordering.

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

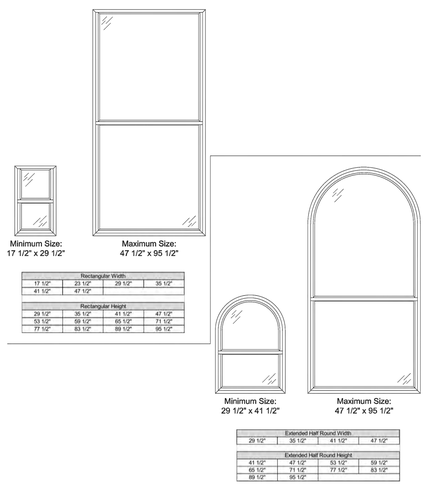
IMPACT SECTIONS



Note: Elevation shown with Standard Sight Line, Even Sight Line available upon ordering.

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

MIN-MAX SIZING



Rectangular Width			
17 1/2"	23 1/2"	29 1/2"	35 1/2"
41 1/2"	47 1/2"		

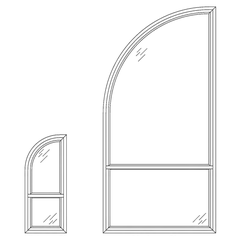
Rectangular Height			
29 1/2"	35 1/2"	41 1/2"	47 1/2"
53 1/2"	59 1/2"	65 1/2"	71 1/2"
77 1/2"	83 1/2"	89 1/2"	95 1/2"

Extended Half Round Width			
29 1/2"	35 1/2"	41 1/2"	47 1/2"

Extended Half Round Height			
41 1/2"	47 1/2"	53 1/2"	59 1/2"
65 1/2"	71 1/2"	77 1/2"	83 1/2"
89 1/2"	95 1/2"		

PREMIUM VINYL
VINYL WINDOW
SINGLE-HUNG SIDE LOAD

MIN-MAX SIZING



Extended Quarter Round Width			
17 1/2"	23 1/2"	29 1/2"	35 1/2"
41 1/2"	47 1/2"		

Double-Hung Height			
41 1/2"	47 1/2"	53 1/2"	59 1/2"
65 1/2"	71 1/2"	77 1/2"	83 1/2"
89 1/2"	95 1/2"		

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REGISTERED PROFESSIONAL ENGINEER
GARRETT CROCKETT
C 057198
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

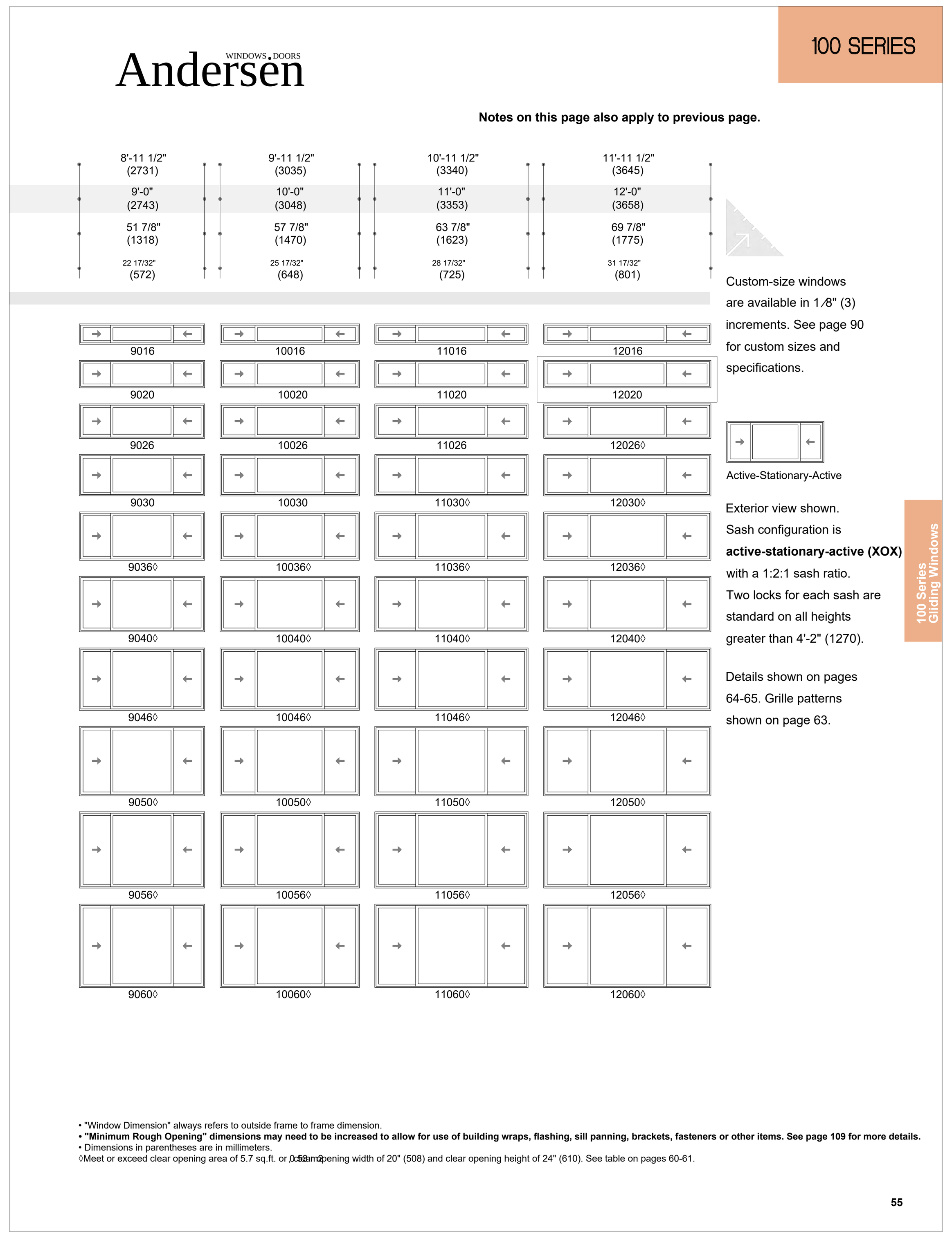
PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

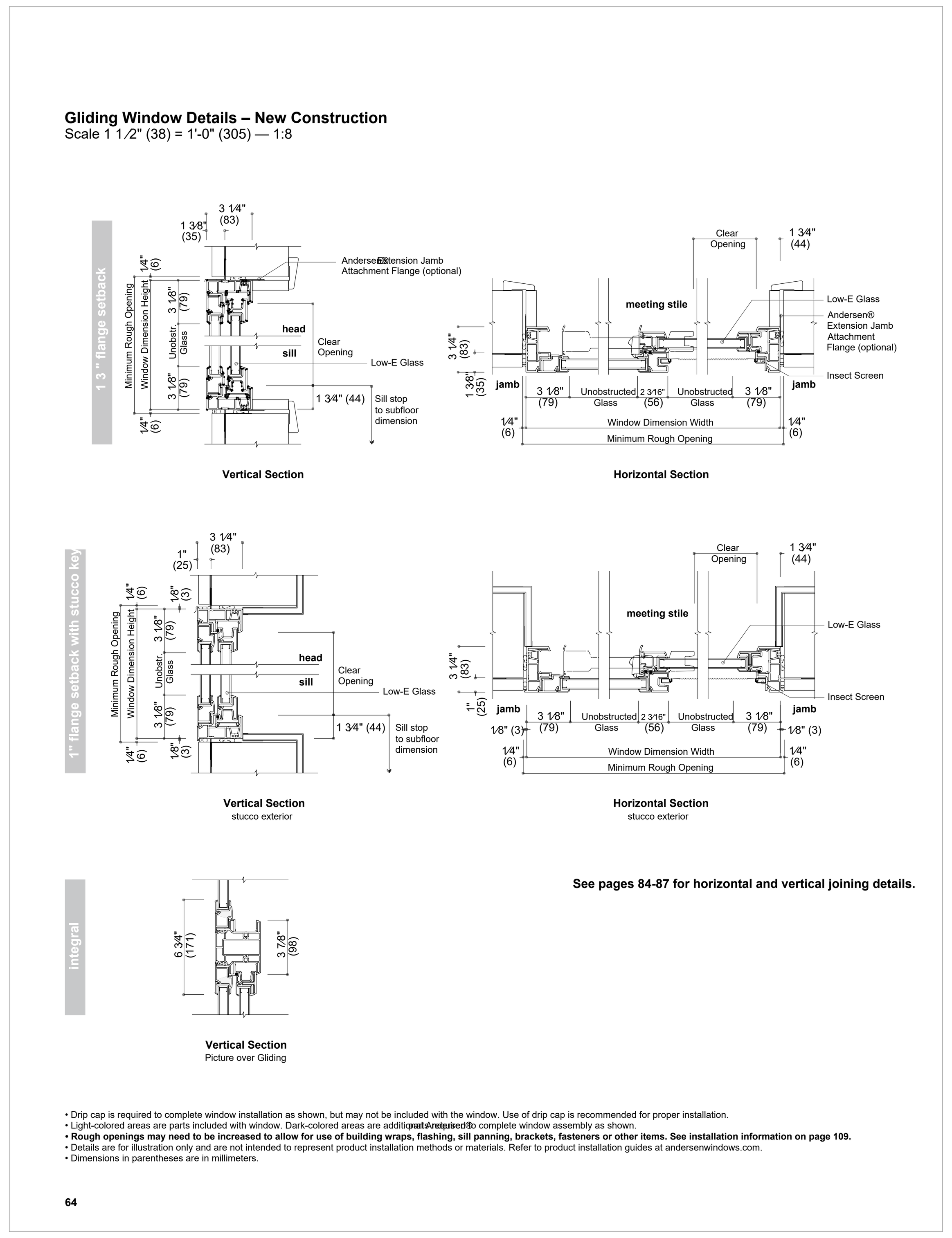
Date: Sep. 21, 2021
Scale:

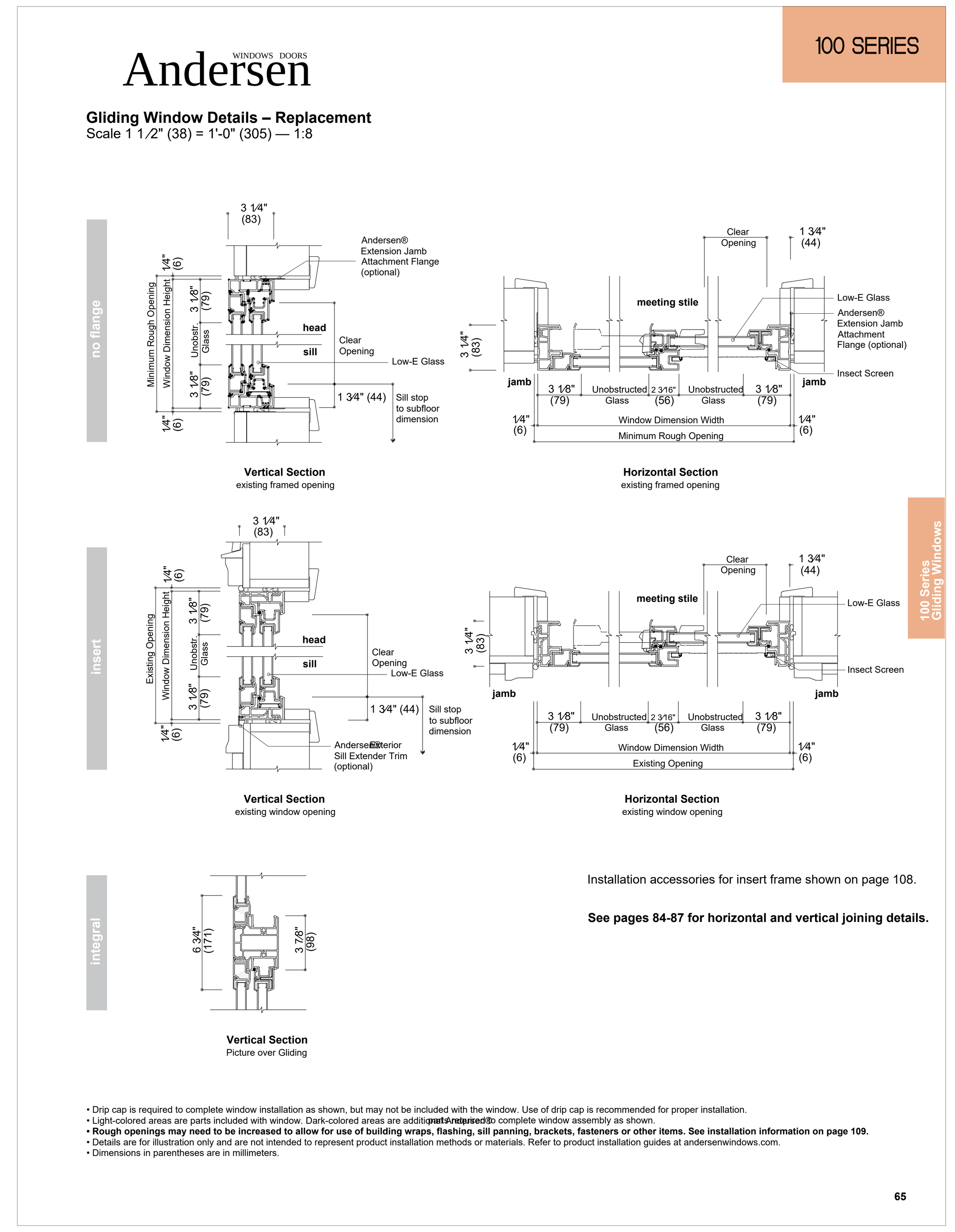
DRAWING TITLE:
WINDOWS MANUFACTURER SPECIFICATION SHEET

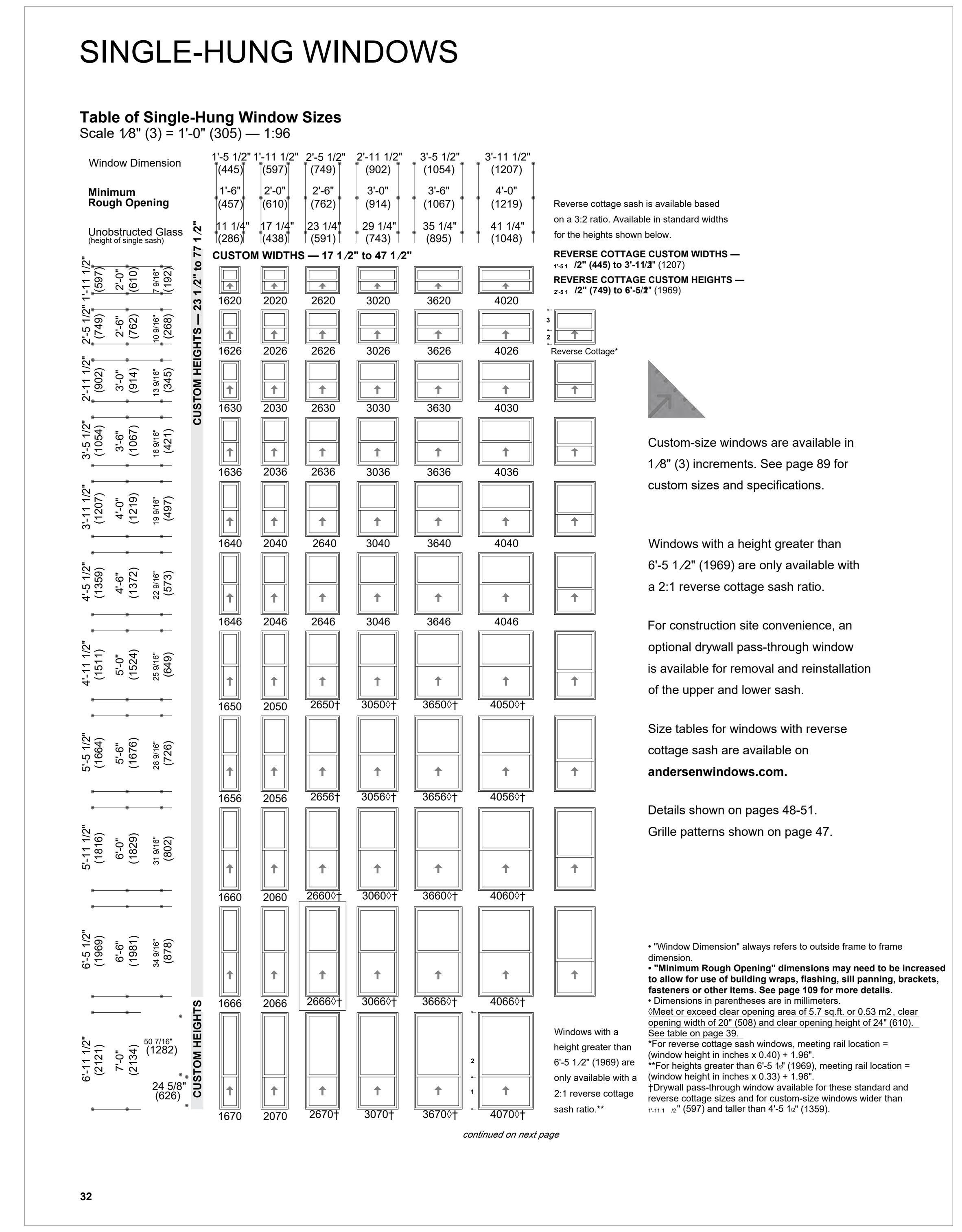
Sheet :
Page No. : A6.0

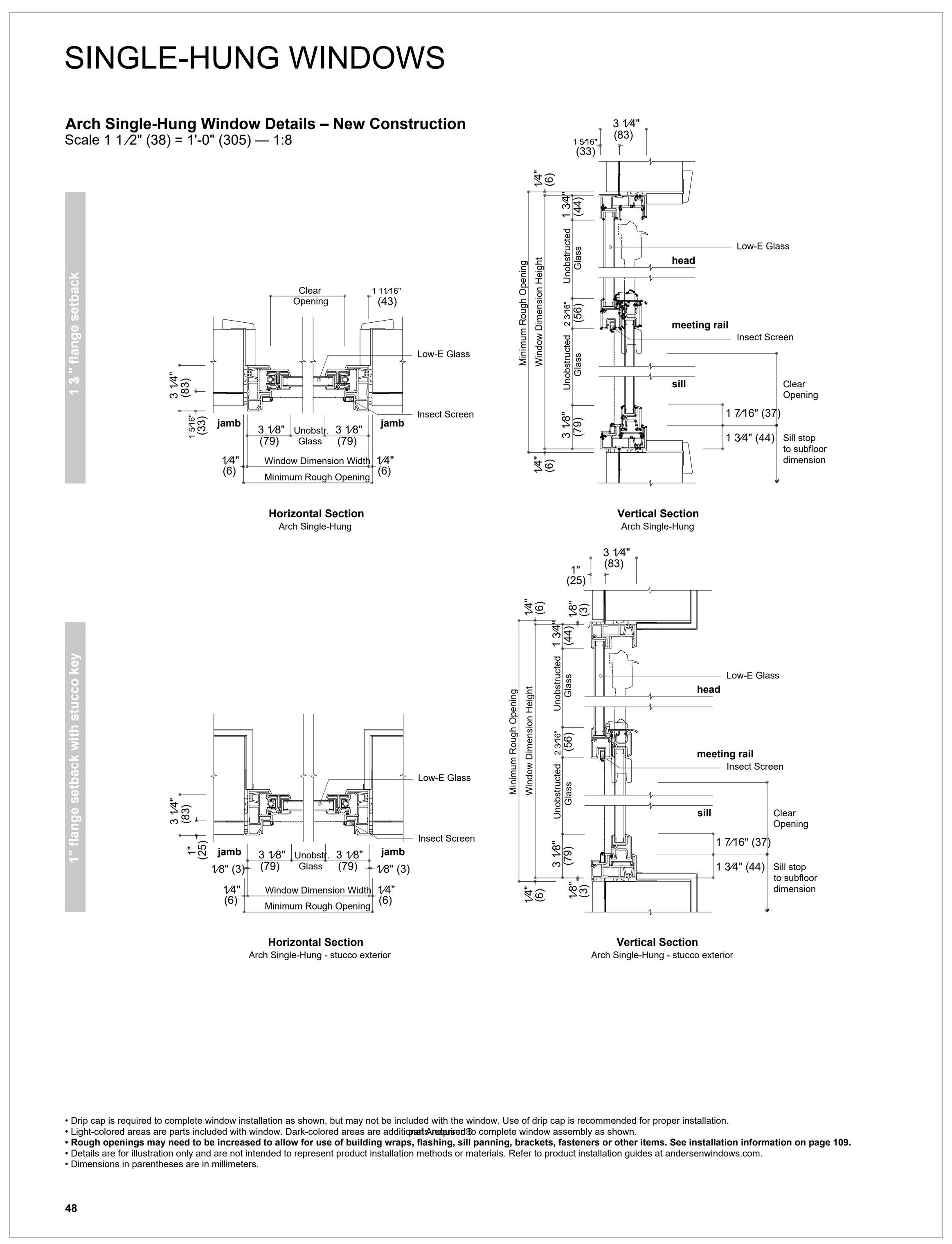
No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

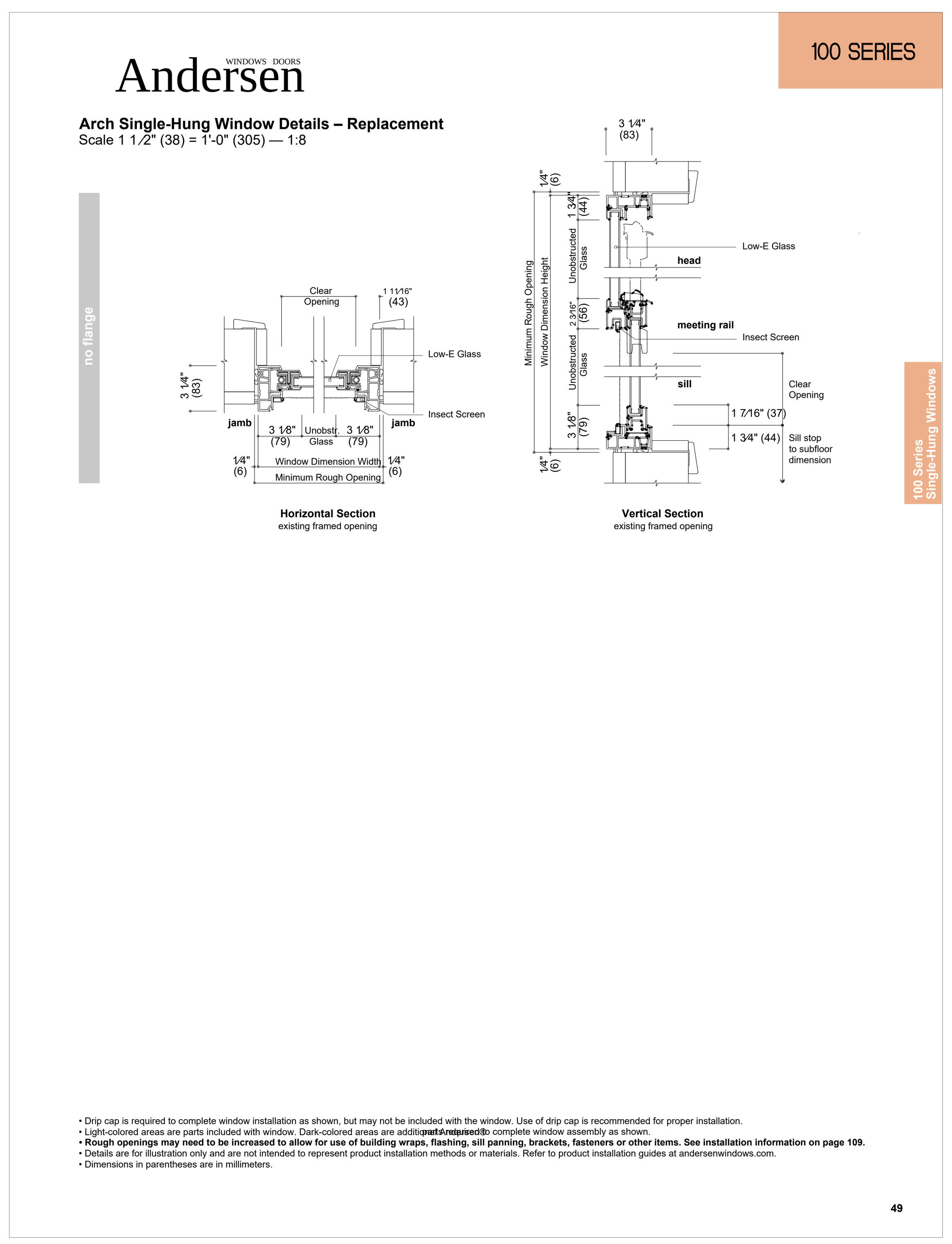


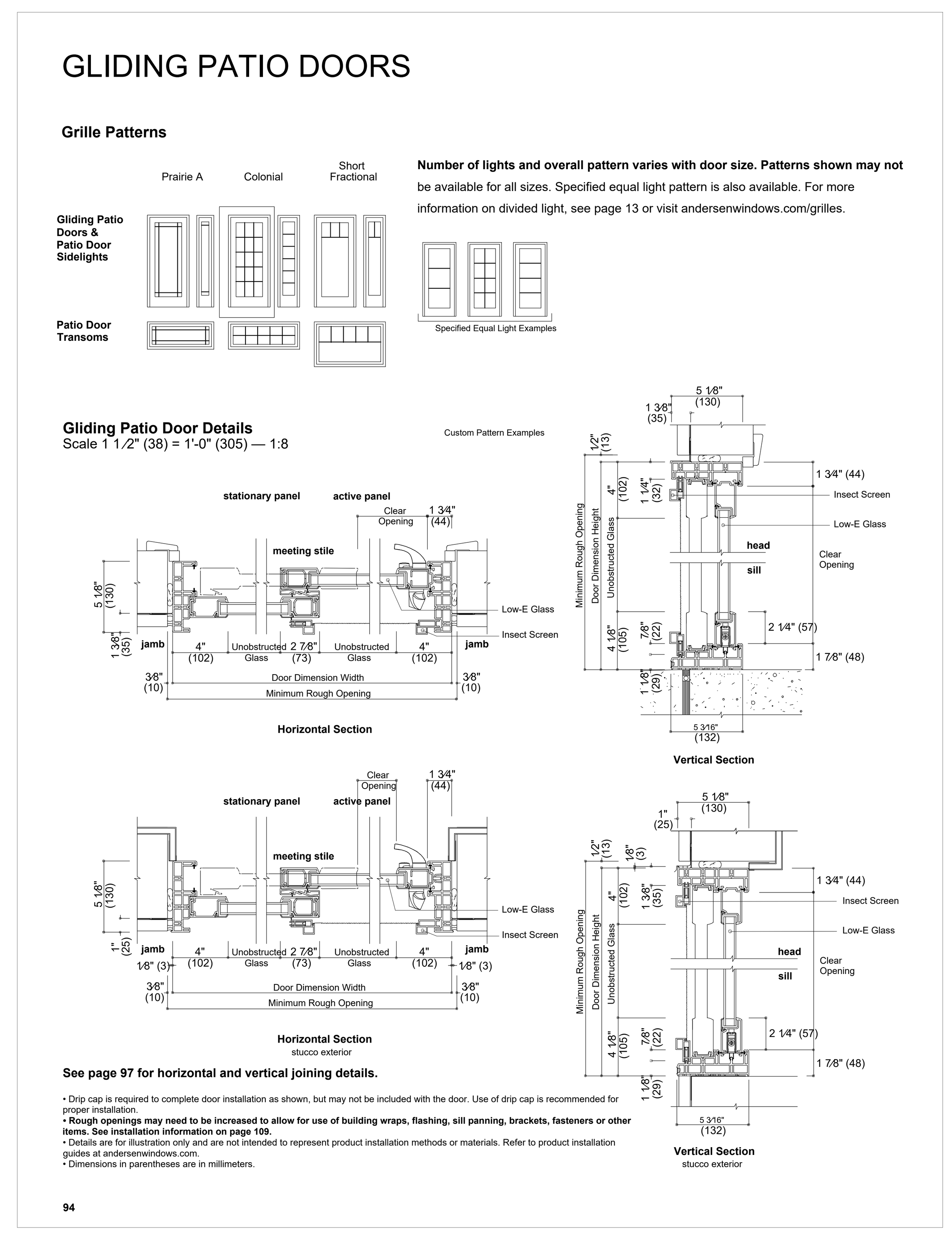


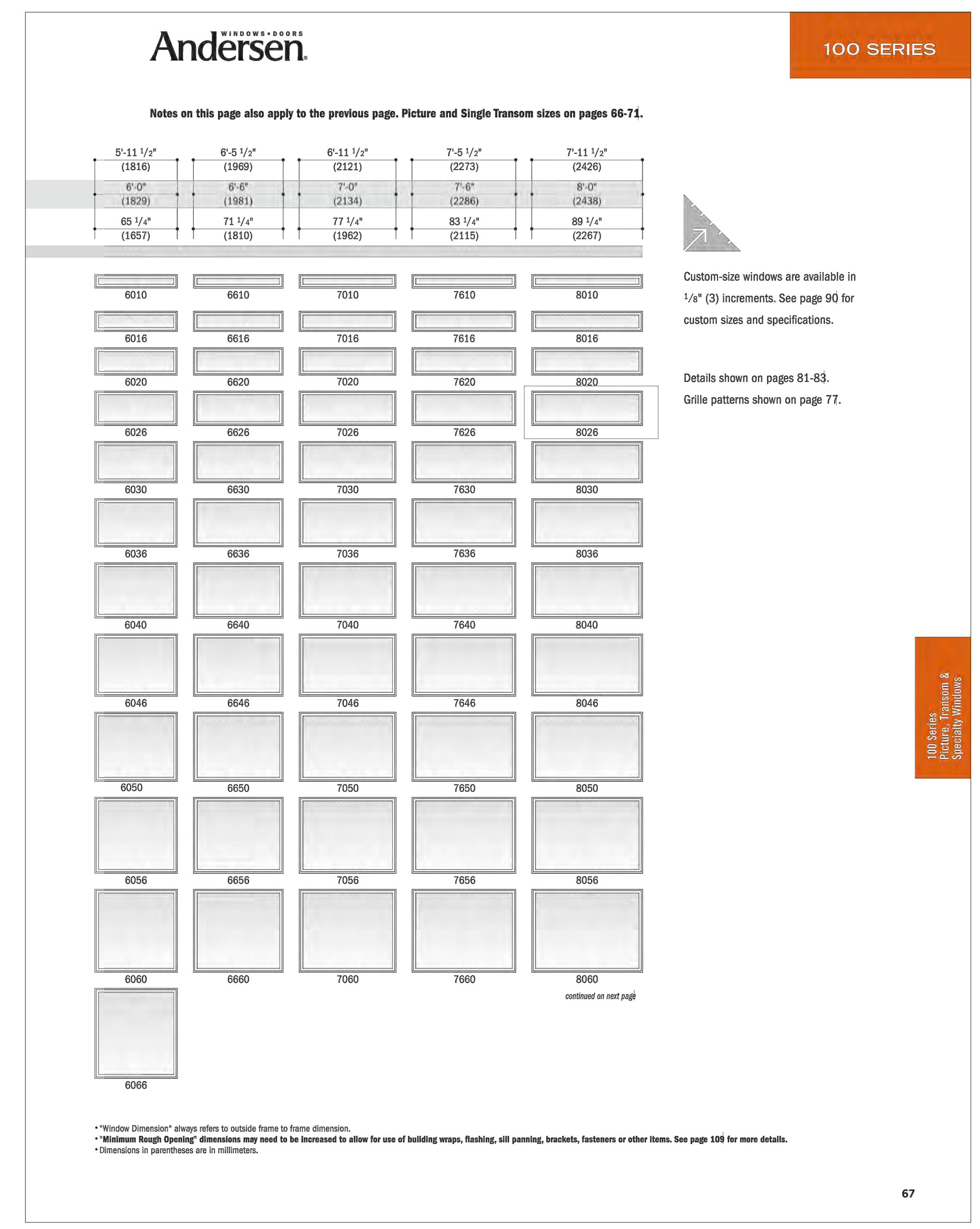












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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOK
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Exp. 12.31.2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale:

DRAWING TITLE: WINDOWS MANUFACTURER SPECIFICATION SHEET

Sheet :
Page No. : A6.1

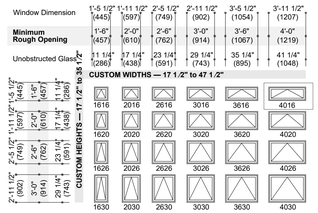
No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

Andersen

100 SERIES

Table of Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) — 1:96



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizes and specifications.

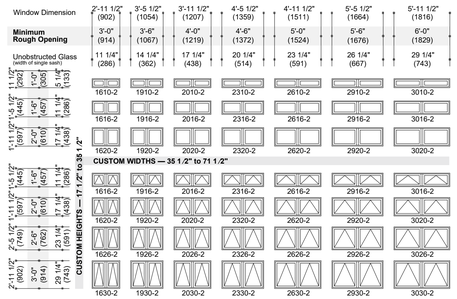
Awning Stationary

Choose venting or stationary. Awning windows must be installed to vent as shown and should not be rotated and used as a hopper. Details shown on pages 28-29. Grille patterns shown on page 26.

100 Series Casement & Awning Windows

Table of Twin Awning Window Sizes

Scale 1/8" (3) = 1'-0" (305) — 1:96



Custom-size windows are available in 1/8" (3) increments. See page 88 for custom sizes and specifications.

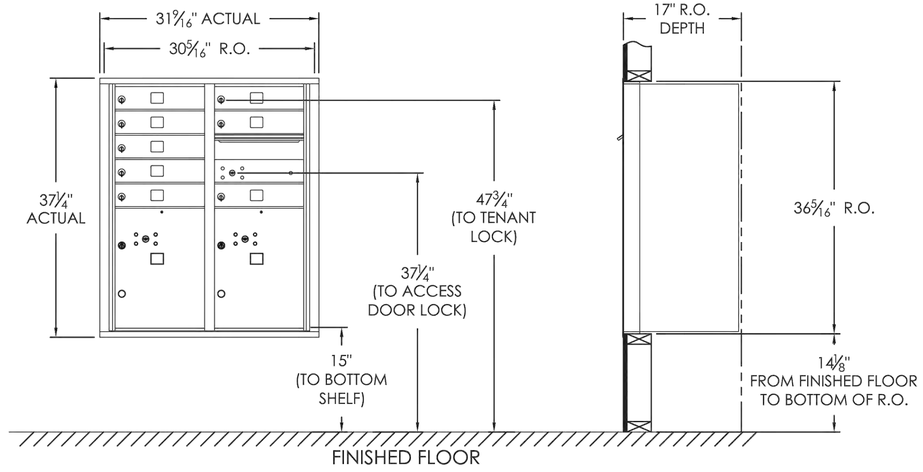
Windows have one continuous outer frame.

Twin transoms are also shown. See pages 70-71 for more information.

Details shown on pages 28-29. Grille patterns shown on page 26.

• "Window Dimension" always refers to outside frame to frame dimension.
• **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See page 109 for more details.**
• Dimensions in parentheses are in millimeters.

versatile™ 4C Mailbox, 4CADD-08



COMPARTMENT CHART

DESCRIPTION	COMPARTMENT	COMPARTMENT SIZE	QTY.
MAILBOX	MB1	3" H x 12" W x 15" D	8
OUTGOING MAIL	OM2	6" H x 12" W x 15" D	1
PARCEL	PL5	17" H x 12" W x 15" D	2

Notes:
1. This module meets the USPS STD-4C requirements for installation defined below when the mailbox is installed per the dimensions provided on this drawing.
   a. At least one customer compartment shall be positioned less then 48" above finished floor (AFF).
   b. No parcel locker (interior bottom shelf) shall be positioned less than 15" AFF.
   c. No patron (tenant) lock shall be positioned more than 67" AFF.
   d. No customer compartment (interior bottom shelf) shall be positioned less than 28" AFF.
   e. The USPS Arrow lock shall be positioned 36"- 48" AFF.
2. This 4C mailbox can also be used for private applications.
3. The rough opening width for multi-unit 4C installations = (the sum of all actual unit widths) - 1⅛".

PRODUCT SERIES: VERSATILE™ 4C FRONT LOAD MAILBOX

NATIONAL MAILBOXES — A DIVISION OF NMHP INC.
North America's Commercial & Residential Mailbox Leader!
Address: P.O Box 13144, Wauwatosa, WI 53213
Phone Number: 1-800-676-5161
Website: www.NationalMailboxes.com

MODEL	4CADD-08	REV	B
SCALE	NONE	LAST REV. DATE	5/15/2014
DRAWING NUMBER	4CADD-08CS	DRAWN BY	SDH

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www.pixelarchltd.com

REGISTERED PROFESSIONAL ENGINEER — BARRETT CROOK — C 057198 — Exp. 12-31-2021 — 7-12-2021 — CIVIL — STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale:

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SECTION 085113 ALUMINUM WINDOWS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice," including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract," published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary

A. Section includes Kawneer Architectural Aluminum Windows including perimeter trims, stools, accessories, shims and anchors, and perimeter sealing of window units.
   1. Types of aluminum windows include:
      a. Kawneer Series 516/518 Thermal Windows
      b. Fixed Window
      c. 4" (101.6 mm) 516 frame depth, 5" (127 mm) 518 frame depth

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE HOWEVER KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.5 QUALITY ASSURANCE.

B. Related Sections:
   1. 072700 "Air Barriers"
   2. 079200 "Joint Sealants"
   3. 083213 "Sliding Aluminum-Framed Glass Doors"
   4. 084113 "Aluminum-Framed Entrances and Storefronts"
   5. 084313 "Aluminum-Framed Storefronts"
   6. 084329 "Sliding Storefronts"
   7. 084413 "Glazed Aluminum Curtain Walls"
   8. 084433 "Sloped Glazing Assemblies"
   9. 086300 "Metal-Framed Skylights"

1.3 Definitions

A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufactures Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

A. General Performance: Aluminum-framed window system shall withstand the effects of the following performance requirements without failure due to defective manufacture, fabrication, installation, or other defects in construction.

B. Fixed Window Performance Requirements:

   1. Fixed window air tightness shall meet the FIXED rating (less than 0.045 cfm/ft² (0.25 (m³ /h) m⁻¹) at 1.57 psf (75 Pa)) when tested in accordance with CAN/CSA-A440 Windows.

   2. Fixed window water tightness shall meet the B7 rating (no water leakage at 14.6 psf (700 Pa)) when tested in accordance with CAN/CSA-A440 Windows.

   3. Structural performance shall be based on CSA Standard CAN3-S157 "Strength Design in Aluminum" and a maximum deflection of 1/175 of the span.

   4. Windload resistance for fixed windows shall meet the C5 rating when tested with configurations in accordance with CAN/CSA-A440 Windows.

   5. The fixed window thermal transmittance U-Factor shall be:
      a. Series 516 Window; 0.39 BTU /hr·ft² · °F (2.2 W/m² · °C) when tested in accordance with AAMA 1503.1 and CAN/CSA-A440.2.
      b. Series 518 Window; 0.37 BTU /hr·ft² · °F (2.1 W/m² · °C) when tested in accordance with AAMA 1503.1 and CAN/CSA-A440.2.

      (Note to Specifier: Thermal performance depends on glass specified. Above tests were performed using 25mm double glazed insulated glass unit with 0.10 low emmissivity coating on surface 3, argon gas filled interspace and a thermally broken aluminum glazing spacer.)
      Test size 4ft x 6ft (1219mm x 1829mm).

   6. The fixed window condensation temperature index of the frame (I_f) shall be:
      a. Series 516 Window; 66 and temperature index of the glass (I_g) shall be 68 when tested in accordance with CAN/CSA-A440 Windows.
      b. Series 518 Window; 67 and temperature index of the glass (I_g) shall be 67 when tested in accordance with CAN/CSA-A440 Windows.

C. Environmental Product Declarations (EPD): Shall have a Type III Product-Specific EPD created from a Product Category Rule.

1.5 Submittals

*EDITOR NOTE: ADD RECYCLED CONTENT SECTION **IF REQUIRED TO MEET PROJECT REQUIREMENTS** AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.*

** IF RECYCLED CONTENT REQUIREMENTS **ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMINUM COULD BE SUPPLIED.***

A. Product Data: Include construction details, material descriptions, fabrication methods, dimensions of individual components and profiles, hardware, finishes, and operating instructions for each type of aluminum window indicated.
   1. Recycled Content:
      a. Provide documentation that aluminum has a minimum of 50% mixed pre- and post-consumer recycled content with a sample document illustrating project specific information that will be provided after product shipment.
      b. Once product has shipped, provide project specific recycled content information, including:
         1) Indicate recycled content; indicate percentage of pre- and post-consumer recycled content per unit of product.
         2) Indicate relative dollar value of recycled content product to total dollar value of product included in project.
         3) Indicate location recovery of recycled content.
         4) Indicate location of manufacturing facility.

   2. Environmental Product Declaration (EPD):
      a. Include a Type III Product-Specific EPD created from a Product Category Rule.

B. Shop Drawings: Include plans, elevations, sections, details, hardware, attachments to other work, operational clearances and installation details.

C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.

D. Samples for Verification: For aluminum windows and components required.

E. Product Schedule: For aluminum windows. Use same designations indicated on Drawings.

F. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, class, grade, and size of aluminum window. Test results based on use of downsized test units will not be accepted.

1.6 Quality Assurance

A. Installer Qualifications: An installer which has had successful experiences with installation of the same or similar units required for this project and other projects of similar size and scope.

B. Manufacturer Qualifications: A manufacturer capable of fabricating aluminum windows that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.

C. Source Limitations: Obtain aluminum windows through one source from a single manufacturer.

D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum windows and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements." Do not modify size and dimensional requirements.
   1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
   1. Build mockup for type(s) of window(s) indicated, in location(s) shown on Drawings.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

1.7 Project Conditions

A. Field Measurements: Verify aluminum window openings by field measurements before fabrication and indicate measurements on Shop Drawings.

1.8 Warranty

A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
   1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

PART 2 - PRODUCTS

2.1 Manufacturers

A. Basis-of-Design Product:
   1. Kawneer Company Inc.
   2. Series 516/518 Thermal Windows - Fixed
   3. 4" (101.6 mm) 516 frame depth, 5" (127 mm) 518 frame depth

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.

B. Subject to compliance with requirements, provide a comparable product by the following:
   1. Manufacturer: (_____)
   2. Series: (_____)
   3. Profile dimension: (_____)
   4. Performance Grade: (_____)

C. Substitutions: Refer to Substitutions Section for procedures and submission requirements.
   1. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
   2. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid window installation and construction delays.
   3. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
   4. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for window system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum windows for a period of not less than ten (10) years. (Company Name)
   5. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
   6. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 Materials

A. Aluminum Extrusions: Alloy and temper recommended by aluminum window manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" wall thickness at any location for the main frame and sash members.

*EDITOR NOTE: ADD RECYCLED CONTENT SECTION **IF REQUIRED TO MEET PROJECT REQUIREMENTS** AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.*

** IF RECYCLED CONTENT REQUIREMENTS **ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMINUM COULD BE SUPPLIED.***

   1. Recycled Content: Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
      a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
      b. Indicate relative dollar value of recycled content product to total dollar value of product included in project.
      c. Indicate location recovery of recycled content.
      d. Indicate location of manufacturing facility.

B. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum window members, trim, hardware, anchors, and other components.

C. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

D. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions; provide sufficient strength to withstand design pressure indicated.

E. Sealant: For sealants required within fabricated windows, provide window manufacturer's standard, permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.

2.3 Window Framing System

A. Series 516/518 Thermal Window - Fixed

EDITOR NOTE: IF RAIN SCREEN WINDOW IS REQUIRED, ADD THE FOLLOWING :

B. All glazing pockets shall be vented, pressure equalized and drained to the exterior.

C. Elastomeric air seal gasket shall be installed around the full perimeter of glass and sealed at corners with silicone sealant. Air seal gasket must provide adhesion with silicone sealant.

EDITOR NOTE: IF 526 THERMAL WINDOW OPERATING SASH IS REQUIRED, ADD SPECIFICATION FOR 526 THERMAL WINDOW VENTS.

EDITOR NOTE: IF 512 VENTROW THERMAL VENTILATOR INSERTS ARE REQUIRED, ADD SPECIFICATION FOR 512 VENTROW THERMAL VENTILATOR.

2.4 Glazing

A. Glass and Glazing Materials: Refer to Division 08 Section "Glazing" for glass units and glazing requirements applicable to glazed aluminum window units.

B. Glazing System: Glazing method shall be a wet/dry type in accordance with manufacturer's standards. Exterior glazing shall be silicone back bedding sealant. Interior glazing shall be snap-in type glazing beads with an interior gasket in accordance with AAMA 702 or ASTM C864.

2.5 Hardware

A. General: None required.

2.6 Accessories

A. General: None required

2.7 Fabrication

A. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
   1. Profiles that are sharp, straight, and free of defects or deformations.
   2. Accurately fit joints; make joints flush, hairline and weatherproof.
   3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
   4. Physical and thermal isolation of glazing from framing members.
   5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
   6. Provisions for field replacement of glazing.
   7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.

B. Window framing shall be designed for screw spline corner construction. All framing joints shall be sealed to provide neat weathertight connections.

C. Fabricate aluminum windows in sizes indicated. Include a complete system for assembling components and anchoring windows.

D. Fabricate aluminum windows that are re-glazable without dismantling sash or framing.

E. Thermally Improved Construction: Fabricate aluminum windows with an integral, concealed, low-conductance thermal barrier; located between exterior materials and window members exposed on interior side; in a manner that eliminates direct metal-to-metal contact. Thermal barriers shall be designed in accordance with AAMA TIR A8.
   1. Frame thermal barrier shall be Kawneer IsoPort™ with a minimum of 1/4" (6mm) separation consisting of a one piece polyamide strip installed continuously and mechanically bonded to the aluminum.

F. Mullions: Provide mullions and cover plates as shown, matching window units, complete with anchors for support to structure and installation of window units. Allow for erection tolerances and provide for movement of window units due to thermal expansion and building deflections, as indicated. Provide mullions and cover plates capable of withstanding design loads of window units.

G. Sub frames: Provide sub frames with anchors for window units as shown, of profile and dimensions indicated but not less than 0.093-inch (2.4-mm) thick extruded aluminum. Miter or cope corners, and join with concealed mechanical joint fasteners. Finish to match window units. Provide sub frames capable of withstanding design loads of window units.

H. Glazing Stops: Provide snap-on glazing stops coordinated with Division 08 Section "Glazing" and glazing system indicated. Provide glazing stops to match frame.

2.8 Aluminum Finishes

A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

EDITOR NOTE: CHOOSE THE APPROPRIATE FINISH BELOW BASED ON PROJECT REQUIREMENTS.

B. Factory Finishing:
   1. Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____).
   2. Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
   3. Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
   4. Kawneer Permaflour™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____).
   5. Kawneer Permadize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____).
   6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color _____).
   7. Other: Manufacturer _____ Type _____ Color _____.

PART 3 - EXECUTION

3.1 Examination

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight window installation.
   1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
   2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76 mm) of opening.
   3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
   4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation

A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing windows, hardware, accessories, and other components.

B. Install aluminum framed window system level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

C. Set sill members in bed of sealant or with gaskets, as indicated, for weather tight construction.

D. Install aluminum framed window system and components to drain condensation, water penetrating joints, and moisture migrating within system to the exterior.

E. Separate aluminum from dissimilar materials to prevent corrosion or electrolytic action at points of contact.

3.3 Adjusting, Cleaning, And Protection

A. Adjust operating sashes, screens, hardware, and accessories for a tight fit at contact points and weatherstripping for smooth operation and weather tight closure. Lubricate hardware and moving parts.

B. Clean aluminum surfaces immediately after installing windows. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.

C. Clean glass immediately after installing windows. Comply with manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.

D. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

E. Protect window surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor window surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written recommendations.

DISCLAIMER STATEMENT

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be verbatim as a project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project.

END OF SECTION 085113

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REGISTERED PROFESSIONAL ENGINEER
BARRETT CROOKHAM
C 057196
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021
Scale:

DRAWING TITLE:
KAWANEER AMWINDOWS SPECIFICATION SHEET

Sheet :
Page No. : A6.3

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

Simpson® Door Company | **INSPIRATION** AT YOUR DOOR® | **DOOR** SPEC SHEET

4284 — PORTSMOUTH™ IV

SERIES: Selects Series
TYPE: Exterior Decorative
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

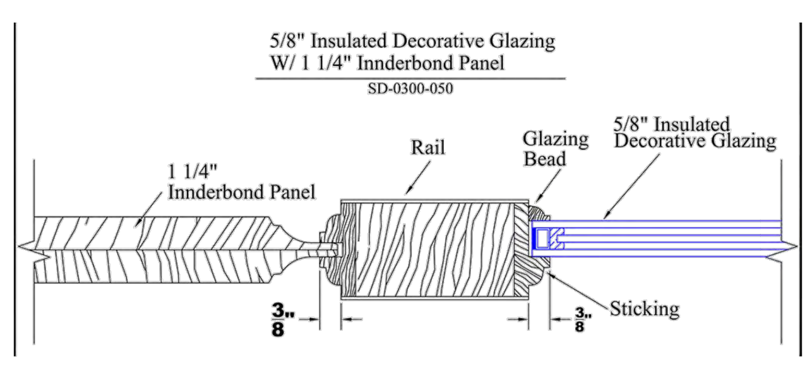
Panels: 1-1/4" Innerbond® Double Hip-Raised Panel
Profile: Ovolo Sticking
Glass: 5/8" Decorative Glazing
Caming: Black

STANDARD FEATURES

- Any Wood Species
- Virtually Any Size
- UltraBlock® Technology
- Privacy Rating: 7

DETAILED DRAWING

DETAILS



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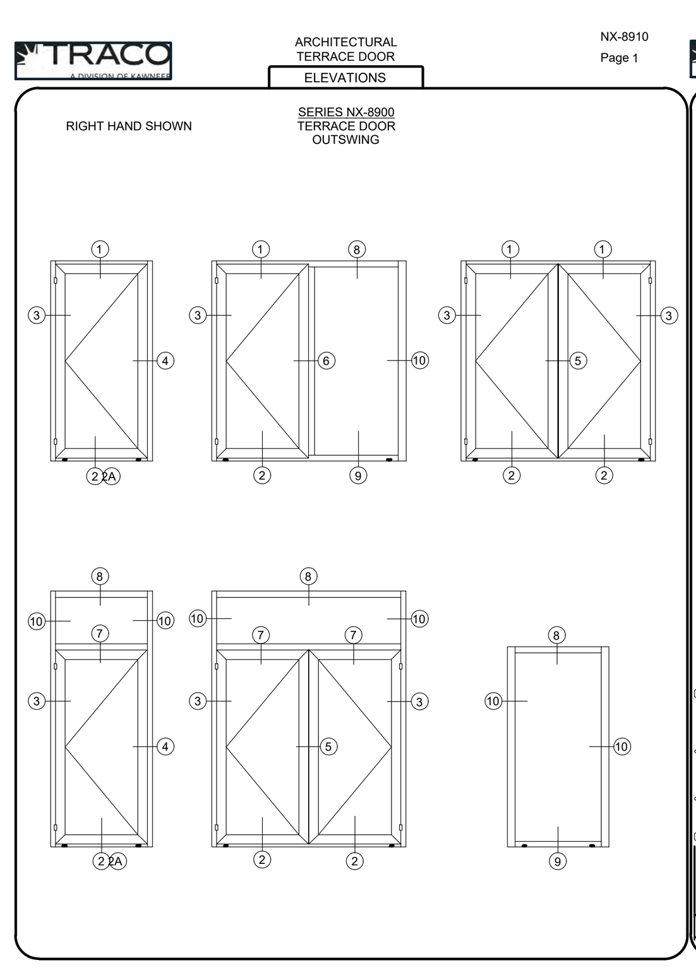

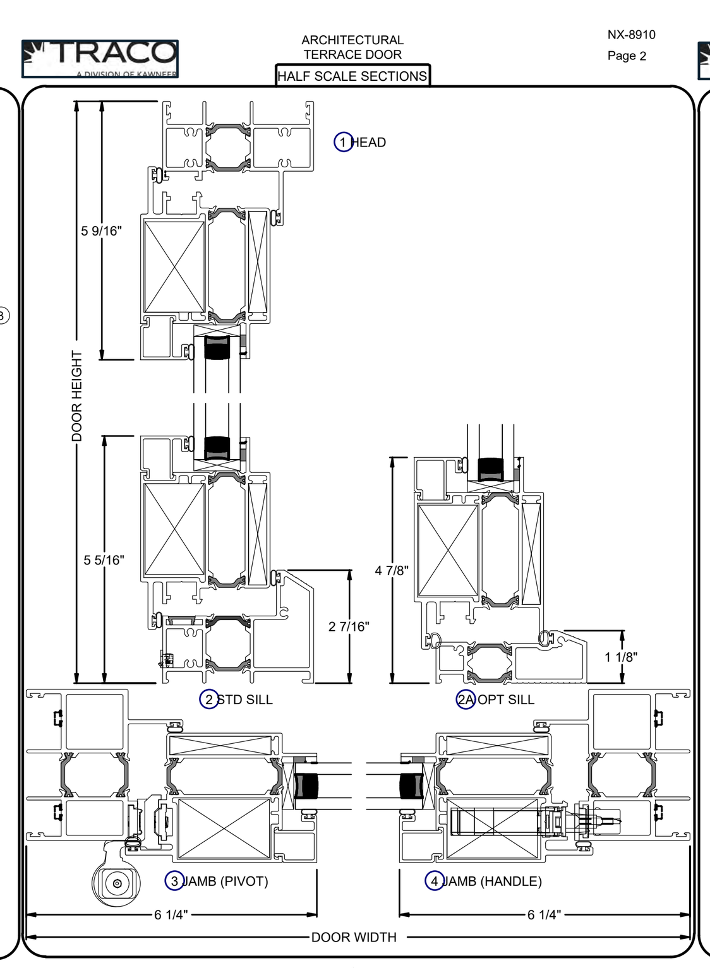

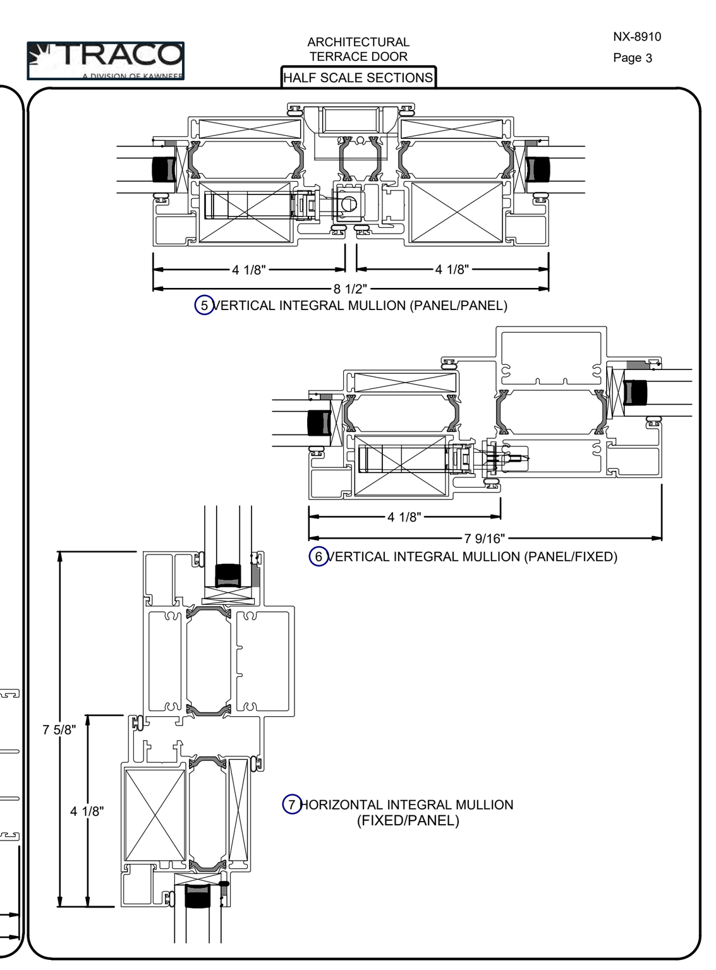

SECTION 084116 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) Project Resource Manual ("Manual of Practice"), including the recommendations for the CSI Section Format and the CSI Page For mat. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTE RSPEC Program has been recognized in the preparation of this guide specification. Neither CSI nor AIA endorse specific manufacturer s and products. The preparation of the guide specification assumes the use of standard contract documents and forms, includin g the "Conditions of the Contract," published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary

A. Section Includes: Kawneer Aluminum Entrances, glass and glazing, and door hardware and components.
1. Types of Kawneer Aluminum Entrances include:
a. NX-8910 Terrace Doors (Outswing) 2-3/4" (69.8) depth, moderate traffic applications.
1) AW-PG50-ATD – Single (Standard Sill).
2) ATD-HC45 – Pair (Standard Sill).
3) ATD-HC45 – Single (Low-profile Sill).
b. NX-8920 Terrace Doors (Inswing) 2-3/4" (69.8) depth, moderate traffic applications.
1) AW-PG50-ATD – Single (Standard Sill).
c. 3-1/4" (82.5) or 4-5/8" (117.5) frame depth.

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE. HOWEVER, KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.

B. Related Sections:
1. 072700 "Air Barriers"
2. 079200 "Joint Sealants"
3. 083213 "Sliding Aluminum-Framed Glass Doors"
4. 084313 "Aluminum-Framed Storefronts"
5. 084329 "Sliding Storefronts"
6. 084413 "Glazed Aluminum Curtain Walls"
7. 084433 "Sloped Glazing Assemblies"
8. 085113 "Aluminum Windows"
9. 086300 "Metal-Framed Skylights"
10. 087000 "Hardware"
11. 088000 "Glazing"
12. 280000 "Electronic Safety and Security"

1.3 Definitions

A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufactures Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

A. General Performance: Comply with performance requirements specified, as determined by testing of glazed terrace doors representing those indicated for this Project without failure due to defective manufacture, fabrication, installation, or other defects in construction.

B. Terrace Door Entrance Performance Requirements:
1. Provide aluminum terrace doors of performance indicated that comply with AAMA/WDMA/CSA 101/I.S.2/A440 (NAFS).
2. Performance Class and Grade: AW-PG50-ATD.

EDITOR NOTE: AIR AND WATER PERFORMANCE RESULTS ARE BASED UPON ASTM AND AAMA STANDARDS FOR TERRACE DOOR SYSTEMS. CONSULT YOUR LOCAL KAWNEER REPRESENTATIVE CONCERNING SPECIFIC PROJECT PERFORMANCE REQUIREMENTS.

C. Air Infiltration: Outswing and Inswing Doors: When closed and locked, the test specimen shall be tested in accordance with ASTM E 283 entrance doors and frame shall not exceed 0.10 cfm/ft2 (Inswing), 0.40 cfm/ft2 (Outswing) at a pressure differential of 6.24 psf (300 Pa).

D. Water Resistance: When closed and locked, the test specimen shall be tested in accordance with ASTM E 331 and ASTM E 547 there shall be no uncontrolled leakage as defined in the test method at a static air pressure differential of 15 psf (720 Pa) (Outswing - Standard Sill), 12 psf (574 Pa) (Outswing - Low-profile Sill), 12 psf (574 Pa) (Inswing – Standard Sill).

E. Uniform Design Load Test: When closed and locked, the test specimen shall be tested in accordance with ASTM E 330 at a minimum static air design pressure of:

1. NX-8910 Terrace Doors (Outswing).
a. AW-PG50-ATD – Single (Standard Sill) 50 psf (2394 Pa) applied in a positive and negative direction.
b. ATD-HC45 – Pair (Standard Sill) 45 psf (2155 Pa) applied in a positive and negative direction.
c. ATD-HC45 – Single (Low-profile Sill) 45 psf (2155 Pa) applied in a positive and negative direction..

2. NX-8920 Terrace Doors (Inswing).
a. AW-PG50-ATD – Single (Standard Sill) 50 psf (2394 Pa) applied in a positive and negative direction.

F. Uniform Load Structural Test: When closed and locked, the test specimen shall be tested in accordance with ASTM E 330 at a minimum static air design pressure of:

1. NX-8910 Terrace Doors (Outswing).
a. AW-PG50-ATD – Single (Standard Sill) 75 psf (3591 Pa) (1.5 x design load) applied in a positive and negative direction.
b. ATD-HC45 – Pair (Standard Sill) 67.5 psf (3232 Pa) (1.5 x design load) applied in a positive and negative direction.
c. ATD-HC45 – Single (Low-profile Sill) 67.5 psf (3232 Pa) (1.5 x design load) applied in a positive and negative direction.

2. NX-8920 Terrace Doors (Inswing).
a. AW-PG50-ATD – Single (Standard Sill) 75 psf (3591 Pa) (1.5 x design load) applied in a positive and negative direction.

EDITOR NOTE: THERMAL TRANSMITTANCE, CONDENSATION RESISTANCE, AND CONDENSATION INDEX VALUES ARE BASED ON 1" CLEAR INSULATING GLASS (1/8" Low-E GLASS / 3/4" ARGON AIR SPACE / 1/8" Low-E GLASS).

G. Thermal Transmittance Test (U-Factor): When tested in accordance with AAMA 1503, the conductive thermal transmittance (U-Factor) shall not be more than 0.42 BTU/hr/ft2/F.

H. Condensation Resistance Test (CRF): When tested in accordance with AAMA 1503, the condensation resistance factor (CRF) shall not be less than 60frame, 78glass.

I. Acoustical Performance: When tested to AAMA Specification 1801 and in accordance with ASTM E 1425 the STC (Sound Transmission Class) Rating shall not be less than 36, and the OITC (Outside Inside Transmission Class) shall not be less than 30.

J. Forced Entry Resistance: Terrace Doors shall conform to ASTM F588, Grade 10.

1.5 Submittals

A. Product Data: Include construction details, material descriptions, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of aluminum terrace door and frame system indicated.

B. Shop Drawings:Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.

C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.

D. Samples for Verification: For aluminum terrace door and frame system and components required.

E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type, of aluminum terrace door and frame.

F. Fabrication Sample: Corner sample consisting of a door stile and rail, of full-size components and showing details of the following:
1. Joinery, showing mitered, clip and stake joint construction.
2. Glazing.

G. Other Action Submittals:
1. Terrace Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of terrace door hardware, as well as procedures and diagrams. Coordinate final terrace door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of terrace door hardware.

1.6 Quality Assurance

A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.

B. Manufacturer Qualifications: A manufacturer capable of fabricating aluminum terrace doors and frames that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports, and calculations.

C. Source Limitations: Obtain aluminum terrace doors and frames through one source from a single manufacturer.

D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum terrace doors and frames, and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements". Do not modify size and dimensional requirements.
1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.

E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Build mockup for type(s) of terrace door(s) and frame(s) indicated, in location(s) shown on Drawings.

F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination".

1.7 Project Conditions

A. Field Measurements: Verify actual dimensions of aluminum terrace door and frame openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty

A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

PART 2 - PRODUCTS

2.1 Manufacturers

A. Basis-of-Design Product:
1. Kawneer Company Inc.
2. NX-8910 Terrace Doors – Outswing.
3. NX-8920 Terrace Door – Inswing.
4. Entrance Member Profile: 4.125" (104.7) nominal face dimension, 2-3/4" (69.8) depth, moderate traffic applications.
5. 3-1/4" (82.5) or 4-5/8" (117.5) frame depth.

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.

B. Subject to compliance with requirements, provide a comparable product by the following:
1. Manufacturer: (__________)
2. Series: (__________)
3. Profile dimension: (__________)
4. Performance Grade: (__________)

C. Substitutions: Refer to Substitutions Section for procedures and submission requirements
1. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
2. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid terrace door and frame installation and construction delays.
3. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
4. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for terrace door and frame system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum terrace doors and frames for a period of not less than ten (10) years. (Company Name)
5. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
6. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

2.2 Materials

A. Aluminum (Terrace Door and Components): Alloy and temper recommended by manufacturer for type of use and finish indicated, complying with the requirements of standards indicated below.
1. Extruded Material Standard: ASTM B 221, 6063-T6 alloy and temper.

B. Glazing Gaskets / Setting Blocks: Manufacturer's standard glazing system of black, resilient glazing gaskets, setting blocks, and shims or spacers, fabricated from an elastomer of type and in hardness recommended by system and gasket manufacturer to comply with system performance requirements.

C. Fasteners: Where exposed, shall be 300 Series, Stainless Steel.

D. Weather Stripping: Hollow black thermoplastic elastomer (TPE) bulb gasket with rigid polypropylene backing.

E. Thermal Barrier: Shall be two continuous rows of polyamide glass reinforced 6/6 nylon at door rails, door stiles and frame.

2.3 Terrace Door Framing System

A. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposed shall be stainless steel.

B. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.

C. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.

D. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle terrace door and frame material, and components to avoid damage. Protect terrace door and frame material against damage from elements, construction activities, and other hazards before, during and after terrace door and frame installation.

2.4 Glazing

A. Glass and Glazing Materials: Refer to Division 08 Section "Glazing" for glass units and glazing requirements applicable to glazed aluminum window units.

B. Glazing System: Glazing method shall be a wet/dry type in accordance with manufacturer's standards. Glazing shall be silicone back bedding sealant and snap-in type glazing beads with a gasket in accordance with AAMA 702 or ASTM C864.

2.5 Hardware

A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and secure aluminum terrace doors and frames.

B. Standard Entrance Hardware: Provide heavy-duty hardware units indicated in sizes, number and type recommended by manufacturer for entrances indicated. Finish exposed parts to match door finish, unless otherwise indicated.

C. Hinges:
1. Butt Hinges: Provide manufacturer's standard mortised, top, bottom and intermediate aluminum 3-way adjustable butt hinges.

EDITOR NOTE: SELECT FROM BELOW IF REQUIRED.

D. Door Control:
1. Overhead Door Stop: Shall be stainless steel with rubber bumper door check mounted in the top rail of the door leaf.

E. Standard Locking Hardware:
1. Singles (Outswing or Inswing):
Active Leaf: Stainless steel multipoint locking gearbox consisting of roundbolts, latch lock, and dead bolt activated by a lever handle.
a. Optional: Stainless steel 5-point locking gearbox consisting of roundbolts, latch lock, dead bolt, and shootbolts activated by a lever handle.
2. Pairs (Outswing or Inswing):
Active Leaf: Stainless steel multipoint locking gearbox consisting of roundbolts, latch lock and dead bolt activated by a lever handle.
Inactive Leaf: Dummy handle with manual flushbolts into aluminum flushbolt keepers.

EDITOR NOTE: SELECT FROM BELOW.

F. Trim Sets:
1. Hoppe solid brass lever handle with escutcheon.
a. Rodos Style

b. Verona Style
c. Munchen Style
d. New Orleans Style
e. Toronto Style
2. Keyed cylinder and thumbturn included:
a. Singles: Key exterior / thumbturn interior.
b. Pairs: Active leaf - key exterior / thumbturn interior, or
Active leaf - blank exterior / thumbturn interior.
Inactive leaf - blank exterior / thumbturn interior.

EDITOR NOTE: SELECT FROM BELOW.

G. Trim Set Finish:
1. Polished Brass.
2. Satin Nickle
3. Antique Brass
4. Oil-Rubbed Brass
5. Matte Black
6. Polished Chrome
7. Pure White

H. Thresholds: Provide manufacturer's standard thermally broken threshold, cutouts coordinated for operating hardware, and anchors in the following material.
1. Material: Aluminum, finish to match door and frame.

2.6 Fabrication

A. Entrance System Fabrication:
1. Door corner construction shall be neatly mitered and reinforced with heavy-duty aluminum corner blocks forming a rigid watertight joint. Corners shall be crimped.
2. Accurately fit and secure joints and corners. Make joints hairline in appearance.
3. Arrange fasteners and attachments to conceal from view.

2.7 Aluminum Finishes

A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

B. Factory Finishing:
1. Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color __________).
2. Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
3. Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
4. Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color __________).
5. Kawneer Permadize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color __________).
6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color __________).
7. Other: Manufacturer ____________ Type ____________ Color __________.

PART 3 - EXECUTION

3.1 Examination

A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight terrace door and frame installation.
1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76.2 mm) of opening.
3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation

A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing aluminum terrace doors and frames, hardware, accessories, and other components.

B. Install aluminum terrace doors and frames level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

C. Set sill threshold in bed of sealant, as indicated, for weather tight construction.

D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

3.3 Field Quality Control

A. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

3.4 Adjusting, Cleaning, and Protection

A. Clean aluminum surfaces immediately after installing terrace doors and frames. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.

B. Clean glass immediately after installation. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.

C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

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END OF SECTION 084113

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REGISTERED PROFESSIONAL ENGINEER — BARRETT CROOK — C 057196 — Exp. 12-31-2021 — CIVIL — STATE OF CALIFORNIA — 7-12-2021

Project Name and Address:

PORTSIDE LOFTS
600 FERRY STREET, MARTINEZ, CA 94513

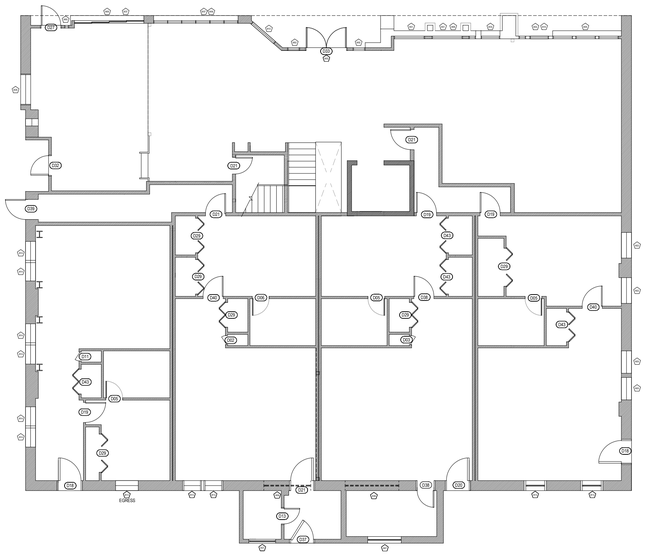
Date: Sep. 21, 2021
Scale:

DRAWING TITLE: EXTERIOR DOOR SPECIFICATIONS SHEET

Sheet :

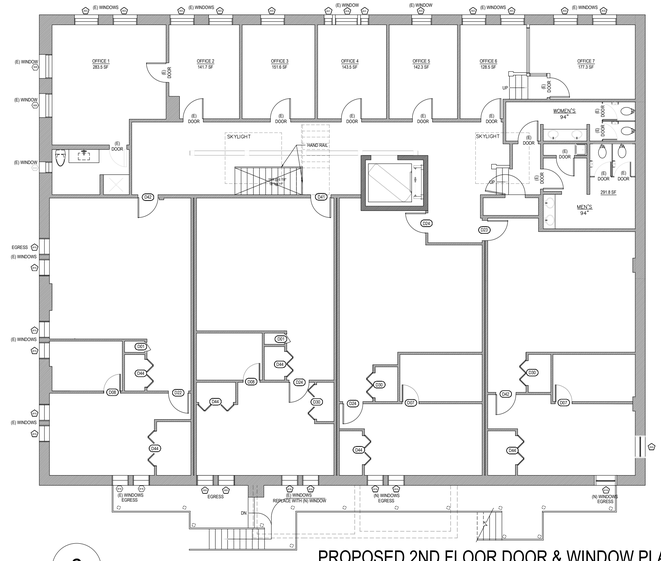
Page No. : A6.5

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



1 PROPOSED 1ST FLOOR DOOR & WINDOW PLAN

NTS



2 PROPOSED 2ND FLOOR DOOR & WINDOW PLAN

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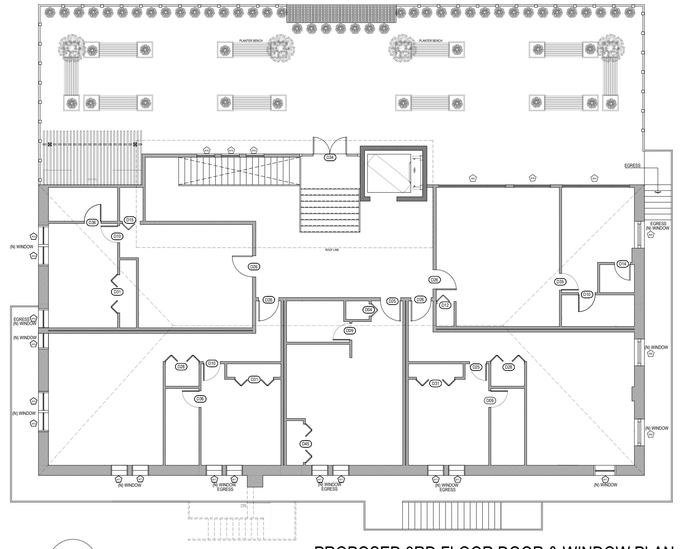

3 PROPOSED 3RD FLOOR DOOR & WINDOW PLAN

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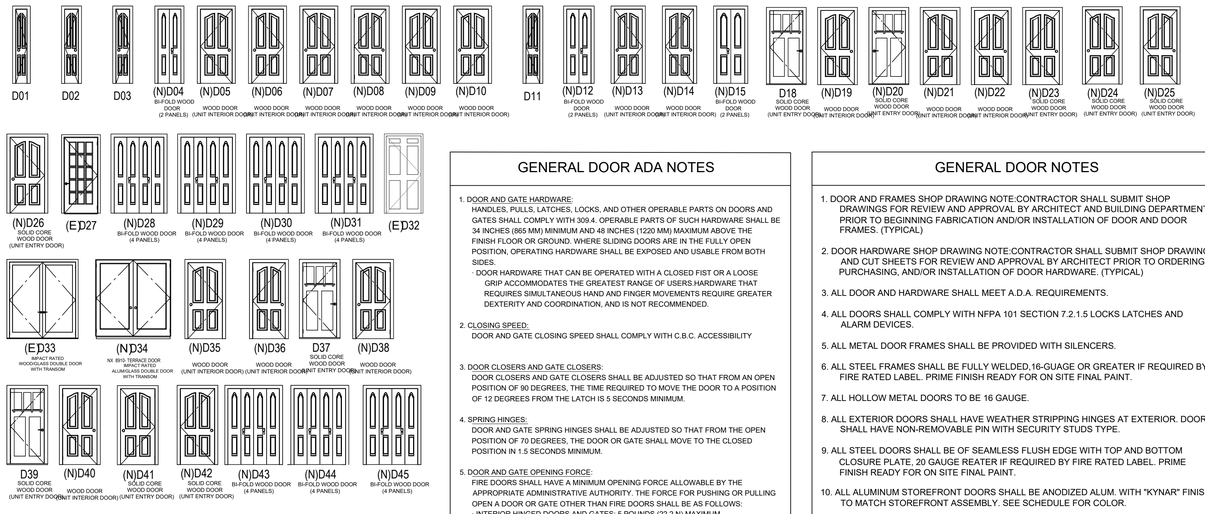

GENERAL DOOR ADA NOTES

1. DOOR AND GATE HARDWARE:
   HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
   - DOOR HARDWARE THAT CAN BE OPERATED WITH A CLOSED FIST OR A LOOSE GRIP ACCOMMODATES THE GREATEST RANGE OF USERS.HARDWARE THAT REQUIRES SIMULTANEOUS HAND AND FINGER MOVEMENTS REQUIRE GREATER DEXTERITY AND COORDINATION, AND IS NOT RECOMMENDED.
2. CLOSING SPEED:
   DOOR AND GATE CLOSING SPEED SHALL COMPLY WITH C.B.C. ACCESSIBILITY
3. DOOR CLOSERS AND GATE CLOSERS:
   DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
4. SPRING HINGES:
   DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
5. DOOR AND GATE OPENING FORCE:
   FIRE DOORS SHALL HAVE A MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   - INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM.
   - SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM.
   - EXTERIOR HINGED DOORS SHALL BE DESIGNED SO THAT SUCH DOORS CAN BE PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 POUNDS (37.8 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.
6. DOOR AND GATE OPENING FORCE:
   THE MAXIMUM FORCE PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR. IT DOES NOT APPLY TO THE FORCE REQUIRED TO RETRACT BOLTS OR TO DISENGAGE OTHER DEVICES USED TO KEEP THE DOOR IN A CLOSED POSITION.

GENERAL DOOR NOTES

1. DOOR AND FRAMES SHOP DRAWING NOTE:CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING DEPARTMENT PRIOR TO BEGINNING FABRICATION AND/OR INSTALLATION OF DOOR AND DOOR FRAMES. (TYPICAL)
2. DOOR HARDWARE SHOP DRAWING NOTE:CONTRACTOR SHALL SUBMIT SHOP DRAWING AND CUT SHEETS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLATION OF DOOR HARDWARE. (TYPICAL)
3. ALL DOOR AND HARDWARE SHALL MEET A.D.A. REQUIREMENTS.
4. ALL DOORS SHALL COMPLY WITH NFPA 101 SECTION 7.2.1.5 LOCKS LATCHES AND ALARM DEVICES.
5. ALL METAL DOOR FRAMES SHALL BE PROVIDED WITH SILENCERS.
6. ALL STEEL FRAMES SHALL BE FULLY WELDED,16-GUAGE OR GREATER IF REQUIRED BY FIRE RATED LABEL. PRIME FINISH READY FOR ON SITE FINAL PAINT.
7. ALL HOLLOW METAL DOORS TO BE 16 GAUGE.
8. ALL EXTERIOR DOORS SHALL HAVE WEATHER STRIPPING HINGES AT EXTERIOR. DOORS SHALL HAVE NON-REMOVABLE PIN WITH SECURITY STUDS TYPE.
9. ALL STEEL DOORS SHALL BE OF SEAMLESS FLUSH EDGE WITH TOP AND BOTTOM CLOSURE PLATE, 20 GAUGE REATER IF REQUIRED BY FIRE RATED LABEL. PRIME FINISH READY FOR ON SITE FINAL PAINT.
10. ALL ALUMINUM STOREFRONT DOORS SHALL BE ANODIZED ALUM. WITH "KYNAR" FINISH TO MATCH STOREFRONT ASSEMBLY. SEE SCHEDULE FOR COLOR.
11. ALL ALUMINUM FRAMES OR PICKETS SHALL BE ANODIZED ALUMINUM WITH "KYNAR" FINISH. SEE SCHEDULE FOR COLOR.
12. ALL GLAZING ON STOREFRONT DOORS TO BE IMPACT RESISTANT AND COMPLY WITH MANUFACTURER CURRENT CBC.
13. ALL KICK PLATES TO BE BRUSHED STAINLESS STEEL FINISH.
14. PROVIDE H.C. COMPLIANCE SIGNAGE SURFACE MTD. TO THE WALL AT THE STRIKE SIDE OF THE RESTROOM DOOR.
15. ALL SIGNAGE ON ELECTRICAL ROOM DOORS TO COMPLY WITH REQUIREMENTS OF APPLICABLE NFPA CODES.
16. ALL GLAZING ON STOREFRONT AND BALCONY SLIDING DOORS TO HAVE A U VALUE OF MINIMUM 0.94 UNLESS OTHERWISE INDICATED IN MECHANICAL CALCULATIONS. SEE CALCULATIONS BY MECHANICAL ENGINEER FOR MORE INFORMATION (TYP).
17. ALL GLAZING ON STOREFRONT AND BALCONY SLIDING DOORS TO HAVE AN SHGC VALUE OF MINIMUM 0.80 UNLESS OTHERWISE INDICATED IN MECHANICAL CALCULATIONS. SEE CALCULATIONS BY MECHANICAL ENGINEER FOR MORE INFORMATION (TYP).

Door Schedule

Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness	N/E	SHGC	U-Factor	Code	Manufacturer
D01	1068	2	2	1068 L IN	12 "	80 "	14"x82 1/2"	2x6x17" (2)	1 3/8"	N	0.3	0.3	CUSTOM MADE	
D02	1368	1	1	1368 L IN	14 9/16 "	80 "	16 9/16"x82 1/2"	2x6x19 9/16" (2)	1 3/8"	N	0.3	0.3	CUSTOM MADE	
D03	1368	1	1	1368 R IN	14 9/16 "	80 "	16 9/16"x82 1/2"	2x6x19 9/16" (2)	1 3/8"	N	0.3	0.3	CUSTOM MADE	
D04	2068	1	3	2068 R	24 1/2 "	80 "	26 1/2"x82 1/2"	2x6x29 1/2" (2)	1 3/8"	N	0.3	0.3	CUSTOM MADE	
D05	21068	3	1	21068 L IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D06	21068	1	1	21068 R IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D07	21068	2	2	21068 L IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D08	21068	2	2	21068 R IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D09	21068	2	3	21068 L IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D10	21068	3	3	21068 R IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D11	1368	1	1	1368 R IN	14 9/16 "	80 "	16 9/16"x82 1/2"	2x6x19 9/16" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D12	2268	1	3	2268 L	26 "	80 "	28"x82 1/2"	2x6x31" (2)	1 3/8"	N	0.3	0.3	CUSTOM MADE	
D13	2668	1	1	2668 R IN	30 "	80 "	32"x82 1/2"	2x6x35" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D14	2668	1	3	2668 L IN	30 "	80 "	32"x82 1/2"	2x6x35" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D15	2668	1	3	2668 R	30 "	80 "	32"x82 1/2"	2x6x35" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D18	3068	2	1	3068 L EX	36 "	80 "	38"x83"	2x6x41" (2)	1 3/4"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D19	3068	3	1	3068 L IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D20	3068	1	1	3068 R EX	36 "	80 "	38"x83"	2x6x41" (2)	1 3/4"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D21	3068	4	1	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D22	3068	1	2	3068 L IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D23	3068	1	2	3068 L IN	36 1/16 "	80 "	38 1/16"x82 1/2"	2x6x41 1/16" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D24	3068	3	2	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D25	3068	2	3	3068 L IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D26	3068	4	3	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D27	3478	1	1	3478 L EX	40 "	92 "	42"x95"	2x6x45" (2)	1 3/4"	E	0.3	0.3		
D28	4468	2	3	4468 L/R	52 "	80 "	54"x82 1/2"	2x6x57" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D29	4668	6	1	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D30	4668	3	2	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D31	4668	3	3	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D32	48102	1	1	48102 L/R EX	56 "	122 "	58"x125"	2x6x61" (2)	1 3/4"	E	0.3	0.3		
D33	78810	1	1	78810 L/R EX	92 "	106 "	94"x109"	2x6x97" (2)	1 3/4"	E	0.3	0.3		
D34	7980	1	3	7980 L/R IN	93 1/4 "	96 "	95 1/4"x98 1/2"	2x6x98 1/4" (2)	2"	N	0.80	0.80	NX 8910- TERRACE DOOR	Traco, a division of KAWNEER
D35	3068	1	3	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D36	21068	2	3	21068 R IN	34 "	80 "	36"x82 1/2"	2x6x39" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI-PRIM DOORS
D37	3068	1	1	3068 L EX	36 "	80 "	38"x83"	2x6x41" (2)	1 3/4"	N	0.3	0.3	4284 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D38	3068	2	1	3068 L IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D39	3068	1	1	3068 R EX	36 "	80 "	38"x83"	2x6x41" (2)	1 3/4"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D40	3068	2	1	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D41	3068	1	2	3068 L IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D42	3068	8	2	3068 R IN	36 "	80 "	38"x82 1/2"	2x6x41" (2)	1 3/8"	N	0.3	0.3	8762 SHAKER FP	REDI- PRIME DOORS
D43	4668	4	1	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D44	4668	6	2	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY
D45	4668	1	3	4668 L/R	54 "	80 "	56"x82 1/2"	2x6x59" (2)	1 3/8"	N	0.3	0.3	8021 - PORTSMOUTH IV	SIMPSON DOOR COMPANY

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REGISTERED PROFESSIONAL ENGINEER
GARRETT CROCKETT
C 057198
Exp. 12-31-2021
7-12-2021
CIVIL
STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

600 FERRY STREET, MARTINEZ, CA 94513

Date: Sep. 21, 2021

Scale:

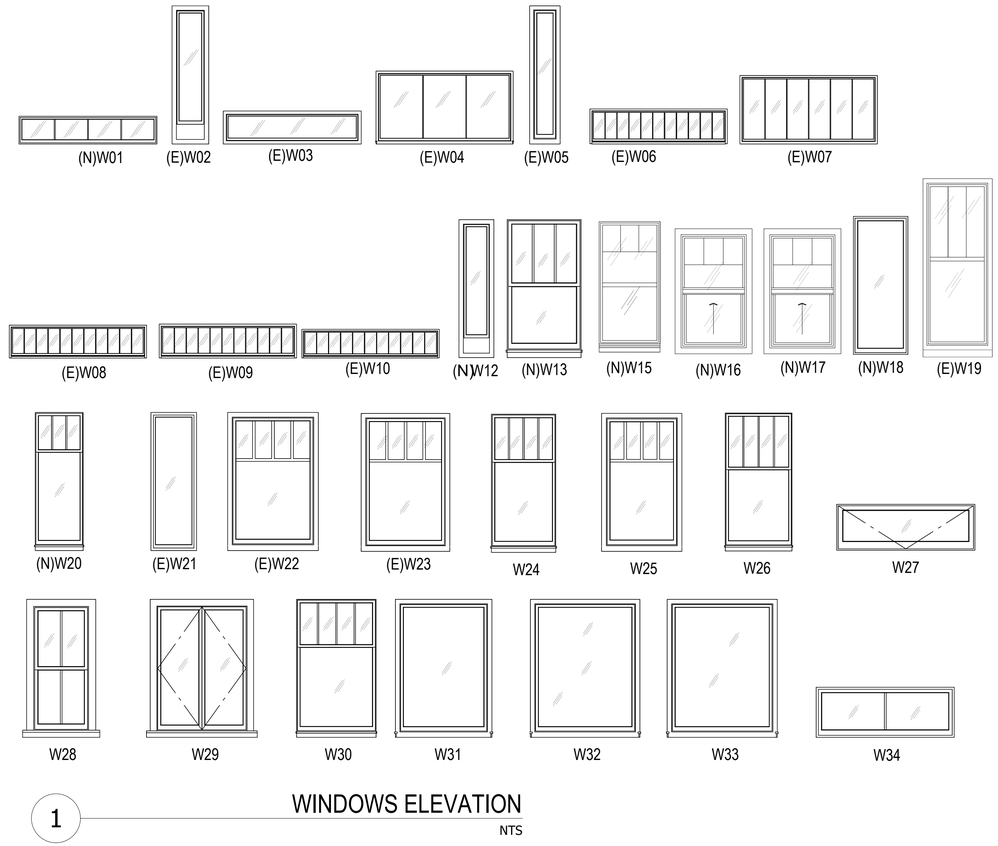
DRAWING TITLE: PROPOSED DOOR & WINDOW SCHEDULE

Sheet :

Page No. : A6.6

No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	E/N	MANUFACTURER	SHGC	U-FACTOR
W01	10020FX	2	3	10020FX	120 "	24 "	121"X25"		FIXED GLASS	2X6X124" (2)	NEW	ANDERSEN WINDOWS AND DOORS	0.3	0.3
W02	11086FX	2	1	11086FX	22 "	101 13/16 "	23"X102 13/16"		FIXED GLASS	2X6X26" (2)	EXISTING		0.3	0.3
W03	12526FX	1	1	12526FX	148 5/8 "	30 "	149 5/8"X31"		FIXED GLASS	2X6X152 5/8" (2)	EXISTING		0.3	0.3
W04	12564FX	1	1	12564FX	149 "	76 "	150"X77"		FIXED GLASS	2X6X153" (2)	EXISTING		0.3	0.3
W05	1372HO	1	1	1372HO	15 "	86 "	16"X87"		SINGLE HOPPER	2X6X19" (2)	EXISTING		0.3	0.3
W06	141135FX	1	1	141135FX	179 7/16 "	41 "	180 7/16"X42"		FIXED GLASS	2X6X180 7/16" (2)	EXISTING		0.3	0.3
W07	141172FX	1	1	141172FX	179 "	86 "	180"X87"		FIXED GLASS	2X6X183" (2)	EXISTING		0.3	0.3
W08	151135FX	1	1	151135FX	191 "	41 "	192"X42"		FIXED GLASS	2X6X192" (2)	EXISTING		0.3	0.3
W09	15134FX	1	1	15134FX	181 "	40 "	182"X41"		FIXED GLASS	2X6X182" (2)	EXISTING		0.3	0.3
W10	18034FX	1	1	18034FX	216 "	40 "	217"X41"		FIXED GLASS	2X6X217" (2)	EXISTING		0.3	0.3
W12	1986FX	1	1	1986FX	20 9/16 "	101 13/16 "	21 9/16"X102 13/16"		FIXED GLASS	2X6X24 9/16" (2)	NEW	ANDERSEN WINDOWS/100 SERIES	0.3	0.3
W13	21050DH	5	1	21050DH	34 "	60 "	35"X61"	EGRESS	DOUBLE HUNG	2X6X38" (2)	EXISTING	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W14	2351SH	6	1	2351SH	27 "	61 "	28"X62"		SINGLE HUNG	2X6X31" (2)	EXISTING		0.3	0.3
W15	2854HO	6	3	2854HO	31 1/2 "	63 1/2 "	32 1/2"X64 1/2"		SINGLE HOPPER	2X6X35 1/2" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W16	2860SH	7	2	2860SH	31 1/2 "	72 "	32 1/2"X73"		SINGLE HUNG	2X6X32 1/2" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W17	2860SH	9	3	2860SH	31 1/2 "	72 "	32 1/2"X73"		SINGLE HUNG	2X6X35 1/2" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W18	2869FX	3	3	2869FX	32 "	81 "	33"X82"		FIXED GLASS	2X6X36" (2)	NEW	KAWNEER SERIES 516/518	0.3	0.3
W19	2870HO	6	2	2870HO	31 1/2 "	84 "	32 1/2"X85"	EGRESS	SINGLE HOPPER	2X6X35 1/2" (2)	EXISTING		0.3	0.3
W20	2873SH	2	2	2873SH	31 1/2 "	87 "	32 1/2"X88"		SINGLE HUNG	2X6X32 1/2" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W21	3091FX	2	2	3091FX	36 "	109 "	40"X113"		FIXED GLASS	2X6X43" (2)	EXISTING		0.3	0.3
W22	31060FX	2	1	31060FX	46 "	72 "	47"X73"		FIXED GLASS	2X6X50" (2)	EXISTING		0.3	0.3
W23	31062FX	10	2	31062FX	46 "	74 "	47"X75"		FIXED GLASS	2X6X50" (2)	EXISTING		0.3	0.3
W24	3368SH	1	2	3368SH	39 "	80 "	40"X81"		SINGLE HUNG	2X6X40" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W25	3460FX	2	1	3460FX	40 "	72 "	41"X73"		FIXED GLASS	2X6X44" (2)	EXISTING		0.3	0.3
W26	3772DH	2	2	3772DH	43 "	85 1/2 "	44"X86 1/2"		DOUBLE HUNG	2X6X47" (2)			0.3	0.3
W27	4014HO	2	1	4014HO	48 "	16 "	49"X17"		SINGLE HOPPER	2X6X52" (2)	NEW	ANDERSEN WINDOWS AND DOORS	0.3	0.3
W28	4014HO	1	2	4014HO	48 "	16 "	49"X17"			2X6X52" (2)	EXISTING		0.3	0.3
W29	4057DC	1	1	4057DC	48 "	66 1/2 "	49"X67 1/2"		DOUBLE CASEMENT-LHL/RHR	2X6X52" (2)	EXISTING		0.3	0.3
W30	4068SH	3	3	4068SH	48 "	80 "	49"X81"	EGRESS	SINGLE HUNG	2X6X52" (2)	NEW	JELD WEN PREMIUM VINYL VINYL WINDOW SINGLE-HUNG SIDE LOAD	0.3	0.3
W31	4464FX	2	1	4464FX	52 "	76 "	53"X77"		FIXED GLASS	2X6X56" (2)	EXISTING		0.3	0.3
W32	5064FX	1	1	5064FX	59 11/16 "	76 "	60 11/16"X77"		FIXED GLASS	2X6X63 11/16" (2)	EXISTING		0.3	0.3
W33	5064FX	1	1	5064FX	60 "	76 "	61"X77"		FIXED GLASS	2X6X64" (2)	EXISTING		0.3	0.3
W34	5620FX	1	3	5620FX	66 "	24 "	67"X25"		FIXED GLASS	2X6X70" (2)	NEW	ANDERSEN WINDOWS AND DOORS	0.3	0.3
W35	6190FX	1	2	6190FX	73 "	108 1/8 "	77"X112 1/8"		FIXED GLASS	2X6X80" (2)	EXISTING		0.3	0.3
W36	6816HO	2	1	6816HO	80 "	18 "	81"X19"		SINGLE HOPPER	2X6X84" (2)	EXISTING		0.3	0.3
W37	9881FX	1	1	9881FX	116 "	97 7/16 "	117"X98 7/16"		FIXED GLASS	2X6X120" (2)	EXISTING		0.3	0.3



WINDOW NOTES

1. ALL EXTERIOR WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-16 WIND LOADS.

   PROVIDE PRODUCT APPROVAL LETTERS & SHOP DWGS.

2. ALL ALUMINUM WINDOW FRAMES TO BE ALUMINUM 6061-T6, 6063-T6 OR APPROVED EQUAL WITH E.S.P. FINISH COLOR: T.B.D.

3. ALL EXTERIOR GLASS TO BE IMPACT RESISTANT & CONSTRUCTED AS PER APPROVED CBC.

4. ALL DIMENSIONS SHOWN ARE WINDOW UNIT SIZES. CONTRACTOR IS TO FIELD VERIFY ALL MASONRY ROUGH OPENING DIMENSIONS WITH MANUFACTURER AND PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO FABRICATING WINDOWS (TYP.)

5. ALL GLAZING SHALL HAVE A LOW-E COATING.

6. ALL WINDOW GLAZING TO HAVE A U VALUE OF MINIMUM 0.94 .

7. ALL WINDOW GLAZING TO HAVE AN SHGC VALUE OF MINIMUM 0.80

ENERGY NOTES

1. ALL OPENABLE WINDOWS AND SLIDING DOORS SHALL LIMIT AIR LEAKAGE AND BE CERTIFIED AND LABELED TO COMPLY WITH ANSI STANDARD AIS 4.2-1972.
2. FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED.
4. SITE BUILT DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MIN. 1" LAP AT JAMPS.
5. OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES BETWEEN WALLS, FOUNDATIONS, ROOFS, PANELS, AND AT PENETRATION OF UTILITIES THRU THE ENVALOPE, SHALL BE SEALED, CAULKED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
6. PROVIDE A "CERTIFICATE OF COMPLIANCE" SIGNED BY THE OWNER, G.C., ARCHITECT, OR ENGINEER TO THE BLDG. DEPARTMENT STATING THAT THE WORK HAS BEEN PERFORMED AND MATERIALS INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS AFFECTING NON-RESIDENTIAL ENERGY.
7. INSULATION SHALL BE INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF 5311 AND TITLE 24.

1 WINDOWS ELEVATION

NTS

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Exp. 12-31-2021
7-12-2021
CIVIL
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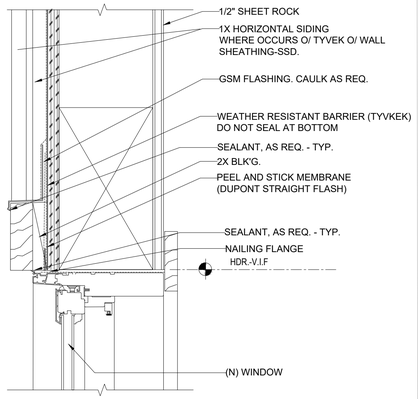
Date: Sep. 21, 2021

Scale:

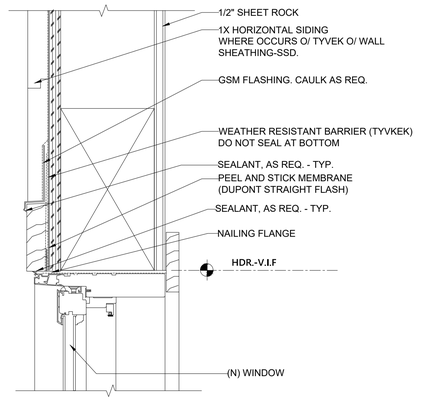
DRAWING TITLE: PROPOSED WINDOW SCHEDULE

Sheet : Page No. : A6.7

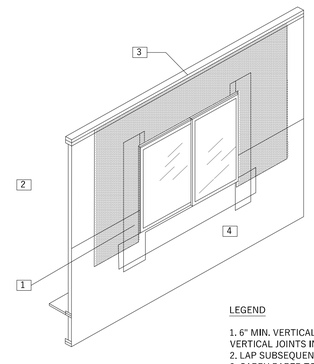
No.	Revision/Issue	Date
1	Issued for client approval	Nov. 05, 2019
2	Issued for city submittal	Nov. 20, 2020



WINDOW HEAD @ WD. BOARD & BATTEN SIDING 12



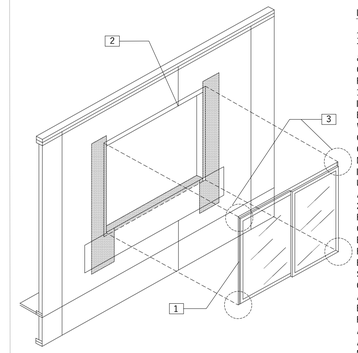
WINDOW HEAD @ HORIZONTAL SIDING 9



LEGEND

1. 6" MIN. VERTICAL LAP FOR ALL HORIZONTAL & VERTICAL JOINTS IN BUILDING PAPER.
2. LAP SUBSEQUENT COURSES OVER "MOISTOP".
3. CARRY PAPER TO UPPER EDGE OF TOP PLATE.
4. HOLD PAPER BACK 1" FROM WINDOW.

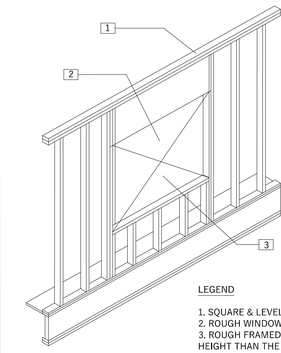
BUILDING PAPER-SECOND COURSE 7



LEGEND

1. SHIM & ADJUST WINDOW TO ACHIEVE SQUARE PLUMB & LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WITHIN 10" AND NO CLOSER THAN 3" IN EACH DIRECTION FROM EVERY CORNER. SECURE WINDOW AROUND FRAME OPENING WITH EQUIVALENT OF 64 FASTENERS AT 16" O.C. MAX. REFER TO MFG.'S INSTRUCTIONS REGARDING UPPER NAIL FIN ATTACHMENT.
2. TO SEAL THE WINDOW FRAME TO OPENING, APPLY CONTINUES SEALANT TO THE BACKSIDE OF THE MOUNTING FLANGE NEAR THE OUTER EDGE OR APPLY CONTINUES SEALANT TO PERIMETER OF OPENING AT A POINT TO ASSURE CONTACT WITH BACKSIDE OF MOUNTING FLANGE.
AFTER INSTALLATION, SEAL ALL CORNERS OF MECHANICALLY JOINT FRAMES TO SEAL FRAME SEAM JUNCTURE.

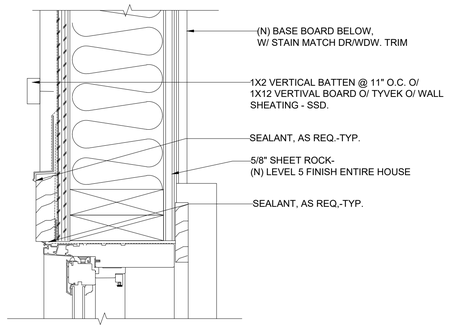
WINDOW INSTALLATION 4



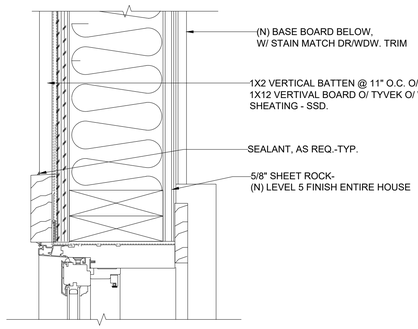
LEGEND

1. SQUARE & LEVEL FRAMING.
2. ROUGH WINDOW OPENING.
3. ROUGH FRAMED OPENING SUFFICIENTLY IN WIDTH & HEIGHT THAN THE ACTUAL FRAME DIMENSIONS OF THE WINDOW. TO ASSURE ADEQUATE CLEARANCE CONSULT THE WINDOW MANUFACTURED'S LITERATURE FOR THE RECOMMENDED ROUGH OPENING DIMENSIONS.

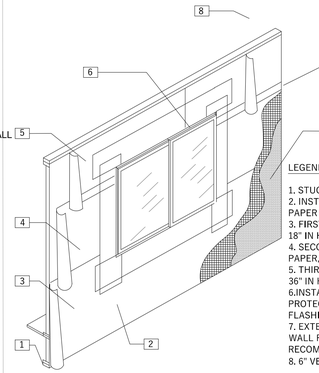
ROUGH WINDOW OPENING 1



WINDOW JAMB @ WD. BOARD & BATTEN SIDING 13



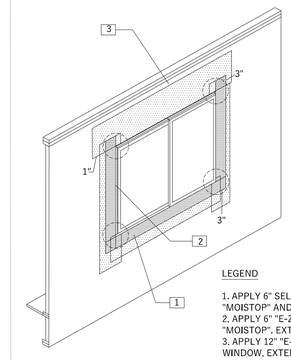
WINDOW JAMB@HORIZONTAL SIDING 10



LEGEND

1. STUCCO WEED
2. INSTALL SECOND LAYER OF 60 MIN. PAPER OVER EVERYTHING.
3. FIRST COURSE OF BUILDING PAPER, 18" IN HEIGHT.
4. SECOND COURSE OF BUILDING PAPER, 36" IN HEIGHT.
5. THIRD COURSE OF BUILDING PAPER, 36" IN HEIGHT.
6.INSTALL WINDOW HEAD FLASHING. PROTECTION LAYER LAPS OVER FLASHING FLANGE.
7. EXTERIOR WALL FINISH: INSTALL PER WALL FINISH MFG.'S RECOMMENDATION.
8. 6" VERTICAL/HORIZONTAL LAPS.

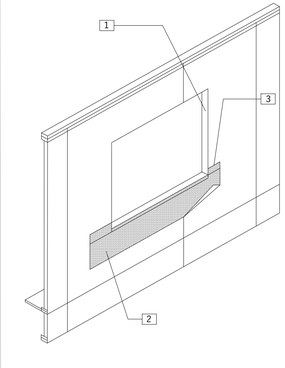
TRIM-FLASHING-PROTECTION COURSE 8



LEGEND

1. APPLY 6" SELF-ADHERING "E-Z SEAL" MEMBRANE OVER "MOISTOP" AND 3" BEYOND WINDOW FLANGE.
2. APPLY 6" "E-Z SEAL" MEMBRANE AT JAMBS OVER "MOISTOP". EXTEND 3" BEYOND WINDOW FLANGE.
3. APPLY 12" "E-Z SEAL" MEMBRANE AT HEADER OF WINDOW, EXTEND 1" BEYOND "MOISTOP".
4. APPLY FIRM PRESSURE TO SELF-ADHERING MEMBRANE TO ASSURE ADHERENCE TO WINDOW FINS.
5. CECH ALL CORNERS FOR PROPER SEAL OF SELF-ADHERING MEMBRANE.

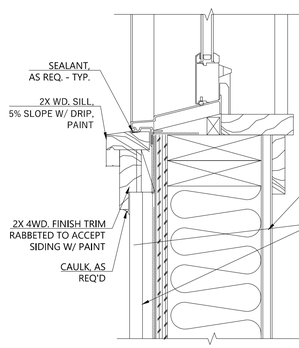
SELF-ADHESIVE MEMBRANE 5



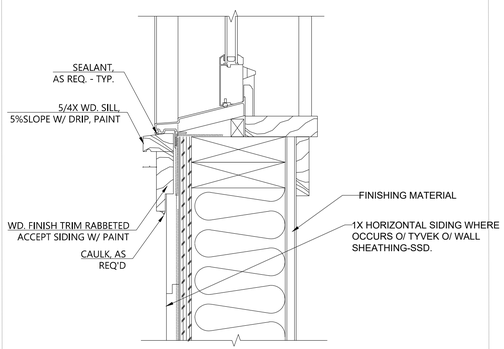
LEGEND

1. WALL SHEATHING (WHERE OCCURS). VERIFY SHEATHING EDGES FLUSH WITH FRAME OPENING AND COMPLETION OF STRUCTURAL NAILING & REINFORCEMENT BEFORE PROCEEDING.
2. APPLY 9" "MOISTOP" OR APPROVED EQUIVALENT SILL FLASHING HORIZONTALLY BELOW THE SILL. (WRAP FLASHING INTO ROUGH OPENING TO PROTECT FRAMING , AT RECESSED WINDOWS ONLY.) FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING. BUT DO NOT FASTEN THE LOWER EDGE, SO WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP & UNDERNEATH THE FLASHING IN WEATHER BOARD FASHION.
3. EXTEND "MOISTOP" OR APPROVED EQUIVALENT SILL FLASHING HORIZONTALLY 1" BEYOND VERTICAL JAMB FLASHING APPLIED LATER.

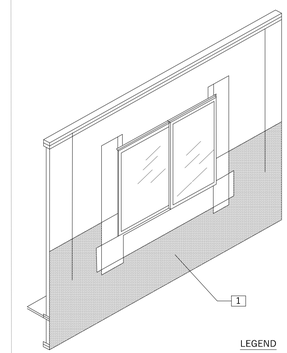
SILL FLASHING 2



WINDOW SILL @ WD. BOARD & BATTEN SIDING 14



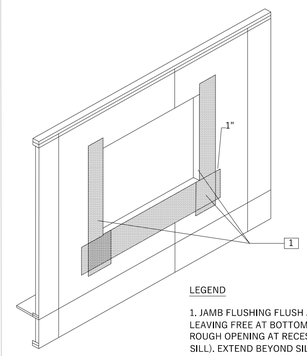
WINDOW SILL @ HORIZONTALN SIDING 11



LEGEND

1. INSERT FIRST COURSE 60 MIN. PAPER UNDER "MOISTOP" AND STAPLE "MOISTOP".

BUILDING PAPER- FIRST COURSE 6



LEGEND

1. JAMB FLUSHING FLUSH AT BOTH SIDES OF OPENING LEAVING FREE AT BOTTOM. (WRAP JAMB FLASHING INTO ROUGH OPENING AT RECESSED WINDOWS ONLY. SIMILAR AT SILL). EXTEND BEYOND SILL FLASHING ABOVE WHERE HEAD FLASHING WILL INTERSECT. LAP JAMB FLASHING OVER TOP SILL FLASHING. LEAVE PAPER FLASHING UNATTACHED FROM SILL DOWN.

JAMB FLASHING 3

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7-12-2021
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STATE OF CALIFORNIA

Project Name and Address:

PORTSIDE LOFTS

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Date: Sep. 21, 2021

Scale:

DRAWING TITLE: BUILDING PAPER

Sheet :

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Herbaceous perennials

This category includes a range of non-woody plants, many with persistent roots or underground stems (such as rhizomes and stolons, etc.) that enable the plant to regrow and persist for many years. The most useful herbaceous perennials for Melbourne green roofs are those originating from dryland habitats. Flowering perennials are used mainly for display and seasonal interest, and many indigenous flowering plants used will also have significant habitat values.

Annual and biennial plants

A range of annual and biennial plants can be used successfully on green roofs and tend to fall into two distinct groups. Quick growing annuals and ephemerals, particularly those originating from dry and arid climates, can be spectacular additions to display plantings, but will need irrigation to be sustained for longer periods. Vegetables are the other main group of annual plants used on green roofs. These require irrigation and a substrate depth of at least 200 mm. Careful plant selection and maintenance is needed to ensure annuals do not become weeds on a green roof.

Aptenia cordifolia 'Variegata' (Variegated Baby Sun Rose)
www.gardenia.net › plant › aptenia-cordifolia-variegata

Ideal for low-maintenance and water-wise gardens, **Aptenia cordifolia** 'Variegata' (Baby Sun Rose) is a trailing succulent perennial forming a thick carpet.

Description

Scientific Name: Aptenia cordifolia
Height: 15cm
Width: 50-60cm
Light Conditions: Full Sun
Watering Requirements: Low
Flowering: Bright pink, purple or red daisy like flowers
Fruiting:
Common Pests: Snails
Common Disease:
PH tolerances: 6.1 – 7.8
Growth Rate: Fast
Nutrients Requirements: Acid, alkaline, neutral

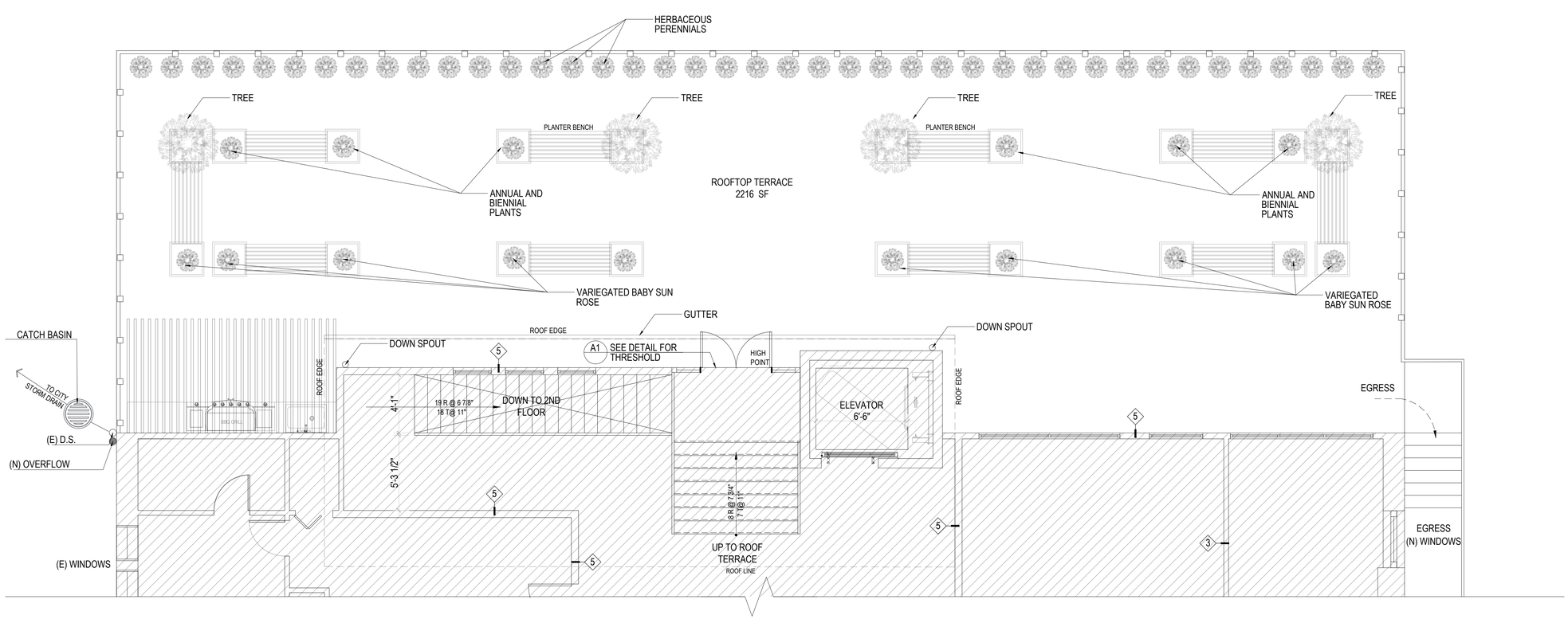
Trees

While many small trees (to five metres) can be successfully grown on substrate depths of 600 mm, depths of 1,000 mm or greater will ensure the best outcomes are achieved. Trees are dominant elements in any landscape, and on a green roof trees will generally be stunted in height and spread, when compared to those planted at ground level. The greater the roof exposure and overall site 'hostility', the more important tree selection becomes. Trees with sparse canopies, flexible stems and high tolerance to heat are best in areas of high wind exposure, although some form of anchorage will always be needed to manage them successfully.

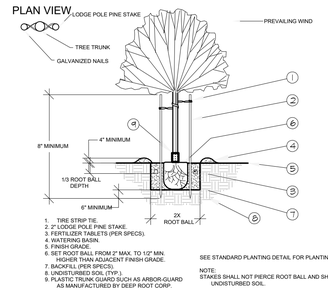
Storm Water Management The amount of impermeable surfaces in an urban environment is directly linked to volume and quality of storm water run-off. Because urban environments tend to have a low percentage of permeable surfaces, a larger volume of stormwater is sent through various management components (e.g. pipes, ditches and tunnels) that eventually lead to rivers, streams and lakes. This increase of runoff volume as well as the increased frequency of runoff causes pollution and erosion in our rivers and streams. Green roofs can help slow and minimize storm water run-off13 as well as fi lter particulates, pollutants and control temperature.

ROOF TOP TERRACE PLANT LIST

	CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	
		41		HERBACEOUS PERENNIALS	# 2 POT	AS SHOWN	SHRUB	
		6		ANNUAL AND BIENNIAL PLANTS	# 2 POT	AS SHOWN	SHRUB	
		10	APTENIA CORDIFOLIA "VARIEGATA"	VARIEGATED BABY SUN ROSE	# 2 POT	AS SHOWN	SHRUB	
		4		TREES WITH SPARSE CANOPIES		AS SHOWN	TREE	



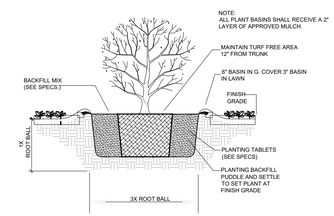
1 PROPOSED ROOF TOP TERRACE LANDSCAPING PLAN
Scale:1"= 20'-0"



SEE STANDARD PLANTING DETAIL FOR PLANTING INFORMATION.

NOTE:
STAKES SHALL NOT PIERCE ROOT BALL AND SHALL EXTEND INTO UNDISTURBED SOIL.

TREE PLANTING



SHRUB PLANTING

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