REQUEST FOR PROPOSALS
PRECONSTRUCTION AND CONSTRUCTION SERVICES

Meals on Wheels of the Monterey Peninsula
Community Kitchen and Operations Facility
1020 Auto Center Parkway, Seaside, California 93955

Date Issued: July 16, 2026
Proposal Due Date: August 7, 2026
RFP Number: 1972

EXECUTIVE SUMMARY

Meals on Wheels of the Monterey Peninsula (MOWMP) is seeking proposals from qualified construction firms to provide preconstruction and construction services for the renovation and buildout of its future Community Kitchen and Operations Facility located at 1020 Auto Center Parkway in Seaside, California.

This project represents a transformational investment in Monterey County's food security infrastructure and will serve as the primary production, distribution, volunteer coordination, and administrative hub for MOWMP's growing programs. The completed facility will support increased meal production capacity, enhanced emergency response capabilities, expanded community partnerships, and improved operational efficiency for decades to come.

MOWMP seeks a collaborative construction partner that shares the organization's commitment to stewardship, transparency, innovation, and community impact. The selected firm will play a critical role in helping MOWMP deliver a high-quality facility that meets operational requirements while maintaining schedule certainty and responsible budget management.

1. ORGANIZATION BACKGROUND

Meals on Wheels of the Monterey Peninsula (MOWMP) is a nonprofit organization founded in 1972 and dedicated to providing nutritious meals, social connection, and supportive services to older adults, disabled individuals, and veterans throughout Monterey County. MOWMP currently prepares and delivers thousands of meals each day through home delivered meal routes, congregate dining programs, emergency response operations, and community partnerships.

This project represents a major operational expansion intended to increase production capacity, improve workflow efficiencies, support future regional growth, and create a centralized hub for meal production, packaging, volunteer coordination, and administrative operations.

2. PROJECT OVERVIEW & GOALS

MOWMP is seeking proposals from qualified contractors, construction management firms, or design-build entities for preconstruction planning, coordination, and full construction services for an approximately 18,000 square foot facility renovation and buildout located at 1020 Auto Center Parkway in Seaside, California.
The facility includes approximately 11,376 square feet of main level production and operational space and approximately 5,417 square feet of upper-level office and meeting space.

The selected team will work collaboratively with the project architect, design consultants, MOWMP leadership, and a project steering committee to complete all work in accordance with approved plans, applicable codes, budget expectations, and project schedule milestones.

The successful completion of this project shall achieve the following objectives:

- Expand the meal production capacity to meet projected regional demand.
- Improve workflow efficiency, food safety, and operational effectiveness.
- Support home-delivered meals, congregate dining, and emergency feeding programs.
- Create a centralized facility for administration, volunteer coordination, and training.
- Provide a durable, efficient, and sustainable facility with long-term operational value.
- Minimize disruptions to ongoing organizational operations during construction.
- Deliver the project safely, on schedule, and within budget.
- Maximize value through thoughtful preconstruction planning and cost management.

3. DELIVERY METHOD AND PROJECT TEAM

MOWMP is accepting proposals under one of the following delivery methods. Proposers should clearly identify which delivery method they are proposing:

- **General Contractor (GC):** Full responsibility for construction cost, schedule, and subcontractor coordination; provides preconstruction services and cost transparency.
- **Construction Manager at Risk (CMR):** Full responsibility for construction cost, schedule, and subcontractor coordination; provides preconstruction services and cost transparency.
- **Design-Build:** Single entity responsible for both design completion (in coordination with current architect) and full responsibility for construction cost, schedule, and subcontractor coordination; provides preconstruction services and cost transparency.

Regardless of delivery method selected by the proposer, MOWMP seeks to ensure that the successful team provides clear accountability, cost transparency, and reduced administrative burden on the Owner. Proposals must include a clear statement of which delivery method is proposed and how the proposer will manage risk and cost exposure for MOWMP.

The current project architect will remain under contract through final design documents (CDs), City of Seaside permitting, and final permit approval. The selected GC/CM/DB (team) will coordinate with the architect throughout permitting and construction. If a design-build approach is proposed, the proposing team must describe how design coordination with the existing architect will be managed during both the preconstruction and construction phases.

4. SCOPE OF PRECONSTRUCTION SERVICES & DELIVERABLES

Preconstruction services are expected to overlap with the design phase and include collaboration with the design team on cost control, constructability, and logistics. The selected firm shall provide:

- Detailed construction cost estimating and value engineering recommendations
- Constructability review and design optimization recommendations
- Preliminary construction scheduling, including design phase, permitting, and procurement milestones
- Preliminary cashflow forecast for financial planning needs of MOWMP
- Subcontractor procurement strategy and long-lead item identification

- Site logistics planning and coordination with the existing facility operations
- Identification of design scope gaps and recommendations for design scope adjustments
- Coordination with City of Seaside and other permitting authorities on constructability and code compliance
- Coordination with local utility companies (i.e. PG&E)
- Preliminary procurement strategy for long-lead items, including kitchen equipment and refrigeration systems
- Cost estimating, preliminary construction planning, constructability review of design, procurement strategy (subcontractors)
- Coordination with long lead OFCI items, mainly commercial kitchen equipment
- Development of phased construction and occupancy strategies
- Critical path scheduling and milestone tracking
- Cost modeling at schematic, design development, and construction document phases.
- Risk identification and mitigation planning
- Review and validation of utility requirements and infrastructure capacity
- Evaluation of alternate systems and materials to improve value and reduce lifecycle costs
- Coordination of owner-furnished equipment procurement and installation requirements
- Development of a Guaranteed Maximum Price (GMP) strategy, if applicable
- Participation in regular project meetings with MOWMP, consultants, and stakeholders

At minimum, the selected firm shall provide:

- Written constructability review reports
- Detailed cost estimates at major design milestones
- Value engineering recommendations
- Procurement and long-lead item tracking reports
- Site logistics and safety plans
- Construction phasing plans
- Risk assessment reports.
- GMP recommendations and supporting documentation, where applicable

5. OWNER FURNISHED AND OWNER-INSTALLED ITEMS

MOWMP intends to procure certain items directly from manufacturers and vendors. The selected team shall provide recommendations during preconstruction on the following items and incorporate them into the construction schedule and budget planning:

- Commercial kitchen equipment (combi ovens, steam kettles, tilt kettles, prep stations, blast chillers, dishwashers, packaging systems)
- Walk-in refrigeration and freezer units
- Other long-lead items as identified during preconstruction (exterior glass/metal panels, electrical switchgear, generator, etc.)

The proposing team shall clearly identify in the proposal any assumptions about OFCI (owner furnished, contractor installed) or OFOI (owner furnished, owner installed) items and include delivery, receiving, and storage logistics in the construction schedule.

6. DESIGN SCOPE AND CONTRACTOR RESPONSIBILITIES

The current project architect is responsible for design of the base building systems and core kitchen facility layout. The following design categories have not been assigned to the architect and shall be the selected teams' preconstruction and construction responsibility:

- Fire suppression and fire alarm systems
- Telecommunications and IT infrastructure
- Exterior signage and wayfinding
- Landscaping and site hardscape
- Loading area and delivery drive modifications
- Any other items as identified during preconstruction review

The selected team is responsible for identifying any additional scope gaps during preconstruction services and working with MOWMP to resolve them before construction begins.

7. SCOPE OF CONSTRUCTION SERVICES

The selected team shall provide all labor, supervision, materials, coordination, and construction services necessary to complete the project in accordance with approved construction documents, applicable codes, and the final project budget.

Scope of work includes but is not limited to:

- Interior demolition and site preparation
- Commercial kitchen installation and coordination with equipment vendors
- Mechanical, electrical, and plumbing systems
- Fire suppression and life safety systems
- Walk-in refrigeration and freezer systems
- Structural improvements and framing
- ADA accessibility compliance
- Flooring, wall finishes, ceilings, and painting
- IT and low-voltage infrastructure
- Signage and wayfinding
- Exterior modifications, landscaping, and site hardscape
- City of Seaside permitting coordination and inspections
- PG&E coordination and infrastructure
- Health Department coordination

8. APPLICABLE CODES AND STANDARDS

All work shall comply with all applicable local, state, and federal regulations, including but not limited to:

- California Building Code (CBC)
- California Fire Code (CFC)
- California Plumbing Code (CPC)
- California Mechanical Code (CMC)
- California Electrical Code (CEC)
- Title 24 Energy Standards
- CALGreen requirements
- Monterey County Environmental Health requirements

- ADA accessibility requirements
- OSHA standards

Provide the following information:

- Current Experience Modification Rate (EMR)
- OSHA recordable incident rates for the previous three years
- Description of company safety program
- Site-specific safety management procedures
- Superintendent and project leadership safety certifications
- Drug-free workplace policies

9. PROPOSAL REQUIREMENTS

All proposals must include the following information in the order listed:

A. Company Overview and Qualifications

- Company name, license type, and California contractor license number
- Years in business and organizational structure
- Current bonding company name and available bonding capacity (see Section 11 for requirements)
- Current Insurance company name(s) and available limits (see Section 11 for requirements)

B. Relevant Project Experience

- Minimum three completed projects with commercial kitchen or food production facilities
- Experience with nonprofit or public agencies (preferred)
- For each project: name, location, completion date, budget, and brief description of scope

C. Project Team and Organization

- Organizational chart showing project team, roles, and reporting structure
- Key personnel resumes: Project Manager, Superintendent, and key leads
- Proposed subcontractors for major trades (exterior skin, drywall & framing, mechanical, electrical, plumbing, fire protection, kitchen equipment installation)

D. Preconstruction and Construction Approach

- Detailed description of your preconstruction services and how you will engage with the design team
- Your approach to cost estimating, value engineering, and cost control
- Constructability review process and how you will identify design optimization opportunities
- Your approach to kitchen equipment procurement, OFCI/OFOI coordination, and long-lead item management
- Permitting strategy and City of Seaside coordination approach
- Site logistics and sequencing plan for construction in an active facility
- Identify any work that the team proposes to "self-perform", subject to approval by MOWMP.

E. Preliminary Project Schedule

- Timeline from design completion through construction completion
- Major milestones: permitting start/approval, procurement of long-lead items, construction start, phasing, and substantial completion
- Assumptions about design phase duration, City review timelines, and procurement lead times

F. Cost Proposal

Provide cost estimate with the following structure:

- Labor costs (broken down by major trade or phase, if applicable)
- Materials and equipment costs
- Subcontractor costs (identified by trade or CSI category)
- General Contractor/CM overhead and fee (stated as fixed amount or percentage)
- Contingency (clearly identified as amount and percentage)
- Bonds and insurance costs (stated as fixed amount or percentages)
- Preconstruction services cost (if separate from construction fee)

Include a summary of total cost and your assumptions about cost and schedule drivers.

G. References

- At least three references from similar completed projects
- Contact name, title, phone, and email

10. EVALUATION CRITERIA

Proposals will be evaluated on the following criteria:

- Relevant experience with commercial kitchen and food production facility projects
- Demonstrated ability to manage preconstruction services, cost estimating, and constructability review
- Quality and capability of proposed project team
- Understanding of project scope, operational context, and MOWMP's needs
- Clarity of preconstruction and construction approach and methodology
- Realism and competitiveness of cost proposal
- Quality and reputation demonstrated by provided references
- Experience working with public agencies and navigating permitting processes
- Proposed delivery method fit with MOWMP's preferences and project needs

Evaluation Criteria	**Weight**
Relevant Experience with Food Production Facilities	20%
Project Team Qualifications	20%
Preconstruction Services Approach	15%
Cost Proposal and Fee Structure	15%
Schedule and Project Delivery Approach	10%
References and Past Performance	5%
Community Participation and Mission Alignment	5%
Interview	10%

11. INSURANCE AND BONDING REQUIREMENTS

The selected team shall provide:

- California workers compensation insurance (required by law)
- Commercial General Liability insurance: minimum $2,000,000 per occurrence
- Performance and Payment bonds: 100% of contract amount (if contract exceeds $25,000)
- Proof of current bonding capacity sufficient to cover the project budget

12. RFP TIMELINE

Event	Date
RFP Issued	July 16, 2026
Site Walkthrough	July 20, 2026, 10am-12pm
Questions Due	July 24, 2026
Proposal Deadline	August 7, 2026
Interviews (if held)	August 14, 2026, 9am-2pm
Selection Notification	September 1, 2026

13. FORM OF AGREEMENT

MOWMP will provide a proposed Form of Agreement as part of the RFP package to establish the contractual relationship, terms, and conditions. Proposers should review this form carefully and note any requested modifications during the proposal process. Significant deviations from the proposed form should be identified and justified in the proposal. The final agreement will be negotiated with the selected firm prior to project start.

14. SUBMISSION INSTRUCTIONS

Proposals shall be submitted electronically in PDF format by the deadline listed in Section 12.

Submit proposals to:
Mark Hansen
Sr. Director of Operations
Meals on Wheels of the Monterey Peninsula
mhansen@mowmp.org

Written questions regarding this RFP must be submitted by the deadline listed in Section 12. Responses will be issued to all interested proposers.

15. RESERVATION OF RIGHTS

MOWMP reserves the right to: reject any or all proposals; waive informalities or irregularities in proposals; request additional information from proposers; conduct interviews with selected finalists as may be determined at the sole discretion of MOWMP; negotiate final terms with the selected firm; and select the proposal determined to be in the best interest of the organization. MOWMP also reserves the right to cancel this RFP at any time if circumstances change or if no acceptable proposals are received.

Meals On Wheels

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PROJECT DESCRIPTION

This project involves a co□plete renovation of the Meals on Wheels facility, focusing on both interior and exterior i□prove□ents. The goal is to enhance operational efficiency, i□prove the work environ□ent, and ensure the facility □eets current safety, health, and accessibility standards. The renovation will include a fully upgraded co□□ercial kitchen and □oderni□ed office spaces to better support staff and volunteers.

California Building Standards

The California Building Standards are co□prised of the 2025 California Building Code (C.B.C.), 2025 California Residential Code (C.R.C.), 2025 California Mechanical Code (C.M.C), 2025 California Plu□bing Code (C.P.C.), 2025 California Electrical Code (C.E.C.), 2025 California Energy Code (CalEnergy), 2025 California Green Building Standards Code (C.G.B.C) & 2025 California Fire Code (C.F.C.).

CODE SUMMARY

Occupancy: Mixed (Group F-1 / Group B)
Construction Type: II-B
Sprinklers: NFPA 13 (Deferred Sub□ittal)
Fire Alar□ : NFPA 72 (Deferred Sub□ittal)
Stories: 2
Building Height: 24'-0"
Building Area: 16,793 SF Proposed

PARKING SUMMARY

Total Parking Provided: 40 spaces
Accessible Parking Provided: 2 spaces
Van Accessible Parking: 1 space
Clean Air / EV Spaces: 2 spaces
Short-Ter□ Bicycle Parking: 6 spaces
Long-Ter□ Bicycle Parking: 2 spaces

CONSTRUCTION

TYPE II-B	TYPE OF COSTRUCTION
17586	CITY LIC. NO.
681958	STATE LIC. NO.
B-1	TYPE OF LIC.
(MIXED) GROUP F-1 (COMMERCIAL KITCHEN) GROUP B (OFFICE)	OCCUPANCY TYPE
2	STORIES
SEE: SITE PLAN	SITE DIMENSIONS

2025 CALIFORNIA BUILDING CODE
AUTOMATIC FIRE SPRINKLER SYSTEM PROVIDED (NFPA 13 DEFERRED SUBMITTAL)
NOTE: ON SITE FIELD MEASUREMENTS WILL NEED TO BE VERIFIED BEFORE CONSTRUCTION BEGINS.

PROJECT DIRECTORY

OWNER:

NAME	CHRISTINE WINGE
ADDRESS	27888 MERCURIO ROAD
ADDRESS	CARMEL, CALIFORNIA 93924
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APN #	011-523-021

CONSTRUCTION MANAGER:

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ARCHITECT:

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MECHANICAL ENGINEER & ENERGY:

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ADDRESS	Car□el, California 93923
PHONE	PHONE: (831) 372-8328 FAX: (831) 359-4173
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PROJECT DATA

PARCEL AREA:	27,400 S.F.
ZONING:	CRG REGIONAL COMMERCIAL
USE:	COMMERCIAL OFFICE & KITCHEN
MUNICIPALITY:	SEA SIDE, CALIFORNIA

BUILDING INFORMATION

EXISTING MAIN LEVEL AREA:	11,376 S.F.
EXISTING UPPER LEVEL AREA:	4,393 S.F.
TOTAL	15,769 S.F.
PROPOSED MAIN LEVEL AREA:	11,376 S.F.
PROPOSED UPPER LEVEL AREA:	5,417 S.F.
TOTAL	16,793 S.F.
BUILDING HEIGHT	24'

SITE DATA

Site Area Calculation
Main Building: 11,533 Sq. Ft.
Trash Enclosure: 160 Sq. Ft.
Driveway & Parking: 11,582 Sq. Ft.
Side Walks & Entry: 648 Sq. Ft.

Building Type
Type II-B Construction
Main Level Kitchen: Group F-1
Upper Level Office: Group B

CODES AND REGULATIONS

All work shall co□ply with the following applicable codes:
California Building Code (CBC)
California Fire Code (CFC)
California Plu□bing Code (CPC)
California Mechanical Code (CMC)
California Electrical Code (CEC)
California Energy Code (Title 24)
California Green Building Standards Code (CALGreen)

OCCUPANCY CLASSIFICATION
Main Level: Group F-1 (Co□□ercial Kitchen)
Upper Level: Group B (Office)
Mixed Occupancy per CBC Chapter 5

CONSTRUCTION TYPE
Type II-B

FIRE PROTECTION
Building shall be equipped with an auto□atic fire sprinkler syste□ per NFPA 13
Provide fire alar□ syste□ as required
Provide portable fire extinguishers per code

ACCESSIBILITY
The project shall co□ply with CBC Chapter 11B.
An accessible path of travel shall be provided fro□ accessible parking to the building entrance and to all public areas, including restroo□s and office spaces.

DEFERRED SUBMITTALS
Deferred sub□ittals □ay include the following:
Fire sprinkler syste□
Kitchen hood suppression syste□
Mechanical equip□ent
Walk-in refrigeration and free□er units
Deferred ite□s shall be sub□itted to the building official for review and approval prior to installation.

GENERAL NOTES
Do not scale drawings.
Contractor shall verify all field conditions prior to construction.
Contractor shall coordinate all trades.
Obtain all required per□its and inspections.

LIFE SAFETY CODE ANALYSIS

01 - CODE BASIS & BUILDING DATA

Applicable codes: 2025 CBC, CEBC, CFC, CMC, CPC, CEC and Energy Code. NFPA 13 and NFPA 72 as referenced. City of Seaside and fire-authority amendments. Permit applications submitted on or after January 1, 2026 use the 2025 California code cycle.

OCCUPANCY TYPE	CONSTRUCTION TYPE
Type II-B	**NFPA 13 Throughout**
SPRINKLER SYSTEM	MONITORING METHOD
2 Stories / 24 FT Above	**Noncupancied - CBC 508.3**
OCCUPANCY(S)	FIRE ALARM
A-3 / F-1 / B	**Deferred - NFPA 72**
UPPER FLOOR	LOWER FLOOR
11,376 SF	**5,417 SF**
EXISTING UPPER	TOTAL OCCUPANCY
4,393 SF	**16,793 SF**

02 - OCCUPANCY CLASSIFICATION

GROUND FLOOR

A-3: The 1,744 SF reception / congregate / meeting room has an occupant load of 117 at 15 net SF/person. It exceeds both small-assembly limits and shall be classified Group A-3.

F-1: Food preparation, packaging, production and related industrial functions. Confirm final use, processes, storage commodities and hazardous-material quantities.

B: Administrative offices and professional/support functions.

UPPER FLOOR

Board, meeting, classroom, break and waiting/lounge rooms use the 15 net assembly factor. Each individual room remains Group B under CBC 303.1.2 because it contains fewer than 50 occupants and is less than 750 SF. Offices and related support areas are Group B.

Nonsupported storage: No separation is required solely between A-3, F-1 and B. Apply the most restrictive Chapter 9 provisions throughout the nonseparated fire area and the most restrictive occupancy for keyfortress, independently rated fire walls, incidental uses and other assemblies where required.

03 - ALLOWABLE HEIGHT / STORIES / AREA

Type II-B + NFPA 13	A-3 Limit	Proposed	Result
Building height	70 FT	24 FT	PASS*
Stories above grade	3	2	PASS*
Allowable area - SM	28,500 SF	16,793 SF total	PASS*

*Confirm actual area and final gross areas. No frontage increase is used. Reference shows F-1 at 60,000 SF. 5,100,000 SF

04 - REQUIRED FIRE-RESISTANCE DECISIONS

- Designate each wall as an interior wall exitway or wall-across stairway.
- Interior exit stairways and shafts connecting fewer than four stories: generally 1-hour enclosure, with coordinated opening and penetration protection.
- Exit-access stair/ramp openings shall comply with CBC 1019.3 and 713.3 for a 1-hr wall enclosure.
- Screen mechanical, boiler/furnace, refrigerant, battery, storage and similar rooms under CBC 509.
- Incidental-use separations: provide per CBC Table 509 unless sprinklered throughout.
- Nonrated Type II-B construction does not waive rated exits, shafts, incidental uses, ducts, joints or penetration requirements.

05 - OCCUPANT LOAD SUMMARY

214	186	117	400
GROUND FLOOR	UPPER FLOOR	MAIN & ENTRY	BUILDING TOTAL

GROUND FLOOR — CONSERVATIVE DESIGN LOAD

Function	Area	Factor	Occupants
Reception / congregate / meeting - A-3	1,744 SF	15 net	117
Remaining F-1 B - support	9,532 SF	100 gross*	97
GROUND-FLOOR TOTAL	11,376 SF		214

*Conservative combined factor. Replace with a complete CAD room schedule; do not reduce the total unless every area is assigned and documented.

UPPER FLOOR — ROOM-BY-ROOM DESIGN LOAD

Room / Function	Area	Factor	Occupants
Board room	993 SF	15 net	45
Meeting room	347 SF	15 net	17
Meeting room	254 SF	15 net	17
Meeting / classroom	604 SF	15 net	34
Staff break room	420 SF	15 net	28
Waiting / lounge	373 SF	15 net	25
Remaining Group B	2,402 SF	150 gross	20
UPPER-FLOOR TOTAL	5,417 SF		186

Both tests are satisfied; therefore, both rooms are Group B. Plumbing fixture counts require a separate Chapter 29 OPC analysis.

06 - EXIT COUNT & EGRESS CAPACITY

GROUND FLOOR	214	UPPER FLOOR	186
EXIT 1	2 REQUIRED*	EXIT 2	STAIR 1 — 2 REQUIRED* — STAIR 2

Component	Calculation	Minimum / Design Basis
Ground doors / corridors	214 × 0.2 = 42.8 IN	44 IN number; each egress door 32 IN clear min.
Upper stairs	186 × 0.3 = 55.8 IN	Two stairs; each 44 IN clear min.
Upper doors / corridors	186 × 0.2 = 37.2 IN	44 IN number; each egress door 32 IN clear min.

Exit sufficiency: In the fully sprinklered building, required exits / exit-access doors shall be separated by at least one-third of the maximum overall diagonal. Show required and actual dimensions.

07 - GROUP A-3 SPECIAL REQUIREMENTS

POSTED OCCUPANT LOAD: 117 PERSONS

- Provide two remotely located exit-access doorways from the room.
- Doors serving the room shall swing in the direction of egress and have listed panic or fire-exit hardware.
- Doors shall be operable from the inside without special knowledge or effort, and shall not require a key.
- Because the total is 100-300, at least one required means shall comply with CBC 1030.7.1 directly to an exit through an independent lobby; through a 1-hour corridor to an exit; or continuously through a 1-hour lobby to an exit.
- At least one exit door discharge to a street or qualifying 20-foot-wide unoccupied space adjoining a street/public way.

08 - TRAVEL DISTANCE CRITERIA

Condition	Maximum
Common path - Group A	75 FT
Common path - sprinklered A-3 / F-1	100 FT
Exit-access travel - sprinklered A-3 / F-1	250 FT
Exit-access travel - sprinklered B	300 FT
Dead-end - Group A-3 / shared A route	20 FT
Dead-end - sprinklered B / F where permitted	50 FT

Use 250 FT as the conservative limit on shared routes. Draw and dimension the most remote paths, common paths and dead ends. Upper-level travel continues to final exit discharge unless a stair is documented as an interior exit stairway.

09 - ACCESSIBLE MEANS OF EGRESS

- Where two means are required from an accessible space, provide **two accessible means of egress** under CBC 1009.1.
- Provide accessible routes from the A-3 room to two qualifying exits.
- Identify two qualifying accessible means from the upper floor. The two stairs may qualify in the NFPA 13 building when all Section 1009 provisions are met.
- Areas of refuge and 4R-5 between stair fronts are generally excepted in an NFPA 13 building; the 4R-5a stair minimum remains.
- The elevator need not be counted solely because the it has stories. If counted, provide every required protection, operation and power feature.
- Exit signs, stair ID signs, floor-level signs, photoluminescent path markings, tactile exit signs, audible/visible signals, approved dual-control/call connection, identification and instructions.
- Provide directional, stair, exit and accessibility signage, coordinate Chapter 10 with the project-specific Chapter 11B route.

10 - FIRE PROTECTION / EMERGENCY SYSTEMS

- Provide NFPA 13 sprinklers throughout. Show new FSD, backflow, controls, monitoring and deferred-submittal boundary.
- Complete fire alarm to DBO/DFC Chapter 9 and NFPA 13. Coordinate waterflow/supervisory, notification, duct detection, hood interface, shutdown and elevator functions.
- No sprinkler-with-reduction is assumed; an emergency voice/alarm system is not relied upon for capacity.
- Provide CP/NFPA 10 extinguishers, including Class K protection at the commercial kitchen where required.
- Coordinate Type I hood/duct and listed grease-fire extinguishing system, interlocks and shutdowns.
- Confirm aqueous/ac access, fire flow, hydrant, FDC, riser access, address and knockbox box criteria with the fire authority.

11 - EXIT SIGNS & EMERGENCY ILLUMINATION

- Provide illuminated exit/directional signs where exits or paths are not readily apparent.
- Exit signs shall be illuminated at all times and supplied through each discharge by the public way.
- Emergency duration: **90 minutes minimum.**
- Initial: average 1 FC; minimum 0.1 FC at floor.
- At 90 minutes: average 0.6 FC minimum 0.06 FC; max-min not over 40:1.
- Complete E3.5 emergency lighting layout and photometrics; coordinate with architectural life-safety plans.

12 - LIFE-SAFETY PLANS SHALL SHOW

- Occupancy boundaries and room uses
- Fire-rated walls, shafts and openings
- Floor-to-floor and assigned compartment loads
- Required protected exits and discharge
- Travel distances and common paths
- Stairs, corridors and stair-door widths
- Capacity calculations and hardware tags
- Overall diagonals and exit separation
- Fire alarm, sprinkler and FDC locations
- Stair status, ratings and continuity
- Rated walls, shafts and openings
- Exit signs, emergency lights and alarms
- Extinguishers, riser and FDC locations
- A-3 furnishedplans and posted load plan

13 - CODE REFERENCES / VERIFICATION

Primary CBC references: 303.1-303.3, 508.3, Tables 504.3, 504.4, 602, 1004.5, 1006.2.1, 1017.2 and 1020.2; Sections 509, 712, 903, 907, 1004-1013, 1016-1023 and 1030.

Verify local amendments and conditions with City of Seaside. This architect, Source code archive: https.ca.gov/BSC/Detail - codes.seaside.ca. This sheet is not a complete code determination. Reference, this information design or APA approved.

14 - GENERAL LIFE-SAFETY NOTES & CAD / AHJ VERIFICATION SCHEDULE

EGRESS & DOOR NOTES
- Maintain required unobstructed means of egress from every occupied space to the public way. Do not reduce required capacity along the path.
- Maintain required exit count, remoteness and clear width during construction and throughout occupancy. Gates on required routes shall comply as egress doors.
- Egress doors shall be readily openable from the egress side without a key or special knowledge or effort, except where a specifically approved locking arrangement is permitted.
- Confirm direction of swing, panic hardware, door bearings, thresholds, opening force, closers, lever hardware and maneuvering clearances on the door/hardware schedule.
- Do not route egress through kitchens, storage rooms, mechanical rooms, locked offices or other intervening spaces unless the complete CBC 1016.2 conditions are documented.
- Where exit discharge from every assigned exit to a public way, including exterior paths, ramps, illumination, drainage and accessible routes.
- Openings, fencing and assigned exits of occupied site, record plans, and clearance to exit path.

RATED CONSTRUCTION & FIRE SYSTEMS
- Identify each shaft, exit, floor, shaft, stair enclosure, ceiling membrane and opening protective by tested/listed assembly number and required rating.
- Maintain rated continuity at structure, roof, exterior wall intersections, concealed spaces and mechanical conditions. Coordinate doors, glazing, hardware, joints and firestopping.
- Protect penetrations and joints with listed systems matching the penetrating item, opening size, movement, substrate and required assembly rating.
- Delferred sprinkler and fire alarm drawings shall use the final room names, ceiling conditions, occupancy classification, hazard/storage data and construction documents.
- Coordinate kitchen hood, duct, suppression, gas/electrical shutdown, makeup air, alarm interface and manual pull location with architectural egress.
- Provide required fire extinguishers in visible, accessible locations without reducing egress width; identify ratings, travel distances and mounting/cabinet conditions.
- Do not concealer rated construction or fire-protection work until required inspections and special inspections are complete.

ACCESSIBILITY, SIGNS & LIGHTING
- Coordinate with required accessible means of egress with the continuous Chapter 11B path of travel. Show slopes, landings, changes in level and door clearances.
- Provide tactile exit signs, stair identification, directional accessibility signs and illuminated exit signs at locations required by CBC Chapters 10 and 11B.
- Provide upper-floor elevator landing two-way communication with audible and visible signals; instructions, location identification and approved connection.
- Emergency lighting shall cover rooms requiring two exits, corridors, stairs, landings, exit doors and exterior discharge to the public way.
- Coordinate exit signs and emergency luminaires with ceiling grids, sprinklers, HVAC, structure, casework and kitchen equipment. Complete photometric calculations.
- Provide accessible seating and companion locations within the A-3 room and maintain an accessible route to all required program areas and exits.
- Any existing nonconformant feature proposed to remain shall be identified and justified under the approved CBC alteration method and Chapter 11B path-of-travel scope.

PARCEL: 011-523-021

Title Page

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

Existing Building

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT — No. C 8046 — REN. 8-31-26 — STATE OF CALIFORNIA

Scale: N.T.S.

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SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

EXISTING SITE PLAN NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

1. GENERAL EXISTING CONDITIONS
Site plan is based on available drawings, surveys, and field observations.
Contractor shall verify all existing conditions and dimensions in the field prior to construction.
Notify architect of any discrepancies prior to proceeding.

2. SCOPE CLARIFICATION
This sheet represents existing site conditions only.
Refer to demolition and proposed site plans for scope of work.
Not all existing improvements may be shown.

3. PROPERTY INFORMATION
Property lines shown are approximate and based on available information.
Verify all property lines, easements, and setbacks with a licensed surveyor.
Refer to civil drawings for precise site data.

4. EXISTING STRUCTURES
Existing building footprints are shown for reference only.
Verify all dimensions and locations of structures in the field.
No structural modifications are indicated on this sheet.

5. PARKING & STRIPING
Existing parking layout, striping, and accessible spaces are shown for reference only.
Verify all parking dimensions and counts.
Accessibility compliance shall be addressed under proposed plans.

6. ACCESSIBILITY (ADA)
Existing site may not comply with current accessibility requirements.
Accessible paths of travel, parking, and site features shall be evaluated under the proposed scope per CBC Chapter 11B.

7. UTILITIES
Locations of existing utilities (water, sewer, gas, electrical, and storm drain) are approximate.
Contractor shall verify all utility locations prior to construction.
Contact utility providers before any excavation.

8. DRAINAGE
Existing drainage patterns are shown for reference only.
Verify all drainage systems, including inlets, catch basins, and flow direction.
Report any drainage issues or ponding conditions.

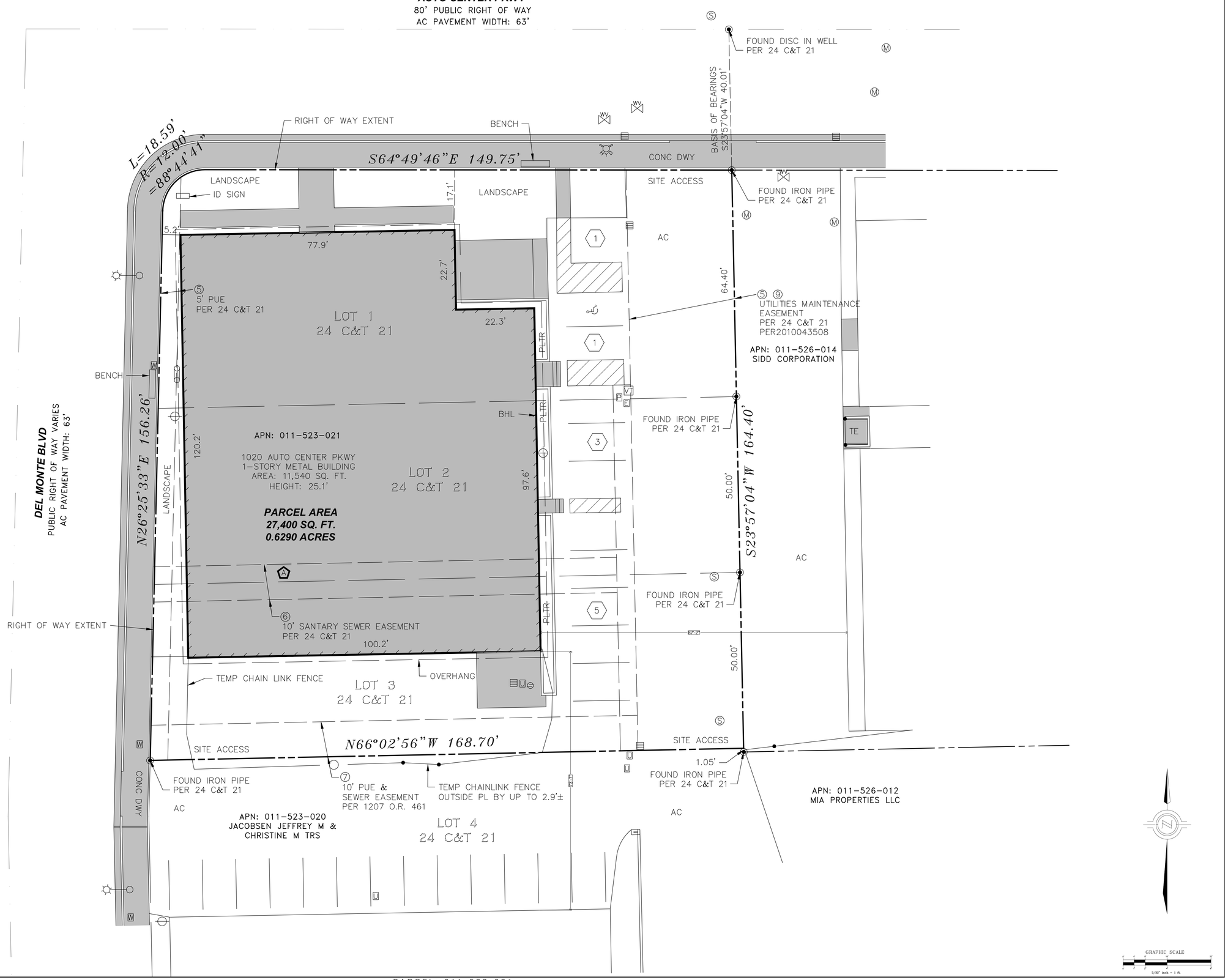
9. HARDSCAPE & LANDSCAPE
Existing paving, sidewalks, curbs, and landscaped areas are shown for reference only.
Verify all materials and conditions in the field.
Protect all existing improvements to remain.

10. FIRE ACCESS
Existing fire lanes and access routes are shown for reference only.
Verify compliance with fire department requirements under proposed design.
Maintain clear fire access during construction.

11. DEMOLITION REFERENCE
Items to be removed or modified are indicated on the demolition plan.
Existing elements not specifically noted for removal shall remain.

12. DIMENSIONS
Do not scale drawings.
All dimensions are approximate and shall be verified in the field.

13. DELIVERY / OPERATIONS
Existing site circulation and parking are shown for reference only.
Delivery and loading operations shall be addressed under proposed site plans.



LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	VT	UTILITY VAULT
GP	GATE POST	WM	WATER METER
GMH	GAS MANHOLE	WV	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		DENOTES ENCROACHMENTS
MB	MAILBOX		CORRESPONDS TO SCHEDULE B
MH	MANHOLE		CORRESPONDS TO PARKING COUNT
MW	MONITORING WELL		GUY WIRE
MON	FOUND MONUMENT		

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
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CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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Existing Site Plan 1 Of 2

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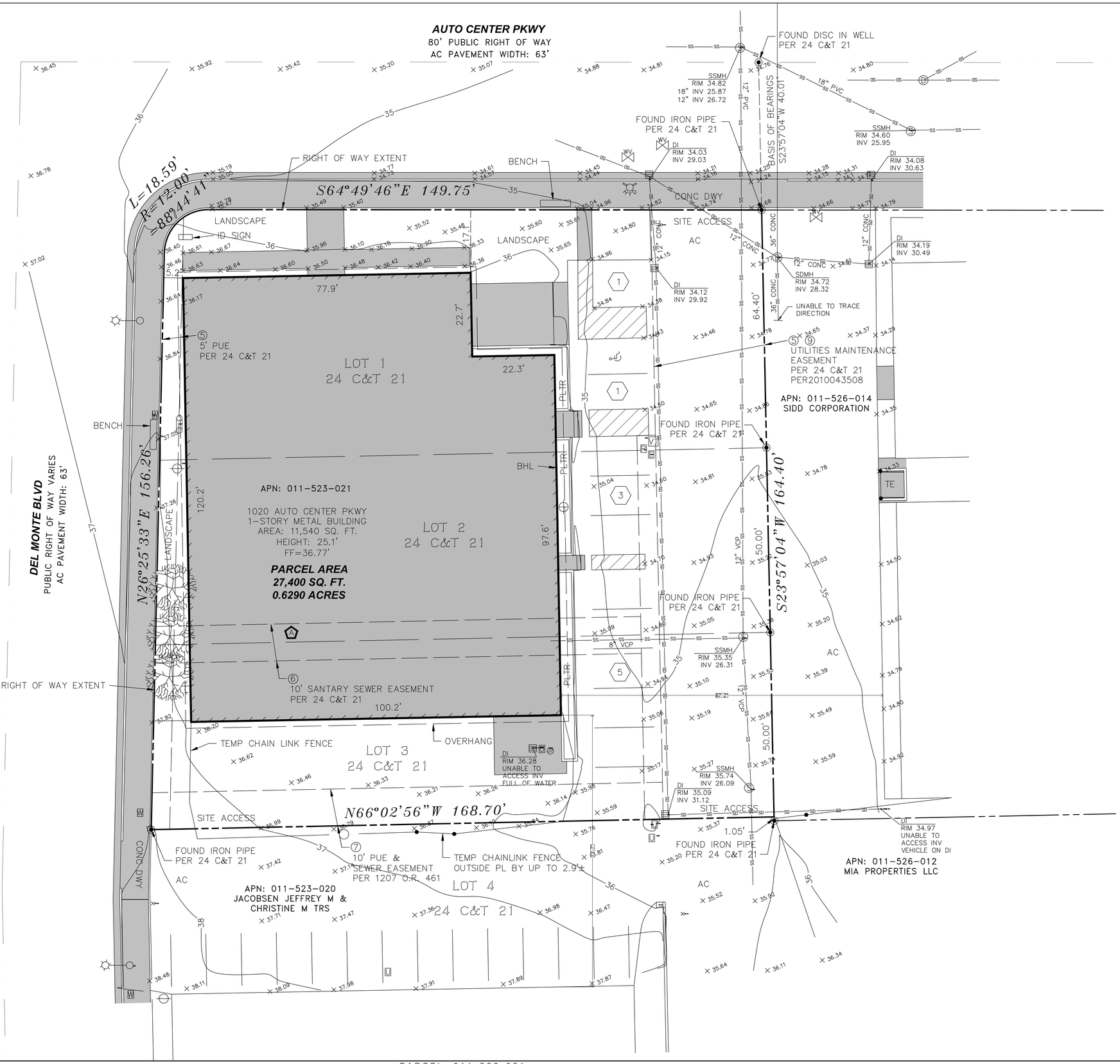
PROJECT NM. MEALS ON WHEELS

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955



LEGEND

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DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
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EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	VT	UTILITY VAULT
GP	GATE POST	WM	WATER METER
GMH	GAS MANHOLE	WV	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		DENOTES ENCROACHMENTS
MB	MAILBOX		CORRESPONDS TO SCHEDULE B
MH	MANHOLE		CORRESPONDS TO PARKING COUNT
MW	MONITORING WELL		GUY WIRE
MON	FOUND MONUMENT		

PARCEL: 011-523-021

Existing Site Plan 2 Of 2

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

REVISIONS		
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PURPOSE :	Building Permit	

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DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

PROPOSED SITE PLAN NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

1. GENERAL
All work shall comply with applicable codes and local ordinances.
Contractor shall verify all existing conditions and dimensions prior to construction. Notify architect of any discrepancies before proceeding.

2. SCOPE OF WORK
Work includes site modifications to support commercial kitchen and office use. Improvements may include accessible path of travel upgrades, parking modifications, and utility coordination. Refer to architectural, civil, and MEP drawings for full scope.

3. PROPERTY INFORMATION
Property lines, easements, and setbacks shall be verified prior to construction. No work shall encroach into adjacent properties without approval. Refer to civil drawings for exact dimensions.

4. ACCESSIBILITY (ADA) CRITICAL
Site improvements shall comply with CBC Chapter 11B.
Provide accessible path of travel from parking to building entrance.
Accessible parking stalls, access aisles, and signage shall comply with code.
Accessible route shall be continuous, unobstructed, and slip-resistant.
Detectable warnings shall be provided where required.

5. PARKING & STRIPING
Parking layout shall comply with local zoning requirements.
Provide required number of accessible parking stalls.
Stall dimensions, striping, and signage shall comply with applicable codes.
Re-stripe parking as required to match proposed layout.

6. SITE CIRCULATION / DELIVERY (IMPORTANT FOR YOUR PROJECT)
Provide safe vehicular and pedestrian circulation throughout the site.
Designate loading and staging areas for Meals on Wheels delivery vehicles.
Delivery areas shall not obstruct accessible paths or fire lanes.
Provide adequate turning radius for service vehicles.

7. FIRE ACCESS
Fire apparatus access roads shall comply with fire code requirements.
Maintain minimum required clear widths and vertical clearances.
Fire lanes shall remain unobstructed at all times.
Coordinate with local fire authority for access approval.

8. UTILITIES
All utility work shall comply with local agency requirements.
Verify existing utility locations prior to construction.
Protect existing utilities to remain.
Coordinate new and modified utility connections with civil and MEP drawings.

9. DRAINAGE
Site drainage shall be maintained or improved to prevent ponding.
Direct stormwater away from building foundations.
Coordinate drainage design with civil drawings.
Comply with local stormwater management requirements.

10. HARDSCAPE
New paving, sidewalks, and curbs shall comply with applicable codes.
Accessible walking surfaces shall be slip-resistant and stable.
Repair or replace damaged paving as required.

11. LANDSCAPING (IF APPLICABLE)
Landscaping shall comply with local water-efficient landscaping requirements.
Protect existing landscaping to remain.
Replace any removed landscaping as required.

12. LIGHTING
Site lighting shall provide adequate illumination for safety and security.
Lighting fixtures shall comply with energy code requirements.
Avoid light spillover onto adjacent properties.

13. TRASH / RECYCLING (GOOD ADD)
Provide designated areas for refuse and recycling.
Enclosures shall comply with local jurisdiction requirements.
Coordinate access for service vehicles.

14. CONSTRUCTION NOTES
Contractor shall coordinate all site work with building construction.
Provide traffic control as required during construction.
Maintain safe access to building during construction.
Protect adjacent properties and public right-of-way.

15. DIMENSIONS
Do not scale drawings.
All dimensions shall be verified in the field.

Proposed Landscape Up Light =

ALLIANCE
Specification Sheet

Type: _____
Model: _____
Project: _____

MODEL: **GL100** | MR16 IN-GROUND LIGHT

Small professional grade in-ground 6x5, MR16 lamp purchased separately. Shrouded cannot be tilted for wall washing and directional uplighting. PVC sleeve included for stabilizing into the ground. Cone-drill for placement into hardscape or dig a small hole into softscape. Not intended to be submerged or placed in wet areas. Do for foot traffic, but not suitable for areas where they may be driven over by vehicles.

CONSTRUCTION: Cast brass housing base. Solid brass top with stainless steel screws.

FINISH: Classic aged brass or modern premium black oversized.

LID: Shrouded open faced brass lid with clear convex glare lens. Attached with 4 color-matched stainless steel screws.

BOOSTT: MR16, spring-loaded, ceramic, dual contacts, & lamp clips.

MOUNTING: Optional 2.75" PVC installation sleeve included.

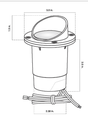
WIRING: Pre-installed dual 18/2WG wire leads, primary 30' wire lead, secondary 6" wire lead. Wire nuts included for wire connections. Brown wire with rapid Screw finish; black wire with black nominal.

WARRANTY: Lifetime warranty on fixture housing.

CERTIFICATIONS: Complies with the requirements of UL 1838 and CAN/CSA-22.2 No. 250.7. Identified with the ETL & cETL Listed Mark.

DIMENSIONS:

Lid Diameter	3.5 inches
Lid Height	1.5 inches
Base Diameter	2.38 inches
Base Height	3.5 inches
Ship Weight	2.81 pounds



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ALLIANCE — West Coast Hub: Temecula, CA | East Coast Hub: Sanford, FL — Alliance Outdoor Lighting | (800) 553-6233 | www.allianceoutdoorlighting.com — 240501 — Rev. 052324

ALLIANCE
Specification Sheet

MODEL: **GL100** | MR16 IN-GROUND LIGHT

FINISH OPTIONS:
Aged Brass (Standard)
Premium Black Oversized (Add -BLK)

MR16 LAMP OPTIONS:

ADD SUFFIX	WATTAGE	DELIVERED LUMENS*	COLOR TEMP
LMR16-LED-4W	4	200	3000K
LMR16-LED-4W-NF	4	200	3000K
LMR16-LED-4W-2700K	4	200	2700K
LMR16-LED-4W-NS	4	310	3000K
LMR16-LED-4W-2700K	4	310	2700K
LMR16-LED-5W-NF	5	310	3000K
LMR16-LED-5W-3150K	5	310	3000K
LMR16-LED-5W-2700K	5	310	2700K
LMR16-LED-6W	6	410	3000K
LMR16-LED-6W-2700K	6	410	2700K

*= standard light source option

HOW TO SPECIFY: (Example: GL100-BLK-LED)

FINISH	SUFFIX	ORDERING NUMBER	LAMP	ORDERING NUMBER
Aged Brass (Standard)	GL100		Add Lamp Suffix	GL100-LED
Premium Black Oversized	-BLK	GL100-BLK		GL100-BLK-LED

Page 2 of 3

ALLIANCE — West Coast Hub: Temecula, CA | East Coast Hub: Sanford, FL — Alliance Outdoor Lighting | (800) 553-6233 | www.allianceoutdoorlighting.com — 240501 — Rev. 052324

Proposed Exterio Wall Light =

CASCADE
1924508
MEDIUM WALL MOUNT LANTERN
Cascade's clear, tempered glass panels complement the two glass white shading a glowing, indirect lighting effect. The sleek aluminum construction adds to the contemporary appeal of this wall mount lantern and is perfect to either interior or exterior use. Cascade is resistant from fog complaint.

DETAILS	
FINISH	Satin Black
MATERIAL	Aluminum
GLASS	Clear Etched Organic Rain
DIMMABLE	YES, WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH	8"
HEIGHT	14"
WEIGHT	4lb
BACK PLATE	4"W X 14"H
BACK PLATE	1"D
TOP TO OUTLET	4.75"

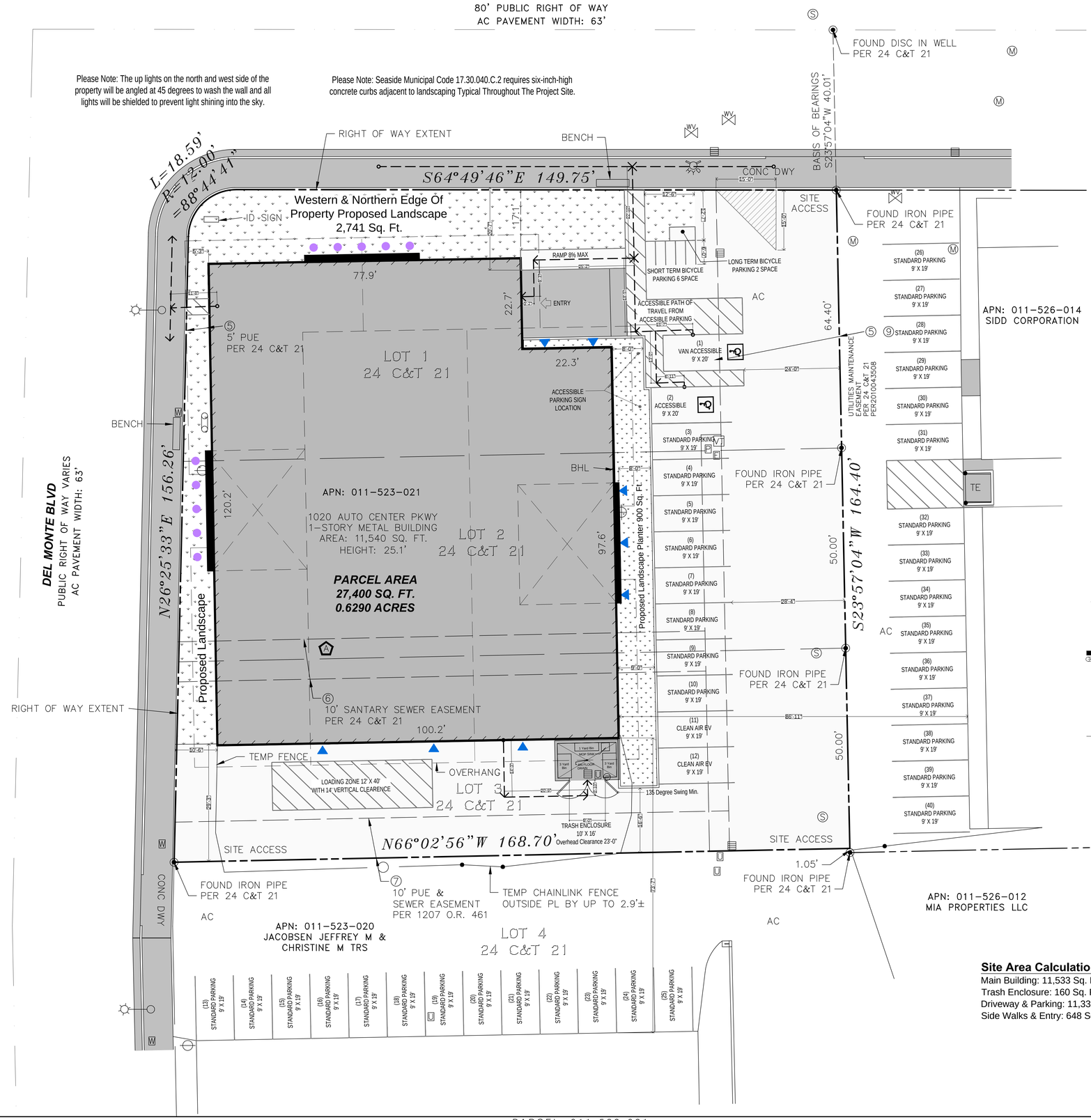
LIGHT SOURCE	
LAMP INCLUDED	Included
BATTERIES	1 10w Med. LED, 1000 Warm
VOLTAGE	120v

SHIPPING	
CARTON LENGTH	15
CARTON WIDTH	11
CARTON HEIGHT	8.5
CARTON WEIGHT	6.4

250 Lumens

PRODUCT DETAILS:
- Suitable for use in wet (outdoor direct rain) locations as defined by NEC
- Tested to the requirements of UL 1598 and Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare
- Full cut-off night sky
- ADA compliant
- 2-year finish warranty
- Cascade offers a clean, minimalist style complement contemporary architecture

HINKLEY — 19045JT, Willard (Out Technic) Avon Lake, OH 44012 — PHONE: (440) 653-5500, Toll Free: 1 (800) 446-5536 — hinkley.com



Site Area Calculation

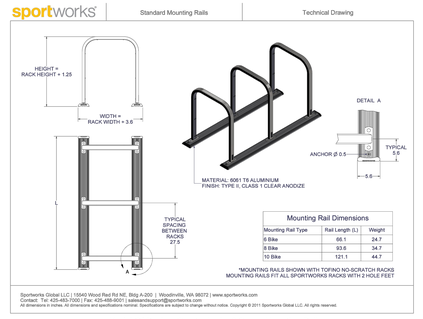
Main Building: 11,533 Sq. Ft.
Trash Enclosure: 160 Sq. Ft.
Driveway & Parking: 11,339 Sq. Ft.
Side Walks & Entry: 648 Sq. Ft.

LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	VT	UTILITY VAULT
GP	GATE POST	WM	WATER METER
GMH	GAS MANHOLE	WV	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		DENOTES ENCROACHMENTS
MB	MAILBOX		CORRESPONDS TO SCHEDULE B
MH	MANHOLE		CORRESPONDS TO PARKING COUNT
MW	MONITORING WELL		GUY WIRE
MON	FOUND MONUMENT		=PATH OF TRAVEL

Bicycle Parking 6 Space Spec. & Finish

sportworks — Standard Mounting Rails — Technical Drawing



Mounting Rail Dimensions

Mounting Rail Type	Rail Length (L)	Weight
6 Bike	66.1	24.7
8 Bike	93.6	34.7
10 Bike	121.1	44.7

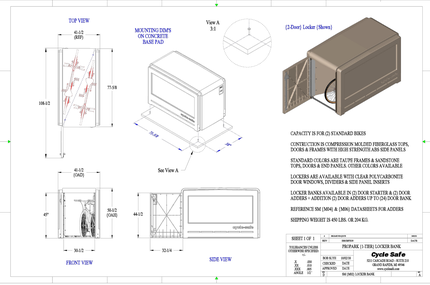
*MOUNTING RAILS SHOWN WITH TOFINO NO-SCRATCH RACKS
MOUNTING RAILS FIT ALL SPORTWORKS RACKS WITH 2 HOLE FEET

Sportworks Global LLC | 15040 Wood Red Rd NE, Bldg A-200 | Woodinville, WA 98072 | www.sportworks.com
Contact: Tel: 425-483-7000 | Fax: 425-488-9001 | saleandsupport@sportworks.com
All dimensions in inches. All dimensions and specifications nominal. Specifications are subject to change without notice. Copyright © 2011 Sportworks Global LLC. All rights reserved.

Model Of Device: Sports Works 6 Space Mounting Rail

Clear Anodized Aluminum

Anodizing is an electrochemical process that converts the metal surface into a decorative, durable, corrosion-resistant, anodic oxide finish. Aluminum is ideally suited to anodizing, although other nonferrous metals, such as magnesium and titanium, also can be anodized. The anodic oxide structure originates from the aluminum substrate and is composed entirely of aluminum oxide. This aluminum oxide is not applied to the surface like paint or plating, but is fully integrated with the underlying aluminum substrate, so it cannot chip or peel.



Model Of Device: Cycle Safe ProPark Two Space Locker Bank
Color description : #9b9a95 Dark Grayish Yellow To Match Building Color

GRAPHIC SCALE
3/32" Inch = 1 Ft.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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LICENSED ARCHITECT AL E. SAROYAN JR. No. C-8046 REN. 9-31-26 STATE OF CALIFORNIA

Scale: 3/32" = 1'-0"

Proposed Site Plan With Exterior Lighting

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

EXIST FLOOR PLAN NOTES MEALS ON WHEELS

Address: 1020 Auto Center Parkway, Seaside, CA

1. General Existing Conditions
All existing conditions are based on available drawings and field observations.
Contractor shall verify all di ensions and conditions in the field prior to construction.
Notify architect of discrepancies prior to proceeding.

2. Scope Clarification
This sheet represents existing conditions only.
Refer to de olition and proposed plans for scope of work.
Not all existing ele ents ay be shown.

3. Demolition Reference
Ite s to be re oved or odified are indicated on the demolition plan.
Existing ele ents not noted for re oval shall remain.

4. Wall Types
Existing wall types are assu ed unless noted otherwise.
Verify construction and fire ratings in field.

5. Life Safety
Existing exits and corridors shown for reference only.
Life safety co pliance to be verified under proposed design.

6. MEP Systems
Locations of existing plu bing, echanical, and electrical systems are approximate.
Verify all utilities prior to construction.

7. Accessibility
Existing facility ay not co ply with current ADA requirements.
Accessibility upgrades to be included in proposed work.

8. Dimensions
Di ensions are approxi ate and shall not be scaled.
Verify all di ensions in field.

9. Ceiling Heights
Existing ceiling heights are approxi ate.
Verify all heights prior to construction.

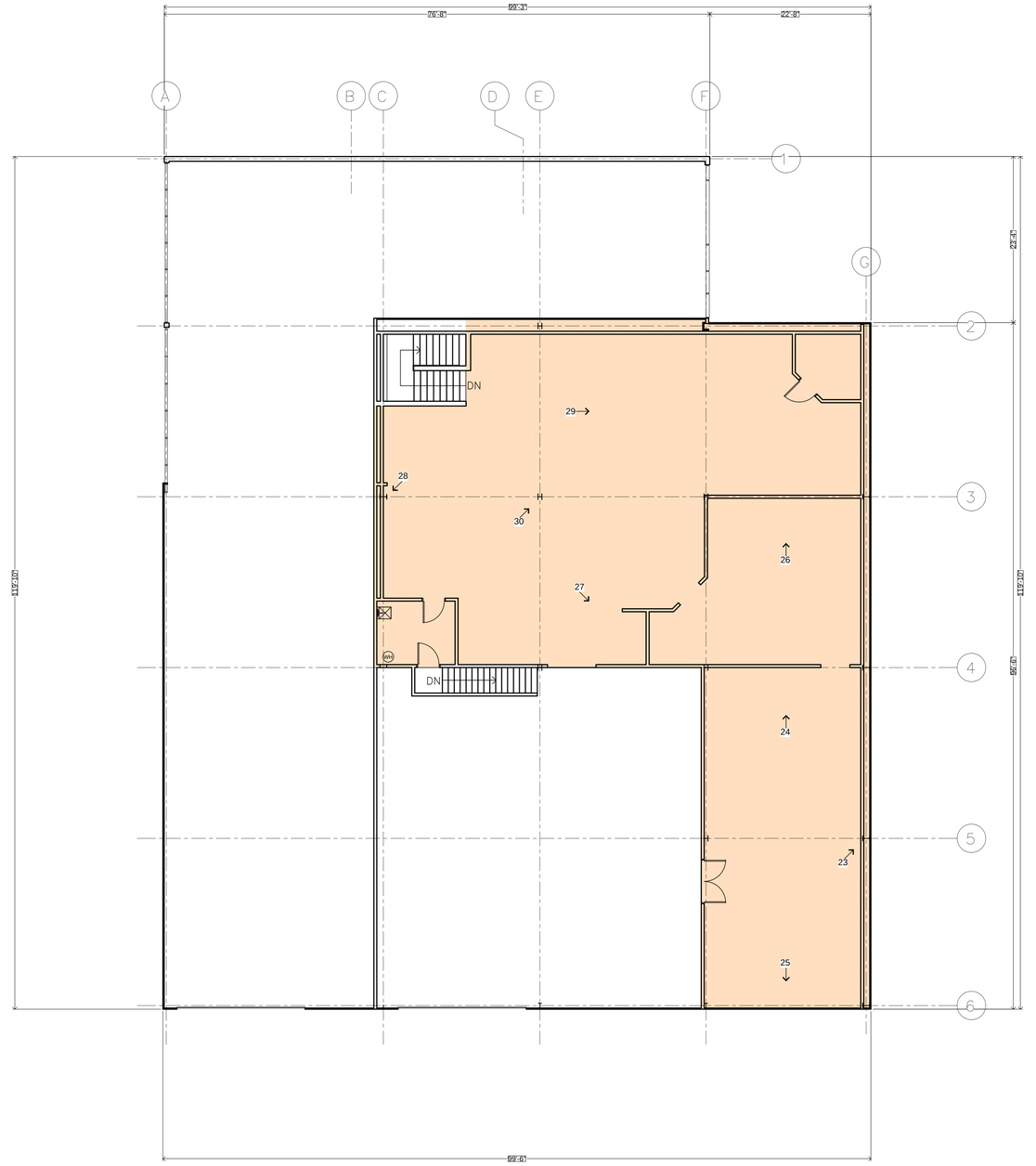
10. Occupancy
Existing occupancy classification co ercial/retail.
Final classification to be defined in proposed plans.

GRAPHIC SCALE
1/4 inch = 1 ft.

Existing Main Level Floor Plan

11,376 Sq. Ft.

GRAPHIC SCALE
1/4 inch = 1 ft.



Existing Upper Level Floor Plan

4,393 Sq. Ft.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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

Existing Main & Upper Level Floor Plans

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DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

PROPOSED FLOOR PLAN NOTES MEALS ON WHEELS

Project Address: 1020 Auto Center Parkway, Seaside, CA

1. Codes & Regulations
All work shall comply with CBC, CFC, CPC, CMC, CEC, Title 24, and CALGreen. Health Department approval required prior to permit issuance. Coordinate with Monterey County Environmental Health and City of Seaside.

2. Occupancy Classification
Main Level Kitchen: Group F-1.
Upper Level Offices: Group B.
Project is mixed occupancy per CBC Chapter 5.

3. Fire & Life Safety
Provide NFPA 13 automatic sprinkler system.
Provide Type I hood suppression system.
Provide fire extinguishers including Class K.
Provide exit signs and emergency lighting.

4. Accessibility
Comply with CBC Chapter 11B.
Provide accessible path of travel.
Restrooms shall be ADA compliant.

5. Commercial Kitchen Requirements
Provide hand sinks, 3-compartment sink, mop sink.
All surfaces shall be cleanable and non-absorbent.
Provide slip-resistant flooring with coved base.

6. Walk-In Refrigeration & Freezers
Provide NSF-approved walk-in units.
Include emergency release hardware and temp monitoring.
Provide proper drainage and ventilation.

7. Mechanical
Provide Type I hood and exhaust system.
Provide make-up air system.
Maintain negative pressure in kitchen.

8. Plumbing
Provide grease interceptor per code.
Provide indirect waste connections.
Install backflow prevention devices.

9. Electrical
Provide dedicated circuits for equipment.
Provide GFCI protection in wet areas.
Provide required lighting levels.

10. Office (Upper Level)
Provide office and support spaces.
Provide accessible route to upper level.
Provide compliant stairs and guards.

11. Energy Compliance
Lighting shall be LED with occupancy sensors.
Mechanical systems shall meet Title 24.

12. General Construction
Verify field conditions.
Coordinate all trades.
Obtain all required permits.

13. Operational Notes
Facility used for meal preparation and delivery.
Provide loading area for delivery vehicles.

14. Demolition / Existing Conditions
Verify all existing conditions in field.
Protect all ele ents to re ain.
Dispose of re oved ite s per code.

15. Partition / Wall Notes
Metal stud fra ing typical unless noted.
Moisture-resistant gypsu at wet areas.
Fire-rated walls per UL asse blies.

16. Doors & Hardware
Doors shall co ply with ADA.
Provide in. 32" clear width.
Lever hardware required.

17. Egress
Maintain required corridor widths.
Provide exits per CBC.
Provide exit signage and lighting.

18. Kitchen Notes
Provide required sinks and clearances.
Separate prep, cook, and wash areas.
Provide floor drains at wet areas.

19. Walk-in Coolers & Freezers
Provide 36" clearance at doors.
Do not obstruct egress paths.
Coordinate with equip ent supplier.

20. Plumbing Coordination
Coordinate all plu bing with equip ent.
Provide indirect waste connections.
Route grease lines to interceptor.

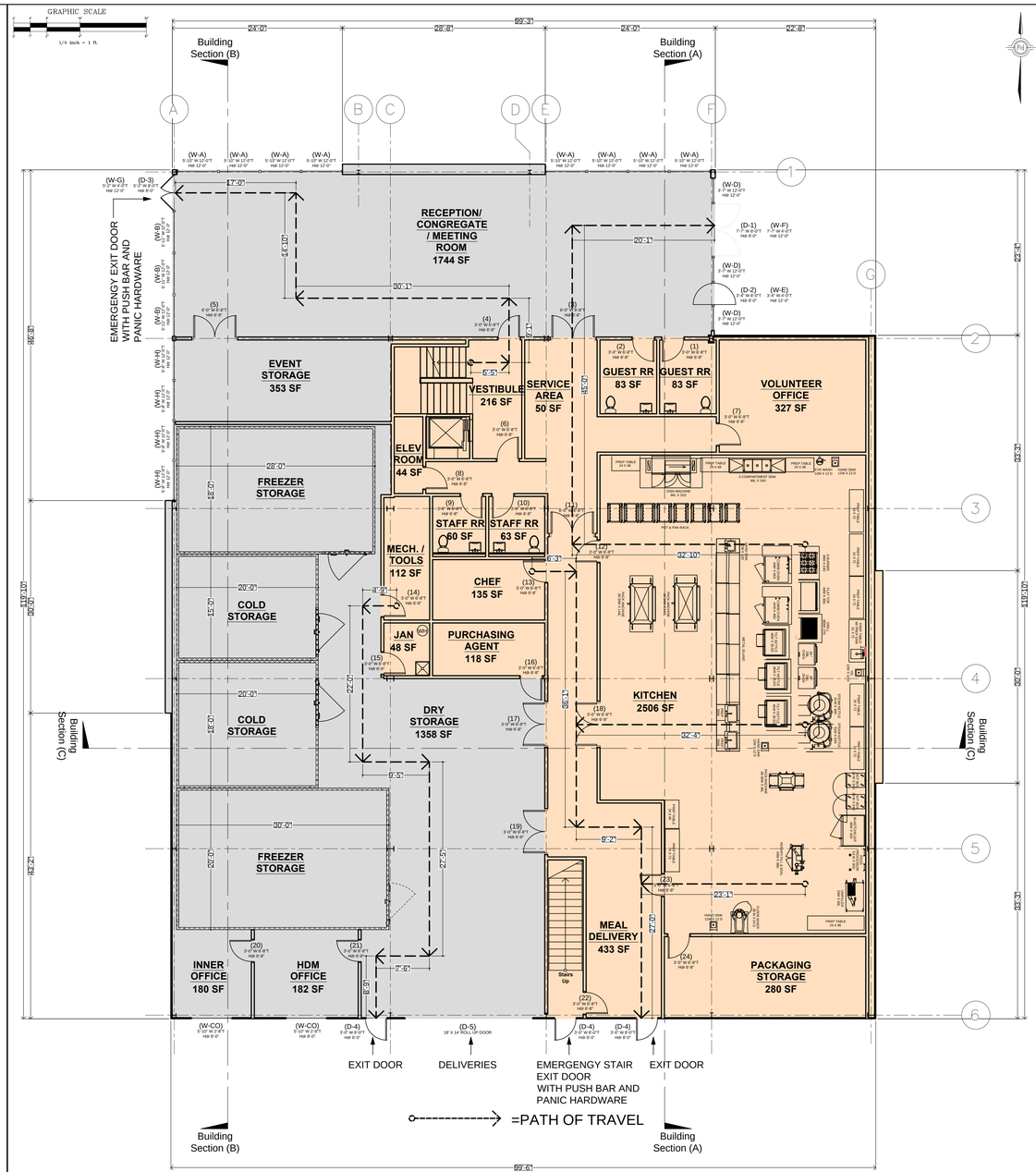
21. Mechanical Coordination
Coordinate hood and duct layout.
Provide access for aintenance.

22. Electrical Coordination
Provide dedicated circuits.
Install GFCI in wet areas.

23. Finishes
Slip-resistant flooring in kitchen.
Coved base at all walls.
Washable wall finishes.

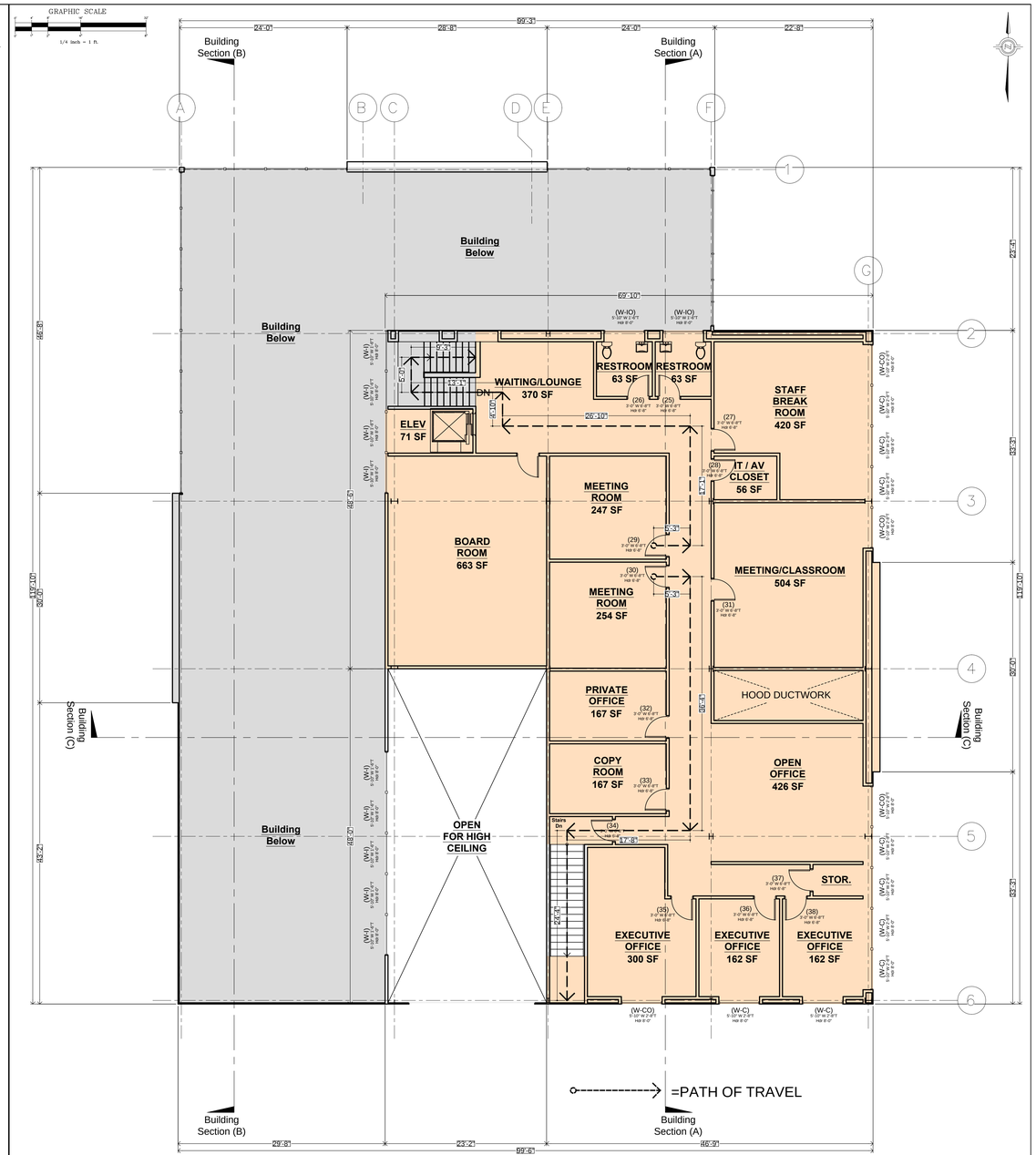
24. Upper Level Office
Provide required lighting and ventilation.
Ensure accessibility co pliance.
Provide guardrails where required.

25. General Notes
Do not scale drawings.
Di ensions to face of stud unless noted.
Coordinate all trades.



Proposed Main Level Floor Plan

11,376 Sq. Ft.



Proposed Upper Level Floor Plan

5,417 Sq. Ft.

INTERIOR DOORS (1)–(10)

ID	LOCATION	SIZE	DOOR	HW	USE
1	Guest RR east	3'-0"×6'-8"	WD	H-2	RR
2	Guest RR west	3'-0"×6'-8"	WD	H-2	RR
3	Reception–Service	6'-0"×6'-8"	HM-P	H-5	Pair
4	Reception–Vestibule	3'-0"×6'-8"	WD	H-3	Pass.
5	Reception–Event Stor.	6'-0"×6'-8"	HM-P	H-5	Pair
6	Vestibule–Service Corr.	3'-0"×6'-8"	WD	H-3	Pass.
7	Volunteer Office	3'-0"×6'-8"	WD	H-1	Office
8	Elevator Room	3'-0"×6'-8"	HM	H-4	**Rate?**
9	Staff RR west	3'-0"×6'-8"	WD	H-2	RR
10	Staff RR east	3'-0"×6'-8"	WD	H-2	RR

H-1 **OFFICE / MEETING**: Grade 1 office or classroom/security lever, ball-bearing hinges, wall stop, silencers; inside always free.
H-2 **RESTROOM**: Accessible privacy lever with occupancy indicator and emergency release; closer; kick plate; stop.

INTERIOR DOORS (11)–(20)

ID	LOCATION	SIZE	DOOR	HW	USE
11	Service Corr.–Kitchen	6'-0"×6'-8"	HM-P	H-5	Pair
12	Central Corr.–Kitchen	3'-0"×6'-8"	HM	H-5	Kit.
13	Chef Office	3'-0"×6'-8"	WD	H-1	Office
14	Mechanical / Tools	3'-0"×6'-8"	HM	H-4	Equip.
15	Janitor	3'-0"×6'-8"	HM	H-4	Service
16	Purchasing Office	3'-0"×6'-8"	WD	H-1	Office
17	Dry Stor.–Transfer	3'-0"×6'-8"	HM	H-4	Stor.
18	Transfer–Kitchen	3'-0"×6'-8"	HM	H-5	Kit.
19	Dry Stor.–Meal Del. Corr.	3'-0"×6'-8"	HM	H-4	Stor.
20	Inner Office / Corridor	3'-0"×6'-8"	WD	H-1	Office

H-3 **PASSAGE**: Grade 1 passage lever; ball-bearing hinges, wall/overhead stop; closer where required.
H-4 **STORAGE / EQUIPMENT**: Storeroom lever—key outside, free egress inside; heavy-duty closer; kick plates; galvanized at wet/service areas.

INTERIOR DOORS (21)–(29)

ID	LOCATION	SIZE	DOOR	HW	USE
21	HDM Office / Corridor	3'-0"×6'-8"	WD	H-1	Office
22	Meal Delivery–Stair	3'-0"×6'-8"	HM	H-6	**Rate?**
23	Meal Delivery–Kitchen	3'-0"×6'-8"	HM	H-5	Kit.
24	Meal Del.–Packaging Stor.	3'-0"×6'-8"	HM	H-4	Stor.
25	Upper RR east	3'-0"×6'-8"	WD	H-2	RR
26	Upper RR west	3'-0"×6'-8"	WD	H-2	RR
27	Staff Break Room	3'-0"×6'-8"	WD	H-3	Pass.
28	IT / AV Closet	3'-0"×6'-8"	HM	H-4	Stor.
29	Meeting Room 247	3'-0"×6'-8"	WD	H-1	Meet.

H-5 **DOUBLE / KITCHEN**: Heavy-duty hinges; Grade 1 passage/storeroom or push-pull hardware; closers; stainless kick plates; coordinator/flush bolts where required.
H-6 **STAIR / RATED**: Listed hinges/latch/closer; fire-rated lever; gasketing where required; free egress; rating per final life-safety plan.

INTERIOR DOORS (30)–(38)

ID	LOCATION	SIZE	DOOR	HW	USE
30	Meeting Room 254	3'-0"×6'-8"	WD	H-1	Meet.
31	Meeting / Classroom	3'-0"×6'-8"	WD	H-1	Class.
32	Private Office	3'-0"×6'-8"	WD	H-1	Office
33	Copy Room	3'-0"×6'-8"	WD	H-3	Pass.
34	Upper Corridor–Stair	3'-0"×6'-8"	HM	H-6	**Rate?**
35	Executive Office 300	3'-0"×6'-8"	WD	H-1	Office
36	Executive Office center	3'-0"×6'-8"	WD	H-1	Office
37	Storage / Open Office	3'-0"×6'-8"	HM	H-4	Stor.
38	Executive Office east	3'-0"×6'-8"	WD	H-1	Office

ACCESSIBILITY: Lever hardware 34"–44" AFF; 32" minimum clear opening where required; nonrated interior door opening force 5 lbf maximum; closer sweep 5 seconds minimum.
EGRESS: No key, special knowledge or effort from the egress side. Field verify swing, handing, wall thickness, clearances and final keying.

EXTERIOR DOORS D-1–D-5

TAG	QTY	SIZE	TYPE	HW	NOTES
D-1	1	7'-7"×8'-0"	Alum. pair / IGU	EH-1	Main entry pair
D-2	1	3'-4"×8'-0"	Alum. single / IGU	EH-2	Entry door
D-3	1	5'-2"×8'-0"	Alum. pair / IGU	EH-3	Exit / panic
D-4	3	3'-0"×8'-0"	HM single / solid	EH-3	Exit / panic
D-5	1	14'-0"×18'-0"	Insulated roll-up	EH-4	Motorized / sealed

EH-1: heavy-duty pivots/continuous hinges; Grade 1 panic where required; exterior trim; closers; accessible threshold; sweeps and perimeter seals.
EH-2: single-entry pivots/hinges; Grade 1 lever or panic; closer; threshold; weather seals; free egress.
EH-3: listed rim panic; heavy-duty closer; exterior trim; threshold/sweeps/weather seals; kick plate at HM doors.
EH-4: listed operator; safety edge/photoeyes; manual emergency release; interlock/lockout; wind-rated guides/attachments; weather seals.
Coordinate D-1, D-3 and D-4 panic hardware with final A-3 egress assignments.

EXTERIOR WINDOWS W-A–W-IO

TAG	QTY	SIZE W×H	OP	FRAME	U / SHGC	LOCATION
W-A	8	5'-10"×12'-0"	Fixed	Alum TB	.30 / .23	Storefront
W-B	3	5'-11"×12'-0"	Fixed	Alum TB	.30 / .23	Storefront
W-C	9	5'-10"×2'-8"	Fixed	Alum TB	.30 / .23	Offices
W-CO	4	5'-10"×2'-8"	Oper.	Alum TB	.30 / .23	Office ventilation
W-D	3	3'-7"×12'-0"	Fixed	Alum TB	.30 / .23	Entry
W-E	1	3'-4"×4'-0"	Fixed	Alum TB	.30 / .23	Entry
W-F	1	7'-7"×4'-0"	Fixed	Alum TB	.30 / .23	Entry
W-H	4	5'-8"×12'-0"	Fixed	Alum TB	.30 / .23	Storefront
W-I	9	5'-10"×1'-6"	Fixed	Alum TB	.30 / .23	Upper fixed glass
W-IO	2	5'-10"×1'-6"	Oper.	Alum TB	.30 / .23	Upper bath vents

GLAZING: Dual-pane Low-E IGU; thermally broken aluminum frames; final whole-product NFRC U-factor and SHGC shall match approved Title 24 documentation. Glass thickness and heat treatment by manufacturer/engineer.
SAFETY: Provide tempered or other approved safety glazing at doors, sidelites and hazardous locations. Operable units receive screens; limit devices and accessible hardware where required.
WATER / AIR: Provide compatible gaskets/sealants; weeps, sill pans and continuous flashing tied to air/water barriers. Verify anchors, perimeter joints, wind design and field openings before fabrication.

Door types: WD = solid-core wood · HM = hollow metal · Pair openings (3), (5), (11) = 6'-0"×8'-0"; all other interior doors = 3'-0"×8'-0".
Interior HW: H-1 office/meeting · H-2 restroom · H-3 passage · H-4 storage/equipment · H-5 double/kitchen · H-6 stair/rated.
Exterior: Alum TB = thermally broken aluminum · IGU = Low-E insulated glass.
VERIFY HANDING/RATINGS · COLD-STORAGE DOORS EXCLUDED · (20) & (21) ARE OFFICE DOORS

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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

Proposed Main & Upper Level Floor Plans

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Meals On Wheels Interior Renovation Project

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PROJECT NM. MEALS ON WHEELS

EXISTING ROOF PLAN NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

1. GENERAL EXISTING CONDITIONS
Roof plan is based on available drawings and field observations. Contractor shall verify all existing conditions, slopes, and elevations prior to construction. Notify architect of any discrepancies before proceeding.

2. SCOPE CLARIFICATION
This sheet represents existing roof conditions only. Refer to demolition and proposed roof plans for scope of work. Not all existing elements may be shown.

3. ROOF SYSTEM
Existing roofing system type shall be verified in the field. Contractor shall verify roof condition prior to any modifications.

4. DRAINAGE
Existing roof drains, scuppers, and downspouts are shown for reference only. Contractor shall verify all drainage paths and connections. Report any ponding conditions to architect.

5. ROOF PENETRATIONS
Existing penetrations are approximate. Verify all mechanical, plumbing, and electrical penetrations in field.

6. STRUCTURAL
Existing structural framing is not fully shown.
Any modifications shall be reviewed by structural engineer.

7. SAFETY
Contractor shall maintain a weather-tight roof at all times during construction. Provide temporary protection as required.

8. DIMENSIONS
Do not scale drawings. All dimensions shall be verified in the field.

PROPOSED ROOF PLAN NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

1. GENERAL
All roofing work shall comply with applicable codes and manufacturer requirements. Contractor shall verify all dimensions and existing conditions prior to construction.

2. ROOFING SYSTEM
PROVIDE FULLY ADHERED FLEECE-BACK TPO ROOFING SYSTEM. SEE S-8 / FLEECE-BACK TPO DETAILS.
Roofing shall be Class A fire-rated. Roofing shall comply with California Energy Code (Title 24).

3. ROOF SLOPE & DRAINAGE
Maintain positive drainage at all roof areas.
Minimum slope shall be 1/4" per foot unless noted otherwise. Coordinate all roof drains, scuppers, and overflow systems. Standing water is not permitted.

4. ROOF PENETRATIONS
All new roof penetrations shall be properly flashed and sealed. Coordinate penetrations for:
Kitchen exhaust ducts
HVAC equipment
Plumbing vents
All work shall comply with manufacturer and code requirements.

5. MECHANICAL EQUIPMENT
All rooftop equipment shall be mounted on curbs (8" min. typical). Provide seismic anchorage per code.
Coordinate final locations with mechanical drawings.

6. KITCHEN EXHAUST SYSTEM
Kitchen exhaust systems shall comply with NFPA 96.
Provide proper exhaust termination height and clearances.
Maintain required separation from air intakes and openings. Grease ducts shall be installed per code requirements.

7. FLASHING & WATERPROOFING
Provide flashing at all penetrations, parapets, and roof edges. All flashing shall be watertight and compatible with roofing system.

8. PARAPETS / ROOF EDGES
Provide coping or cap flashing at parapets.
Roof edges shall comply with wind uplift requirements.

9. ACCESS
Provide safe roof access (ladder or hatch).
Maintain access to all rooftop equipment for maintenance.

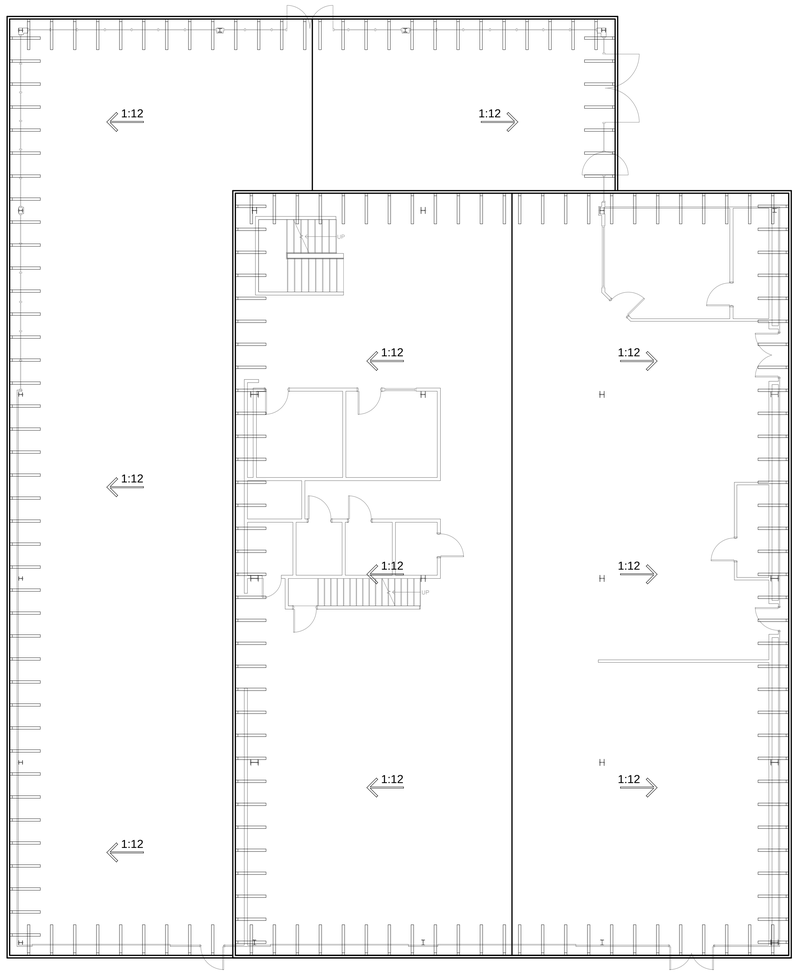
10. FALL PROTECTION
Provide fall protection where required for rooftop equipment maintenance.

11. ELECTRICAL
Provide weatherproof electrical connections for rooftop equipment. Provide disconnects as required.

12. ENERGY COMPLIANCE
Roofing system shall meet Title 24 reflectance and insulation requirements.

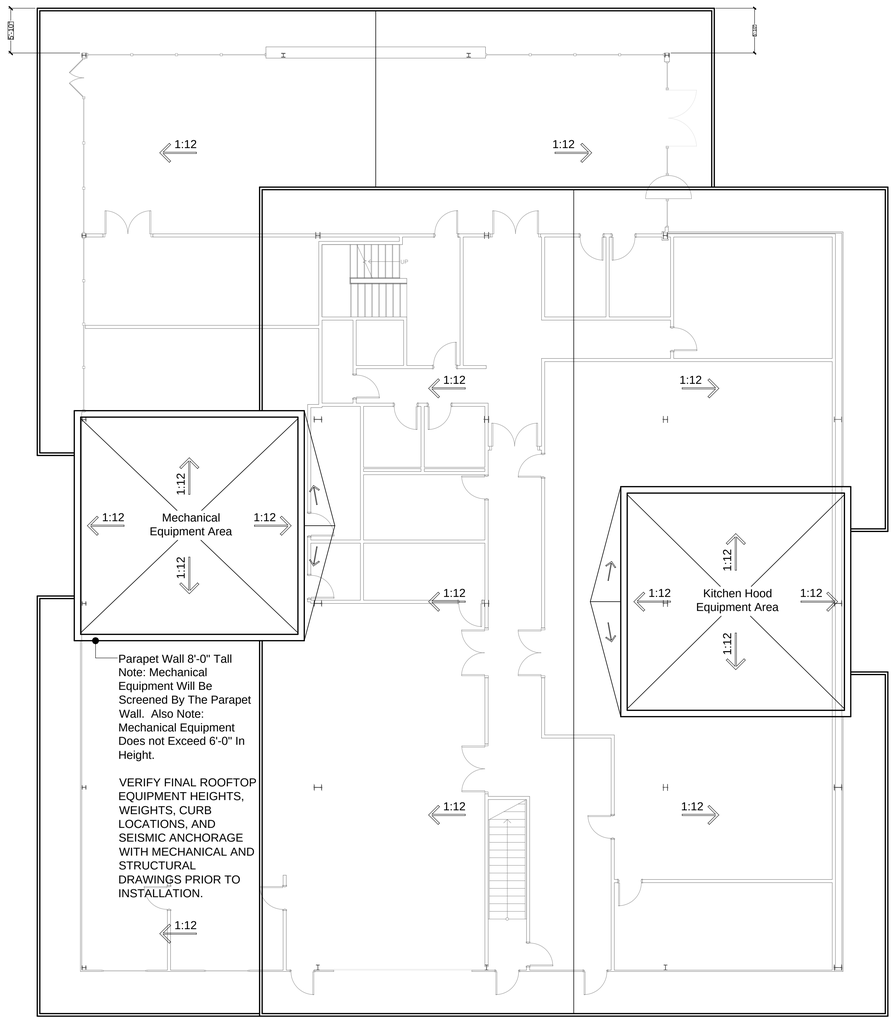
13. DEFERRED SUBMITTALS
Deferred submittals may include:
Roofing system shop drawings
Mechanical equipment
Kitchen exhaust systems

GRAPHIC SCALE
1/4 inch = 1 ft.



Existing Roof Plan

GRAPHIC SCALE
1/4 inch = 1 ft.



Proposed Roof Plan

PARCEL: 011-523-021

REVISIONS		
	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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LICENSED ARCHITECT
AL E. SAROYAN II
No. C-8046
EXP. DEC. 9-2026
STATE OF CALIFORNIA

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

Existing & Proposed Roof Plans

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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PAGE NO.
7
OF 90
PROJECT NM. MEALS ON WHEELS

EXISTING ELEVATION NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL EXISTING CONDITIONS
1.1 Elevations are based on available drawings and field observations.
1.2 Contractor shall verify all existing conditions, dimensions, and elevations in the field prior to construction.
1.3 Notify architect of any discrepancies prior to proceeding.

SCOPE CLARIFICATION
2.1 This sheet represents existing building elevations only.
2.2 Refer to demolition and proposed drawings for scope of work.
2.3 Not all existing elements may be shown.

BUILDING HEIGHTS
3.1 Existing building heights are approximate.
3.2 Verify all vertical dimensions in the field.
3.3 Roof heights, parapets, and equipment elevations shall be confirmed prior to modifications.

EXTERIOR MATERIALS
4.1 Existing exterior materials and finishes are shown for reference only.
4.2 Verify all materials, textures, and conditions in the field.
4.3 Report any damaged or deteriorated materials to architect.

DOORS AND WINDOWS
5.1 Existing door and window locations are shown for reference only.
5.2 Verify sizes, types, and conditions in the field.
5.3 Confirm operation and clearances prior to any modifications.

ROOF ELEMENTS
6.1 Existing roof slopes, parapets, and overhangs are shown for reference only.
6.2 Verify all roof conditions and elements in the field.
6.3 Existing rooftop equipment may not be fully shown.

MECHANICAL AND ELECTRICAL EQUIPMENT
7.1 Locations of existing exterior mechanical and electrical equipment are approximate.
7.2 Verify all equipment locations, sizes, and clearances.

GRADES AND SITE INTERFACE
8.1 Existing grade lines are approximate.
8.2 Verify relationship between building and site conditions.
8.3 Confirm slopes and drainage away from building.

STRUCTURAL DISCLAIMER
9.1 Existing structural elements are not fully shown.
9.2 Any modifications shall be reviewed by structural engineer.

ACCESSIBILITY
10.1 Existing building may not comply with current accessibility requirements.
10.2 Accessibility upgrades shall be addressed under proposed scope per CBC Chapter 11B.

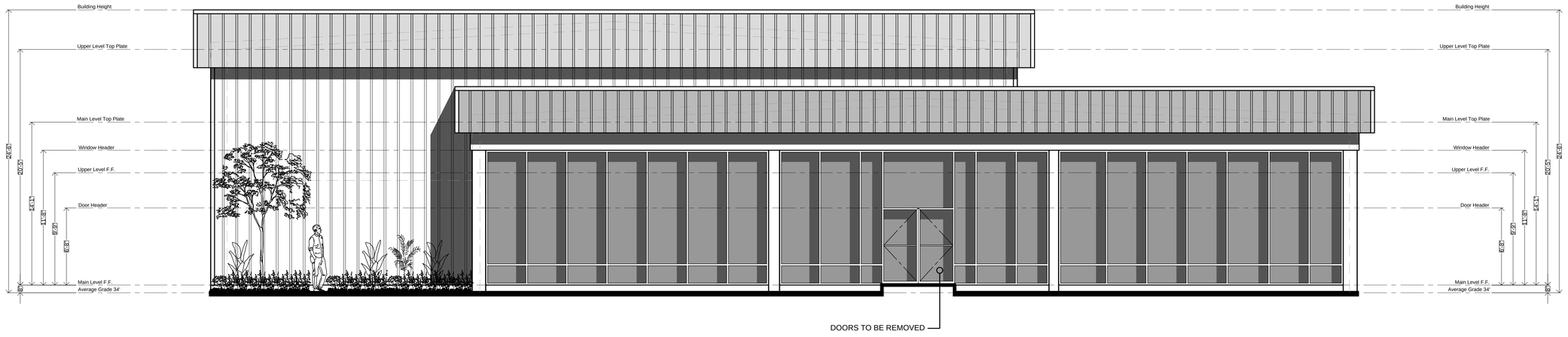
DIMENSIONS
11.1 Do not scale drawings.
11.2 All dimensions are approximate and shall be verified in the field.

DEMOLITION REFERENCE
12.1 Elements to be removed or modified are indicated on demolition drawings.
12.2 Existing elements not noted for removal shall remain.

SIGNAGE (OPTIONAL)
13.1 Existing signage is shown for reference only.
13.2 Verify all signage locations and conditions.

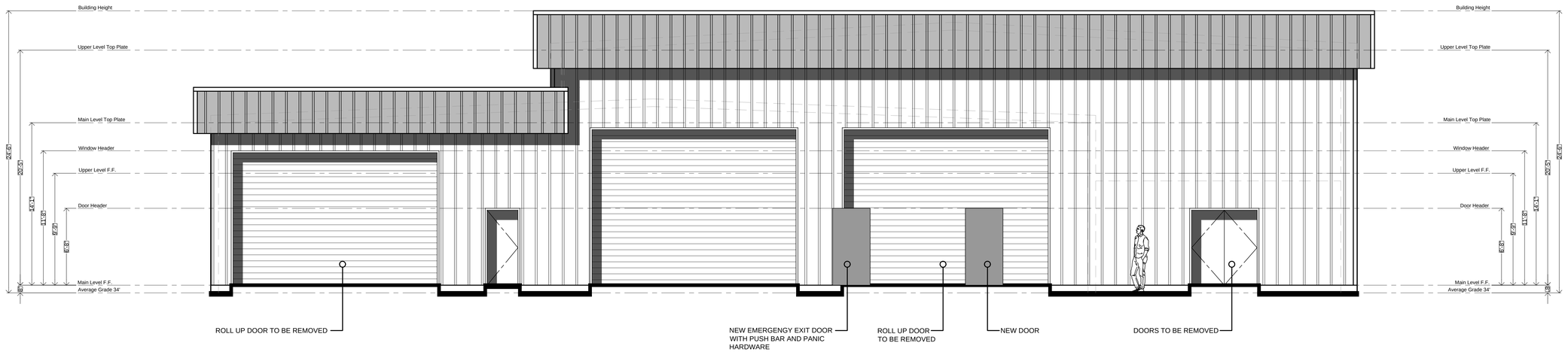
FINISH CONDITION (OPTIONAL)
14.1 Existing finishes may show wear or deterioration typical of age.
14.2 Final finish scope shall be defined in proposed elevations.

GRAPHIC SCALE
1/4 inch = 1 ft.



Existing North Exterior Elevation

GRAPHIC SCALE
1/4 inch = 1 ft.



Existing South Exterior Elevation

PARCEL: 011-523-021

REVISIONS		
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CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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

Existing Exterior Elevations 1 Of 2

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
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760 Redwood Avenue Sand City CA 93955
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Contractor License 681958

DATE: 24 JULY 2026
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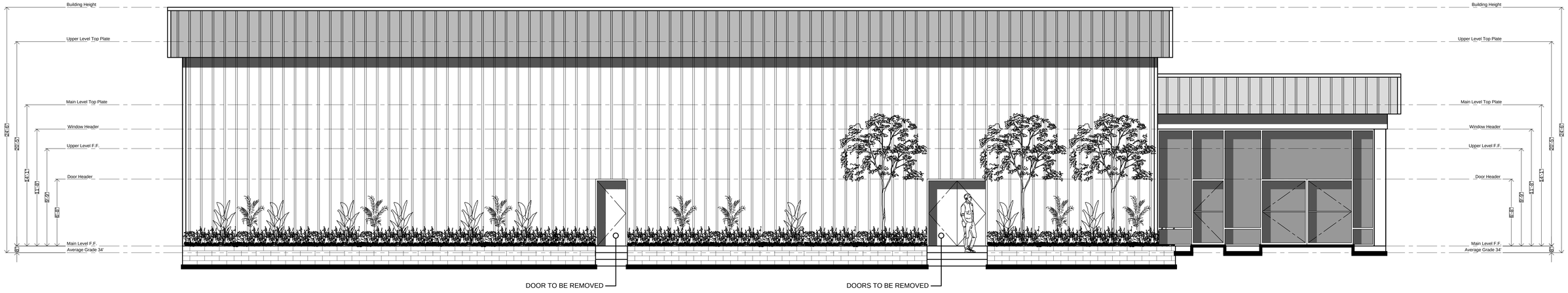
A-8
PAGE NO.
8
OF 90
PROJECT NM. MEALS ON WHEELS

GRAPHIC SCALE

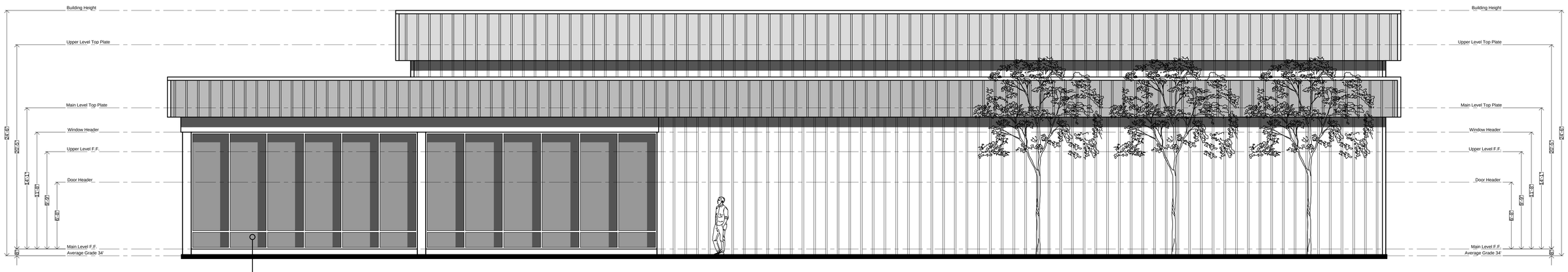
1/4 inch = 1 ft.



Existing East Exterior Elevation

GRAPHIC SCALE

1/4 inch = 1 ft.



Existing West Exterior Elevation

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PURPOSE :	Building Permit	

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EXP. 9-30-26
STATE OF CALIFORNIA

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PARCEL: 011-523-021

Existing Exterior Elevations 2 Of 2

Meals On Wheels Interior Renovation Project

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PROJECT NM. MEALS ON WHEELS

PROPOSED ELEVATION NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL
1.1 All work shall comply with applicable codes and local ordinances.
1.2 Contractor shall verify all existing conditions and dimensions prior to construction.
1.3 Notify architect of any discrepancies prior to proceeding.

SCOPE OF WORK
2.1 Work includes exterior modifications associated with tenant improvements.
2.2 Improvements may include new openings, exterior finishes, roofing modifications, and equipment installation.
2.3 Refer to architectural, structural, and MEP drawings for complete scope of work.

BUILDING HEIGHTS
3.1 Proposed building heights shall comply with local zoning requirements.
3.2 Verify all vertical dimensions prior to construction.
3.3 Rooftop equipment heights shall be coordinated with mechanical drawings.

EXTERIOR MATERIALS AND FINISHES
4.1 New exterior materials shall match existing unless otherwise noted.
4.2 All finishes shall be durable, weather-resistant, and suitable for exterior use.
4.3 Provide manufacturer-recommended installation for all materials.

DOORS AND WINDOWS
5.1 New doors and windows shall comply with CBC and accessibility requirements.
5.2 Provide tempered safety glazing where required.
5.3 Verify all sizes, types, and locations prior to fabrication and installation.

ROOF AND PARAPETS
6.1 Roof modifications shall comply with roofing manufacturer requirements.
6.2 Provide proper flashing and waterproofing at all roof edges and penetrations.
6.3 Parapets shall be provided with coping or cap flashing.

MECHANICAL AND ELECTRICAL EQUIPMENT
7.1 All exterior equipment shall be properly screened where required.
7.2 Equipment shall be mounted on curbs or supports as required.
7.3 Provide seismic anchorage per code.

KITCHEN EXHAUST SYSTEM
8.1 Kitchen exhaust systems shall comply with NFPA 96.
8.2 Exhaust outlets shall maintain required clearances from openings and air intakes.
8.3 Grease ducts shall be installed per code and manufacturer requirements.

WEATHER PROTECTION
9.1 Provide flashing, sealants, and waterproofing at all joints and penetrations.
9.2 Maintain a weather-tight building envelope at all times.

GRADES AND SITE INTERFACE
10.1 Finished floor elevations and adjacent grades shall be coordinated with site plans.
10.2 Maintain proper drainage away from building.

ACCESSIBILITY
11.1 Exterior elements shall comply with CBC Chapter 11B.
11.2 Provide accessible entrances and clearances as required.

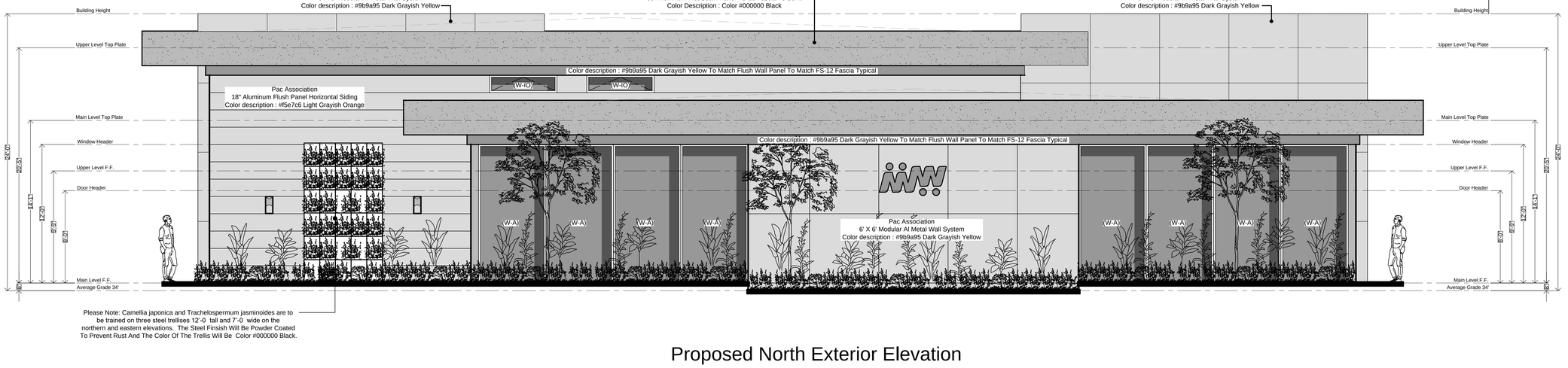
LIGHTING (IF APPLICABLE)
12.1 Exterior lighting fixtures shall comply with energy code requirements.
12.2 Lighting shall be shielded to minimize glare and spillover.
SIGNAGE (IF APPLICABLE)
13.1 Signage shall comply with local jurisdiction requirements.
13.2 Separate permits may be required for signage.

CONSTRUCTION
14.1 Contractor shall coordinate all trades and disciplines.
14.2 Protect adjacent surfaces and existing construction.
14.3 Repair any damage caused by construction activities.
DIMENSIONS
15.1 Do not scale drawings.
15.2 All dimensions shall be verified prior to construction.

DEFERRED SUBMITTALS
16.1 Deferred submittals may include:
Roofing systems
Mechanical equipment
Kitchen exhaust systems

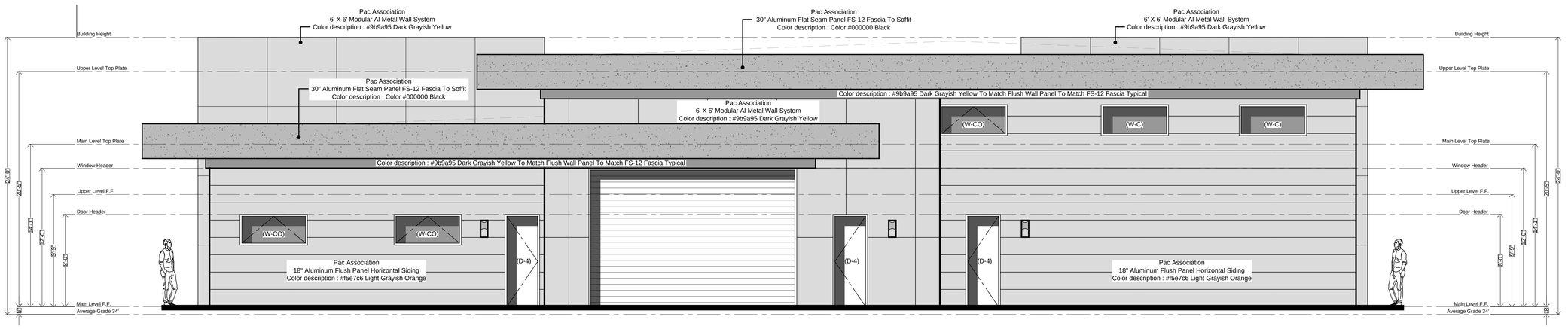
Pac-Clad Specifications & Colors

GRAPHIC SCALE
1/4 inch = 1 ft.



Proposed North Exterior Elevation

GRAPHIC SCALE
1/4 inch = 1 ft.



Proposed South Exterior Elevation

GRAPHIC SCALE
1/4 inch = 1 ft.

East Elevation | South Elevation | West Elevation

Proposed Trash Enclosure Elevations & Details

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
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CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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Proposed Exterior Elevations 1 Of 2

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DATE: 24 JULY 2026
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PAGE NO.
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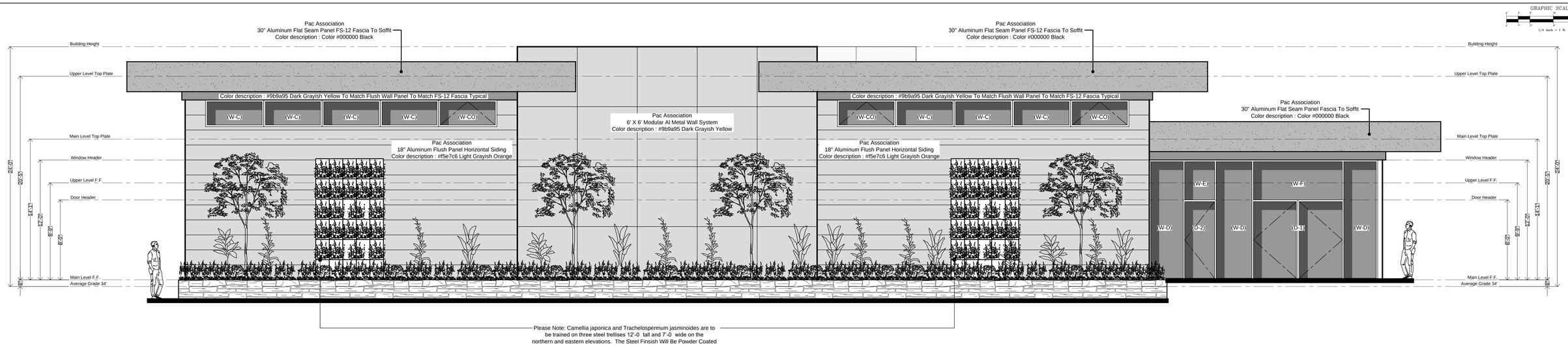
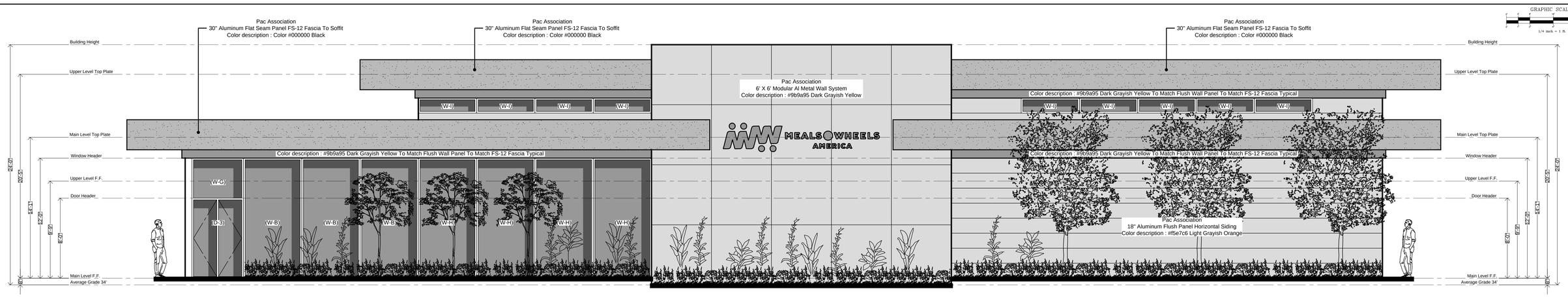
PROJECT NM. MEALS ON WHEELS

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955



Proposed East Exterior Elevation



Proposed West Exterior Elevation

Hinged Window and Door Systems

COR 3000

Technical file BIM

45 mm-deep hinged series with a 14.6 mm thermal break. A versatile system for mild climates with a wide range of opening options.

FEATURES	
Thermal transmittance	Uw ≥ 1.3 (W/m²K)
Acoustic insulation	Rw up to 46 dB
Air permeability	Class 4
Water tightness	Class 9A
Wind resistance	Class C5

Reference AEV test 1.23 × 1.48 m / 2 sashes

Sections
Frame 45 mm, Sash 53 mm

Polyamide strip length
14.6 mm

Profile thickness
Window 1.5 mm
Door 1.7 mm

Glazing
Max. 31 mm, Min. 3 mm

Max. sash dimensions
Width (L) 1500 mm,
Height (H) 2400 mm

Max. sash weight
120 kg

Check maximum weight and dimensions depending on typology

HALLISTER BRONZE
Item: UMB-6536

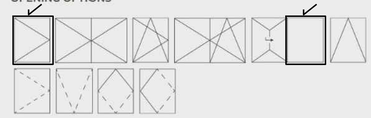
OPTIONS

SECURITY HARDWARE

CONCEALED HARDWARE

Sash: Straight or curved
Glazing bead: Straight or curved

OPENING OPTIONS



Inward opening:
Side-hung
Tilt-and-turn
Parallel sliding
Bottom-hung

Outward opening:
Side-hung
Projecting sliding
Horizontal or vertical pivot

TECHNICAL FILE
COR 3000 TF

Transmittance
$U_w \geq 1.3$ (W/m²K)
Contact typology, dimensions and glass.

Acoustic insulation

Maximum glazing	31 mm
Minimum glazing	3 mm
Maximum acoustic insulation	Rw = 46 dB

Sightlines

Profile		Thickness	
Frame	45 mm	Window	1.5 mm
Sash	53 mm	Door	1.7 mm

Polyamide strip length 14.6 mm

Maximum dimensions / Sash
Width (L) < 1,500 mm
Height (H) < 2,400 mm
Consult maximum weight and dimensions according to typologies.

Maximum weight / Sash 120 kg

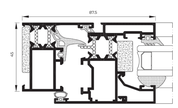
Categories achieved at test centre
Protection against atmospheric agents.
Air permeability
(UNE-EN 12207) Class 4
Water tightness
(UNE-EN 12208) Class 9A
Wind resistance
(UNE-EN 12210) Class C5
* Reference test 1.23 x 1.48 m / 2 sashes

Test verified by:
ALUMINIOS CORTIZO S.A.U.

Extrusion alloy 6063 T-5

Finishes
Possibility of dual colour
Colour powder coating (matte, textured & rough)
According to QUALICOAT specifications.
Wood effect powder coating
According to QUALICOAT Seaside specifications.
Anodised
According to Class I (Standard Class II) / Optionally Class III and III

Opening possibilities
Inward opening: side hung, tilt & turn, parallel sliding and bottom hung.
Outward opening: side hung, top hung projecting, pivoting on either horizontal or vertical axis.



Proposed Door & Window Schedule, Specifications, Mfg. & Color

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
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CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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AL E. SAROYAN II
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Scale: 1/4" = 1'-0"

Proposed Exterior Elevations 2 Of 2

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Meals On Wheels Interior Renovation Project

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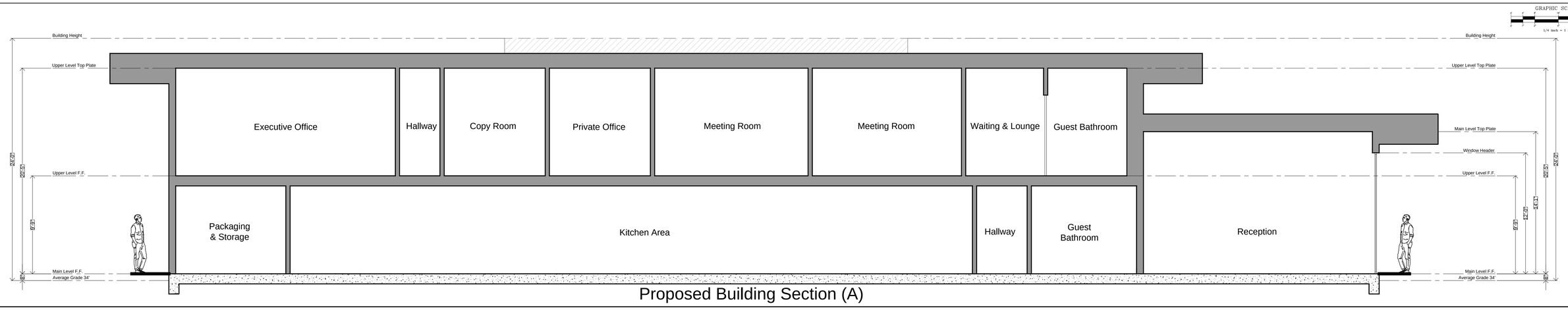
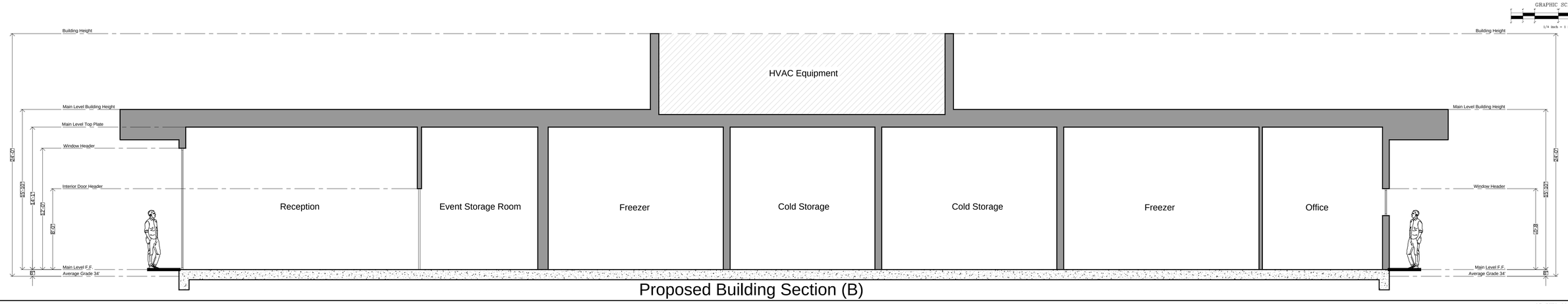
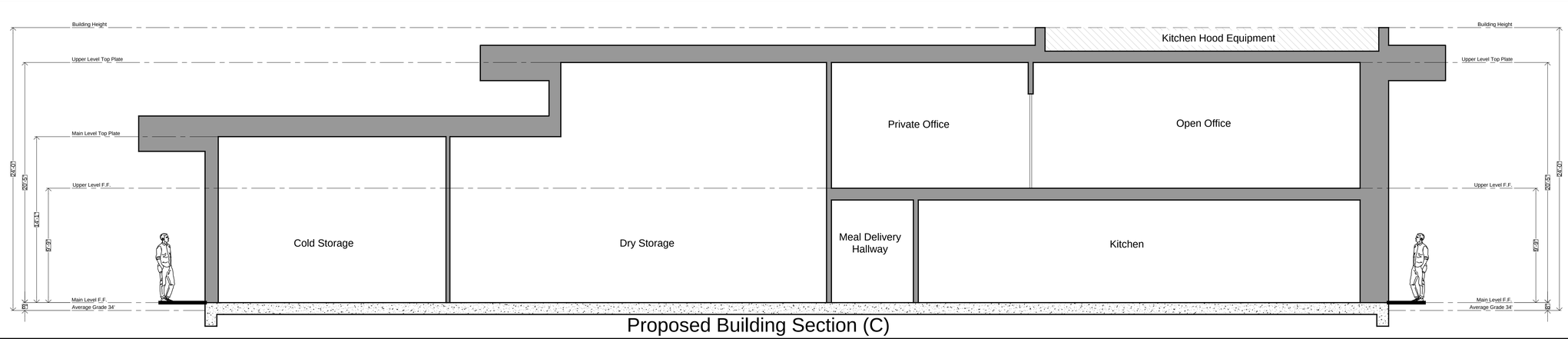
PROJECT NM. MEALS ON WHEELS



Proposed Building Section (A)



Proposed Building Section (B)



Proposed Building Section (C)

PROPOSED BUILDING SECTION NOTES MEALS ON WHEELS

ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL
1.1 All construction shall comply with applicable codes and local ordinances.
1.2 Contractor shall verify all field conditions and dimensions prior to construction.
1.3 Notify architect of any discrepancies prior to proceeding.

DIMENSIONS
2.1 Do not scale drawings.
2.2 All dimensions shall be verified in the field prior to construction.

STRUCTURAL
3.1 Structural elements are shown diagrammatically; refer to structural drawings for complete details.
3.2 All structural work shall be designed and approved by a licensed structural engineer.
3.3 Provide proper connections, anchorage, and bracing per structural design.

FLOOR ASSEMBLIES
4.1 Floor assemblies shall be constructed per approved details and specifications.
4.2 Provide required fire-resistance rating where applicable.
4.3 Floor finishes shall comply with project specifications and code requirements.

WALL ASSEMBLIES
5.1 Wall types shall be constructed per wall type details.
5.2 Provide fire-rated assemblies where indicated.
5.3 All penetrations in rated walls shall be properly fire-stopped.

ROOF ASSEMBLY
6.1 Roof assembly shall comply with manufacturer requirements and code.
6.2 Provide insulation and roofing materials per Title 24 energy requirements.
6.3 Provide proper slope for drainage.

INSULATION
7.1 Provide insulation in walls, floors, and roof assemblies as required for energy compliance.
7.2 Install insulation per manufacturer specifications.

FIRE-RESISTIVE CONSTRUCTION
8.1 Fire-resistance ratings shall be maintained as required by code.
8.2 Penetrations, joints, and openings in rated assemblies shall be protected with approved fire-stopping systems.

WEATHER PROTECTION
9.1 Provide weather-resistant barrier at exterior walls.
9.2 Provide flashing at all openings, penetrations, and transitions.
9.3 Maintain continuous building envelope.

WATERPROOFING
10.1 Provide waterproofing at all areas exposed to moisture.
10.2 Seal all joints and penetrations to prevent water intrusion.

OPENINGS
11.1 Doors and windows shall be installed per manufacturer requirements.
11.2 Provide flashing and weatherproofing at all openings.
11.3 Provide safety glazing where required.

MECHANICAL, ELECTRICAL, AND PLUMBING
12.1 Coordinate all MEP systems with building construction.
12.2 Provide required clearances for equipment and systems.
12.3 Penetrations through rated assemblies shall be properly fire-stopped.

ACCESSIBILITY
13.1 Building elements shall comply with CBC Chapter 11B.
13.2 Provide required clearances and accessible features as indicated.

FINISHES
14.1 Interior finishes shall comply with applicable codes and project specifications.
14.2 Provide durable, cleanable finishes in kitchen and wet areas.

CONSTRUCTION
15.1 Contractor shall coordinate all trades and disciplines.
15.2 Protect adjacent construction and existing elements.
15.3 Repair any damage caused by construction.

DEFERRED SUBMITTALS
16.1 Deferred submittals may include structural components, roofing systems, and MEP equipment.
16.2 Submit deferred items for review and approval prior to installation.

KITCHEN AREAS
17.1 Provide moisture-resistant and cleanable finishes in all kitchen areas.
17.2 Coordinate floor slopes and drains in kitchen spaces.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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No. C-8046
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Proposed Building Sections

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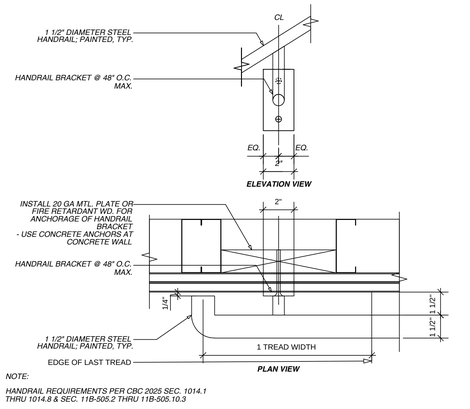
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
A-12
PAGE NO.
12
OF 90
PROJECT NM. MEALS ON WHEELS

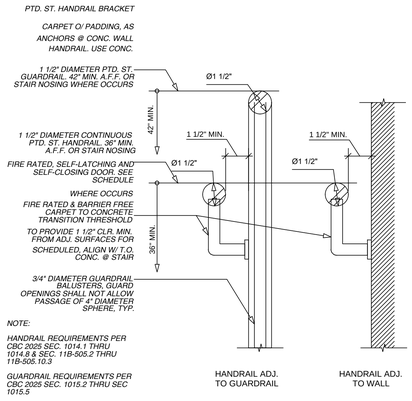


NOTE:

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

HANDRAIL EXTENTION RETURN

Scale: 3" = 1'-0"



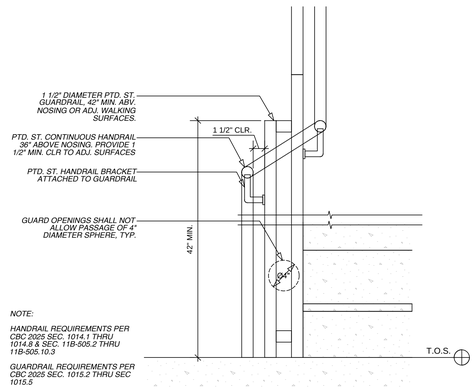
NOTE:

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

GUARDRAIL REQUIREMENTS PER CBC 2025 SEC. 1015.2 THRU SEC 1015.5

HANDRAIL AND GUARDRAIL PROFILES

Scale: 3" = 1'-0"



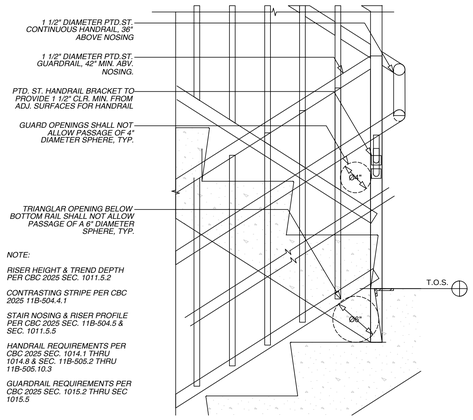
NOTE:

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

GUARDRAIL REQUIREMENTS PER CBC 2025 SEC. 1015.2 THRU SEC 1015.5

STAIR, CONT. HANDRAIL, & GUARD AT LANDING

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



NOTE:

RISER HEIGHT & TREND DEPTH PER CBC 2025 SEC. 1011.5.2

CONTRASTING STRIPE PER CBC 2025 11B-504.4.1

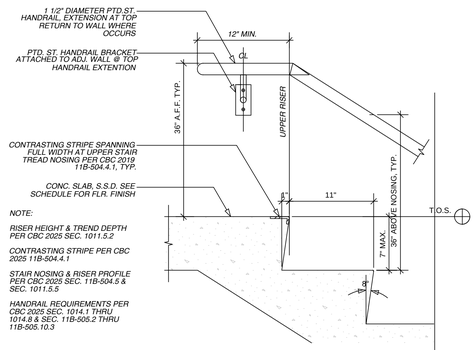
STAIR NOSING & RISER PROFILE PER CBC 2025 SEC. 11B-504.5 & SEC. 1011.5.5

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

GUARDRAIL REQUIREMENTS PER CBC 2025 SEC. 1015.2 THRU SEC 1015.5

STAIR, CONT. HANDRAIL, & GUARD AT TOP OF STAIR

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



NOTE:

RISER HEIGHT & TREND DEPTH PER CBC 2025 SEC. 1011.5.2

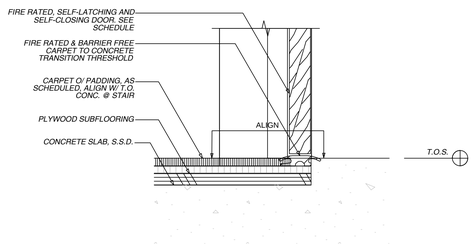
CONTRASTING STRIPE PER CBC 2025 11B-504.4.1

STAIR NOSING & RISER PROFILE PER CBC 2025 SEC. 11B-504.5 & SEC. 1011.5.5

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

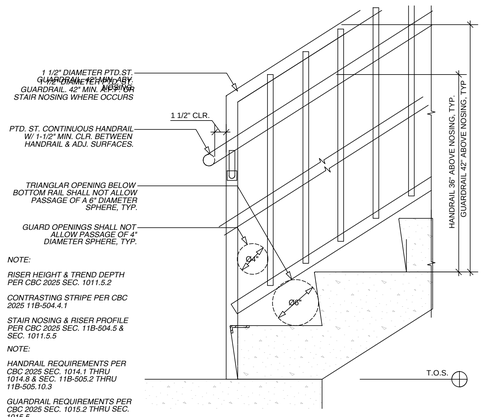
STAIR & HANDRAIL EXTENTION AT TOP OF STAIR

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



7 / A7.05 CARPET TO CONCRETE TRANSITION @ EGRESS DOORS

Scale: 3" = 1'-0"



NOTE:

RISER HEIGHT & TREND DEPTH PER CBC 2025 SEC. 1011.5.2

CONTRASTING STRIPE PER CBC 2025 11B-504.4.1

STAIR NOSING & RISER PROFILE PER CBC 2025 SEC. 11B-504.5 & SEC. 1011.5.5

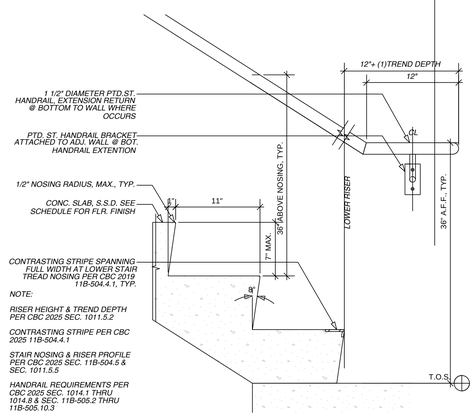
NOTE:

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

GUARDRAIL REQUIREMENTS PER CBC 2025 SEC. 1015.2 THRU SEC. 1015.5

STAIR, CONT. HANDRAIL & GUARD AT BOTTOM OF STAIR

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



NOTE:

RISER HEIGHT & TREND DEPTH PER CBC 2025 SEC. 1011.5.2

CONTRASTING STRIPE PER CBC 2025 11B-504.4.1

STAIR NOSING & RISER PROFILE PER CBC 2025 SEC. 11B-504.5 & SEC. 1011.5.5

HANDRAIL REQUIREMENTS PER CBC 2025 SEC. 1014.1 THRU 1014.8 & SEC. 11B-505.2 THRU 11B-505.10.3

STAIR & HANDRAIL EXTENTION AT BOTTOM OF STAIR

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

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

© COPYRIGHT 2026
AL E. SAROYAN II

LICENSED ARCHITECT — AL E. SAROYAN II — No. C-8046 — REN. 9-30-26 — STATE OF CALIFORNIA

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

Stair & Handrail Details

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

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PROJECT NM. MEALS ON WHEELS

REFLECTED CEILING PLAN GENERAL NOTES

Project: Meals on Wheels Facility
Address: 1020 Auto Center Parkway, Seaside, CA

GENERAL
1.1 All ceiling work shall comply with applicable building, fire, mechanical, electrical, energy, and accessibility codes.
1.2 Contractor shall verify all existing ceiling heights, structural conditions, ductwork, piping, conduit, lighting, and equipment prior to installation.
1.3 Coordinate reflected ceiling plan with mechanical, electrical, plumbing, fire sprinkler, fire alarm, and kitchen equipment drawings.
1.4 Do not scale drawings. Verify all dimensions in field.

CEILING TYPES
2.1 Office areas shall typically receive 2' x 2' suspended T-bar acoustic ceiling system unless noted otherwise.
2.2 Kitchen areas shall receive 2' x 4' suspended T-bar ceiling system with kitchen-approved washable panels.
2.3 Reception area shall receive suspended ceiling system as indicated on plans.
2.4 Delivery and cold storage areas shall remain open exposed ceiling unless noted otherwise.
2.5 Ceiling types shall be installed only in areas indicated on reflected ceiling plan.

T-BAR CEILING SYSTEMS
3.1 Suspended ceiling grid shall be installed level, square, and centered within each room where practical.
3.2 Ceiling grid layout shall be coordinated with light fixtures, diffusers, sprinkler heads, access panels, and other ceiling-mounted devices.
3.3 Provide seismic bracing for suspended ceiling systems as required by code.
3.4 Ceiling panels shall be cut neatly at walls, soffits, columns, and penetrations.

KITCHEN CEILING PANELS
4.1 Kitchen ceiling panels shall be smooth, washable, non-absorbent, and suitable for commercial kitchen use.
4.2 Kitchen ceiling system shall comply with health department requirements.
4.3 Provide cleanable ceiling finishes above food preparation, cooking, warewashing, and service areas.
4.4 Damaged or stained ceiling panels shall not be installed.

OPEN EXPOSED CEILING AREAS
5.1 Delivery and cold storage areas shall have open exposed ceiling finish unless otherwise noted.
5.2 Existing exposed structure, ductwork, piping, conduit, and equipment shall be cleaned, repaired, and painted where indicated.
5.3 Coordinate exposed ceiling areas with mechanical, electrical, plumbing, and fire sprinkler layouts.
5.4 Maintain required clearances around equipment, piping, ductwork, and access panels.

LIGHTING
6.1 Coordinate all light fixture locations with ceiling grid layout.
6.2 Light fixtures in kitchen and food preparation areas shall be suitable for use in commercial kitchen environments.
6.3 Provide protective lenses or shatter-resistant fixtures where required.
6.4 Emergency lighting and exit signage shall be provided as required.

MECHANICAL / DIFFUSERS
7.1 Coordinate all supply, return, and exhaust air devices with ceiling grid.
7.2 Mechanical diffusers and grilles shall be centered in ceiling panels where practical.
7.3 Kitchen exhaust and make-up air systems shall be coordinated with the commercial kitchen layout.

FIRE SPRINKLER / FIRE ALARM
8.1 Coordinate sprinkler heads, fire alarm devices, and ceiling-mounted life safety equipment with ceiling grid layout.
8.2 Modify existing sprinkler system as required for new ceiling layouts.
8.3 Fire sprinkler modifications shall be performed under separate permit where required.

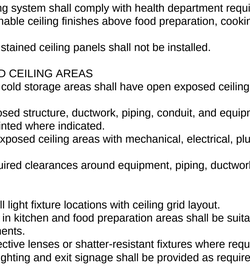
ACCESS PANELS
9.1 Provide access panels where required for valves, dampers, cleanouts, electrical junction boxes, and equipment requiring maintenance.
9.2 Access panels shall be coordinated with ceiling type and shall match adjacent ceiling finish where practical.

INSTALLATION
10.1 Contractor shall coordinate all ceiling-mounted devices prior to ceiling installation.
10.2 Ceiling height shall be as noted on plans.
10.3 Notify architect of conflicts prior to installation.
10.4 All ceiling systems shall be installed per manufacturer requirements.

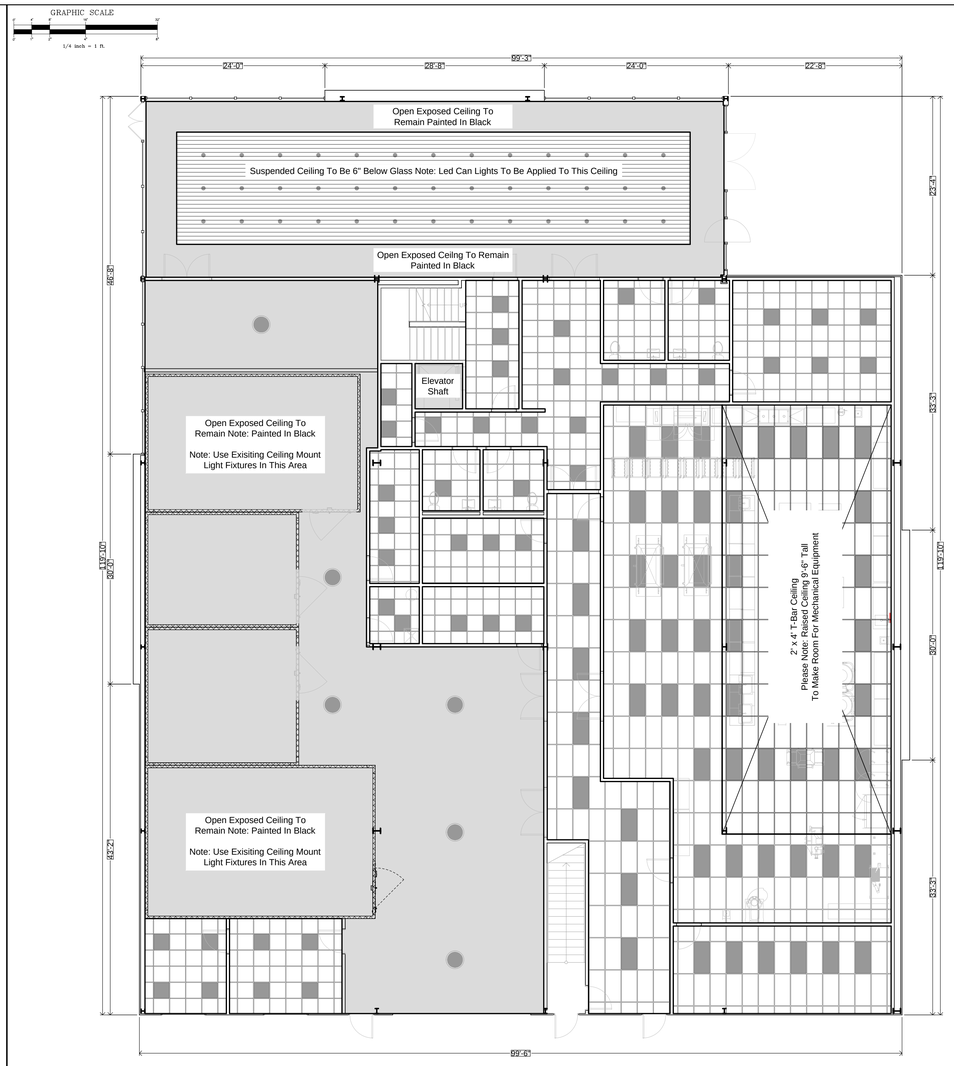
INTERIOR PARTITION TYPE DETAIL

KEYNOTES:
1. SUSPENDED METAL GRID WITH ACOUSTICAL LAY-IN PANELS - TYP . REFER TO CEILING PLAN AND ARCHITECTURAL SPECIFICATIONS. NOTCH CEILING PANEL AS NECESSARY TO ACCOMMODATE BRACING.
2. CONCRETE FLOOR.
3. 3-5/8" METAL STUDS (25 GAUGE) AT 24" ON CENTER (362S125-27) - MAXIMUM HEIGHT WITH L/240 DEFLECTION IS 13'-5" - TYP. UNLESS NOTED OTHERWISE.
4. 5/8" GYPSUM BOARD. ATTACHED WITH (1) TYPE S (1-1/4") SCREW AT 12" ON CENTER MINIMUM.
5. R-11 SOUND BATT INSULATION (R-19 AT 6" PARTITIONS) - FULL WALL HEIGHT.
6. HILTI X-CR LOW VELOCITY FASTENER (OR EQUAL) AT 24" ON CENTER (.145" DIAMETER, EMBED 3/4" PER ICC REPORT #ESR-1563) - TYP.
7. R-19 SOUND BATT INSULATION WHERE REQUIRED.
8. TRIM-OUT PER BUILDING STANDARD (SUSPENDED METAL GRID ANGLE PIECE). PROVIDE TIGHT FIT BETWEEN SUSPENDED METAL GRID, ACOUSTICAL PANELS AND TOP OF PARTITION (NO GAPS) AND NEATLY SCRIBE TEGULAR PANELS WHERE THEY MEET PARTITION - TYP.
9. UNDERSIDE OF EXISTING FLOOR STRUCTURE.
10. BASE PER ROOM FINISH SCHEDULE.
11. 3-5/8" 25 GAUGE METAL STUD BRACES (362S125-18) AT 4'-0" ON CENTER (ALTERNATING DIRECTIONS) BETWEEN PARTITION CORNERS AND "T"s. FOR WALLS LESS THAN 12'-0" LONG, A CONTINUOUS 20-22 GAUGE TOP PLATE (WITHOUT SPLICES) MAY BE USED IN LIEU OF DIAGONAL BRACING.
12. ATTACH METAL STUDS / BRACES TO EXISTING WOOD ROOF STRUCTURE WITH (2) TYPE W (1-1/4") SCREWS OR TO EXISTING STEEL ROOF STRUCTURE WITH (2) TYPE S (3/8") SCREWS (MINIMUM 1/2" PENETRATION) - TYP.
13. ATTACH TOP OF METAL STUD PARTITION TO METAL STUD BRACES EVERY 4'-0" ON CENTER WITH (1) TYPE S (3/8") SCREW AT 8" ON CENTER (DO NOT ATTACH TO CEILING GRID). ALTERNATE TO SCREW IS USG 2" (.063" ALUMINUM) BREAKAWAY CLIP.

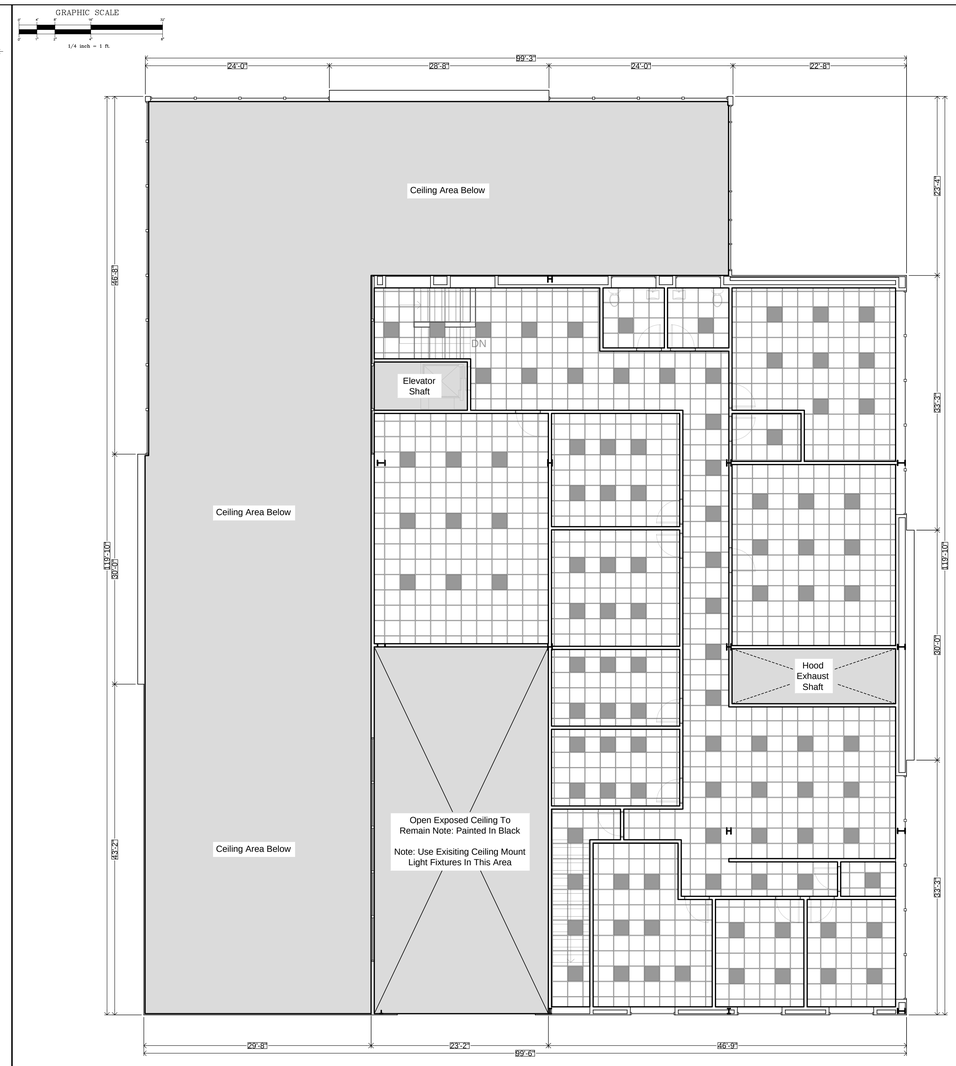
GENERAL NOTES:
- L / 240 IS USED FOR GYPSUM BOARD SURFACE PER RECOMMENDATION OF USG.
- STUD SIZES AND LIMITING HEIGHTS ARE LISTED PER SSMA STANDARDS (ICC REPORT #ER-4943P).
- NON-STRUCTURAL COLD-FORMED STEEL FRAMING MEMBERS SHALL NOT BE LESS THAN .0179" (.455mm) STEEL AND SHALL COMPLY WITH ASTM C645.
- TYPE S-12 SCREWS SHALL COMPLY WITH ASTM C954.
- STEEL FRAMING MEMBERS FROM .033" (.84mm) TO .112" (2.84mm) SHALL COMPLY WITH ASTM C955.



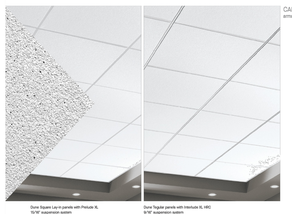
DETAIL (A) METAL STUD WALL SECTION
(3-5/8" STUD @ 24" O.C. SLAB & T-BAR CEILING)



Proposed Main Level Reflected Ceiling Plan
11,376 Sq. Ft.



Proposed Upper Level Reflected Ceiling Plan
5,417 Sq. Ft.


DUNE™ Square Lay-In & Tegular fine texture

SUSTAIN High Performance Ceiling Systems

CAD/Revit® drawings at: armstrongceilings.com/cadrevit

Dune Square Lay-in panels with Prelude XL 9/16" suspension system.

Dune Tegular panels with Interlude XL HRC 9/16" suspension system.

Fine-textured panels are non-directional and durable with standard acoustical performance.

KEY SELECTION ATTRIBUTES

- Dune® panels are part of the Sustain® portfolio, and meet the most stringent industry sustainability compliance
- Low-VOC certified
- Upgrade look at a modest price
- Ceiling-2-Ceiling™ Red consumer Recycled Content options: Items 1770HRC, 1774HRC, 1776HRC, 1777HRC (check armstrongceilings.com/sourcedata)
- Mold- and mildew-resistant surface
- USDA-Certified Biobased Product – 99%
- Durable – Scratch-resistant
- Non-directional visual reduces scrap and installation time
- Product can be recycled through the Armstrong® Ceiling Recycling Program
- 30-Year Limited System Warranty against visible sag (excludes Items 1766 and 1768), mold and mildew
- 10-Year replacement panel available for Items 1770, 1772, 1774, 1776
- Made in the U.S.A. of domestic and global content
- Build America, Buy America (BABA) Act compliant

COLOR

White (#A)

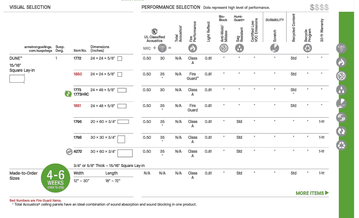
DETAILS (Other Suspension Systems compatible. Refer to listing on next page.)

1. Dune® Tegular
2. Dune® Square Lay-In with Prelude® 9/16" suspension system
3. Dune® Tegular with Suprafine® 9/16" suspension system
4. Dune® Tegular with Silhouette® XL® 9/16" suspension system with 1/4" reveal
5. Dune® Tegular with Interlude® XL® HRC 9/16" suspension system

Anti-Mold/Mildew
Ceiling Tiles with BioBlock® performance resist the growth of mold and mildew on the tile surface.

TechLine 877 276-7676
armstrongceilings.com/dune

Armstrong® World Industries


DUNE™ Square Lay-In & Tegular fine texture

UL Certified Low Emitting Product

SUSTAIN High Performance Ceiling Systems

INCLUDES RECYCLED CONTENT

LEED v5 Eco-conscious Choice

UP TO 56%

Declare.

ECOMENDED EXPERIENCE

VISUAL SELECTION

PERFORMANCE SELECTION Dots represent high level of performance. $$$$

armstrongceilings.com	Dwg.	Item No.	Dimensions (inches)	NRC	CAC	Beam Rated	Direct Hung	Light Reflect.	Blow-In Blown-In Fiber	Easy Demount	Light Diffusing	Scratch Resistant	DURABILITY Cleanable	Humidity Resistant	Recycled Content	Regional Material	10-Yr Warranty
DUNE™ 15/16" Square Lay-In	1	1772	24 × 24 × 5/8"	0.50	30	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•
		1850	24 × 24 × 5/8"	0.50	35	N/A	Fire Guard®	0.85	•	•	•	•	•	Std	•	•	•
		1772 HRC	24 × 48 × 5/8"	0.50	30	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•
		1851	24 × 48 × 5/8"	0.50	35	N/A	Fire Guard®	0.85	•	•	•	•	•	Std	•	•	•
		1766	2Q × 60 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	1/10
		1768	3Q × 60 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	1/10
		4272	3Q × 60 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	1/10

5/8" or 5/8" Thick – 15/16" & 9/16" Square Lay-In

Made-to-Order Sizes: 4-6 WEEKS LEAD TIME — Width 12" – 30" — Length 36" – 70" — MORE ITEMS

Red Numbers are Fire Guard Items.
™ Total Acoustics® ceiling panels have an ideal combination of sound absorption and sound blocking in one product.

SUSPENSION SYSTEMS

15/16": Prelude® XL® Prelude® XL® Fire Guard

PHYSICAL DATA

Material
Wet-formed mineral fiber
Finish
Factory-applied latex paint
Fire Performance
Class A per ASTM and CAN/ULC-S102 surface burning characteristics. Flame Spread Index of 25 or less. Smoke Developed Index of 50 or less (17.78mm). Class A, ASTM E1264 classification ceiling when used in applicable U.S. assemblies.
ASTM E1264 Classification
Type III, Form 2, Pattern E. Fire Class A
Humidity/Fog Resistance
AcoustiCare® Tile ceiling panels are recommended for installation in areas with 70% RH, 95°F (24°C) or less, meeting water and outdoor applications. Excludes large made-to-order panels.
Anti-Mold/Mildew
Ceiling Tiles with BioBlock® performance resist the growth of mold and mildew on the tile surface.

Acoustical Performance
CAC testing conducted using Prelude® suspension system. See chart above.
Third-party certified compliant with California Department of Public Health Standard Method v1.2-2017 (CDPH/CHPS/ELLC). This standard is the guideline for low-emissions in LEED®, WELL, Fitwel, Green Globes, and other green building programs. Tile #4, #4924/#4961/#3962/#3963 Standard 4®, #4942/#4943 Dream Building Assessment Protocol.
Recycled Content
Contains greater than 50% total recycled content. Total recycled content based on product composition of post-consumer and pre-consumer recycled materials. Post-consumer content per FTC guidelines. HRC items contain 19% or greater post-consumer recycled ceilings.
Made Items Available
9 Factor – 1 (Dune, Interlude, 1700AL, 1790AL, 1790BH). Ceiling items are subject to extended lead times and minimum quantities. Contact your representative for more details.

30-Year Performance Guarantee & Warranty
When installed with Armstrong® Suspension System. Dune® Square Lay-In and Tegular panels with Prelude® Suite Items 1766, 1768, and Higher HRC (fire panels).

Insulation Value
R Factor – 1 (Dune, Interlude, 1700AL, 1790AL, 1790BH). Ceiling items are subject to extended lead times and minimum quantities. Contact your representative for more details.

30-Year Performance Guarantee & Warranty
When installed with Armstrong® Suspension System. Dune® Square Lay-In and Tegular panels with Prelude® Suite Items 1766, 1768, and Higher HRC (fire panels).

Weight / Square Foot (Kg/m²)
1700AL, 1700BH, 1700HRC – 1.0L (4.9D) 1700AL, 1700BH, 1700HRC – 1.7D (8.3D) 1700AL, 1700BH, 1700HRC – 1.7D (8.3D)

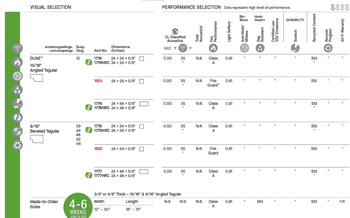
Made-to-Order Sizes
1 carton, exclusive made-to-order panels

Minimum Order Quantities
1 carton, exclusive made-to-order panels

Insulation Value
1700AL, 1700BH, 1700HRC – 1.0L (4.9D) 1700AL, 1700BH, 1700HRC – 1.7D (8.3D) 1700AL, 1700BH, 1700HRC – 1.7D (8.3D)

TechLine 877 276-7676
armstrongceilings.com/dune

Armstrong® World Industries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armstrongceilings.com	Dwg.	Item No.	Dimensions (inches)	NRC	CAC	Beam Rated	Direct Hung	Light Reflect.	Blow-In Blown-In Fiber	Easy Demount	Light Diffusing	Scratch Resistant	DURABILITY Cleanable	Humidity Resistant	Recycled Content	Regional Material	10-Yr Warranty
DUNE™ 15/16" Angled Tegular	2	1776	24 × 24 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•
		1851	24 × 48 × 5/8"	0.50	35	N/A	Fire Guard®	0.85	•	•	•	•	•	Std	•	•	•
		1776 HRC	24 × 48 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•
5/8" Beveled Tegular	2	1776	24 × 24 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•
		1850	24 × 24 × 5/8"	0.50	35	N/A	Fire Guard	0.85	•	•	•	•	•	Std	•	•	•
		1777 HRC	24 × 48 × 5/8"	0.50	35	N/A	Class A	0.85	•	•	•	•	•	Std	•	•	•

5/8" or 5/8" Thick – 15/16" & 9/16" Angled Tegular

Made-to-Order Sizes: 4-6 WEEKS LEAD TIME — Width 12" – 30" — Length 36" – 70"

Red Numbers are Fire Guard Items.
™ Total Acoustics® ceiling panels have an ideal combination of sound absorption and sound blocking in one product.

SUSPENSION SYSTEMS

15/16": Prelude® XL® Prelude® XL® Fire Guard — 9/16": Silhouette® 1/4" Reveal — Silhouette 1/8" Reveal — Suprafine® XL® Fire Guard — Interlude®

PHYSICAL DATA

Material
Wet-formed mineral fiber
Finish
Factory-applied latex paint
Fire Performance
Class A per ASTM and CAN/ULC-S102 surface burning characteristics. Flame Spread Index of 25 or less. Smoke Developed Index of 50 or less (17.78mm). Class A, ASTM E1264 classification ceiling when used in applicable U.S. assemblies (Class 3).
ASTM E1264 Classification
Type III, Form 2, Pattern E. Fire Class A
Humidity/Fog Resistance
AcoustiCare® Tile ceiling panels are recommended for installation in areas with 70% RH, 95°F (24°C) or less, meeting water and outdoor applications. Excludes large made-to-order panels.

Anti-Mold/Mildew
Ceiling Tiles with BioBlock® performance resist the growth of mold and mildew on the tile surface. 1766, 1768, and Higher HRC (fire panels).
Acoustical Performance
CAC testing conducted using Prelude suspension system. See chart above.
Third-party certified compliant with California Department of Public Health Standard Method v1.2-2017 (CDPH/CHPS/ELLC). This standard is the guideline for low-emissions in LEED® WELL, Fitwel, Green Globes, and other green building programs. Tile #4, #4924/#4961/#3962/#3963 Standard 4®, #4942/#4943 Dream Building Assessment Protocol.
Recycled Content
Contains greater than 50% total recycled content. Total recycled content based on product composition of post-consumer and pre-consumer recycled materials. Post-consumer content per FTC guidelines. HRC items contain 19% or greater post-consumer recycled ceilings.

30-Year Performance Guarantee & Warranty
When installed with Armstrong® Suspension System. Dune® Square Lay-In and Tegular panels with Prelude® Suite Items 1766, 1768, and Higher HRC (fire panels).

Insulation Value
R Factor – 1 (Dune, Interlude, 1700AL, 1790AL, 1790BH). Ceiling items are subject to extended lead times and minimum quantities. Contact your representative for more details.

TechLine / 1 877 276-7676
armstrongceilings.com/dune
BPID 4301-985

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Armstrong® World Industries

MINERAL FIBER – Standard

PROCEILINGTILES.COM
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www.proceilingtiles.com

DuraClean Smooth White 2x4 Ceiling Tile - Box of 10

Type: Drop In
Dimensions: 2' x 4'
Color: White
Also Available in: Black, Gray, White-Open Box

Material: Vinyl
Thickness: 5/32"
Weight: 4 lbs (4l lbs a box)
Delivery Time: 1-5 Business Days
Brand: uDecor

WARRANTY
25 Year Limited Warranty
You're making a beautiful upgrade to your ceiling and we're here to help protect that investment. We guarantee that your ceiling tiles will be free from manufacturing defects for a period of twenty-five years from the original date of purchase.

Warranty Conditions and Limitations
This warranty covers material defects in the ceiling tile when used in a standard ceiling application. It does not cover labor, consequential or incidental damages. This warranty is not transferable and applies to the original purchaser only. Please note that painting the ceiling tile will void the warranty and may change some of its properties like its fire rating.

We're Ready to Help
Unlike a car, not much can go wrong with these ceiling tiles. However, in the rare event that you do encounter a defect with your tiles, we are here and ready to help. Just give us a call and we will work with you to identify the problem and, in case of defect, supply you with replacement tiles.

Price: $129.99*

Quantity Discounts	
Quantity	Price
25	$124.99
50	$119.99

Qualifications

PREP This product is USDA compliant for use in food processing areas. It is 100% waterproof and washable.

This tile is waterproof, Mold and Mildew resistant, and Cleans easily with soap and water.

FDA Our thermoform tiles comply with FDA regulations for use in food preparation and serving areas. This means that our tiles can be installed in areas where sanitation and cleanliness is a must.

This tile is Class A fire rated which is essential because most, if not all, counties in the US require a Class A fire rating for any interior building component.

* Price information valid as of July 23, 2026. Pricing is subject to change at any time.

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PARCEL: 011-523-021

REVISIONS	
DATE	DESCRIPTION
DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT — AL E. SAROYAN, JR. — No. C 8046 — REN 9-30-26 — STATE OF CALIFORNIA

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

Proposed Main & Upper Level Reflected Ceiling Plans

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

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Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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PROJECT NM. MEALS ON WHEELS

STAIRWAYS CODE REFERENCE

EXCERPT BELOW ARE CALIFORNIA BUILDING CODES (CBC) 2025 REFERENCED THROUGHOUT THIS DRAWING SET. NOT ALL CBC 2025 CODES ARE LISTED. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

1011 STAIRWAYS

1011.2 WIDTH AND CAPACITY. THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL NOT BE LESS THAN 44 INCHES. SEE SECTION 1009.3 FOR ACCESSIBLE MEANS OF EGRESS STAIRWAYS.

EXCEPTION 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

1011.3 HEADROOM. STAIRWAYS SHALL HAVE A HEADROOM CLEARANCE OF NOT LESS THAN 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

1011.5 STAIR TREADS AND RISERS. STAIR TREADS AND RISERS SHALL COMPLY WITH SECTION 1011.5.5.3.

1011.5.2 RISER HEIGHT AND TREAD DEPTH. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES WITHIN THE CLEAR WIDTH OF THE STAIR.

1011.5.5 NOSING AND RISER PROFILE. NOSINGS SHALL HAVE A CURVATURE OR BEVEL OF NOT LESS THAN 1/16 INCH BUT NOT MORE THAN 9/16 INCH FROM THE FOREMOST PROJECTION OF THE TREAD WHERE SUCH A BEVEL IS SQUARE AND VERTICAL OR SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOSING ABOVE AT THE ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL.

1011.5.5.1 NOSING PROJECTION SIZE. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4 INCHES BEYOND THE TREAD BELOW.

1011.5.5.2 NOSING PROJECTION SIZE. THE LEADING EDGE OF THE NOSING OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE INCLUDING THE PROJECTIONS OF THE NOSING'S LEADING EDGE OF THE FLOOR AT THE TOP OF THE FLIGHT.

1011.5.5.3 SOLID RISERS. RISERS SHALL BE SOLID.

1011.6 STAIRWAY LANDINGS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF LANDINGS, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48 INCHES, WHICHEVER IS LESS. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE WIDTH OF A LANDING TO LESS THAN 42 INCHES WHEN FULLY OPEN. THE DOOR SHALL NOT PROJECT MORE THAN 7 INCHES INTO A LANDING. WHERE WHEELCHAIR SPACES ARE REQUIRED AT THE STAIRWAY LANDING IN ACCORDANCE WITH SECTION 1009.6.3. THE WHEELCHAIR SPACE SHALL NOT BE LOCATED IN THE REQUIRED WIDTH OF THE LANDING AND DOORS SHALL NOT SWING OVER THE WHEELCHAIR SPACE.

1011.8 VERTICAL RISE. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET BETWEEN FLOORS OR LANDINGS.

1011.11 HANDRAIL FLIGHTS OF STAIRWAYS SHALL HAVE A HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, GLASS SHALL COMPLY WITH SECTION 2407.

1011.12 STAIRWAY TO ROOF. IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE UNLESS THE ROOF HAS A SLOPE STEEPER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL.

1011.13 GUARDS. GUARDS SHALL BE PROVIDED ALONG STAIRWAYS AND LANDINGS WHERE REQUIRED BY SECTION 1015 AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 1015. WHERE THE ROOF HATCH OPENING PROVIDING THE REQUIRED ACCESS IS LOCATED WITHIN 10 FEET OF THE ROOF EDGE, SUCH ROOF ACCESS OR ROOF EDGE SHALL BE PROTECTED BY GUARDS INSTALLED IN ACCORDANCE WITH SECTION 1015.

1013 EXIT SIGNS

1013.1 WHERE REQUIRED. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. THE LOCATION OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY SHALL BE WITHIN A DISTANCE OF 100 FEET (30 480 MM) OF THE SIGN, WHICHEVER IS LESS. FROM THE NEAREST VISIBLE EXIT SIGN.

1013.3 ILLUMINATION. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:

1. *EACH GRADE-LEVEL EXTERIOR EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT".*
2. *EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR TAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:*
   2.1 "EXIT STAIR DOWN"
   2.2 "EXIT RAMP DOWN"
   2.3 "EXIT STAIR UP"
   2.4 "EXIT RAMP UP"
3. *EACH EXIT DOOR THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1 AND THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."*
4. *EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE".*
5. *EACH EXIT DOOR THROUGH A HORIZONTAL EXIT THAT IS REQUIRED TO COMPLY WITH SECTION 1013.1, SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT".*

1013.6.1 GRAPHICS. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4 INCH WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES WIDE, EXCEPT THE LETTER "I," AND MINIMUM SPACING BETWEEN LETTERS SHALL BE NOT LESS THAN 3/8 INCH. SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT.

THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHETHER THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.

1014 HANDRAILS

1014.1 WHERE REQUIRED. HANDRAILS SERVING FLIGHTS OF STAIRWAYS, RAMPS, STEPPED AISLES AND RAMPED AISLES SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8. HANDRAILS REQUIRED FOR FLIGHTS OF STAIRWAYS BY SECTION 1011.11 SHALL COMPLY WITH SECTION 1014.2 THROUGH 1014.9. HANDRAILS REQUIRED FOR RAMPS BY SECTION 1012.8 SHALL COMPLY WITH SECTION 1012.8. HANDRAILS REQUIRED FOR STEPPED AISLES AND RAMPED AISLES REQUIRED BY SECTION 1029.16 SHALL COMPLY WITH SECTION 1014.2 THROUGH 1014.9.

1014.2 HEIGHT. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP'S LADDERS, MEASURE ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 24 INCHES AND NOT MORE THAN 34 INCHES.

1014.3 HANDRAIL GRASPABILITY. REQUIRED HANDRAILS SHALL COMPLY WITH SECTION 1014.3.1 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

1014.3.1 TYPE I. HANDRAILS WITH A CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION NOT LESS THAN 4 INCHES AND NOT GREAT THAN 6 1/4 INCHES WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH. EDGES SHALL HAVE A MINIMUM OF 0.01 INCH.

1014.4 CONTINUITY. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER CONSTRUCTION.

EXCEPTION 3: HANDRAIL BRACKETS OR BALUSTER ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL THAT DO NOT PROJECT HORIZONTALLY BEYOND THE SIDES OF THE HANDRAIL WITHIN 1 INCHES OF THE BOTTOM OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTION FOR EACH 1/2 INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION ABOVE 4 INCHES, THE CLEARANCE :HES SHALL NOT TO BE REDUCED BY 1/8 INCH.

1014.6 HANDRAIL EXTENSIONS. HANDRAIL SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIR OR RAMP RUN. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. AT RAMPS WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN RUNS, THE HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHT OF THE STAIRS AT STAIRWAYS AND THE RAMP RUNS AT RAMP.

1014.7 CLEARANCE. CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE NOT LESS THAN 1 1/2 INCHES. A HANDRAIL AND A WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

1014.8 PROJECTIONS. ON RAMPS AND ON RAMPED AISLES THAT ARE PART OF AN ACCESSIBLE ROUTE. THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MINIMUM. PROJECTIONS INTO THE REQUIRED WIDTH OF AISLES, STAIRWAYS AND RAMPS AT EACH SIDE SHALL NOT EXCEED 4 1/2 INCHES AT OR BELOW THE HANDRAIL HEIGHT. PROJECTIONS INTO THE REQUIRED WIDTH SHALL NOT BE LIMITED ABOVE THE MINIMUM HEADROOM HEIGHT REQUIRED IN SECTION 1011.3. PROJECTIONS DUE TO INTERMEDIATE HANDRAILS SHALL NOT CONSTITUDE A REDUCTION IN THE EGRESS WIDTH. WHERE A PAIR OF INTERMEDIATE HANDRAILS ARE PROVIDEDWITH WITHIN THE STAIRWAY WIDTH WITHOUT A WALKING SURFACE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS AND THE DISTANCE BETWEEN THE PAIR OF INTERMEDIATE HANDRAILS IS GREATER THAN 6 INCHES, THE AVAILABLE EGRESS WIDTH SHALL BE REDUCED BY THE DISTANCE BETWEEN THE CLOSEST EDGES OF EACH SUCH INTERMEDIATE PAIR OF HANDRAILS THAT IS GREATER THAN 6 INCHES.

1015 GUARDS

1015.2 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.8.

1015.3 HEIGHT. REQUIRED GUARDS SHALL BE NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY AS FOLLOWS:

1. *FROM THE ADJACENT WALKING SURFACES.*
2. *ON STAIRWAYS AND STEPPED AISLES, MEASURED THE LINE CONNECT THE LEADING EDGES OF THE TREAD NOSINGS.*
3. *ON RAMPS AND RAMPED AISLES. FROM THE RAMP SURFACE AT THE GUARD.*

1015.4 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE. THE REQUIRED GUARD HEIGHT.

EXCEPTIONS:

1. *FROM A HEIGHT OF 36 INCHES TO 42 INCHES, GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER.*
2. *THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR,FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, AND HAVING A SPACE OF 6 INCHES IN DIAMETER.*

1015.8 WINDOW OPENINGS. WINDOWS IN GROUP R-1, R-2, AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:

1. *OPENABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2006*
2. *OPENABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING THE WHEN THE WINDOW IS IN ITS LARGEST OPENING POSITION.*
3. *OPENABLE WINDOWS THAT ARE PROVIDED WITH WINDOWS WITH WINDOWS FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.*
4. *OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.*

1015.8.1 WINDOW OPENING CONTROL DEVICES. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RESEARCH THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL RESTRICT THE MINIMUM UNOBSTRUCTED CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE REQUIRED BY SECTION 1030.2

1023 INTERIOR EXIT STAIRWAYS AND RAMPS

1023.9 STAIRWAY IDENTIFICATION SIGNS. A SIGN SHALL BE PROVIDED AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING MORE THAN THREE STORIES, DESIGNATING THE FLOOR LEVEL. THE TERMINUS OF THE TOP AND BOTTOM OF THE INTERIOR EXIT STAIRWAY AND RAMP AND THE IDENTIFICATION OF THE STAIRWAY OR RAMP. THE SIGNAGE SHALL STATE THE STORY OF AND DIRECTION TO THE EXIT DISCHARGE, AND THE AVAILABILITY OF ROOF ACCESS FROM THE INTERIOR EXIT STAIRWAY AND RAMP FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5 FEET ABOVE THE FLOOR LANDING IN A POSITION THAT IS READILY VISIBLE WHEN THE DOOR IS OPEN AND WHEN THE DOOR IS CLOSED POSITION. IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, A FLOOR-LEVEL SIGN IN VISUAL CHARACTERS AND BRAILLE CHARACTERS SHALL BE PROVIDED WITH CHAPTER 11A, SECTION 1143A SHALL BE LOCATED AT EACH FLOOR-LEVEL LANDING ADJACENT TO THE DOOR LEADING FROM THE INTERIOR EXIT STAIRWAY AND RAMP INTO THE CORRIDOR OR LOBBY ON THAT LEVEL.

IN ADDITION TO THE STAIRWAY IDENTIFICATION SIGN, RAISED CHARACTERS AND BRAILLE LETTERING IN ACCORDANCE WITH THESE SECTIONS THAT COMPLY WITH CHAPTER 11A, SECTION 1143A OR CHAPTER 11B SHALL BE LOCATED AT THE LANDING OF EACH FLOOR LEVEL, IN THE STAIRWAY ENCLOSURE AT THE FLOOR LEVEL LANDING, AND ONE ENCLOSED STAIRWAYS IN BUILDINGS TWO OR MORE STORIES IN HEIGHT TO IDENTIFY THE FLOOR LEVEL. AT THE EXIT DISCHARGE LEVEL, THE SIGN SHALL INCLUDE A RAISED CHARACTER AND BRAILLE SIGN THAT STATES "EXIT" AT THE IDENTIFYING FLOOR LEVEL. THE OUTSIDE DIAMETER OF THE STAR SHALL BE THE SAME AS THE HEIGHT OF THE RAISED CHARACTERS.

1023.8.1 SIGNAGE REQUIREMENTS. STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

1. *THE SIGNS SHALL BE A MINIMUM SIZE OF 10 INCHES BY 12 INCHES.*
2. *THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY AND RAMP SUCH AS STAIR NO. 1 OR WEST STAIR, SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE NOT LESS THAN 1 1/2 INCHES IN HEIGHT BLOCK LETTERING WITH 1/4 STROKES.*
3. *THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES IN HEIGHT WITH 3/4 INCH STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.*
4. *OTHER LETTERING AND NUMBER SHALL BE NOT LESS THAN 1 INCH IN HEIGHT.*
5. *THE STAIRWAYS'S UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1-IN-HIGH BLOCK LETTERING WITH 1-INCH STROKES.*
6. *THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1-INCH-HIGH FLOOR LETTERING WITH 1/4-INCH STROKES.*
7. *CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.*
8. *WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.*

1023.10 ELEVATOR LOBBY IDENTIFICATION SIGNS. AT LANDINGS IN INTERIOR STAIRWAYS WHERE TWO OR MORE DOORS LEAD TO THE FLOOR LEVELS, ANY DOOR WITH DIRECT ACCESS TO AN ENCLOSED ELEVATOR LOBBY SHALL BE IDENTIFIED BY SIGNAGE LOCATED ON THE DOOR OR DIRECTLY ADJACENT TO THE DOOR STATING "ELEVATOR LOBBY." SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 1033.9.1, ITEMS 4, 5, AND 6.

1025 LUMINOUS EGRESS PATH MARKINGS

1025.2 MARKING WITHIN EXIT COMPONENTS. EGRESS PATH MARKINGS SHALL BE PROVIDED IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS, IN ACCORDANCE WITH SECTION2 1025.2.1 THROUGH 1025.2.6.

1025.2.1 STEPS. A SOLID AND CONTINUOUS STRIPE SHALL BE APPLIED TO THE HORIZONTAL LEADING EDGE OF EACH STEP AND SHALL EXTEND FOR THE FULL LENGTH OF THE STEP. OUTLINING STRIPES SHALL HAVE A MINIMUM WIDTH OF 2 INCHES. THE LEADING EDGE OF THE STRIPE SHALL BE PLACED NOT MORE THAN 1/2 FROM THE LEADING EDGE OF THE STEP AND THE STRIPE SHALL NOT OVERLAP THE LEADING EDGE OF THE STEP BY NOT MORE THAN 1/2 INCH DOWN THE VERTICAL FACE OF THE STEP.

1025.2.2 LANDINGS. THE LEADING EDGE OF LANDINGS SHALL BE MARKED WITH A STRIPE CONSISTENT WITH THE DIMENSIONAL REQUIREMENTS FOR STEPS.

1025.2.3 HANDRAILS. HANDRAILS AND HANDRAIL EXTENSIONS SHALL BE MARKED WITH SOLID AND CONTINUOUS STRIPE HAVING A MINIMUM WIDTH OF 1 INCH. THE STRIPE SHALL BE PLACED ON THE TOP SURFACE OF THE HANDRAIL FOR THE ENTIRE LENGTH OF THE HANDRAIL, INCLUDING EXTENSIONS AND NEWEL POST CAPS. WHERE HANDRAILS OR HANDRAIL EXTENSIONS BEND OR TURN CORNERS, THE STRIPE SHALL NOT HAVE A GAP OF MORE THAN 4 INCHES.

1025.2.4 PERIMETER DEMARCATION LINE. STAIR LANDINGS AND OTHER FLOOR AREAS WITHIN INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS, WITH THE EXCEPTION OF THE SIDES OF STEPS, SHALL BE PROVIDED WITH SOLID AND MARCATION LINES ON THE FLOOR OR ON THE WALLS OR A COMBINATION OF BOTH. THE STRIPES SHALL BE 1 TO 2 INCHES WIDE WITH INTERRUPTIONS NOT EXCEEDING 4 INCHES.

1025.2.4.1 FLOOR-MOUNTED DEMARCATION LINES. PERIMETER DEMARCATION LINES SHALL BE PLACED WITHIN 4 INCHES OF THE WALL AND SHALL EXTEND TO WITHIN 2 INCHES OFTHE MARKINGS ON THE LEADING EDGE OF LANDINGS. THE DEMARCATION LINES SHALL CONTINUE ACROSS THE FLOOR IN FRONT OF THE DOORS.

1025.2.4.2 WALL-MOUNTED DEMARCATION LINES. PERIMETER DEMARCATION LINES SHALL BE PLACED ON THE WALL WITH THE BOTTOM EDGE OF THE STRIPE NOT MORE THAN 4 INCHES ABOVE THE FINISHED FLOOR. AT THE TOP OR BOTTOM OF THE STAIRS, DEMARCATION LINES SHALL DROP VERTICALLY TO THE FLOOR WITHIN 2 INCHES OF THE STEP OF LANDING EDGE. DEMARCATION LINES ON WALLS SHALL TRANSITION VERTICALLY TO THE FLOOR AND THEN EXTEND ACROSS THE FLOOR WHERE A LINE ON THE FLOOR IS THE ONLY PRACTICALY METHOD OF OUTLINING THE PATH. WHERE THE WALL LINE IS BROKEN BY A DOOR, DEMARCATION LINES ON WALLS SHALL CROSS THE FACE OF THE DOOR OR TRANSITION TO THE FLOOR AND EXTEND ACROSS THE FLOOR IN FRONT OF SUCH DOOR.

ACCESSIBILITY CODE REFERENCE

EXCERPT BELOW ARE CALIFORNIA BUILDING CODES (CBC) 2025 REFERENCED THROUGHOUT THIS DRAWING SET. NOT ALL CBC 2025 CODES ARE LISTED. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

11B-206 ACCESSIBLE ROUTES.

11B-206.2.1 SITE ARRIVAL POINTS. *AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.*

11B-206.2.3 MULTISTORY BUILDINGS AND FACILITIES. *AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTISTORY BUILDINGS AND FACILITIES.*

EXCEPTION 5: WITHIN MULTISTORY TRANSIENT LODGING GUEST ROOMS WITH MOBILITY FEATURES REQUIRED TO COMPLY WITH SECTION 11B-806.2, AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED TO CONNECT STORIES PROVIDED THAT SPACES COMPLYING WITH SECTION 11B-806.2 ARE ON AN ACCESSIBLE ROUTE AND SLEEPING ACCOMMODATIONS FOR TWO PERSONS MINIMUM ARE PROVIDED ON A STORY SERVED BY AN ACCESSIBLE ROUTE.

11B-206.2.10 PEDESTRIAN STREET CROSSINGS. WHERE WALKS OR SIDEWALKS ARE PROVIDED AT A CURB RAMP, BLENDED TRANSITION OR A COMBINATION OF CURB RAMPS AND BLENDED TRANSITIONS COMPLYING WITH SECTION 11B-406 SHALL CONNECT THE WALKS OR SIDEWALKS AT EACH PEDESTRIAN STREET CROSSING. THE CURB RAMP (EXCLUDING ANY FLARED SIDES) OR BLENDED TRANSITION SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING SERVED.

11B-206.3 LOCATION. ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR. AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10.

11B-206.4 ENTRANCES. ENTRANCES SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 11B-206.4. ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH SECTION 11B-404 AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH SECTION 11B-402.

11B-206.4.1 ENTRANCES AND EXTERIOR GROUND FLOOR EXITS. *ENTRANCES AND EXTERIOR GROUND FLOOR EXITS TO BUILDING AND FACILITIES SHALL COMPLY WITH SECTION 11B-404.*

11B-206.4.5 WITH SECURITY BARRIERS. SECURITY BARRIERS, INCLUDING BUT NOT LIMITED TO, SECURITY BOLLARDS AND SECURITY CHECK POINTS, SHALL NOT OBSTRUCT A REQUIRED ACCESSIBLE ROUTE OR ACCESSIBLE MEANS OF EGRESS.

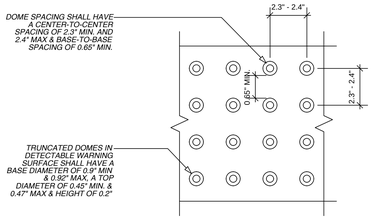
11B-208 PARKING SPACES

11B-208.2 PARKING SPACES COMPLYING WITH SECTION 11B-502 THAT SERVE A PARTICULAR BUILDING OR FACILITY SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO AN ENTRANCE COMPLYING WITH SECTION 11B-206.4. WHERE MORE THAN ONE ACCESSIBLE ROUTE LEADS TO AN ACCESSIBLE ENTRANCE, PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE DISPERSED AMONG THE VARIOUS ACCESSIBLE ENTRANCES SERVED BY PARKING. *EXCEPTIONS: 1. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING OR FACILITY, THE ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.*

11B-208.2 ACCESSIBLE PARKING SPACES COMPLYING WITH SECTION 11B-502 SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 11B-208.2.2, AND 11B-208.2.3. WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES PROVIDED ON THE SITE SHALL BE CALCULATED ACCORDING TO THE NUMBER OF SPACES REQUIRED FOR EACH PARKING FACILITY.

11B-208.2.4 VAN PARKING SPACES. FOR EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 TO COMPLY WITH SECTION 11B-502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH SECTION 11B-502.

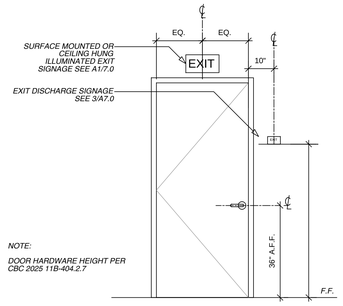
***11B-213 TOILET FACILITIES AND BATH F



NOTE:

DETECTABLE WARNINGS, DOME SIZE, & DOME SPACING REQUIREMENTS PER CBC 705.1.1.1 & 705.1.1.2

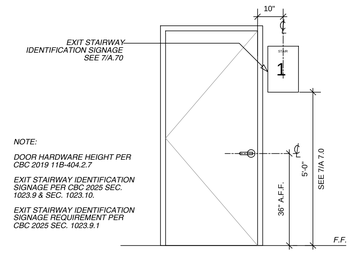
PARKING SPACE IDENTIFICATION SIGN
Scale: 3" = 1'-0"



NOTE:

DOOR HARDWARE HEIGHT PER CBC 2025 11B-404.2.7

STAIRWAY SIGNAGE - CORRIDOR SIDE
Scale: 1/2" = 1'-0"



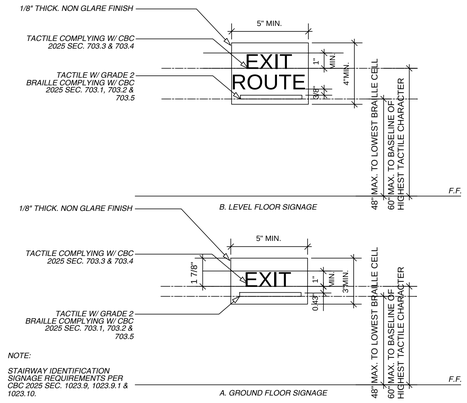
NOTE:

DOOR HARDWARE HEIGHT PER CBC 2019 11B-404.2.7.

EXIT STAIRWAY IDENTIFICATION SIGNAGE PER CBC 2025 SEC. 1023.9 & SEC. 1023.10.

EXIT STAIRWAY IDENTIFICATION SIGNAGE REQUIREMENT PER CBC 2025 SEC. 1023.9.1

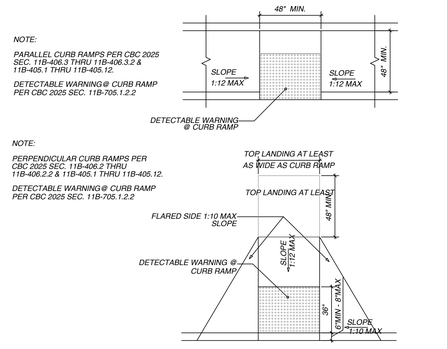
STAIRWAY SIGNAGE - INSIDE STAIRWAY
Scale: 1/2" = 1'-0"



NOTE:

STAIRWAY IDENTIFICATION SIGNAGE REQUIREMENTS PER CBC 2025 SEC. 1023.9, 1023.9.1 & 1023.10.

EXIT SIGNS@ STAIRCASE CORRIDOR SIDE
Scale: 1:3.9966791



NOTE:

PARALLEL CURB RAMPS PER CBC 2025 SEC. 11B-406.3 THRU 11B-406.3.2 & 11B-405.1 THRU 11B-405.12.

DETECTABLE WARNING@ CURB RAMP PER CBC 2025 SEC. 11B-705.1.2.2

NOTE:

PERPENDICULAR CURB RAMPS PER CBC 2025 SEC. 11B-406.2 THRU 11B-406.2.2 & 11B-405.1 THRU 11B-405.12.

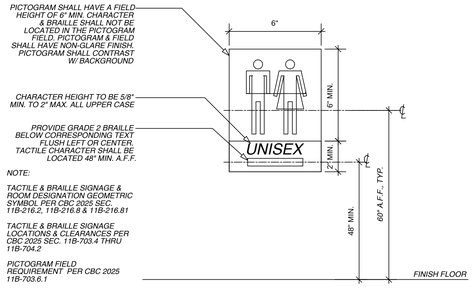
DETECTABLE WARNING@ CURB RAMP PER CBC 2025 SEC. 11B-705.1.2.2

PARALLEL AND PERPENDICULAR CURB RAMP
Scale: 1/4" = 1'-0"

NOTE:

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY W/ FIGURE CBC 2025 11B-703.7.2.1. THE SYMBOL SHALL CONSIST OF SHALL APPROX. FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAYBE PROVIDED INSIDE OR OUTISDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION

INTERNATIONAL SYMBOL OF ACCESSIBILITY
Scale: 3" = 1'-0"



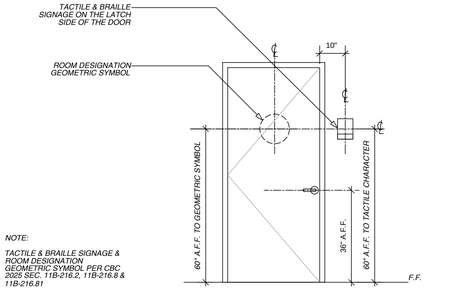
NOTE:

TACTILE & BRAILLE SIGNAGE & ROOM DESIGNATION GEOMETRIC SYMBOL PER CBC 2025 SEC. 11B-216.2, 11B-216.8 & 11B-216.81

TACTILE & BRAILLE SIGNAGE LOCATIONS & CLEARANCES PER CBC 2025 SEC. 11B-703.4 THRU 11B-704.2

PICTOGRAM FIELD REQUIREMENT PER CBC 2025 11B-703.6.1

WALL MOUNTED TACTILE CHARACTER SIGNAGE UNISEX RESTROOM
Scale: 3" = 1'-0"



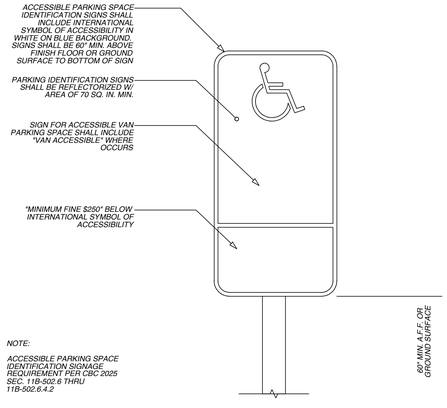
NOTE:

TACTILE & BRAILLE SIGNAGE & ROOM DESIGNATION GEOMETRIC SYMBOL PER CBC 2025 SEC. 11B-216.2, 11B-216.8 & 11B-216.81

DOOR HARDWARE HEIGHT PER CBC 2025 11B-404.2.7

TACTILE & BRAILLE SIGNAGE LOCATIONS & CLEARANCES PER CBC 2025 SEC. 11B-703.4 THRU 11B-704.2

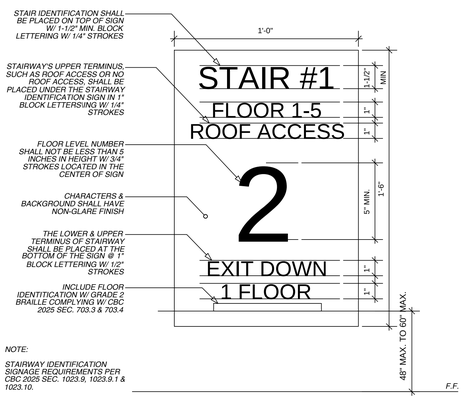
TOILET ROOM SIGNAGE - ELEVATION
Scale: 1/2" = 1'-0"



NOTE:

ACCESSIBLE PARKING SPACE IDENTIFICATION SIGNAGE REQUIREMENT PER CBC 2025 SEC. 11B-502.6 THRU 11B-502.6.4.2

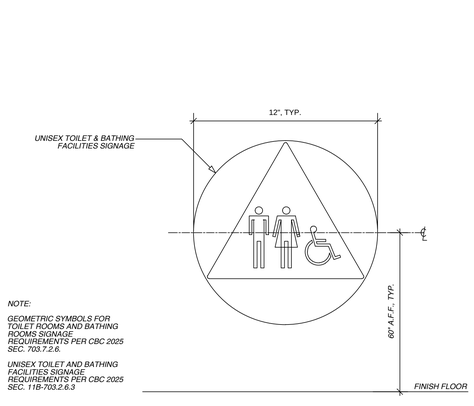
PARKING SPACE IDENTIFICATION SIGN
Scale: 3" = 1'-0"



NOTE:

STAIRWAY IDENTIFICATION SIGNAGE REQUIREMENTS PER CBC 2025 SEC. 1023.9, 1023.9.1 & 1023.10.

STAIR IDENTIFICATION SIGNAGE
Scale: 1:3.9966791

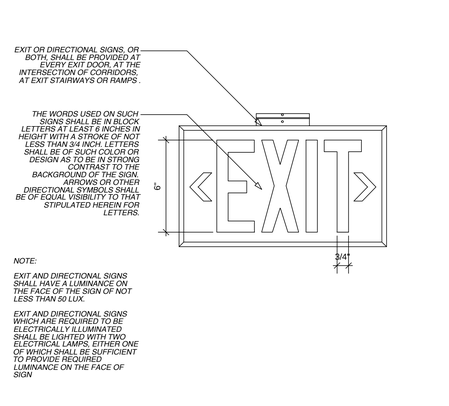


NOTE:

GEOMETRIC SYMBOLS FOR TOILET ROOMS AND BATHING ROOMS SIGNAGE REQUIREMENTS PER CBC 2025 SEC. 703.7.2.6.

UNISEX TOILET AND BATHING FACILITIES SIGNAGE REQUIREMENTS PER CBC 2025 SEC. 11B-703.2.6.3

DOOR MOUNTED GEOMETRIC SYMBOL UNISEX RESTROOM
Scale: 3" = 1'-0"



NOTE:

EXIT AND DIRECTIONAL SIGNS SHALL HAVE A LUMINANCE ON THE FACE OF THE SIGN OF NOT LESS THAN 50 LUX.

EXIT AND DIRECTIONAL SIGNS WHICH ARE REQUIRED TO BE ELECTRICALLY ILLUMINATED SHALL BE LIGHTED WITH TWO ELECTRICAL LAMPS, EITHER ONE OF WHICH SHALL BE SUFFICIENT TO PROVIDE REQUIRED LUMINANCE ON THE FACE OF SIGN

CEILING MOUNT ILLUMINATED SIGN
Scale: 1:3.9966791

PARCEL: 011-523-021

Accessibility Details 1 Of 3

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN, AIA No. C 8046 REN. 9-30-26 STATE OF CALIFORNIA

Scale: Varries

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ARCHITECTURE CONSTRUCTION INTERIORS
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phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
ADA-2
PAGE NO.
16
OF 90

PROJECT NM. MEALS ON WHEELS

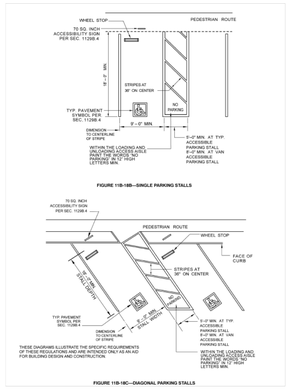


FIGURE 11B-18B—SINGLE PARKING STALLS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

FIGURE 11B-18C—DIAGONAL PARKING STALLS

EXTERIOR ROUTES OF TRAVEL:

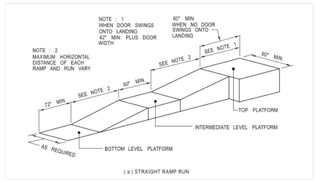
From handicap parking spaces, provide most practical direct accessible route of travel to all building entrances and exterior ground level exits by incorporating pedestrian ramps, walks, and sidewalks. Any path of travel will be considered a ramp if its slope is greater than 1:20 (5 percent) of horizontal run.

WALKS AND SIDEWALKS REQUIREMENTS:

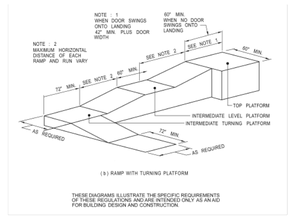
- Width = 48"
- Slope = 1 in 20 max.
- Change in level = Max 1/2", 1/4" - 1/2" beveled (1:2) 1 vertical to 2 horizontal
- Cross slope = Max 1/4" per foot
- Level areas at doors and gates = 60" x 60" swing side and 48" wide x 44" deep on push side
- Swing side strike edge clearance = 24"
- Hand rail not required

RAMP REQUIREMENTS:

- Width = As required for stairways and exits and min 48"
- Slope = Max 1:12 (1:14 or less preferred)
- Cross slope = Max 1:50
- Landing = See illustration below
- Hand rail = Required with slope >1:20
- Hand rail height = 34" to 38"
- Hand rail grip = 1 1/2" diameter

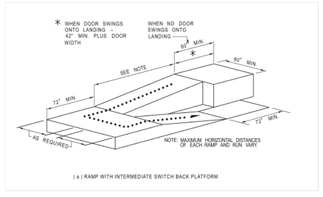


(a) STRAIGHT RAMP RUN

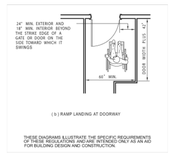


(b) RAMP WITH TURNING PLATFORM

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

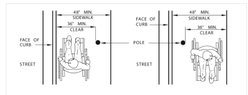


(a) RAMP WITH INTERMEDIATE SWITCH BACK PLATFORM

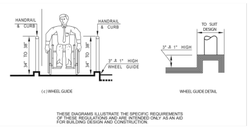


(b) RAMP LANDING AT DOORWAY

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



(a) SIDEWALK OBSTRUCTIONS



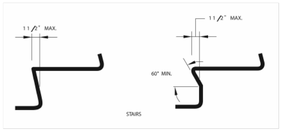
THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

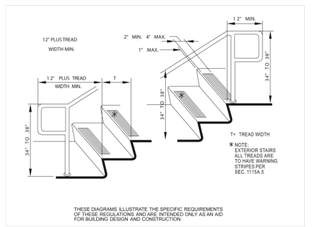
STAIRWAYS:

Construction of stairway shall comply with the standards stated below regardless of whether access is provided via elevators.

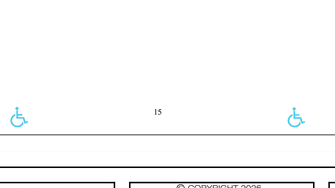
HANDRAILS:

- Grip = 1 1/4" - 1 1/2" or equivalent shape
- Risers = open risers are not permitted
- Height = 34" - 38"
- Extension at top = 12" past top nosing
- Extension at bottom = 12" + tread width
- Mounting = 1 1/2" space from wall

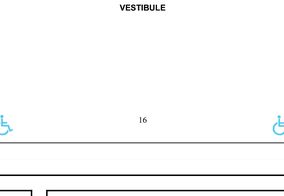




THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

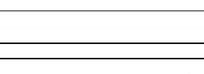


THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

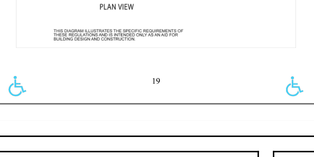
DOORS:

All entrances and exterior and interior exit doors regardless of the occupant load shall be made accessible to persons with disabilities.

- Size = Min 3'-0" wide (32" clear when 90° open) and 6'-8" in height.
- Door hardware = operable with a single effort without requiring ability to grasp hardware.
- Effort to operate doors = 8.5 pounds at exterior doors and 5 pounds at interior doors
- Door hardware height = 30" – 44" above floor.



THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.



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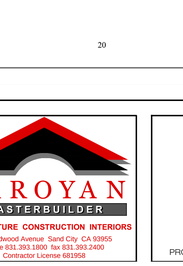
DOOR HARDWARE



OBSTRUCTIONS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

VESTIBULE

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

VESTIBULE

BATHING AND TOILET FACILITIES:

All sanitary facilities that serve buildings, facilities or portion of buildings that are required by handicapped regulations to be accessible to persons with disabilities shall comply. Separate facilities are required where provided for the non disabled. Where unisex facilities are provided for the non disabled, such unisex facilities shall be provided for persons with disabilities. Where facilities are to be used solely by small children, the specific heights may be adjusted to meet their accessibility needs.

TOILET ROOM FIXTURES AND ACCESSORIES:

- Water closet height = Min. 17" to max. 19"
- Water closet flush control = Max. 44" above floor.
- Grab bars = 1 1/4" o - 1 1/2" o mounted at 33" above floor with 1 1/2" wall clearance.
- Towel, sanitary napkins and waste receptacles = Max. 40" above floor.
- Urinal = Min. 14" from wall and 17" above floor with operable control at max. 44" above the floor.

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

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TOILET ACCESSORIES

*Note: If a minimum 9 inches height of toe clearance is provided, a maximum of 6 inches of the 48 inches of clear floor space required at the fixture may extend into the toe space.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

ROLL-IN SHOWER

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN JR. No. C-8046 REN. 9-30-26 STATE OF CALIFORNIA

Scale: Varries

Accessibility Details 2 Of 3

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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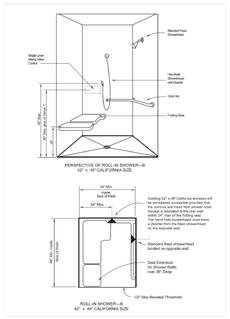
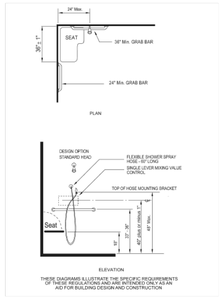
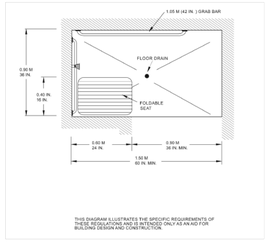
PAGE NO.
17
OF 90
PROJECT NM. MEALS ON WHEELS



ROLL-IN SHOWER



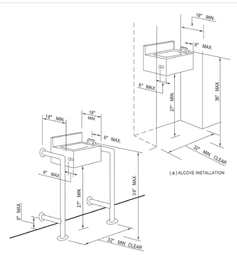
OPEN SHOWER



ALTERNATIVE ROLL IN

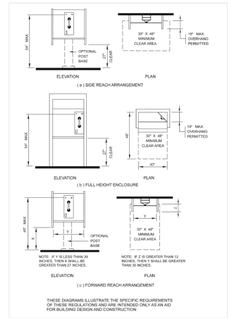
WATER FOUNTAINS (Drinking):

When water fountains are provided, they shall comply with handicapped regulations as illustrated below.



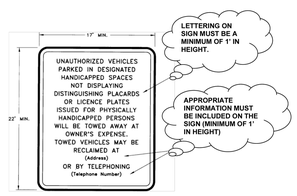
PUBLIC TELEPHONES:

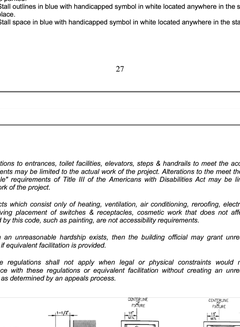
When public telephones are provided, they shall comply with handicapped regulations as illustrated below.



SIGNS & IDENTIFICATION AT PARKING SPACES:

- Required when 5 or more spaces
- Each parking space to have permanent (70 sq. in.) reflectionized porcelain enameled steel sign
- Free standing signs located at interior end of parking space mounted minimum of 80" above finish grade
- Wall mounted signs located at interior end of parking space mounted minimum of 36" above finish grade
- At van accessible space, all "VAN ACCESSIBLE" sign mounted below the symbol of accessibility
- Tow away signs at each entrance to parking area or adjacent to accessible parking spaces. Choose one of the following:



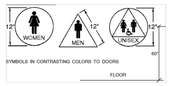


PARKING SPACE SIGNAGE

1. Handicapped symbol 36" x 36" in white on blue background shall be visible when vehicle is parked.
2. Stall outlines in blue with handicapped symbol in white located anywhere in the stall place.
3. Stall space in blue with handicapped symbol in white located anywhere in the stall space.

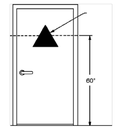
AT TOILET FACILITIES:

Doorways leading to toilet facilities shall have geometric signs centered on the door at a height of 60" above floor and their color and contrast shall be distinctly different from the color and contrast of the door. An additional sign pictogram shall be installed on the wall adjacent to the latch outside of the door at 60" above floor with raised letters & braille.



(DOOR SIGNS) GEOMETRIC

WALL SIGNS (PICTOGRAM)



TOILET ROOM SIGNAGE

AT ROOM IDENTIFICATION:

Examples, name of room, room numbers, exits.

Requirements: Raised letters & Braille

- 5/8" to 2" high, rased 1/32"
- sans serif, upper case
- non-glare
- contrast: Light-on-dark or dark-on-light

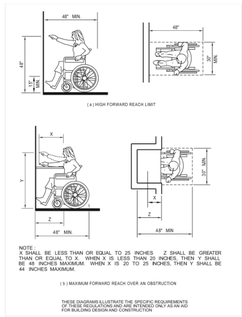
Braille: Grade II, dots = 1/10" on center in each cell with 2/10" space between cells, raised 1/40"

Obstacles: A person must be able to approach within 3" of signage without encountering protruding objects or standing (sitting) within swing of door.

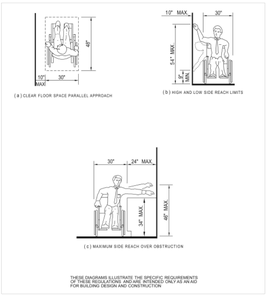
Pictograms:

- Location: Where used in permanently signed rooms & spaces, equivalent verbal description placed below in raised letters & Grade II Braille.
- Border Dimension: Min. 6" high.

FORWARD REACH:



SIDE REACH:



EXISTING BUILDINGS:

GENERAL CONCEPT:

All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provisions of New Buildings, Site Accessibility, Accessibility for Entrances, Exits and Paths of Travel, except as modified below. There requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those additional areas and facilities listed below:

- A primary entrance to the building or facility
- The primary path of travel to the specific area of alteration, structural repair or addition
- Sanitary facilities, drinking fountains and public telephones serving the area

EXCEPTIONS:

1. *When the total construction cost of alterations, structural repairs or additions does not exceed a valuation threshold of $81,896.45 as of March, 1936 (updated annually), and the building official finds that compliance with the handicapped regulations creates an "unreasonable hardship"*, compliance shall be limited to the actual work of the project. For the purpose of this exception, an "unreasonable hardship" exists when cost of an accessible entrance, path of travel, sanitary facilities, public phones and drinking fountains is proportionate to the cost of the project. That is:*

$, accessible entrance
+ $, accessible path of travel from arrival points
+ $, accessible sanitary facilities (1 per sex)
+ $, accessible drinking fountain
+ $, accessible public phone

= $ total > 20% x cost of the project
= ("unreasonable hardship")

Once an "unreasonable hardship" has been established and granted by the Building Official, up to 20% of total construction cost not including the five features noted above must be spent on making accessible elements comply in the following order of priority:

- *An accessible entrance*
- *An accessible route to the altered area*
- *At least one accessible restroom for each sex*
- *Accessible telephones*
- *Accessible drinking fountains, and*
- *When possible, additional accessible elements such as storage and alarms*

2. *Regardless of how much money is being spent on remodeling, the following buildings must allot up to 20% of the project cost (computed without the cost of making the FIVE FEATURES accessible) on making the FIVE FEATURES accessible:*

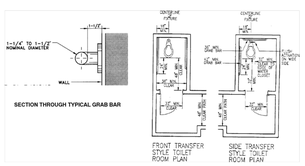
a. *Office buildings & passenger vehicle stations three or more stories & 3000 or more sq. ft. per floor*
b. *Offices of physicians & surgeons*
c. *Shopping centers (defined as one or more retail stores)*
d. *Other buildings three or more stories & > 3000 sq. ft. per floor, if a reasonable portion of services sought by the public is available on the accessible level*

3. *Alterations to entrances, toilet facilities, elevators, steps & handrails to meet the accessibility requirements may be limited to the actual work of the project. Alterations to the meet the "readily achievable" requirements of Title III of the Americans with Disabilities Act may be limited the actual work of the project.*

4. *Projects which consist only of heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches & receptacles, cosmetic work that does not affect items regulated by this code, such as painting, are not accessibility requirements.*

5. *When an unreasonable hardship exists, then the building official may grant unreasonable hardship if equivalent facilitation is provided.*

6. *These regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship as determined by an appeals process.*



EQUIVALENT FACILITATION FOR EXISTING BUILDINGS ONLY

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN, AIA No. C/8046 REN. 9-30-26 STATE OF CALIFORNIA

Scale: Varries

Accessibility Details 3 Of 3

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Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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18
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PROJECT NM. MEALS ON WHEELS

CONSTRUCTION MANAGEMENT NOTES

Element 1: Public Safety and Site Security

A secondary fence will secure the staging area for supplies and materials. Temporary fencing will be erected as needed from time to time to secure the building. All work areas both inside and outside will be maintained, clean, safe and secure throughout the construction process. The site shall be kept clean of debris and orderly throughout construction. Contractor shall inspect and clean the common driveway each day before leaving to insure there are no nails, screws or other materials left on the common driveway. All work on the site shall comply with Cal OSHA Residential Safety Standards and requirements. The access driveway shall be protected from damage by vehicles and equipment and if there is any damage it shall be immediately repaired.

Element 2: Work Hours, Noise and Vibration Control

Work hours at the site will be from 8:00 am till 5:00 pm Monday - Friday. The City of Pebble Beach allowable hours is 8:00 to 5:00 pm. On rare occasions, the work hours may be extended to 6:30 pm on Monday-Fridays, with prior agreement from adjoining neighbors only. Saturday work, if any, will be limited to low impact, cleanup and other noise free activities on the interior only during the hours of 8:00 am-5:00 pm. No work will be done on Sundays. Work which may create excessive noise or vibration will only be done during the hours of 9:30 am and 3:30pm, Monday - Friday. "In order to reduce off-site vibration and property damage the contractor shall use the smallest feasible piece of equipment capable of meeting the compaction objectives. Contractor is responsible for any and all off-site damages related to construction work and shall repair such damages in a timely manner". No work will be done outside of these hours except in the event of an emergency. We anticipate the Construction period to be approximately 11 months. No Radios will be allowed to play music on site during construction hours.

Element 3: Air and Dust Management

The site will be fenced, where appropriate, with a 6' high, silt, dust and debris screen to control the windblown dust, and debris. Any activities which may cause air pollution will be none offsite in an appropriate area. Dust suppression techniques and equipment will be utilized as necessary to minimize dust at the work site. All activities at the site shall comply with the Monterey Bay Unified Air Pollution Control District guidelines.

Element 4: Storm Water and Sediment Control

To the extent generated from this site, Storm water shall be directed and controlled by the existing gutters, downspouts and drainage system. All surface water shall be captured and contained on site by use of silt fencing and wattle systems and directed only to a legal point of discharge. Where existing grades are altered, water shall be captured and filtered before it is released to a legal point of discharge and will not be allowed to run onto adjacent properties.

Element 5: Waste and Materials

All construction materials and debris will be stored and secured in the "Material Staging Area" on the subject property designated on the Construction Management Site Plan. All materials shall be delivered and placed in the designated storage by representatives of the contractor. No material delivery trucks will block the common driveway from free access to the adjacent properties. All waste generated by the site shall be collected and sorted for recycling before leaving the jobsite. All environmentally hazardous materials, if any, will be removed only by a licensed specialty contractor in the approved manner.

Element 6: Parking and Traffic Management

Parking on site will be limited to 4 vehicles in the garage and two regular sized vehicles in front of the building in the designated parking area. No Vehicles or equipment shall block the common driveway from free access to the adjacent properties. All other parking will be offsite in areas approved and designated by the City of Salinas.

Saroyan Masterbuilder is a Architecture, Construction and Interior Design firm and will be the General Contractor for the project throughout the construction phase. It is their intent to strictly abide by the above outlined elements to ensure a safe and secure workplace and neighborhood. They will use all means necessary to communicate and inform the neighbors of the work as it progresses and minimize any inconvenience to the neighborhood during the construction process.

If anyone has any concerns at any time, please call or text Al Saroyan's cell at 831-901-6800

Sincerely,

Al Saroyan, AIA
President, SMB

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE REMAIN THE PROPERTY OF ARCHITECT AND ARE PROTECTED UNDER COMMON LAW COPYRIGHT PROVISIONS. THEY ARE NOT TO BE REUSED EXCEPT BY WRITTEN AGREEMENT AND WITH THE AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLES FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSES & EXPENSES. DRAWINGS SHALL NOT BE USED FOR ISUANCE OF A BUILDING PERMIT UNLES SIGNED & SEALED BY THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR MULTIPLE OR PROTOTYPE DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

THE ARCHITECT'S ADMINISTRATION OF THE CONSTRUCTION WORK, BY MUTUAL CONSENT IS *NOT* PART OF THIS AGREEMENT. THE OWNER AND/ OR GENERAL CONTRACTOR SHALL APOINT A PERSON TO BE IN CHARGE OF THE WORK PER NJUCC 5.23-2.21 CONSTRUCTION CONTROL EXECUTION.

THE ARCHITECT SHALL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS OR FROM WRITTEN RECOMMENDATIONS. CHANGES TO THE PLAN BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE OWNER AND/ OR CONTRACTOR SHALL HOLD THE ARCHITECT HARMLES FROM & AGAINST ALL CLAIMS, DAMAGES, LOSES & EXPENSES INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHANGE OF & SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISIONS OF THE CONTRACTOR, SUBCONTRACTOR, FOR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

***PERMITS:* THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL THE REQUIRED PERMITS, INSPECTIONS, ETC.**

***PROJECT COMPLETION:* UPON COMPLETION OF THE PROJECT, THE CONTRACTOR MUST SUBMIT A CERTIFICATE OF OCCUPANCY APROVED BY THE BUILDING DEPARTMENT TO THE OWNER.**

ALL WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST REQUIREMENTS OF ALL APLICABLE STATE & LOCAL BUILDING CODES, REGULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION & THE SPECIFICATIONS OF THE NATIONAL BOARD OF UNDERWRITERS. WHERE APLICABLE, COMPLY WITH ALL REQUIREMENTS OF THE NJUCC BARRIER FREE SUBCODE AND/ OR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT WHERE SPECIFIED, REQUIREMENTS ARE MORE STRINGENT. INSTALL ALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, RECOMMENDATIONS & THE STANDARD OF RECOGNIZED AGENCIES & ASSOCIATIONS. PROVIDE ALL ANCHORS, FASTENERS, & ACCESORIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW FOR THERMAL EXPANSION/ CONTRACTION & BUILDING MOVEMENT. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING. PREVENT CATHODIC CORROSION. PROTECT ALUMINUM SURFACES FROM CONTACT WITH MASONRY OR OTHER METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION JOINTS BETWEEN MATERIALS' STRUCTURE AS INDICATED & AS REQUIRED BY MANUFACTURER OR RECOGNIZED INDUSTRY STANDARDS. INSTALL PRODUCTS UNDER APROPRIATE ENVIROMENTAL CONDITIONS (AIR TEMPERATURE, SURFACE TEMPERATURE, RELATIVE HUMIDITY, ETC.) TO INSURE QUALITY AND DURABILITY, MAINTAIN PROPER PROTECTION DURING DRYING/CURING.

THE CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION OR INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S SPECIFICATIONS OR RECOMMENDATIONS, APLICABLE CODE PROVISIONS, AND THE CONTRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY THE OWNER AND/ OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

***PRODUCT OPTIONS:* IT IS THE CONTRACTOR'S RESPONSIBILITY TO SELECT PRODUCTS WHICH COMPLY WITH THE CONTRACT DOCUMENTS & WHICH ARE COMPATIBLE WITH ONE ANOTHER, WITH EXISTING WORK, & THE PRODUCTS SELECTED BY OTHER CONTRACTORS. PROVIDE MANUFACTURER'S INFORMATION, SAMPLES, ETC. WHEN REQUESTED.**

***SUBSTITUTIONS:* SUBMISION OF A SUBSTUTION REQUEST BY THE CONTRACTOR, WHERE PERMITTED ON THE CONTRACT DOCUMENTS, SHALL CONSTITUTE A REPRESENTATION BY THE CONTRACTOR THAT HE/ SHE HAS INVESTIGATED THE PROPOSED PRODUCT OR CONDITIONS & DETERMINED THAT IT IS EQUAL TO OR BETTER THAN THE SPECIFIED PRODUCT OR CONDITION, INCLUDING WARRANTY COVERAGE, & THAT HE/ SHE WILL COORDINATE THE INSTALLATION & MAKE OTHER CHANGES, INCLUDING MODIFICATION AND COORDINATION OF OTHER WORK AFECTED BY THE CHANGE, WHICH MAY BE REQUIRED FOR THEIR WORK TO BE COMPLETE IN ALL ASPECTS. THIS IS A 'BUILDER'S PLAN'. THE TERM BUILDER'S PLAN REFERS TO A CERTAIN LEVEL OF DEVELOPMENT OF THE DRAWINGS. AS THE NAME IMPLIES, THESE PLANS REQUIRE THAT THE CONTRACTOR POSESES COMPETENCE IN RESIDENTIAL CONSTRUCTION WITH THE UNDERSTANDING THAT THE CONTRACTOR POSESES SUCH SKILL, COMPETENCE & KNOWLEDGE OF APLICABLE CODES & REGULATIONS, THE ARCHITECTURAL SERVICE PROVIDED IN THESE DRAWINGS IS LIMITED TO ROOM ARRANGEMENT, DIMENSION, STRUCTURAL DESIGN & CONSTRUCTION DETAILS AS INDICATED.**

THE FOLLOWING, UNLES PROVIDED FOR IN THESE DRAWINGS, SHALL BE FURNISHED & COORDINATED BY THE CONTRACTOR OR OWNER & SHALL NOT BE PART OF THE SCOPE OF WORK OF THESE CONSTRUCTION DOCUMENTS:

- DEMOLITION OF ANY OR ALL EXISTING STRUCTURES, PAVEMENT OR TREES

- SITE ENGINEERING INCLUDING BUT NOT LIMITED TO: SITE GRADING, SOIL INVESTIGATIONS, ENVIROMENTAL

- INVESTIGATIONS, SITE DRAINAGE, LANDSCAPING, DRIVEWAYS, RETAINING WALLS, UTILITIES, SEPTIC, WHERE APLICABLE, AND OTHER IMPROVEMENTS OUTSIDE THE BUILDING ENVELOPE.

NOTIFY THE ARCHITECT IF THE PROPOSED USE IS NOT IN ACCORDANCE WITH LOCAL & STATE REQUIREMENTS & PROVIDE THE ARCHITECT WITH ANY NECESARY DOCUMENTATION INCLUDING ZONING, SETBACKS, ENVIROMENTAL REGULATIONS, OR ANY SIMILAR CONSTRAINTS WHICH MAY AFECT THE PROJECT. HOWEVER, IN NO CASE SHALL ANY PART OF THE DWELLING BE LOCATED WITHIN 3'-0" OF A PROPERTY LINE WITHOUT APROVAL OF THE ARCHITECT.

SELECTION OF APROVED INTERIOR FINISHES MATERIALS, CABINETRY, HARDWARE, FURNISHINGS, & OTHER SIMILAR EQUIPMENT. STANDARDS OF QUALITY, PERFORMANCE & ACCEPTABLE MANUFACTURERS FOR PREFABRICATED SYSTEMS & ITEMS.

DESIGN OF HEATING, VENTILATION & AIR CONDITIONING, PLUMBING, GAS & ELECTRICAL SYSTEMS, INCLUDING PREPARATION OF REQUIRED DRAWINGS & COORDINATION WITH ARCHITECTURAL DRAWINGS, THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK PROGRESES, THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN. WHERE COMPLETE SIZES OR DIMENSIONS OF MEMBERS, CONNECTIONS, OR FASTENERS OF ANY ITEM ARE NOT INDICATED, DESIGN THE ITEM TO PRODUCE STRENGTH APROPRIATE TO THE USE INTENDED.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL GOVERN.

CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, GRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH FABRICATION & CONSTRUCTION. COORDINATE EXACT LOCATIONS OF EQUIPMENT, FIXTURES & OUTLETS WITH FINISHED ELEMENTS. WHERE NECESARY OR WHERE SPECIFICALLY INDICATED, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS & DETAILED COMPONENT DESIGN AS REQUIRED FOR THE PROPER FABRICATION, INSTALLATION, AND COORDINATION WITH OTHER TRADES.

***SHOP DRAWINGS:* CONTRACTOR SHALL FURNISH SHOP DRAWINGS FOR ALL SHOP FABRICATED ITEMS & WHERE CUSTOMARILY REQUIRED & SUBMIT FOUR SETS OF SHOP DRAWINGS FOR REVIEW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE SHOP DRAWINGS FOR ACCURACY, COORDINATION WITH OTHER TRADES, & COMPLIANCE WITH THE CONTRACT DOCUMENTS BEFORE BEING SUBMITTED FOR APROVAL. ARCHITECT'S OR ENGINEER'S APROVAL OF SHOP DRAWINGS SHALL CONSTITUTE REVIEW & APROVAL OF THE GENERAL ARRANGEMENT OF COMPONENTS TO COMPLY WITH THE GENERAL INTENT OF THE CONSTRUCTION DOCUMENTS & IN NO WAY RELIEVES THE CONTRACTOR FROM HIS/ HER RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS, EVEN IF SUCH ITEMS ARE NOT SHOWN ON THE SHOP DRAWINGS. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS & CONDITIONS TO INSURE A PROPER FIT UNDER FIELD CONDITIONS & SHALL MAKE ADJUSTMENTS AS REQUIRED TO MAKE PARTS ALIGN. ALL REVISIONS TO SHOP DRAWINGS AFTER THE FIRST SUBMISION MUST BE PROPERLY IDENTIFIED ON SUBSEQUENT SUBMISIONS.**

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL EXAMINE THE APLICABLE CONDITIONS & SUBSTRATES & CORRECT ANY UNSATISFACTORY CONDITIONS BEFORE PROCEEDING WITH THE WORK. VERIFY THAT SUBSTRATE & BASE PLIES/ COATS ARE COMPATIBLE WITH NEW WORK. NOTIFY THE ARCHITECT PROMPTLY OF ANY MODIFICATIONS REQUIRED. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ANY CHANGES TO THE PLANS BY THE OWNER OR CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES.

***CUTTING AND PATCHING:* INCLUDE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH FLOORS, WALLS CEILINGS AND ROOFS. DO NOT CUT OR NOTCH ANY STRUCTURAL MEMBER TO REDUCE ITS LOAD CARRYING CAPACITY.**

***UNFORSEEN CONDITIONS:* SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERED THAT AFECT DESIGN OR FUNCTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE FULLY & SUBMIT AN ACCURATE, DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY. WHILE AWAITING A RESPONSE, CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.**

PROVIDE TEMPORARY FACILITIES, SERVICE UTILITIES, & PROTECTION AS REQUIRED TO SAFELY EXECUTING ALL WORK. PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS. COMPLY WITH ALL APLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO PUBLIC UTILITIES. PROVIDE 24-HOUR NOTIFICATION OF ANY DISCONTINUITY OF UTILITY SERVICES WITH OWNER. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB SITE.

***RECORD DRAWINGS:* THE CONTRACTOR SHALL PREPARE & MAINTAIN A COMPLETE SET OF RECORD CONSTRUCTION DRAWINGS INDICATING ALL ACTUAL WORK, MODIFICATION & REVISIONS TO THE WORK DELINIATED ON THE CONSTRUCTIONS DRAWINGS AS WELL AS ANY CONCEALED CONSTRUCTION WORK. INCLUDE ANY OTHER INFORMATION WHICH WOULD BE HELPFUL TO THE OWNER.**

***INSURANCE:* ALL CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT & MAINTAIN WORKMAN'S COMPENSATION INSURANCE, AND PUBLIC LIABILITY & PROPERTY DAMAGE INSURANCE ACCEPTABLE TO THE OWNER & THE AUTHORITIES HAVING JURISDICTION. AT PROJECT CLOSEOUT.**

***SUBSTANTIAL COMPLETION:* CONTRACTOR SHALL PROCURE FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF THE PROJECT AND FORWARD SAME TO THE OWNER. CONTRACTOR SHALL CLEAN THE PREMISES, TEST APLICABLE SYSTEMS, AND LEAVE READY FOR OCCUPANCY.**

***WARRANTIES:* UNLES OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE WRITTEN WARRANTY FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE WARRANTY SHALL STATE ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, APLICABLE CODES, AND ENFORCING AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF MATERIAL AND WORKMANSHIP. THIS IS IN ADDITION TO AND NOT A LIMITATION TO ANY PRODUCT MANUFACTURER'S PRODUCT WARRANTIES.**

- ROOFING -2 YEAR WARRANTY BY INSTALLER

- ROOFING -25 YEAR STANDARD WARRANTY BY MANUFACTURER

- HOME OWNERS WARRANTY (HOW) -WHERE APLICABLE IN ACCORDANCE WITH THE AUTHORITIES HAVING JURISDICTION

***ALL ELECTRICAL WORK* SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN ONLY. ALL WORK SHALL CONFORM TO THE PROVISIONS OF THE NATIONAL ELECTRIC CODE OF NFPA, LATEST EDITION.**

***PLEASE NOTE:* A state licensed surveyor shall certify the footing/foundation is located in accordance with the approved plans prior to the footing inspection; and shall certify the roof height is in accordance with the approved plans prior to roof sheathing inspection. Written certifications shall be provided to the inspector at the time of the referenced inspection.**

FIRE NOTES

FIRE001 - ROAD ACCESS
Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. **Responsible Land Use Department: _____ Fire District**

FIRE002 - ROADWAY ENGINEERING
The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **Responsible Land Use Department: _____ Fire District**

FIRE003 - DEAD-END ROADS (1)
For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **Responsible Land Use Department: _____ Fire District**

FIRE004 - DEAD-END ROADS (2)
For parcels greater than 1 acre and not exceeding 5 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 1320 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length **Responsible Land Use Department: _____ Fire District**

FIRE005 - DEAD-END ROADS (3)
For parcels greater than 5 acres and not exceeding 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 2640 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **Responsible Land Use Department: _____ Fire District**

FIRE006 - DEAD-END ROADS (4)
For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **Responsible Land Use Department: _____ Fire District**

FIRE007 - DRIVEWAYS
Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **Responsible Land Use Department: _____ Fire District**

FIRE008 - GATES
All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. **Responsible Land Use Department: _____ Fire District**

FIRE009 - BRIDGES
All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges. **Responsible Land Use Department: _____ Fire District**

FIRE010 -ROAD SIGNS
All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and r r d r d 4- r - r d shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. **Responsible Land Use Department: _____ Fire District**

FIRE011 - ADDRESSES FOR BUILDINGS
All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. **Responsible Land Use Department: _____ Fire District**

FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS
The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available **Responsible Land Use Department: _____ Fire District**

FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)
For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. **Responsible Land Use Department: _____ Fire District**

FIRE015 - FIRE HYDRANTS/FIRE VALVES
A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet and no further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. **Responsible Land Use Department: _____ Fire District**

FIRE016 - SETBACKS
All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. **Responsible Land Use Department: _____ Fire District**

FIRE017 - DISPOSAL OF VEGETATION AND FUELS
Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. **Responsible Land Use Department: _____ Fire District**

FIRE018 - GREENBELTS
Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the Reviewing Authority. **Responsible Land Use Department: _____ Fire District**

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)
Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. **Responsible Land Use Department: _____ Fire District**

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)
The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. **Responsible Land Use Department: _____ Fire District**

FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)
The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. **Responsible Land Use Department: _____ Fire District**

FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)
The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. **Responsible Land Use Department: _____ Fire District**

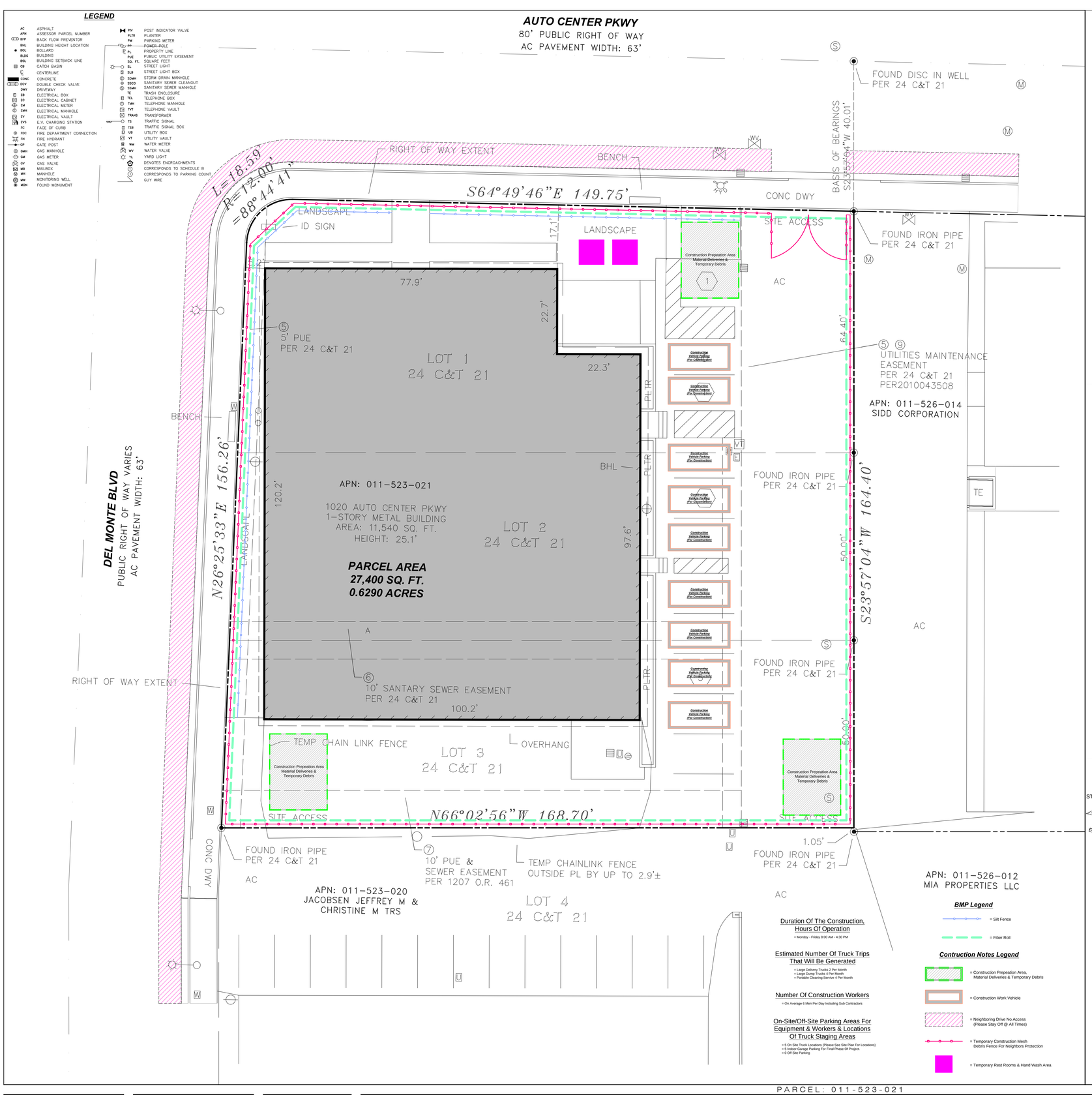
FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)
The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. **Responsible Land Use Department: _____ Fire District**

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING)
Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment. **Responsible Land Use Department: _____ Fire District**

FIRE026 - ROOF CONSTRUCTION (STANDARD)
All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. **Responsible Land Use Department: _____ Fire District**

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)
All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. **Responsible Land Use Department: _____ Fire District**

FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)
All new structures, and all existing structures receiving new ro



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleaning materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use fiber fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltins must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ☐ Hagga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra y otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ☐ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ☐ Pregúnte etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pinturas, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ☐ Ponga los materiales y residuos peligrosos en contenedores que no puedan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ☐ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ☐ Asegúrese de desbuerce apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ☐ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ☐ Chequee los contenedores a dentro de nunca use una manguera para lavar un contenedor de basura en el sitio de construcción.
- ☐ Limpie o reemplace los excusados portátiles e inspeccionelos con frecuencia para controlar pérdidas o derrames.
- ☐ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, cubos, etc.).
- ☐ Deshágase de los residuos líquidos como pinturas, diluyentes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ☐ Establezca y mantenga control efectivo de los perímetros y establice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ☐ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con mangueras las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ☐ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ☐ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ☐ Si es necesario poserle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen.
- ☐ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ☐ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ☐ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ☐ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.
- ☐ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ☐ No lave con mangueras las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos o trapos).
- ☐ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ☐ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ☐ Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.

TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ☐ Planee trabajos de nivelación y excavación sólo cuando no vaya a llover.
- ☐ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de fibra pegada) hasta que se haya establecido la vegetación.
- ☐ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ☐ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ☐ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ☐ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ☐ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.
- ☐ Suelos contaminados
- ☐ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.

TRABAJO CON PAVIMENTO/ASFALTO

- ☐ Evite pavimentar o resobre pavimentar en tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ☐ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- ☐ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasiva. NO la barra ni la empuje con agua a los desagües de aguas pluviales.
- ☐ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ☐ Cubra completamente o evija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ☐ Levante con pala, absorba o aspire la lechada producida la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ☐ Si la lechada producida por la sierra entra en un sumidero, limpielo inmediatamente.

APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ☐ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en palatas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ☐ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de el como basura.
- ☐ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.

MATERIALES DE JARDINERÍA

- ☐ Contenga los materiales de jardinería ya aplados mantenimiéndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ☐ Ponga sobre palatas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ☐ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.

REMOVIENDO PINTURA

Limpieza después de pintar

- ☐ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ☐ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ☐ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

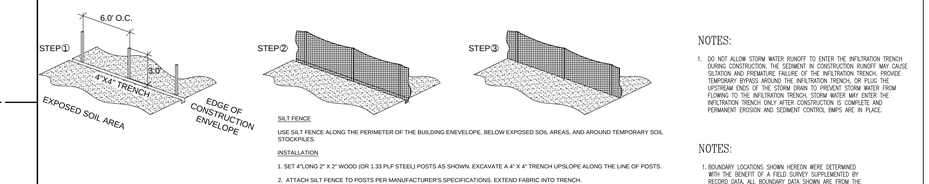
- ☐ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributylin, deben ser desechados como residuos peligrosos.
- ☐ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.

EXTRACCIÓN DEL AGUA

- ☐ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Derive todo el agua que venga hacia el sitio para que no fugue a las áreas alrededor o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ☐ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ☐ En las áreas que se sabes contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!



SILT FENCE

USE SILT FENCE ALONG THE PERIMETER OF THE BUILDING ENEVELOPE, BELOW EXPOSED SOIL AREAS, AND AROUND TEMPORARY SOIL STOCKPILES.

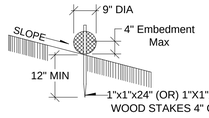
INSTALLATION

1. SET 4'LONG 2" X 2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.

SILT FENCE DETAIL
SCALE: NTS

NOTES:

1. DO NOT ALLOW STORM WATER RUNOFF TO ENTER THE INFILTRATION TRENCH DURING CONSTRUCTION. THE SEDIMENT IN CONSTRUCTION RUNOFF MAY CAUSE SILTATION AND PREMATURE FAILURE OF THE INFILTRATION TRENCH. PROVIDE TEMPORARY BYPASS AROUND THE INFILTRATION TRENCH, OR PLUG THE UPSTREAM ENDS OF THE STORM DRAIN TO PREVENT STORM WATER FROM FLOWING TO THE INFILTRATION TRENCH. STORM WATER MAY ENTER THE INFILTRATION TRENCH ONLY AFTER CONSTRUCTION IS COMPLETE AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS ARE IN PLACE.



INSTALLATION

1. USE 2" X 2" X 2' OR 1" X 1" X 3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.
2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

FIBER ROLL DETAIL
SCALE: NTS

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. THE BENCHMARK IS THE FINISHED FLOOR. ELEVATION = 100.00'.

STORM WATER DRAINAGE SUMMARY:

THE PROPOSED PROJECT WILL HAVE 1,781 SQUARE FEET OF IMPERVIOUS ROOF AREA AND 375 SQUARE FEET OF UNCOVERED IMPERVIOUS AREA FOR A TOTAL OF 2,156 SQUARE FEET OF IMPERVIOUS AREA. ALL OF THE ROOF DOWNSPOUTS ON SITE WILL BE COLLECTED AND PIPED TO AN APPROPRIATELY SIZED INFILTRATION TRENCH ON THE WESTERN PORTION OF THE PROPERTY. ALL UNCOVERED IMPERVIOUS WILL BE DIRECTED THROUGH OVERLAND FLOW TOWARD THE ABOVE REFERENCED INFILTRATION TRENCH. ALL STORM WATER IS TO BE RETAINED AND TREATED ON SITE.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II No. C 8046 REN. 8-31-26 STATE OF CALIFORNIA

Scale: 3/32" = 1'-0"

Best Management Practice Plan

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
CM-2
PAGE NO.
20
OF 90
PROJECT NM. MEALS ON WHEELS

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building 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 *(and are included here for reference)*

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

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.

ZEV. [BSC-CG, DSA-SS] Any vehicle certified to zero-emission standards.

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of the existing building(s) is not eligible to meet compliance with Section 5.105.2.

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45 percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that are remediated as part of the project shall not be included in the calculation.

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to demonstrate compliance with Section 5.105.2.

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this section.

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, 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. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near 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.

Calculations for bicycle parking requirements shall be rounded up to the nearest whole number.

5.106.4.1.2.1
For new buildings with tenant spaces, provide secure bicycle parking for 10 percent of the tenant-occupants, with a minimum of one bicycle parking facility.

5.106.4.1.2.2
For additions or alternations, provide secure bicycle parking for 10 percent of the tenant-occupants being added, with a minimum of one bicycle parking facility.

5.106.4.1.2.3
For new shell buildings in phased projects, provide secure bicycle parking for 10 percent of the anticipated tenant-occupants, with a minimum of one bicycle parking facility.

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.

5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the *California Building Code* and the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the 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.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and 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 EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	OTHER THAN OFFICE AND RETAIL NUMBER OF REQUIRED EVCS[A,2,3]	OFFICE AND RETAIL NUMBER OF REQUIRED EVCS[A,2,3]
1-9	0	0	0
10-25	4	2	3
26-50	8	4	6
51-75	13	6	8
76-100	17	8	13
101-150	25	12	19
151-200	35	18	26
201 AND OVER	20 percent of actual parking spaces[1]	50 percent of EV capable spaces[1]	75 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required capable spaces by the same number.
3. At least one Level 2 EVSE shall be provided.

5.106.5.3.2 Electric vehicle charging stations (EVCS) EV capable spaces shall be provided with electric vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.3. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

5.106.5.3.2.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

5.106.5.3.2.2 EV charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors.When using level 2 SAE J3400 SAE connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.2.3 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.4 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table 5.106.5.3.1 by one.

5.106.5.3.2.4.1 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

5.106.5.3.5 Electric vehicle charging station signage. Electric vehicle charging stations shall be identified by signage or pavement markings in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

Power allocation method shall include the following:
1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs.
2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[3,4] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,5] LOW POWER LEVEL 2, LEVEL 2[1,2] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility	Total required kVA = P × 20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum.
2. At least one Level 2 EVSE shall be provided.
3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent.
4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable spaces.
5. For Office and Retail buildings the maximum allowed kVA to be utilized for EV capable is 25 percent.

5.106.5.3.6.1 Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R.
2. For 30-ampere receptacles, NEMA 14-30R.
3. For 50-ampere receptacles, NEMA 14-50R.

5.106.5.3.6.2 EV Charger connectors. EV chargers shall be equipped with SAE J1772 with a maximum output 240 Volts AC or SAE J3400 connectors. When using level 2 SAE J3400 connectors, supplied by a 480 V 3-phase service, at least 20 percent of the EV charger connectors shall be SAE J1772 with a maximum output 240 Volts AC.

5.106.5.3.6.3 Raceway capacity requirements. To allow for future upgrades to the electrical conductors serving low power Level 2 charging receptacles, the listed raceway serving such receptacles shall be sized to allow the installation of a dedicated 208/240-volt 40-ampere branch circuit. Where no raceway is used, the conductors shall be sized to accommodate a 208/240-volt 40-ampere receptacle.

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration.
2. When a new photovoltaic system is installed covering existing parking spaces.
3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement 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.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being added or altered.

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking facility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6. Install EVCS at all existing EV capable spaces, utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered, prior to adding any new EV capable spaces. If the area being added or altered exceeds the existing EV capable capacity, allocated power and infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSC-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement 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.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.

2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Manufacturing Facilities	10,000 to 50,000	1 or 2	200
	10,000 to 50,000	3 or Greater	400
	Greater than 50,000	1 or Greater	400
Office Buildings	10,000 to 135,000	1 or 2	200
	10,000 to 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions,and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required.
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. The installation of EVCS is impracticable.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and 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 EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces.

2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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REVISIONS

△	DATE	DESCRIPTION

DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II No. C 8046 REN. 8-31-26 STATE OF CALIFORNIA

Scale: N.T.S.

PARCEL: 011-523-021

Cal Green 1 Of 4

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Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

DATE: 24 JULY 2026
CAD FILE
CG-1
PAGE NO.
21
OF 90
PROJECT NM. MEALS ON WHEELS

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2

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

TABLE 5.106.5.6.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	**NUMBER OF REQUIRED EV CAPABLE SPACES**	**NUMBER OF REQUIRED EVCS[2]**
0-9	0	0
10-25	4	1
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of total spaces[1]	25 percent of EV capable spaces[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.
2. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.6.2.2 Multiple connectors. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EV capable space is accumulatively supplied to the EVSE.

5.106.5.6.2.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVCS alternative compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility.

TABLE 5.106.5.6.3	
NUMBER OF PARKING SPACES IN A PARKING FACILITY	**MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS**
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	60
201 AND OVER	Total required KVA = P × .05 × 6.6 Where P = Parking spaces in facility

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided without EVSE shall not be required.

5.106.5.6.4.1 Alterations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with *California Building Code* Chapter 11B.

Exception: Projects in which improvements in parking areas consist only of accessibility improvements are not required to comply with Section 5.106.5.6.5.

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 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.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]					
ALLOWABLE RATING	**LIGHTING ZONE LZ0**	**LIGHTING ZONE LZ1**	**LIGHTING ZONE LZ2**	**LIGHTING ZONE LZ3**	**LIGHTING ZONE LZ4**
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	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. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

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

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: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

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:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

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

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

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

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

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

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

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

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

SPECIAL LANDSCAPE AREA (SLA). [DSA-SS] An area of the landscape dedicated solely to edible plants, planting areas used for educational purposes, recreational areas, areas irrigated with recycled water, water features using recycled water, and where turf provides a playing surface or gathering space.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

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

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

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

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

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

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

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

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

5.303.3.4.6 Pre-rinse spray value
When installed, commercial pre-rinse spray valves shall meet the requirements in the California Plumbing Code, Section 420.3.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

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

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. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions 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.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

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.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

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

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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 byweight or volume, but not by both.

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

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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

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

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

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen 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. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

PARCEL: 011-523-021

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY : C.M.T.
CHECKED BY: A.E.S.
PURPOSE : Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT — AL E. SAROYAN, JR. — No. C 8046 — REN 9-30-26 — STATE OF CALIFORNIA

Scale: N.T.S.

Cal Green 2 Of 4

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SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

DATE: 24 JULY 2026
CAD FILE
CG-2
PAGE NO.
22
OF 90
PROJECT NM. MEALS ON WHEELS

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

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

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

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

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

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3.

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_p < GWP_{allowed}$
where
$GWP_p = \Sigma\ (GWP_m)(v_m)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_m)$
and
$_m$ = each concrete mix installed in the project
GWP_p = the GWP for concrete mix $_m$ per concrete mix EPD, in kg CO2e/m3
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_m$ per Table 5.409.3
v_m = the volume of concrete mix $_m$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

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

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

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

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

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

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

Note: See CCR, Title 17, Section 93120.1.

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

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

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

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

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

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

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

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

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

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

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

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

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

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.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN, JR. No. C-8046 REN 9-30-26 STATE OF CALIFORNIA

Scale: N.T.S.

PARCEL: 011-523-021

Cal Green 3 Of 4

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Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
CG-3
PAGE NO.
23
OF 90
PROJECT NM. MEALS ON WHEELS

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

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

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 the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

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

Exceptions: Existing mechanical equipment.

5.504.5.1 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).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

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, 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.

[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 certifcation 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 projec they are inspecting for compliance with this code.

703 VERIFICATIONS

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY : C.M.T.
CHECKED BY: A.E.S.
PURPOSE : Building Permit

© COPYRIGHT 2026
AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II No. C-8046 REN. 8-31-26 STATE OF CALIFORNIA

Scale: N.T.S.

PARCEL: 011-523-021

Cal Green 4 Of 4

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Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
CG-4
PAGE NO.
24
OF 90
PROJECT NM. MEALS ON WHEELS

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

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www.comeaudesign.com
LICENSE NO. 582326

Meals on Wheels Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
2	24"	Arbutus unedo	Strawberry Tree
	15g	Prunus 'Purple Pony'	Purple Pony Flowering Plum
3	15g	Podocarpus 'Icee Blue'	Icee Blue Yellow-Wood
Shrubs:			
1	5g	Actostaphylos 'Carmel Sur'	Carmel Sur Manzanita
1	5g	Camellia japonica Espalier	Espalier Camellia
6	5g	Cohondropetalum elephatinum	Large Cape Rush
3	5g	Ligustrum 'Texanum'	Waxleaf Privet
15	1g	Lomandra 'Shorty'	Shorty Matt Rush
	5g	Lomandra Platinum Beauty	Platinum Beauty Lomandra
1	15g	Phormium 'Guardsman'	Guardsman New Zealand Flax
2	5g	Trachelospermum Espalier	Espalier Star Jasmine
	5g	Trachelospermum jasminoides	Star Jasmine
11	5g	Woodwardia fimbriata	Giant Chain Fern

Revisions

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3	r d	-3
4	r d d r dr	-1

Revisions
1/9/26

Number	Description	Page
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	dd 3 dr E. d r	-1
	r d d r r	-3

Revisions
2/11/26

Number	Description	Page
	rr r d r	-1
	r r	-1
10	d r dr	-3

Note

3 r r dd d d r r r

AUTO CETER PKWY

S64°49'46"E 149.75'

BENCH

CONC DWY

BASIS OF BEARINGS
S23°57'04"W 40.01'

FOUND IRON PIPE
PER 24 C&T 21

SITE ACCESS

RIGHT OF WAY EXTENT

D SIGN

5.2'

77.9'

RAMP 8% MAX

SHORT TERM BICYCLE
PARKING 6 SPACE

LONG TERM BICYCLE
PARKING 2 SPACE

ENTRY

22.7'

ACCESSIBLE PATH OF
TRAVEL FROM
ACCESIBLE PARKING

(1)
VAN ACCESSIBLE
9' X 20'

22.3'

64.40'

(2)
ACCESSIBLE
9' X 20'

(3)
STANDARD PARKING
9' X 19'

(4)
STANDARD PARKING
9' X 19'

(5)
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9' X 19'

(6)
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9' X 19'

(10)
STANDARD PARKING
9' X 19'

(11)
CLEAN AIR EV
9' X 19'

(12)
CLEAN AIR EV
9' X 19'

UTILITIES MAINTENANCE
EASEMENT
PER 24 C&T 21
PER2010043508

(26)
STANDARD PARKING
9' X 19'

(27)
STANDARD PARKING
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STANDARD PARKING
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9' X 19'

(40)
STANDARD PARKING
9' X 19'

APN: 011-5
SIDD CORP

APN: 01
SIDD C

DEL MONTE BLVD

N26°25'33"E 156.26'

BENCH

120.2'

97.6'

APN: 011-523-021

1020 AUTO CENTER PKWY

100.2'

TEMP FENCE

LOADING ZONE 12' X 40'
WITH 14' VERTICAL CLEARENCE

1 Yard Bin
MOP SINK
3 Yard Bin
DRY FLOOR DRAIN
3 Yard Bin
135 Degree Swing Min.

TRASH ENCLOSURE
10' X 16'
Overhead Clearance 23'-0"

N66°02'56"W 168.70'

SITE ACCESS

FOUND IRON PIPE
PER 24 C&T 21

AC

10' PUE &
SEWER EASEMENT
PER 1207 O.R. 461

TEMP CHAINLINK FENCE
OUTSIDE PL BY UP TO 2.9'±

APN: 011-523-020
JACOBSEN JEFFREY M &
CHRISTINE M TRS

LOT 4
24 C&T 21

S23°57'04"W 164.40'

50.00'

50.00'

FOUND IRON PIPE
PER 24 C&T 21

SITE ACCESS

1.05'

FOUND IRON PIPE
PER 24 C&T 21

AC

APN: 011-526-012
MIA PROPERTIES LLC

Michelle Comeau
Landscape Design
&
Installation
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michelle@comeaudesign.com

Saroyan
3364 17 Mile Dr.
Pebble Beach, Ca. 93953

Sheet Title:
Planting Plan

Date: 8.19.25

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

Drawn By: GM

Revised:

Sheet L-3
4

AUTO CETER PKWY

DEL MONTE BLVD

S64°49'46"E 149.75'

BENCH

CONC DWY

BASS OF BEARINGS
S23°57'04"W 40.01'

ID SIGN

RIGHT OF WAY EXTENT

SITE ACCESS

FOUND IRON PIPE
PER 24 C&T 21

5.2'

77.9'

RAMP 8% MAX

ENTRY

22.7'

22.3'

SHORT TERM BICYCLE
PARKING 6 SPACE

LONG TERM BICYCLE
PARKING 2 SPACE

ACCESSIBLE PATH OF
TRAVEL FROM
ACCESIBLE PARKING

(1)
VAN ACCESSIBLE
9' X 20'

(2)
ACCESSIBLE
9' X 20'

(3)
STANDARD PARKING
9' X 19'

(4)
STANDARD PARKING
9' X 19'

(5)
STANDARD PARKING
9' X 19'

(6)
STANDARD PARKING
9' X 19'

(7)
STANDARD PARKING
9' X 19'

(8)
STANDARD PARKING
9' X 19'

(9)
STANDARD PARKING
9' X 19'

(10)
STANDARD PARKING
9' X 19'

(11)
CLEAN AIR EV
9' X 19'

(12)
CLEAN AIR EV
9' X 19'

(26)
STANDARD PARKING
9' X 19'

(27)
STANDARD PARKING
9' X 19'

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STANDARD PARKING
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(37)
STANDARD PARKING
9' X 19'

(38)
STANDARD PARKING
9' X 19'

(39)
STANDARD PARKING
9' X 19'

(40)
STANDARD PARKING
9' X 19'

TE

64.40'

UTILITIES MAINTENANCE
EASEMENT
PER 24 C&T 21
PER20100435O8

APN: 011-526-014
SIDD CORPORATION

APN: 011-526-014
SIDD CORPORATION

APN: 011-523-021

1020 AUTO CENTER PKWY

N26°25'33"E 156.26'

120.2'

97.6'

50.00'

S23°57'04"W 164.40'

50.00'

FOUND IRON PIPE
PER 24 C&T 21

AC

FOUND IRON PIPE
PER 24 C&T 21

AC

FOUND IRON PIPE
PER 24 C&T 21

AC

1.05'

RIGHT OF WAY EXTENT

100.2'

TEMP FENCE

LOADING ZONE 12' X 40'
WITH 14' VERTICAL CLEARENCE

1 Yard Bin
MOP SINK
3 Yard Bin
FLR FLOOR DRAIN
3 Yard Bin

135 Degree Swing Min.

TRASH ENCLOSURE
10' X 16'
Overhead Clearance 23'-0"

N66°02'56"W 168.70'

SITE ACCESS

SITE ACCESS

10' PUE &
SEWER EASEMENT
PER 1207 O.R. 461

TEMP CHAINLINK FENCE
OUTSIDE PL BY UP TO 2.9'±

APN: 011-523-020
JACOBSEN JEFFREY M &
CHRISTINE M TRS

APN: 011-526-012
MIA PROPERTIES LLC

LOT 4
24 C&T 21

Michelle Comeau
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&
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P.O. Box 6327
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Sheet Title:
Irrigation Plan

Date: 8.18.25

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

Drawn By:GM

Revised:

Sheet1-2

4

Legend

r r r

r r

***Note**

1- r r r

d

r r

DEL MONTE BLVD

S64°49'46"E 149.75'

BENCH

CONC DWY

15'-0"

BASIS OF BEARIN

S23°57'04"W 40.

RIGHT OF WAY EXTENT

ID SIGN

30

30

5.22'

5.4'

77.9'

E

RAMP 8% MAX

ENTRY

22.7'

22.3'

SITE ACCESS

12 - 1"

15'-0"

SHORT TERM BICYCLE PARKING 6 SPACE

LONG TERM BICYCLE PARKING 2 SPACE

ACCESSIBLE PATH OF TRAVEL FROM ACCESIBLE PARKING

(1) VAN ACCESSIBLE 9' X 20'

(2) ACCESSIBLE 9' X 20'

(3) STANDARD PARKING 9' X 19'

(4) STANDARD PARKING 9' X 19'

(5) STANDARD PARKING 9' X 19'

(6) STANDARD PARKING 9' X 19'

(7) STANDARD PARKING 9' X 19'

(8) STANDARD PARKING 9' X 19'

(9) STANDARD PARKING 9' X 19'

(10) STANDARD PARKING 9' X 19'

(11) CLEAN AIR EV 9' X 19'

(12) CLEAN AIR EV 9' X 19'

FOUND IRON PIPE PER 24 C&T 21

64.40'

UTILITIES MAINTENANCE EASEMENT PER 24 C&T 21 PER2010043508

(26) STANDARD PARKING 9' X 19'

(27) STANDARD PARKING 9' X 19'

(28) STANDARD PARKING 9' X 19'

(29) STANDARD PARKING 9' X 19'

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(32) STANDARD PARKING 9' X 19'

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(38) STANDARD PARKING 9' X 19'

(39) STANDARD PARKING 9' X 19'

(40) STANDARD PARKING 9' X 19'

APN: 011-52

SIDD CORPO

APN: 011

SIDD CO

BENCH

120.2'

APN: 011-523-021

1020 AUTO CENTER PKWY

97.6'

N26°25'33"E 156.26'

RIGHT OF WAY EXTENT

-10¼"

100.2'

TEMP FENCE

LOADING ZONE 12' X 40' WITH 14' VERTICAL CLEARENCE

1 Yard Bin

MOP SINK

3 Yard Bin

3 Yard Bin

FLR FLOOR DRAIN

135 Degree Swing Min.

TRASH ENCLOSURE 10' X 16' Overhead Clearance 23'-0"

N66°02'56"W 168.70'

SITE ACCESS

FOUND IRON PIPE PER 24 C&T 21

AC

10' PUE & SEWER EASEMENT PER 1207 O.R. 461

TEMP CHAINLINK FENCE OUTSIDE PL BY UP TO 2.9'±

APN: 011-523-020

JACOBSEN JEFFREY M & CHRISTINE M TRS

LOT 4

24 C&T 21

S23°57'04"W 164.40'

50.00'

50.00'

FOUND IRON PIPE PER 24 C&T 21

SITE ACCESS

1.05'

FOUND IRON PIPE PER 24 C&T 21

AC

APN: 011-526-012

MIA PROPERTIES LLC

(13) STANDARD PARKING 9' X 19'

(14) STANDARD PARKING 9' X 19'

(15) STANDARD PARKING 9' X 19'

(16) STANDARD PARKING 9' X 19'

(17) STANDARD PARKING 9' X 19'

(18) STANDARD PARKING 9' X 19'

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(23) STANDARD PARKING 9' X 19'

(24) STANDARD PARKING 9' X 19'

(25) STANDARD PARKING 9' X 19'

M

1020 r .

d . 3 55

Michelle Comeau

Landscape Design & Installation

P.O. Box 6327

Carmel, Ca. 93921

michelle@comeaudesign.com

Sheet Title: Visibility Plan

Date: 8.19.25

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

Drawn By: GM

Revised:

Sheet 3 of 4

MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 ■ CARMEL, CA 93921
831.620.0111 ■ FAX 831.620.0105
www.comeaudesign.com
LICENSE NO. 582326

Meals on Wheels Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
2	24"	Arbutus unedo	Strawberry Tree
	15g	Prunus 'Purple Pony'	Purple Pony Flowering Plum
3	15g	Podocarpus 'Icee Blue'	Icee Blue Yellow-Wood
Shrubs:			
1	5g	Actostaphylos 'Carmel Sur'	Carmel Sur Manzanita
1	5g	Camellia japonica Espalier	Espalier Camellia
6	5g	Cohondropetalum elephatinum	Large Cape Rush
3	5g	Ligustrum 'Texanum'	Wadeaf Privet
15	1g	Lomandra 'Shorty'	Shorty Matt Rush
	5g	Lomandra Platinum Beauty	Platinum Beauty Lomandra
1	15g	Phormium 'Guardsman'	Guardsman New Zealand Flax
2	5g	Trachelospermum Espalier	Espalier Star Jasmine
10	5g	Trachelospermum jasminoides	Star Jasmine
11	5g	Woodwardia fimbriata	Giant Chain Fern

MAWA Calculations

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325 51 r r .

ETWU Calculations

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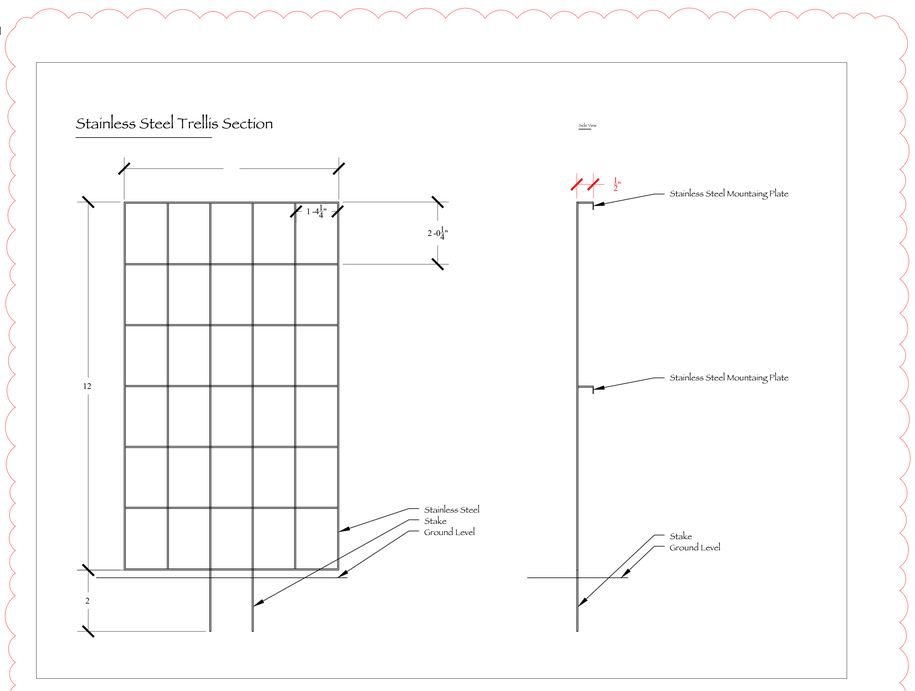


Irrigation Material

Controller
- Hunter Acc2 with A2c Lan Module or A2c Wifi Module

Master Valve and Drip Valve
- 1½ Master Valve- 1" Drip Valve - Weathermatic Black Bullet Inline Valve W/ Flow Control
- Pressure Regulating/ "Y" Filter (Drip Valve Only)
- 7 Strand Conventional Valve Wire for Controller Connection

Flow Sensor
- 1½ Rain Bird Ultrasonic Series Flow Sensor
- 2 Wire Connection Cable for Controller

Ball Valve
- 1"- 1 Spears (True Union) Manuel Two-Way Ball Valve

Backflow
- 1½ Zurn Wilkins 112-975XL2 Lead Free Backflow Preventer

Hose Bib
- 1" FPT Brass Hose Bibb 45° Upright LF

Pipe
- 1½ Main Line, SCH. 80, 18" Deep - 1" pvc sch 80 Transition for Valve Sets

Pressure Regulator
- 1" 70XL Pressure Reducing Valve with Double Union FNPT Connection
- Set pressure to 65 PSI

VALVE DETAIL

STATION #	TYPE	LOCATION
1	Drip	North and West side of Building
2	Drip	East Side Raised Planter Bed

Irrigation Time Table

Spring(as necessary according to weather)
Valves 1, 2, T, 1" 12 MIN
Summer
Valves 1, 2, T, 1" 12 MIN
Fall
Valves 1, 2, T, 1" 12 MIN
Winter(as necessary according to weather)
Valves 1, 2, T, 1" 5 MIN

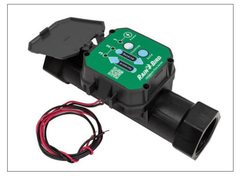
Drip Emitters Set up

1g Plants - (2) 1g Drip Emitters
5g Plants - (2) 2g Drip Emitters
15g Plants - (2) 4g Drip Emitters
24" Box Trees - (4) 4g Drip Emitters

Irrigation Components

1½ Wilkins Lead Free Backflow Preventer

Hunter Acc2 Smart Irrigation Controller


1½ Ultrasonic Flow Sensor

1½ Master Valve/ 1" Drip Valve

1" - ¾ True Union Ball Valve

1" Drip Filter/ PSi Reducer Combo

1" Zurn Pressure Regulator

Michelle Comeau
Landscape Design & Installation
P.O. Box 6327
Carmel, Ca. 93921
michelle@comeaudesign.com

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Sheet Title:
Notes

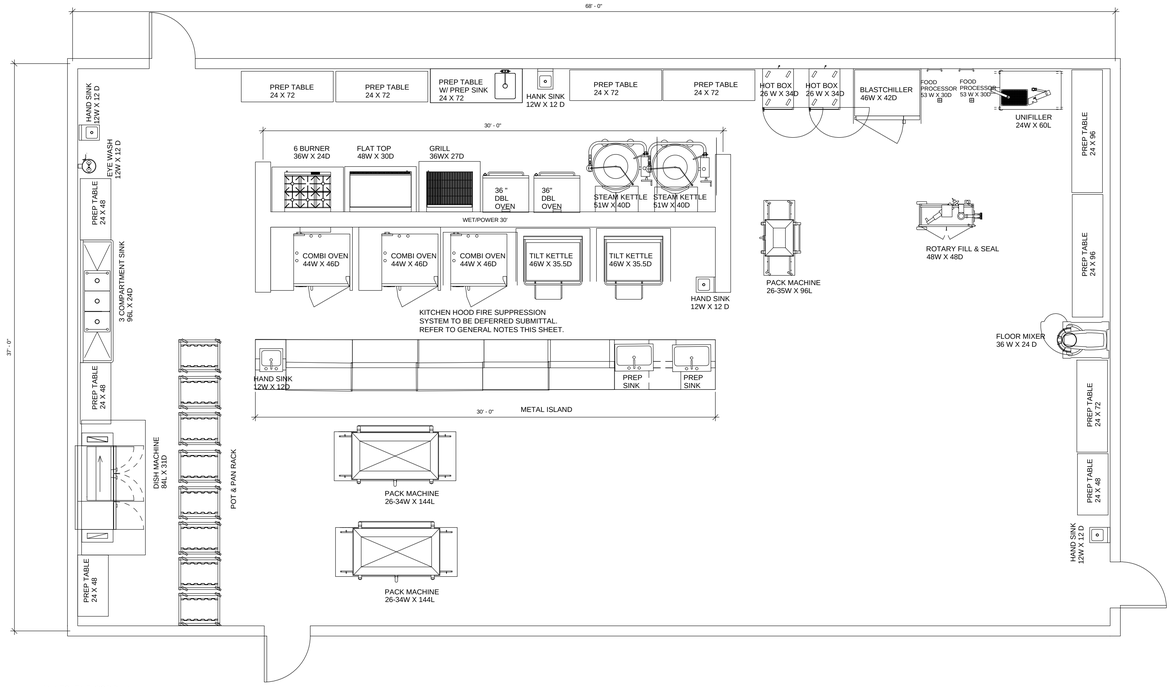
Date: 8.19.25

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

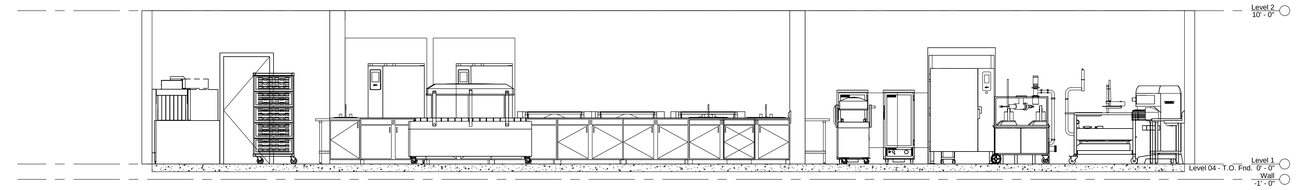
Drawn By: GM

Revised:

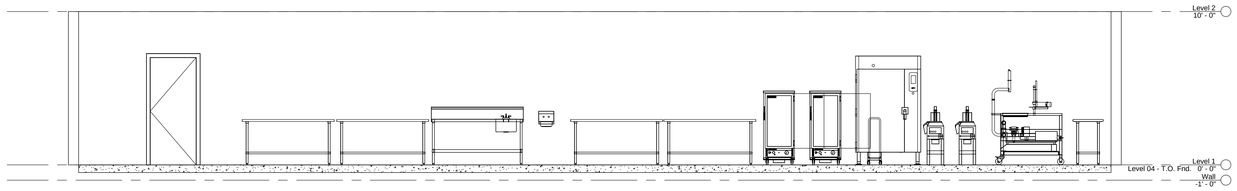
Sheet L-4
4



1 Level 1 KITCHEN FLOOR PLAN
1/4" = 1'-0"



1 Section 1
3/8" = 1'-0"



2 Section 2
1/4" = 1'-0"

Kitchen Equipment List

Number	New	Location	Make	Description of Equipment	Gas/Electric	
#1	New	Cooking Island	Alto-Shaam	Alto-Shaam Prodigy-2020	Electric	Alto-Shaam 20-20E PRO Prodigi Pro Electric 20 Pan Full Size Combi Oven - 208-240V, 3 Phase
#2	New	Cooking Island	Alto-Shaam	Alto-Shaam Prodigy-2020	Electric	Alto-Shaam 20-20E PRO Prodigi Pro Electric 20 Pan Full Size Combi Oven - 208-240V, 3 Phase
#3	New	Cooking Island	Alto-Shaam	Alto-Shaam Prodigy-2020	Electric	Alto-Shaam 20-20E PRO Prodigi Pro Electric 20 Pan Full Size Combi Oven - 208-240V, 3 Phase
#4	New	Cooking Island	Vulcan	VE40 Tilt Skillet	Electric	Vulcan VE40 40 Gallon Manual Tilt Braising Pan / Tilt Skillet - 208V, 3 Phase, 12 kW
#5	New	Cooking Island	Vulcan	VE40 Tilt Skillet	Electric	Vulcan VE40 40 Gallon Manual Tilt Braising Pan / Tilt Skillet - 208V, 3 Phase, 12 kW
#6	New	Cooking Island	Wolf/Vulcan	C-36C-6BN 6-Top Burner/Range	Gas	
#7	New	Cooking Island	Cooking Performance	Countertop Griddle-48"	Electric	Cooking Performance Group G-CPG-48-M 48" Electric Countertop Griddle - 12,000W / 16,000W, 208 / 240V
#8	New	Cooking Island	Cooking Performance	Countertop Charbroiler-36"	Gas	
#9	New	Cooking Island	Vulcan	Double Stack Vulcan Convection Oven VC44E	Electric	Vulcan VC55ED-240/3 Double Deck Full Size Electric Convection Oven - 240V, Field Convertible, 24 kW
#10	New	Cooking Island	Vulcan	Double Stack Vulcan Convection Oven VC44E	Electric	Vulcan VC55ED-240/3 Double Deck Full Size Electric Convection Oven - 240V, Field Convertible, 24 kW
#11	New	Cooking Island	Cleveland	Cleveland Tilting Kettle (soup) KEL-100T	Electric	208v/60/3-ph, 14.7kW 40.9 amps
#12	New	Cooking Island	Vulcan	Vulcan GE 60 Kettle (soup)	Electric	Vulcan K60ELT 60 Gallon Tilting 2/3 Steam Jacketed Electric Kettle - 208V, 3 Phase, 18 kW
#13	New	Perimeter Wall	Globe	60 Quart Planetary Floor Mixer with Power Bowl Lift	Electric	3 Phase) 3 HP 208/60/3 12 Gear 60 qt / 57 liter
#14	New	Perimeter Wall	Cres Cor	INSULATED HOT CABINET MODEL H-135-UA-11-R	Electric	208 or 240 Volt Service
#15	New	Perimeter Wall	Cres Cor	INSULATED HOT CABINET MODEL H-135-UA-11-R	Electric	208 or 240 Volt Service
#16	New	Perimeter Wall	Robo Coupe	CL-60E	Electric	CL 60 2 Feed Heads Series E 208-240V/60/3
#17	New	Perimeter Wall	Robo Coupe	CL-60E	Electric	CL 60 2 Feed Heads Series E 208-240V/60/3
#18	New	Perimeter Wall	Alto Shaam	QC-3-40 Blast Chiller	Electric	Voltage/Power: 208-240V, 1 Phase, 60Hz, 1.5 HP, requires 20-30 Amp circuit.
#19	New	Perimeter Wall	Ecolab	EC-44	Electric	Voltage/Frequency/Phase: 208V/60Hz/3 Ph Total Amperage Minimum Electrical Circuit 48.75 A A 60 A
#24	New	TBD/Movable	Avantco	Avantco A-49R-HC 54" Solid Door Reach-In Refrigerator	Electric	Amps 6.2 Amps Hertz 60 Hz Phase 1 Phase Voltage 115 Volts
#25	New	TBD/Movable	Avantco	Avantco A-49R-HC 54" Solid Door Reach-In Refrigerator	Electric	Amps 6.2 Amps Hertz 60 Hz Phase 1 Phase Voltage 115 Volts

COMMERCIAL KITCHEN GENERAL NOTES
PROJECT: Meals on Wheels Facility
ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL
1.1 Kitchen design and construction shall comply with all applicable codes and regulations.
1.2 Contractor shall verify all field conditions prior to construction.
1.3 Coordinate all work with architectural, mechanical, plumbing, and electrical drawings.

APPLICABLE REGULATIONS
2.1 Kitchen shall comply with the California Retail Food Code (CalCode).
2.2 All work shall be approved by the Monterey County Environmental Health Bureau prior to permit issuance and final inspection.
2.3 Equipment and materials shall be NSF listed or approved equal.

FOOD PREPARATION AREAS
3.1 Food preparation surfaces shall be smooth, non-absorbent, and easily cleanable.
3.2 Separate areas shall be provided for raw and ready-to-eat food preparation.
3.3 No cross-contamination shall occur between prep, cooking, and warewashing areas.

HANDWASH SINKS
4.1 Handwash sinks shall be provided in all food preparation areas.
4.2 Sinks shall be unobstructed and accessible at all times.
4.3 Provide soap dispensers, paper towel dispensers, and signage at each sink.

WAREWASHING
5.1 Provide a three-compartment sink or approved warewashing system.
5.2 Provide commercial dishwasher where required.
5.3 Provide drainboards on both sides of sinks.

FLOORING
6.1 Floors shall be smooth, durable, non-absorbent, and slip-resistant.
6.2 Provide quarry tile or approved equal in kitchen areas.
6.3 Provide integral coved base (4-inch minimum) at all walls and equipment bases.

WALLS AND CEILINGS
7.1 Walls shall be smooth, non-absorbent, and easily cleanable.
7.2 Provide washable finishes in all kitchen areas.
7.3 Ceilings shall be smooth and non-absorbent.

EQUIPMENT INSTALLATION
8.1 Equipment shall be installed to allow cleaning access.
8.2 Provide minimum clearance or mount equipment on casters where required.
8.3 All equipment shall be NSF listed or approved equal.

REFRIGERATION AND FREEZERS
9.1 Walk-in coolers and freezers shall be commercial-grade and NSF approved.
9.2 Provide self-closing doors and interior safety release mechanisms.
9.3 Maintain required temperature ranges per health code.
9.4 Provide adequate clearance for cleaning and maintenance.

VENTILATION AND EXHAUST
10.1 Provide Type I hood over grease-producing equipment.
10.2 Kitchen exhaust systems shall comply with NFPA 96.
10.3 Provide make-up air system coordinated with exhaust.
10.4 Maintain negative air pressure in kitchen relative to adjacent spaces.

PLUMBING
11.1 Provide grease interceptor sized per CPC and local jurisdiction requirements.
11.2 Provide indirect waste connections for food equipment.
11.3 Provide floor sinks at equipment requiring drainage.
11.4 Provide hot and cold water supply to all required fixtures.

LIGHTING
12.1 Provide adequate lighting levels in all kitchen areas.
12.2 Light fixtures shall be shatter-resistant or protected.
12.3 Provide minimum illumination per code requirements.

STORAGE
13.1 Provide adequate dry storage areas.
13.2 Store food a minimum of 6 inches above finished floor.
13.3 Provide designated storage for cleaning supplies separate from food areas.

JANITORIAL
14.1 Provide mop sink or service sink.
14.2 Provide storage area for janitorial supplies.

WASTE MANAGEMENT
15.1 Provide designated waste and recycling areas.
15.2 Waste areas shall be easily cleanable and maintained.

PEST CONTROL
16.1 Seal all wall and floor penetrations.
16.2 Maintain tight-fitting doors and openings.
16.3 Prevent pest entry through proper construction methods.

CONSTRUCTION
17.1 Maintain sanitary conditions during construction.
17.2 Protect all food contact surfaces prior to operation.
17.3 Final approval required from health department prior to operation.

KITCHEN HOOD FIRE SUPPRESSION SYSTEM GENERAL NOTES
PROJECT: Meals on Wheels Facility
ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL
1.1 Commercial kitchen hood fire suppression system shall comply with the California Fire Code (CFC), California Mechanical Code (CMC), California Building Code (CBC), NFPA 17A, NFPA 96, and all applicable local codes.
1.2 Hood fire suppression system shall be submitted as a deferred submittal under a separate permit.
1.3 Shop drawings, product data, manufacturer's specifications, and supporting calculations shall be submitted to the Authority Having Jurisdiction (AHJ) for review and approval prior to installation.

FIRE SUPPRESSION SYSTEM
2.1 Provide a listed automatic wet chemical fire suppression system for all commercial cooking appliances located beneath the Type I kitchen exhaust hood.
2.2 Fire suppression system shall protect all cooking appliances, hood plenums, grease filters, and grease exhaust ducts.
2.3 Fire suppression coverage shall comply with the manufacturer's listing and installation requirements.

FUEL AND POWER SHUTDOWN
3.1 Activation of the fire suppression system shall automatically shut off fuel and electrical power serving all protected cooking equipment.
3.2 Hood lighting shall remain energized unless otherwise required by code.
3.3 Fuel shutoff devices shall be accessible for inspection and maintenance.

HOOD EXHAUST SYSTEM
4.1 Kitchen exhaust hood and grease duct shall comply with NFPA 96 and the California Mechanical Code.
4.2 Hood exhaust and make-up air systems shall be interconnected with the fire suppression system as required by code.
4.3 Hood exhaust fan operation shall comply with the hood manufacturer's installation requirements.

MANUAL ACTIVATION
5.1 Provide a manual fire suppression pull station within the path of egress from the cooking area.
5.2 Manual pull station shall be clearly identified, unobstructed, and readily accessible.

INSPECTION AND TESTING
6.1 Fire suppression system shall be inspected and acceptance tested prior to final approval.
6.2 Testing shall be witnessed by the Authority Having Jurisdiction where required.
6.3 Provide all required inspection reports and certifications prior to final occupancy.

COORDINATION
7.1 Coordinate fire suppression system installation with architectural, mechanical, electrical, plumbing, fire alarm, and kitchen equipment drawings.
7.2 Coordinate nozzle locations with the final kitchen equipment layout.
7.3 Coordinate hood dimensions with the approved kitchen equipment schedule.

MAINTENANCE
8.1 Fire suppression system shall remain fully operational at all times.
8.2 System shall be inspected and serviced at intervals required by NFPA 17A, NFPA 96, and the manufacturer's recommendations.
8.3 Replace discharged components, fusible links, and extinguishing agent following any system activation.

DEFERRED SUBMITTAL
9.1 The kitchen hood fire suppression system is a deferred submittal and is not included as part of this permit plan set.
9.2 Complete fire suppression plans shall be prepared by a qualified fire protection contractor and submitted under a separate permit to the City of Seaside Building Division and Fire Department for review and approval.
9.3 Installation shall not begin until the deferred submittal has been approved by the Authority Having Jurisdiction.

FINAL ACCEPTANCE
10.1 Fire suppression system shall be fully operational prior to final inspection and issuance of a Certificate of Occupancy.
10.2 Demonstrate proper operation of manual pull station, fuel shutoff devices, electrical interlocks, and hood suppression system during final acceptance testing.
10.3 Install permanent operating instructions, service tags, and identification labels in accordance with the manufacturer's requirements.

KITCHEN HOOD FIRE SUPPRESSION NOTE
Provide a listed automatic wet chemical fire suppression system for all commercial cooking equipment beneath the Type I kitchen exhaust hood. The system shall comply with NFPA 17A, NFPA 96, the California Fire Code, the California Mechanical Code, and all applicable local requirements. The hood fire suppression system shall be submitted as a deferred submittal under a separate permit and coordinated with the kitchen exhaust hood, fire alarm system, fuel shutoff devices, and electrical interlocks.

PARCEL: 011-523-021

REVISIONS	
△ DATE	DESCRIPTION
DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN II No. C-8046 REN. 8-31-26 STATE OF CALIFORNIA

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

Kitchen Plans & Equipment

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
K-1
PAGE NO.
29
OF 90

PROJECT NM. MEALS ON WHEELS

AVANTCO

Item # 178AFRRHC Project: _____

Qty: _____ Date: _____ Approval: _____

Avantco 4.49ft³ 54" Solid Door Reach-In Refrigerator

Item #178AFRRHC

Technical Data

Width	54 Inches
Depth	32.9 Inches
Height	82.5 Inches
Power Cord Length	96 Inches
Interior Width	49.9 Inches
Right Door Opening Width	22.9 Inches
Left Door Opening Width	22.9 Inches
Shelf Width	23 1/4 Inches
Interior Depth	27 1/8 Inches
Shelf Depth	23 5/8 Inches

Features

- Corrosion-resistant stainless steel exterior and aluminum interior with 304 stainless steel floor
- Features 2 self-closing and door open locking doors
- Included 4 epoxy-coated shelves with 66 lb. capacity each
- Digital temperature controller with automatic defrost function
- R-290 refrigerant, 0.530 lb./ 0.4kg

Certifications

5-15P ETL Sanitation ETL, cULus Canada

© 2025 Avantco Refrigeration

AVANTCO

Avantco Refrigeration

Technical Data

Interior Height	33 1/2 Inches
Amps	4.2 Amps
Hertz	60 Hz
Phase	1 Phase
Voltage	115 Volts
Wattage	516 Watts
Access Type	Doors
BTU (UP)	1344 BTU
Capacity	49.49 cu. ft.
Capacity (per Shelf)	66 lb.
Casters	With Casters
Color	Silver
Compartment Location	Bottom Mounted
Construction	Stainless Steel and Aluminum
Door Style	Swing
Door Type	Solid
Dutch Half Doors	Without Dutch Half Doors
Features	Removable Magnetic Door Gaskets, Digital Display
Handle Material	Plastic
Hinge Location	Left, Right
Horsepower	1/3 hp
Installation Type	Freestanding
Number of Doors	2 Doors
Number of Shelves	4 Shelves
Plug Type	NEMA 5-15P
Refrigerant Capacity	4.4 oz.
Refrigerant Type	R-290
Sections	2 Sections
Starting Amps	15.5 Amps
Starting Wattage	1348 Watts
Temperature Range	33 - 40 Degrees F
Type	Refrigerators

Plan View

© 2025 Avantco Refrigeration

Cooking Performance Group CO36-N Natural Gas 6 Burner 36" Range with 1 Convection Oven and 120V Convection

Item #: 351CO36N Qty: _____

Project: _____

Approval: _____ Date: _____

Features

- (6) 30,000 BTU open top burners with cast iron lift-off grates for easy cleaning
- Rugged stainless steel front and aluminum side, porcelainized oven bottom
- 9 1/2" deep back shelf and 4 1/2" plate rail for added storage and safety
- Free caster set available above with your purchase
- Requires a natural gas connection, located on the right side of the unit

Technical Data

Width	36 Inches
Depth	39 13/16 Inches
Height	61 5/16 Inches
Power Cord Length	6 Feet
Overall Width	36 Inches
Oven Interior Width	26 11/16 Inches
Oven Interior Depth	22 3/8 Inches
Oven Interior Height	18 Inches
Voltage	120 Volts
Burner BTU	30000 BTU

Certifications

5-15P ETL, cULus Canada

3/4" Gas Connection ETL Sanitation

Field Convertible (Gas)

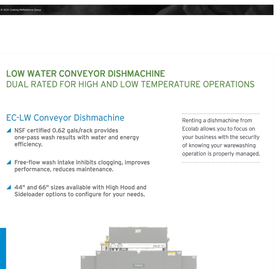
ETL, cULus Canada

Cooking Performance Group CO36-N Natural Gas 6 Burner 36" Range with 1 Convection Oven and 120V Convection

Technical Data

Control Type	Manual
Gas Connection Size	3/4 Inches
Installation Type	Freestanding
Number of Burners	6 Burners
Number of Ovens	1 Ovens
Number of Racks	3 Racks
Power Input	120000 BTU
Power Type	Natural Gas
Range Style	Convection Oven
Temperature Range	250 - 550 Degrees F
Top Configuration	6 Burners
Total BTU	212000 BTU
Type	Gas Ranges

Plan View



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Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM

Electric or Gas

1 of 1

Combined for impeccable performance, connectivity and cost savings, Prodigi™ Pro combination ovens are all-in-one solution for efficient and consistent cooking. Intuitive touchscreen controls, easy-to-clean cavities and durable stainless steel, proven and tested. With advanced features and accessories and an intelligent, customization control, Prodigi Pro combination ovens are engineered to outperform and impress. The most demanding kitchens.

Standard features

- Intuitive touchscreen controller
- Reliable, humidity Cool-Fit™ to keep drip pan by-products liquid from solidifying, minimizing cleaning time and labor
- 5-level automatic multi-point core probe with alarm notification
- 5.0" programmable, touchscreen control with customizable home screen options, recipe categorization and filtering, lockout features and more
- 5 time mode options/timer-to-core (CB) per 1
- CHEFLINC™ remote oven management to push and pull recipes, settings, HACCP data and software updates
- Five (5) automated cooking modes
- Five-in-possible and retractable rinse hose
- Door-open, door-close and door-ajar heated notification of the oven cavity
- Safeview™ automatic steam venting at the end of the cooking cycle
- Temperature range 40° to 500°F (20°C to 320°C)

20 Twenty full-size sheet pans.

Forty full-size or GN 1/1 pans (2 pans) two-door deep

Not for use with Alto-Shaam Cook'n Hold 48" support with Humidity, 30" (559mm) horizontal width between pans, 2.5" (64mm) vertical spacing between rails

480 lb (218 kg) product mid-hum

600 watts (280 lbs) of humidity maximum

Ten (10) wire shelves included (5+5 EA)

Cooper-Installation-Info — CPC Installation Info

Refer to Cooper-Installation-Info-Guide for proper installation of any other brands of Cooper-Installation-Info-Guide

Electric

- (1) SH-3326(S)
- (2) SH-3326(S)
- (3) SH-3326(S)
- (4) SH-3326(S)
- (5) SH-3326(S)
- (6) SH-3326(S)
- (7) EM-3326(S)
- (8) EM-3326(S)
- (9) EM-3326(S)
- (10) EM-3326(S)

Gas

- (1) SH-3326(S)
- (2) SH-3326(S)
- (3) SH-3326(S)
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- (8) EM-3326(S)
- (9) EM-3326(S)
- (10) EM-3326(S)

Combinable for 6-wire Halo7 CPU minimizes produced through the four aggressive boiling methods available were measured at 27 mg/m³ (0.012 grains/ft³) when tested in accordance with ASTM F1704-96 (27 mg/m³ established by EPA test method 202. This product is 6 least 50% more efficient than required.

Configuration-for-Electric-Models (select one)

- ☐ Turbo Broil-based energy usage for quicker preheat and recovery times
- ☐ ECO (Designed for energy conservation—reference power requirements)

Configuration-for-Gas-Models (select one)

- ☑ Natural gas
- ☐ Propane

Door swing

- ☑ Right-Hand (standard)
- ☐ Left-hand door (optional)

Smoking feature

- ☐ Cook'n Hold feature—smoke hot or cold with real wood chips (not available on units with hoods for units with security devices)

Extended warranty

- ☐ Five-year warranty extension

Cleaning

- ☑ Automatic, self-cleaning cavity system (standard)
- ☐ Automatic liquid cleaning system (optional)

Electrics

- ☑ Removable, quick-release, 5-wire probe (PK-3700) (standard)
- ☐ Removable, single-core, true-wire probe (PK-3670) (optional)

Security-directions-for-connectional-facility-use

- ☐ Control-panel security cover (standard) (not available on manual control panel package)
- ☐ Control-panel security cover (DSTHD) (optional)
- ☐ Control-panel security cover (DSTHD) (optional)

Water treatment

- ☐ Water filtration system (WATERSENSE)
- ☐ Water filtration system (WATER)

Extended warranty

- ☐ Five-year warranty extension

Installation options (select one)

- ☑ Alto-Shaam Combination factory-authorized installation Program—factory-trained technicians
- ☐ Installation Start-Up Check—available through an Alto-Shaam authorized service agency

Accessories (reference accessory catalog)

Configuration for Electric Models (select one)

- ☑ Turbo Broil-based energy usage for quicker preheat and recovery
- ☐ ECO (Designed for energy conservation—reference power requirements)

Configuration for Gas Models (select one)

- ☑ Natural gas
- ☐ Propane

Electrical

- ☑ 208/240V, 3 PH
- ☐ 480V, 3 PH

Door swing

- ☑ Right-Hand (standard)
- ☐ Left-hand door (optional)

Smoking feature

- ☐ Cook'n Hold feature—smoke hot or cold with real wood chips (not available on units with hoods for units with security devices)

Extended warranty

- ☐ Five-year warranty extension

Cleaning

- ☑ Automatic, self-cleaning cavity system (standard)
- ☐ Automatic liquid cleaning system (optional)

Probe choices

- ☑ Removable, quick-release, 5-wire probe (PK-3700) (standard)
- ☐ Removable, single-core, true-wire probe (PK-3670) (optional)

Security-directions-for-connectional-facility-use

- ☐ Control-panel security cover (DSTHD) (optional) (not available on manual control panel package)
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Water treatment

- ☐ Water filtration system (WATERSENSE)
- ☐ Water filtration system (WATER)

Extended warranty

- ☐ Five-year warranty extension

Installation options (select one)

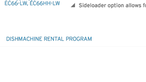
- ☑ Alto-Shaam Combination factory-authorized installation Program—factory-trained technicians
- ☐ Installation Start-Up Check—available through an Alto-Shaam authorized service agency

Accessories (reference accessory catalog)

- ☐ FACTORY-INSTALLED OPTION: SECURE—Remotely activated, factory-installed, integrated control system
- ☑ EXTENDED WARRANTY
  - ☑ Two years parts and labor warranty. Extended warranty for 3 years. Available only at time of purchase.

Chamber Pan Size Available:

- ☐ 2PNC-20 2/3 GN (65 mm)
- ☐ 2PNC-20 1/2 GN (65 mm)
- ☐ 2PNC-20 1/3 GN (65 mm)
- ☐ 2PNC-20 2/3 GN (100 mm)
- ☐ 2PNC-20 1/2 GN (100 mm)
- ☐ 2PNC-20 1/3 GN (100 mm)
- ☐ 2PNC-20 1/1 GN (100 mm)
- ☐ 2PNC-20 1/1 GN (65 mm)



2163 Dryden Rd., Dayton, OH 45439 | 937-298-1800 | 800-547-0425 | Fax: 937-299-1147 | www.globefoodequip.com

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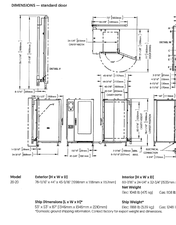
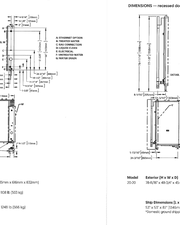
Specifications are subject to change without notice.

Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM

DIMENSIONS — standard door

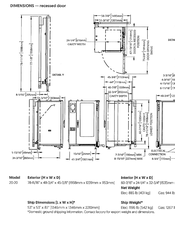


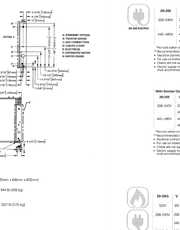


Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM

DIMENSIONS — recessed door



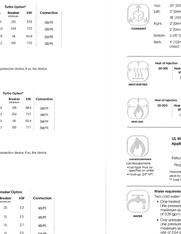


Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM

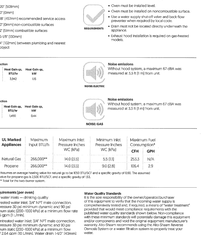
Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM



Prodigi™ Pro 20-20 (E/G)

ALTO-SHAAM



US FOODS | CULINARY EQUIPMENT & SUPPLIES

Quote

05/30/2023

Project: Meals on Wheels-Rev1
Premier
Pacific Grove , CA 93950

From: US Foods - San Francisco
Julio Ruvalcaba
300 Lawrence Dr.
Livermore, CA 94551

Job Reference Number: 123SHGYC

Consultant: US Foods Culinary Equipment & Supplies Division

PRICES REFLECT PREMIER CUSTOMER PRICING

SPECIAL NOTE: The product in this quote qualifies for the applicable USF operational incentive and fast pay rebates for which you may qualify.

Item#	Qty	Description	Sell	Sell Total
1 ea		BLAST CHILLER, REACH-IN	$53,736.78	$53,736.78
		Traulsen Model No. TBC33U-24-CP		
		(1) 33" wide reach-in blast chiller with SYNCON Control, 33 lineals holds (12) 18"x26" pans or (20) 12"x20"x2" pans, -40/+200 (to) 160°F to 40°F /140 minutes, with dual self-contained refrigeration system, stainless steel interior and exterior, hinged left, 4" casters and two pilasters, cETLus, NSF		
1 ea		208-230v/1ph/60-ph, 10.0 amps, NEMA L14-20P, standard		
1 ea		9 year overlcs/labor, 5 year compressor, standard		
1 ea		CSS RPV Standard Shipping & Handling is Prepaid by Vendor		
		ITEM TOTAL:	$53,736.78	
		Merchandise	$53,736.78	
		Tax 8.25%	$4,977.28	
		Total	$58,664.85	

Prices Good Until: 06/05/2023

Meals on Wheels-Rev1

Initial: _____

Page 1 of 3

Cooking Performance Group G-CPG-48-M 48" Electric Countertop Griddle - 12,000W / 16,000W, 208 / 240V

Item #: 351GPG4048 Qty: _____

Project: _____

Approval: _____ Date: _____

Features

- Durable 1" thick polished steel griddle plate and all stainless steel construction
- 48" wide and 20 7/8" deep plate with 4" splash guards provide a large cooking surface area
- 4 adjustable, cool-to-the-touch knobs control all stainless steel
- Full width trough and 4.5 qt. grease drawer are easy to remove and clean
- 3,000 / 4,000W (208 / 240) of power and 1 thermostatic control per every 12" cooking section

Technical Data

Width	47 5/8 Inches
Depth	28 Inches
Height	15 9/16 Inches
Cooking Surface Width	47 5/8 Inches
Cooking Surface Depth	20 7/8 Inches
Backsplash Height	4 Inches
Hertz	60 Hz
Phase	1 Phase
Voltage	208/240 Volts
Wattage	12 - 16 Kilowatts

Technical Data

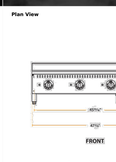
Connection Type	Hardwired
Control Type	Thermostatic
Cooking Surface Material	Steel
Fuel Type	Electric
Grease Tray Size	4.25 Liters
Installation Type	Countertop
Number of Burners	4 Burners
Number of Controls	4 Controls
Number of Plates	1 Plates
Plug Type	Hardwire
Power Type	Electric
Temperature Range	150 - 450 Degrees F
Temperature Settings	Infinite
Usage	Standard Duty

Certifications

Hardwired ETL Listed

Cooking Performance Group G-CPG-48-M 48" Electric Countertop Griddle - 12,000W / 16,000W, 208 / 240V

Plan View



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LOW WATER CONVEYOR DISHMACHINE
DUAL RATED FOR HIGH AND LOW TEMPERATURE OPERATIONS

EC-LW Conveyor Dishmachine

- NSF certified 0.62 gals/rack provides one-pass wash results with water and energy efficiency.
- Free-flow wash intake inhibits clogging, improves performance, reduces maintenance.
- 44" and 66" sizes available with High Hood and Sideloader options to configure for your needs.

Renting a dishmachine from Ecolab allows you to focus on your business with the security of knowing your warewashing operation is properly managed.

DISHMACHINE RENTAL PROGRAM

ECOLAB

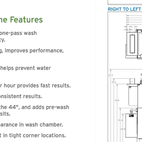
EC-LW Conveyor Dishmachine Saves Water and Conserves Energy

PROBLEM:

- 66" dishmachine design forced into 44" cabinet.
- Wash solution gets re-deposited into pumped rinse tank.
- Dish racks move so quickly that wash solution doesn't have time or distance to fall back into the main wash tank.
- Only 8° separating newly detergent charged pumped rinse tank from final rinse.

SOLUTION:

- Ecolab's EC-LW conveyor is designed as a 44" dishmachine with 18" of wash and rinse separation.
- Offers sufficient fall back for wash detergent.
- S.S. pump and impeller assembly, 2hp wash pump motor.



44" Conveyor EC44-LW, EC44HH-LW

66" Conveyor EC66-LW, EC66HH-LW

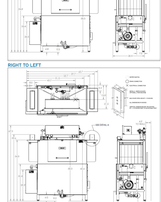
EC-LW Conveyor Dishmachine Features

- NSF certified 0.62 gals/rack provides one-pass wash results with water and energy efficiency.
- Free-Flow wash intake inhibits clogging, improves performance, reduces maintenance.
- Separation of wash and rinse sections helps prevent water contamination in the final rinse.
- High throughput of up to 244 racks per hour provides fast results.
- Extended 18" wash section provides consistent results.
- 66" Conveyor offer all the benefits of the 44", and adds pre-wash section to remove heavy soil and deposits.
- High Hood configuration offers 25" clearance in wash chamber.
- Sideloader option allows for placement in tight corner locations.

DISHMACHINE RENTAL PROGRAM

ECOLAB

EC44-LW



SPECIFICATIONS

OPERATING CAPACITY

Racks per hour	244

HYDRAULIC TEMPERATURES

Wash (min)	120°F
High Temp	140°F
Sanitizing Rinse (min)	180°F
Low Temp	120°F

WATER CONSUMPTION

Gallons per Rack	0.62

ELECTRICAL RATINGS

Wash Pump	2 hp
Rinse Motor	1/2 hp

WASH CHAMBER

Chamber Height	18"

HEIGHT

Machine Height	60 5/8 in

UTILITY REQUIREMENTS ELECTRICAL

Voltage/Frequency/Phase: 208/60/3 Ph	
Total Amperage	48.75 A
Minimum Electrical Circuit	48.8 A
Voltage/Frequency/Phase: 230/60/3 Ph	
Total Amperage	48.8 A
Minimum Electrical Circuit	48.8 A
Voltage/Frequency/Phase: 380-415/50/3 Ph	
Total Amperage	22.3 A
Minimum Electrical Circuit	22.3 A
Voltage/Frequency/Phase: 460/60/3 Ph	
Total Amperage	19.05 A
Minimum Electrical Circuit	19.05 A

WATER

Incoming Size (min)	3/4"
Drain Size	1 1/2"

DRAIN

Drainage Size	1 1/2"

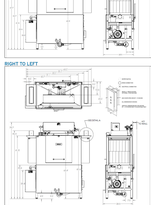
VENT HOOD

Vent Collar Duct per Minute	1000

CHEMICAL SANITIZER RINSE

Chemical Sanitizer Type	Liquid
Dose (ppm)	50

EC44HH-LW



SPECIFICATIONS

OPERATING CAPACITY

Racks per hour	244

HYDRAULIC TEMPERATURES

Wash (min)	160°F
High Temp	180°F
Sanitizing Rinse (min)	180°F
Low Temp	120°F

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Drainage Size	1 1/2"

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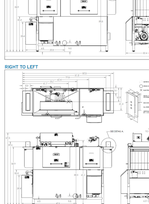
Vent Collar Duct per Minute	1000

CHEMICAL SANITIZER RINSE

Chemical Sanitizer Type	Liquid
Dose (ppm)	50

EC66-LW



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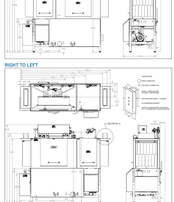
EC66HH-LW



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1 Evolab Place St. Paul, MN 55102

800.352.5287 | 800.688.8479 (CAN)

ecolab.com/foodservice

VULCAN

VC5SE SERIES

Double Deck Electric Convection Oven

Model#VC5SED

Shown w/ optional casters

MODEL

- ☑ **VC5SED** - Solid state temperature dial controls adjust from 150° to 500°F with digital display enhancement. 5-hour timer with audible alarm.

STANDARD FEATURES

- Independently operated removable stainless steel doors with double pane windows
- Gentle Rake mode selector switch
- On-board diagnostics for easy servicing
- Five-nickel plated grids and-go oven racks with eleven rack positions per oven
- Stainless steel front, sides, top and legs
- 23 solid 40lt
- ¼ H.P. two speed oven blower-motor
- Moisture vent
- Oven cool switch for rapid cool down
- Porcelain enamel on steel oven interiors
- One chef height parts and bake warranty

OPTIONS

- ☐ Casters
- ☐ 480V/60 Hz/1 or 3 phase
- ☐ Second year parts and labor warranty

ACCESSORIES PACKAGED AND SOLD SEPARATELY

- ☐ Stainless steel rear motor enclosure
- ☐ Extra crumb tray
- ☐ Rack hanger(2)
- ☐ Stainless steel drip pan
- ☐ Down draft flue diverter for direct vent connection

SPECIFIER STATEMENT

Double section, electric convection oven, Vulcan Model VC5SED. Each section shall have its own door with independently operated stainless steel doors with double pane windows. Non-rag insulation applied to the top, rear,sides, bottom and doors. Porcelain enamel on steel oven interiors measure 29"w x 23"d x 20"h. Each section shall be controlled by its own solid state thermostat with dial controls and digital display enhancement. Each section shall have a 208 volt, 3 phase 5.2kW element, 1/4 H.P. oven blower-motor, two speed. Oven cool switch for rapid cool down. 208 or 240 volt, 60 Hz, 1 or 3 phase.

Exterior Dimensions:
40¼" w x 40"d (includes motor & door handles)
67¾"d (includes motor only) x 75"h to 6" legs.
NSF listed/ UL listed.

Approved by: _____ Date: _____ Approved by: _____ Date: _____

Printed in U.S.A. Vulcan • 3600 North Point Blvd, Baltimore, MD 21222 • Phone 800-814-2028 • Fax 800-444-8602 • www.ovcamanagement.com VC5SE (08.25)

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VULCAN

VC5SE SERIES

Double Deck Electric Convection Oven

OPTIONAL VOLTAGES

☑ 480 volt, 60 Hz, 3 phase

CLEARANCES

	Combustible	Non-Combustible
Rear	2"	2"
Right Side	2"	2"
Left Side	1"	1"

Model	Total Units	3 Phase Load KW per Phase	208 Volt	240 Volt	480 Volt	3 Phase	50Hz Metric & Packaging	60Hz per Unit & Packaging
			Nominal Amps per Line Wire					
			1 Phase					
			L1	L2	L3			
VC5SE	2	10.4	50	43	22	26	32	220

As continued product improvement is a policy of Vulcan, specifications are subject to change without notice.

VULCAN

VC5SE SERIES

Double Deck Electric Convection Oven

Cooking Performance Group GM-CPG-48-NL 48" Gas Countertop Griddle with Manual Controls - 120,000 BTU

Item #: 351GMCPG48NL Qty: _____

Project: _____

Approval: _____ Date: _____

Features

- 4 independently-controlled 30,000 BTU burners
- Standing plate for instant ignition
- Heavy-duty, adjustable feet provide stability
- Made of durable, easy-to-clean stainless steel
- Field convertible to liquid propane; includes orifice for conversion

Technical Data

Width	48 Inches
Depth	29 5/16 Inches
Height	14 5/16 Inches
Cooking Surface Width	48 Inches
Cooking Surface Depth	20 Inches
Backsplash	With Backsplash
Burner BTU	30000 BTU
Burner Style	U-Shaped
Control Type	Manual
Cooking Surface Material	Polished Steel

Certifications

5-15P ETL Sanitation

Field Convertible (Gas)

ETL, cULus Canada

3/4" Gas Connection ETL Sanitation

Cooking Performance Group GM-CPG-48-NL 48" Gas Countertop Griddle with Manual Controls - 120,000 BTU

Technical Data

Features	Thermostatic Control
Installation Type	Countertop
Number of Burners	4 Burners
Number of Controls	4 Controls
Power Source	Gas
Power Type	Natural Gas
Total BTU	120000 BTU
Type	Griddles
Usage	Medium Duty

Plan View

© 2025 Cooking Performance Group

Cooking Performance Group GM-CPG-48-NL 48" Gas Countertop Griddle with Manual Controls - 120,000 BTU

Project Name _____ Location: _____ AIA#: _____

Model # _____ Item # _____ Quantity: _____

Globe 60 Quart Planetary Floor Mixer with Power Bowl Lift

SP62P-4

Enhanced to handle a variety of mixes!

Utilizing 4 speeds, operator-friendly power bowl lift and front-mounted touch pad control panel with digital timer and heavy duty transmission.

SPECIFICATIONS

Model	Motor	Volts	Amps	Transmission Type	Capacity	Controls	Bowl Lift	Bowl Speeds	Timer	Pulse
SP62P-4	3 HP	230/60/1	18	Gear	60 qt / 57 liter	Digital timer and variable speed	Manual Up / Down	4	60 minutes	Yes
SP62P-4	3 HP	208/60/3	12	Gear	60 qt / 57 liter		15 HP Motor	Third	Fourth	Fourth
								176	370	698

Cord & Plug: Attached 6-foot flexible 3-wire cord with molded plug for a grounded receptacle. Single phase NEMA L5-15P ☐ Three phase NEMA L15-20P ☐

Typically voltage when ordering.

DIMENSIONS | SHIPPING INFORMATION

Reinforced carton for shipping. The weight and dimensions of the reinforced carton are included below and may vary from shipment to shipment.

Model	Bowl Diameter	Net Weight	Shipping Dimensions	Shipping Weight
SP62P-4	20.25" w x 8.8" d x 8.5" h (516.00 mm x 195.6 mm)	280 lbs. (127 kg)	48" w x 44" d x 75" h (1,219 mm x 1,122 mm x 1,905 mm)	1,038 lbs. (509 kg)

Mixer is constructed of a rigid cast iron body with front-mounted controls, and 60-minute digital timer. Mixer has 3 HP custom built motor with overload protection and direct gear-driven, high torque planetary transmission. Galvanized 4 speed transmission is centrally located with hardened steel alloy gears and shafts. Mixer comes with 60 qt. stainless steel bowl, aluminum bowl truck and stainless steel wire whip, aluminum dough hook and stainless steel flat beater. Bowl lift is manually operated. Mixer has 2 year parts and labor warranty. Mixer has 5 year gear warranty. Mixer has 10 year motor warranty. Mixer has 5 year planetary warranty. Mixer has 5 year structural warranty. Mixer has 5 year bowl lift. Mixer has 5 year bowl lift warranty.

OPTIONAL MIXER ACCESSORIES AND HUB ATTACHMENTS

☐ A300ML	40 qt. stainless steel bowl	
☐ A300SPEX	Bowl guard	
☐ A300SPEX-SS	Bowl guard, stainless steel	
☐ A300WH	Wire dough hook	
☐ A300DH	Dough hook	
☐ A300FB	Flat beater	
☐ A300PA	Pastry knife/dough cutter	
☐ A300WW	Stainless steel wire whip	

VULCAN

Project _____

Job # _____ SIS # _____

Item # _____ Quantity _____ C.S.I. Section 114000

GS, GL & GT SERIES
Gas Fully Jacketed Kettles

Model GS40E

NSF/ANSI Standard 4

SPECIFIER STATEMENT

Gas fully jacketed stationary kettle. Kettle is mounted on 2" diameter legs with adjustable flanged feet. The kettle liner is constructed out of 316 Series stainless steel. Spring assist hinged stainless steel cover with condensate ring and drop down lift handle with heavy duty pivot assembly that includes a yolk style mount with tie bar. The dish shaped interior bottom is sloped to the front for a smooth product flow through a mounted, tapered, 2" plug type food product draw-off valve. Draw-off includes opening strainer. Graduated measuring rod. Furnished standard with a 15 PSI relief valve, vacuum relief valve, thermostat with a combination gas control valve and electronic ignition, low water cut-off control and a pressure limit switch and pressure gauge.

CSA design certified. Classified by UL to NSF Standard #4. Meets ASME code.

Approved by _____ Date _____ Approved by _____ Date _____

GS, GL & GT SERIES — Gas Fully Jacketed Kettles

MODELS

- ❑ **GS40ES** 40 gallons 151 liters
- ❑ **GS60E** 60 gallons 227 liters
- ❑ **GL80E** 80 gallons 303 liters
- ❑ **GT100E** 100 gallons 379 liters
- ❑ **GT125E** 125 gallons 473 liters
- ❑ **GT150E** 150 gallons 568 liters

STANDARD FEATURES

- Kettle fully steam jacketed
- Mounted on stainless steel 2" diameter legs with adjustable flange feet
- 316 series stainless steel liner
- Reinforced hinged stainless steel cover with condensate ring and drop down lift handle with heavy duty pivot assembly that includes a yolk style mount with tie bar
- Kettle interior bottom sloped to front for smooth product flow through a mounted, tapered, plug type food product draw-off valve of standard 2" diameter
- Draw-off opening strainer
- Graduated measuring rod
- Faucet bracket
- Vacuum pressure relief valve, 15 PSI relief valve; low water cut-off control; pressure limit switch and pressure gauge
- Thermostat with a combination gas control valve and electronic ignition
- One year limited parts and labor warranty
- Second year extended limited parts and labor warranty

OPTIONS

- ❑ Three inch compression tangent draw-off valve with perforated strainer
- ❑ Security facility package
  a. Security type fasteners with tack welds
  b. Stainless steel step over draw-off valve with chain

ACCESSORIES (PACKAGED AND SOLD SEPARATELY)

- ❑ Clean-up kit, includes draw-off brush, clean-up brush and paddle scrapper with 40" handle
- ❑ Stainless steel 40" whip
- ❑ Heat deflector shield
- ❑ (17") (18" double jointed) single pantry lead-free faucet
- ❑ (17") (18" double jointed) double pantry lead-free faucet
- ❑ Double pantry washdown hose with 16" add-on lead-free faucet with vacuum breaker
- ❑ Double pantry washdown hose lead-free with vacuum breaker
- ❑ Double pantry pot filler lead-free with vacuum breaker

VULCAN

SERVICE CONNECTIONS

Gas Supply: ¾" NPT, 9" AFF, 6" AFC (volume per schedule.

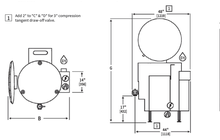
Electric Connection: 120 1 Circuit, 0.3 KW, 16 AFF.

Water: Faucet location.

IMPORTANT

1. A pressure regulator sized for this unit is included. Natural gas 4" W.C. Propane 10.5" W.C.
2. Gas line connecting to unit must be ¾" or larger, if flexible connectors are used, the inside diameter must be at least the same as the ¾" iron pipe and rated for the correct gas input.
3. Requires 120 volt, 60 Hz, 1 phase electrical connection. 3 amp total draw.
4. An adequate ventilation system is required for commercial cooking equipment. Information may be obtained by visiting the National Fire Protection Association website at https://www.nfpa.org/. Refer to NFPA No. 96.
5. This unit is manufactured for installation in accordance with ANSI Z21.1A (latest edition), National Fuel Gas Code. Information may be obtained from The American Gas Association website at https://www.aga.org/.
6. Equipment Clearance: Combustible / Non-Combustible
   Rear 0" / 0"
   Right Side 0" / 0"
   Left Side 0" / 0"

A Add 2" to "C" & "D" for 3" compression tangent draw-off valve.



Model	Capacity	BTU/Hr. Input	A	B	C	D	E	F	G
GS40ES	40 gallons, 151 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	39 (991)	78 (1981)
GS60E	60 gallons, 227 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	39 (991)	78 (1981)
GL80E	80 gallons, 303 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	44 (1118)	83 (2108)
GT100E	100 gallons, 379 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	49 (1245)	88 (2235)
GT125E	125 gallons, 473 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	56 (1422)	95 (2413)
GT150E	150 gallons, 568 liters	135,000	36½ (927)	58½ (1486)	48 (1219)	44 (1118)	17 (432)	62½ (1587)	101 (2565)

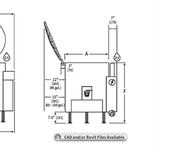
As continued product improvement is a policy of Vulcan, specifications are subject to change without notice.

NOTES

- Dimensions which locate the above connections have a tolerance of +.or - 3" (+ or - 75mm).
- Installation of backflow preventers, vacuum breakers and other specific code requirements is the responsibility of the owner and installer. It is the responsibility of the owner and installer to comply with local codes.
- Plastic drains are not recommended due to inherent limited temperatures of the plastic.
- This appliance is manufactured for commercial installation only and is not intended for home use.

Brimfull Capacities				
Model	**Gallons**	**Quarts**	**Liters**	**4 oz. Servings**
GS40ES	40	160	151	1280
GS60E	60	240	227	1920
GL80E	80	320	303	2560
GT100E	100	400	379	3200
GT125E	125	500	473	4000
GT150E	150	600	568	4800

INSTALLATION WARNING



CAD and/or Revit Files Available

SPECIFICATIONS
Indoor Freezer (-10°F) (20 Floor)
Vinyl Foam NSF gasket (1/16" joint thickness), Cam-lock layout #4

SPECIAL INSTRUCTIONS
Standard shelving

WALL PANELS
Construction: 4" high density urethane (R-32)
Exterior Finish: 26 ga. stucco galvalume
Interior Finish: 26 ga. stucco galvalume
Casing connections: Camlock
Flange connections: Angle screwed

CEILING PANELS
Construction: 4" high density urethane (R-32)
Exterior Finish: Metal
Interior Finish: 26 ga. stucco galvalume
Ceiling type: Factory mounted
Live Load: 50 psf

DOORS
(1) 60" x 84" non-PVC Flush freezer door
*** ELECTRICAL COMPONENTS REQUIRED ***
*** ELECTRICAL COMPONENTS MFR NEEDED ***
*** LEAF WILL NOT BE RACKED UNLESS SPECIFIED OTHERWISE ***
Brand: Imperial Brown
Frame: 4" high density urethane (R-32), D-sided
w/ 26 ga. stucco galvalume both sides
w/ 14 ga. smooth galvanized jambs
Leaf: 4" thick, D side lap, standard height
w/ 26 ga. stucco galvalume both sides
w/ Magnetic gasket
w/ 2 1/4" black neoprene sweep
(5) Heavy duty 4" black hinges
(1) Kason #980, standard latch, polished chrome
(1) Imperial #HMR4TEE inside release (recessed)
(5) Spring loaded wheel, Marking only
(1) Wolce 5407-1, single pole switch and thermometer combo 8 out.
(1) Vapor proof light fixture base only for 926 LED lamp w/ concealed
conduit
(1) Terminal J-Box 8 int.
(1) Kason 1902 heated eye vent, 90 LOW, 120v, 2Aa
(1) 14" x 14" non-heated view window (12 3/4" x 12 3/4" viewing area)
#7462 LOW, 120V, 0.42Aa
(1) Kason 1248 Auto Closer 2Aa #SB Hinge Mounted
36" high HTF .060 aluminum diamond tread (LF) kickplates (leaf, ext. & int.)
(1) Mount door light centered on header

(1) ea. Vapor proof light globe & E26 LED bulb
(1) ea. 20" x 1" x 84" Strip Curtain for freezer or freezer application (DOW,
VELTEX, 5.0-8.0lb) (Fixture mops loose for field installation.)
(1) ea. Normal temp Chase Doors strip curtain for 60" x 84" not opening w/ 8"
strips (LF)
(2) ea. (2" x 4") x 96" x 20 ga. stucco galvalume outside corner vertical closure
(2) ea. (2" x 4") x 96" x 26 ga. stucco galvalume outside corner vertical closure
(12) ea. Interior seismic tie-down @ ceiling level (3' x 3') x 96", 6 26 ga.
stucco galvalume
(10) ea. 20" x 1 1/2") x 96" x .060 smooth aluminum int Kalpson Tiles screws)
Combination interior core base/sealant tie-down @ Floor Level

REFRIGERATION
(1) ea. Cellar - Outdoor R404a split system w/ Bluelf
60/60 BTU/H @ 0.0F TD, 14.5 kr runtime @ 90F inside/90F outside room
90F @ cond. unit, 60ft altitude
(1) Russell R404a air cooled condensing unit #RFM0606E4ADA-4F
208-230V/3ph/60Hz (7HP Scroll) compressor
Model: RFM0606E4ADA-4F
Serial: 2J1A0F 00142
(1) Russell R404a evaporator model #RAM0206DDDA
208-230V/1ph/60 Motors (0.2Aa & air defrost
Fins/inches
47.5M x 25D x 84H x 10Gim.
Includes

NOTES
Meets 2006 Federal Energy Independence and Security Act Requirements.

EVAPORATOR NOTES
To prevent condensation, a minimum 2" free the walls in exterior surface is
required. High humidity conditions may require force ventilation in addition to
clearance.

Installation site floor must be true and level within 3/16" per 10' or additional
costs may be incurred.

Refer to freezer sliding and vertical lift doors shall not be considered means of
egress. Check code egress requirements for your application.

ELECTRICAL
Field electrician to verify maximum acceptable load for light switches.If load is
too high, then relay type controls should be used.
Electrical conduit and wiring methods must be sealed to stop moisture transfer
through electrical raceway.
Failure to seal device per NEC codes WILL VOID WARRANTY.

FOUNDATION
Foundation, special inspection, footings, anchor bolt embedment, edge distances
and all reinforcing are to be designed by a qualified professional engineer based
on conditions and loads at the site. Contractor to provide soil report.
Foundation and Precast pit to be designed for loads designated on plan and/or in
engineering calculations.
All connections to be verified by field verified.
All mechanical unit anchorage and support to be designed by others.
All connectors or elements in contact with alumilum to be stainless steel
(SS).
If walk-in ceiling is suspended, existing roof structure to be designed by others
for loads indicated from new walk-ins where shown on plans and/or in engineering
calculations.
Design shown designed for code applied loads.
Design shown not includes static pressure recom.
Components of all doors, windows, and openings to be designed for loads indicated by wind, design by others.
All loads are service loads.
Special Inspection is required per IBC 1704 and 1707 for post installed anchor
bolts (for California, follow CBC 1704 and 1707).

REVISIONS

NSF LABEL
N.S.F. 12STD (STD #7)
N.S.F. 6A0007 # ALL PANEL JOINTS

- PRELIMINARY DRAWING -
Lupton Title: This is a preliminary drawing only. Approving this drawing only indicates that you agree with overall dimensions and door and opening locations. Floor sizes and layout is subject to change. If Nominal Size" has been quoted, then actual dimensions may end up a bit smaller than drawn. Verify actual dimensions will be shown in subsequent non-preliminary drawings. Should discrepancies be found between drawing and sales order, customer may be asked to approve standard Quotrite Drawings.
The customer or their representative is signing these drawings is being responsibility for overall size and fit around building walls, columns and ceiling restrictions, door locations, openings for equipment supplied by others.
Specifications and accessories field.
☐ APPROVED FOR FABRICATION WITH NO CHANGES
☐ APPROVED FOR FABRICATION WITH CHANGES NOTED
☐ REVISE AND RESUBMIT
Signature _____

DO NOT SCALE THIS DRAWING
SCALE: 3/16" = 1'-0"
DATE DRAWN: 4/1/2026
DATE PRINTED: 4/1/2026
BY: PCH Assistant
CHK'D BY:
DRWG: 26-IB-32015-02
BOX: 3 OF 4
SHEET: 1 OF 1

SPECIFICATIONS

FLOOR: 6" thick concrete (by others)
Vinyl Free RSF gasket (1/16" joint thickness), Cam-Lock layout #4

SPECIAL INSTRUCTIONS
Standard crating

WALL PANELS
Interior construction: 4" high density urethane (R-32)
Exterior Finish: 26 ga. stucco galvalume
Interior Finish: 26 ga. stucco galvalume
Panel Joints: Hidden fasteners
Floor connections: Angle screed

CEILING PANELS
Interior construction: 3 1/2" wood frame urethane (R-44)
Exterior Finish: 24 GA.
Interior Finish: 26 ga. stucco galvalume
Panel Joints: Exposed T-bar Gasketed
Live Load: 12 psf

DOORS
(2) 90° x 84" non-PVC Flush Freezer door
*** STAINLESS STEEL FASTENERS ***
*** ELECTRICAL COMPONENTS PRE-WIRED ***
*** DOOR TO BE HINGED TO MATCH UNLESS SPECIFIED OTHERWISE ***
Sheet: Vertical Grain
Frame: 4" high density urethane (R-32), S-sized
w/ 16 ga. stucco galvalume liners
w/ 16 ga. smooth galvalume liners
Gasket: Magnetic, Kason #1370 (.090 OVERALL)
Leaf: 4" high density urethane (R-32)
w/ 26 ga. stucco galvalume both sides
w/ Magnetic gasket
w/ 1/2" x 1/2" stainless steel edge
(6) Kason #1077-16 heavy duty hinge
(2) Kason #1077-16 heavy duty overhead stroke
(1) Kason #1888AP inside release (recessed)
(1) Kason #1888AP outside release
(1) Weiss 2007-L, single pole switch and thermometer combo 6 ext.
(1) Vapor proof light fixture base only for E26 LED lamp w/ concealed conduit
(1) Tarkett(-J-Bee 6 int.
(1) Kason 1002 heated sill vent, 90 CDM, 120V, .2A
(1) Kason 1002 heated air vent, 90 CDM, 120V, .2A
(1) Kason 1002 heated air vent, 90 CDM, 120V, .2A;
w/ Stainless steel

PARTS
(2) ea. Vapor proof light globe & E26 LED bulb
(2) ea. 4' LED light fixture #LED-4SB2W for cooler or freezer application >50K, 120-277V, 0.9-0.9pf; (fixture ships loose for field installation.)
(2) ea. Curtain Shade Doors strip curtain for 80" X 84" set opening-w/ 8" strips @ 50% overlap
(2) ea. 27" x 71" x 90° x 28 ga. stucco galvalume outside corner vertical closure
(2) ea. 27" x 71" x 90° x 28 ga. stucco galvalume inside corner vertical closure
(1) ea. Interior exhaust fan-Dome 8 ceiling level (3' x 3') x 90' x 20 ga. galvalume
PARTS
(2) ea. (3' x 1 1/2') x 90° x .080 smooth aluminum (w/ Gimpson Titen screws)
(1) ea. Kason #1077-16 heavy duty hinge (w/ mounting screws)
(1) Set Full Material-Fit Kit size = 2'60" x 2'60" x 90° deg.
Installation Hardware kit
(1) ea. 90° x 84" x 90° x 20 ga. stucco galvalume, 8 ea. Yickgreen vapor barrier, 2x6 pressure treated wood, 180° holding fast and asphalt emulsion

REFRIGERATION
(1) ea. Freezer - Outdoor 84dia split system w/ DuART
84000 BTU/H @ 0 DF TD; 15.8 hr runtime @ -10F inside/90F outside room
(1) ea. R-448A refrigerant charge
(1) Russell 84dia condensing unit #RFC060LAKA-
Mounted on: Roof curb
84dia>6, 460V >10, AWEF 3.19
(1) Russell 84dia evaporator model #RAME37TODA
w/ 3-speed EC motors (0.3A) & electric defrost (36.5A)
Refrigerant: R-448A
Evaporator Capacity:
@ 21200 x 80.0D x 31.0/28+ x DX10x.
Low Temperature
(1) ea. 2500A Insulation Value - Shipped-Loose
(1) ea. Check Valve - Shipped-Loose

NOTES

Design Criteria
To control condensation, a minimum 2" free fro the walls in exterior surface in contact with high humidity conditions may require extra insulation in addition to clearances.

Installation site floor must be true and level within 3/16" per 10' or additional costs may be incurred.

R-Flex Doors sliding and vertical lift doors shall not be considered mens of egress. Check code egress requirements for your application.

INSULATION PIT
A thermal break plan is provided to insure thermal break and door motor locations and size. Pit depth, concrete floor above and below insulation, design, reinforcement, thickness & construction of concrete should be designed by a qualified professional engineer based on soil conditions, frost depth, load conditions and end users application. See project contract documents. All concrete work to be performed & design by others.

ELECTRICAL
Field Electrician to verify maximum acceptable load for light switches.If load is too high, then relay type controls should be used.
Refrigeration Compressors & controls must be sealed to stop moisture transfer through electrical raceways.
Failure to seal device per NEC codes WILL VOID WARRANTY.

PROTECTION
Transportation, special inspection, footings, anchor bolt embedment, edge distances and all reinforcing are to be designed by a qualified professional engineer based on conditions and loads imposed from the site.Verify with local codes.
Foundation and Freezer pit to be designed for loads designated on plan and/or in engineering calculations.
All electrical connections to be field verified.
All mechanical unit anchorage and support to be designed by others.
Design shall not include static pressure ratings.
Design shall not include seismic, wind, and openings to be designed for loads induced by wind, design by others.
Roof to be designed for snow loads.
Special Inspection is required per CBC 1704 and 1707 for post installed anchor bolts (for California, follow CBC 1704 and 1707).

REVISIONS

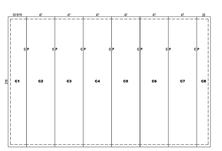
- PRELIMINARY DRAWING -
NOTICE TO BID: This is a preliminary drawing to be used by the Bidding/Sub-Contractor for preliminary pricing purposes only. Any Bidding/Sub-Contractor that uses this drawing for bidding purposes assumes all responsibility for the accuracy of the information contained herein. Any Bidding/Sub-Contractor that uses this drawing for bidding purposes agrees that all dimensions will be shown in subsequent no-preliminary drawings. Should any discrepancies be found between this drawing and the final plans, owner may re-solicit approved detailed Contract bidding.
The purpose of this agreement is to signify/have drawings in basic accordance with the owner's intent. Any changes made during the permitting, bidding, and/or construction phases will be subject to extra charges.
Signed:
( ) APPROVED FOR FABRICATION WITH NO CHANGES
( ) APPROVED FOR FABRICATION WITH CHANGES AS NOTED
( ) REVISE AND RESUBMIT
Signature: _____

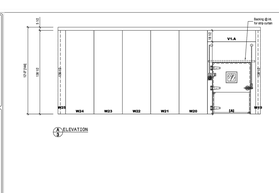
NSF LABEL
R.S.F. LISTED (STD 4?)
R.S.F. GASKET IF ALL PANEL JOINTS

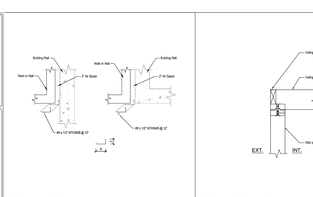
DO NOT SCALE THIS DRAWING
SCALE: 3/16" = 1'-0"
DATE DRAWN: 4/1/2026
DATE PRINTED: 4/1/2026
BY: PDH-Architect
CHKD BY:
Union: 26-IB-32015-04
BOX: 1 OF 4
SHEET: 1 OF 1

26-IB-32015-04
www.saroyan.com
NOT FOR CONSTRUCTION
PRELIMINARY

US FOODS CULINARY EQUIPMENT & SUPPLIES
MEALS ON WHEELS
SEASIDE CA







26-IB-32015-04
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NOT FOR CONSTRUCTION
PRELIMINARY
US FOODS CULINARY EQUIPMENT & SUPPLIES
MEALS ON WHEELS
SEASIDE CA
DO NOT SCALE THIS DRAWING
SCALE: 3/16" = 1'-0"
DATE DRAWN: 4/1/2026
DATE PRINTED: 4/1/2026
BY: PDH-Architect
CHKD BY:
Union: 26-IB-32015-04
BOX: 4 OF 4
SHEET: 4 OF 4

CP0312260642- 26-IB-32015 R1

SYS-1 - Box Load Calculation

General Requirements

Room Temperature: **-10 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **35,327** BTUH

Area Load

Section	Material	Thickness	X - Factor	Surface Temp	Dim. 1	Dim. 2	Load
Wall 1	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	19,152 BTU
Wall 2	Polyurethane	4 in	0.1	85 °F	30 ft	12 ft	28,728 BTU
Wall 3	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	19,152 BTU
Wall 4	Polyurethane	4 in	0.1	85 °F	30 ft	12 ft	28,728 BTU
Ceiling	Polyurethane	4 in	0.1	110 °F	20 ft	30 ft	83,460 BTU
Floor	Polyurethane	4 in	0.1	65 °F	20 ft	30 ft	37,800 BTU
						Total Area Load:	**194,548** BTU

Product Load - Auto Usage Selected

	Total Product Load: **100,000** BTU

Air Change Load

Dry Bulb: **87.6 °F**	Wet Bulb: **71.7 °F**		
Door Type 1: **Men**	Number of Door Type 1: **1**	Door Usage: **Average**	
Door Type 1: **Curtains: None**	Door Type 1 Curtain Efficiency: **0%**	Total Door Type 1 Load: **16,800** BTU	
		Total Air Change Load:	**153,236.4** BTU

Miscellaneous Load

People Load: **0** BTU	Lighting Load: **49,178** BTU	Motor Load: **0** BTU
Other Load: **0** BTU		Total Misc. Load: **49,178** BTU

Load Calculation Summary

Total Design Load: **496,252.4** BTU	Safety Factor: **10%**	Total Required Load: **545,877.7** BTU

Quotes are valid for 30 Days. Due to ongoing product development, RapidBase and its expert documentation is subject to change without notice. In no event shall ICTFG be liable for special or consequential damages in connection with the use or output of RapidBase.

CP0312260642- 26-IB-32015 R1

SYS-1 - System Design Summary

General Requirements

Room Temperature: **-10 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **35,327 BTUH**
Design TD: **10 °F**	Refrigerant: **R-404A**	Altitude: **0 FT**	

Selected Equipment

Line Item	Quantity	Type	Tag	Description
1.0	1	System	SYS-1	R-404A - Refrigeration Equipment Match 1
1.1	1	Condensing Unit	CDU-1	RFD060BJAMDA
1.2	1	Unit Cooler	UC-1	RAME37TODA

System Balance

Balanced Capacity: **35,418.5** BTUH	Evap. T.D.: **8.5 °F**	Line Loss: **2 °F**	Suction Temp: **-21.5 °F**	Calc. Run-Time: **15.4** Hrs

CP0312260642- 26-IB-32015 R1

SYS-1 - CDU-1 - Product Information

General Data

Model Number: **NEXT-GEN II 2-1/2 HP HORIZONTAL**	**RFD060BJAMDA**	Finished: **Yes**
Refrigerant: **R-404A**	Voltage: **208-230/3/60**	Compressor Type: **DISCUS**

Performance Data

Ambient Temp: **95 °F**	Suction Temp: **-22 °F**	Capacity: **32,720** BTUH

Electrical Data

Compressor RLA: **33.2**	Compressor LRA: **215**	Total Condenser Fan FLA: **10.4**
MCA: **52.9**	MOPD: **80**	

Physical Data

Number of Compressors: **1**	Compressor Model: **3YF3F28K0**	Compressor HP: **09**
Number of Condenser Fans: **2**	Approx. Ship Weight: **1273** lbs	Sound Data: **0** dbA
Liquid Line: **3/8** in.	Suction Line: **5/8** in.	
Pump Down Capacity (%): **90**	Pump Down Capacity: **38.1** lbs	

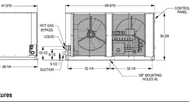
Option Data

Mounted Option	PHASE LOSS MONITOR
Mounted Option	LIQUID LINE WITH COMPONENTS: SEALED FILTER & SIGHT GLASS
Mounted Option	SUCTION LINE COMPONENTS: SEALED FILTER
Mounted Option	SUCTION LINE ACCUMULATOR
Mounted Option	STANDARD RECEIVER
Mounted Option	LIQUID INJECTION
Warranty Option	EXTENDED COMPRESSOR WARRANTY (4 YEAR) - DISCUS OR BITZER - AZL

Compliance Data

AWEF: **3.16**

Notes



Standard Features

- All-weather Galvanized steel painted housing
- Generously sized high efficiency condenser, enhanced copper tube/aluminum fins
- Integral Liquid Subcooling Circuit provides subcooled liquid to the expansion device
- Crankcase heater
- Heavy duty three phase condenser fan motor(s)
- Dual pressure (auto reset) control with Refrieeli flexible control lines
- Large electrical panel with hinged/removable door
- Removable top and side panels for ease of service
- Open view, flow-through equipment guard
- Color coded point-to-point wiring
- Quick access to shut off valves from exterior
- Flooded models include flooded heat pressure control
- Non Flooded models include fan cycling
- ULIUL listed for outdoor use
- Fan sections are baffled to prevent short cycling of air
- Removable end panels
- Easily removable fan guards and modular fan panels
- Hinged drain pan
- Face mount defrost heaters on Electric Defrost models for optimal performance and easy service access
- Pre-drilled 3/8" hanger holes for fast installation
- ULIUL certified for use with multiple refrigerants
- NSF approved for use in food preparation areas

Certifications

CP0312260642- 26-IB-32015 R1

SYS-2 - Box Load Calculation

General Requirements

Room Temperature: **-10 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **28,800** BTUH

Area Load

Section	Material	Thickness	X - Factor	Surface Temp	Dim. 1	Dim. 2	Load
Wall 1	Polyurethane	4 in	0.1	85 °F	12 ft	12 ft	26,812.8 BTU
Wall 2	Polyurethane	4 in	0.1	85 °F	18 ft	12 ft	17,208.8 BTU
Wall 3	Polyurethane	4 in	0.1	85 °F	28 ft	12 ft	26,812.8 BTU
Wall 4	Polyurethane	4 in	0.1	85 °F	18 ft	12 ft	17,208.8 BTU
Ceiling	Polyurethane	4 in	0.1	110 °F	28 ft	18 ft	92,863.2 BTU
Floor	Polyurethane	4 in	0.1	65 °F	28 ft	18 ft	31,752 BTU
						Total Area Load:	**179,204.4** BTU

Product Load - Auto Usage Selected

	Total Product Load: **94,672** BTU

Air Change Load

Dry Bulb: **87.6 °F**	Wet Bulb: **71.7 °F**		
Door Type 1: **Men**	Number of Door Type 1: **1**	Door Usage: **Average**	
Door Type 1: **Curtains: None**	Door Type 1 Curtain Efficiency: **0%**	Total Door Type 1 Load: **16,800** BTU	
		Total Air Change Load:	**142,060.1** BTU

Miscellaneous Load

People Load: **0** BTU	Lighting Load: **41,307.8** BTU	Motor Load: **0** BTU
Other Load: **0** BTU		Total Misc. Load: **41,307.8** BTU

Load Calculation Summary

Total Design Load: **438,684.3** BTU	Safety Factor: **10%**	Total Required Load: **482,552.7** BTU

CP0312260642- 26-IB-32015 R1

SYS-2 - System Design Summary

General Requirements

Room Temperature: **-10 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **28800 BTUH**
Design TD: **10 °F**	Refrigerant: **R-404A**	Altitude: **0 FT**	

Selected Equipment

Line Item	Quantity	Type	Tag	Description
2.0	1	System	SYS-2	R-404A - Refrigeration Equipment Match 2
2.1	1	Condensing Unit	CDU-2	RFD060BJAMDA
2.2	1	Unit Cooler	UC-2	RAME37TODA

System Balance

Balanced Capacity: **30,930** BTUH	Evap. T.D.: **8.5 °F**	Line Loss: **2 °F**	Suction Temp: **-20.3 °F**	Calc. Run-Time: **15.6** Hrs

CP0312260642- 26-IB-32015 R1

SYS-2 - CDU-2 - Product Information

General Data

Model Number: **NEXT-GEN II 3-1/2 HP HORIZONTAL**	**RFD050BJAMDA**	Finished: **Yes**
Refrigerant: **R-404A**	Voltage: **208-230/3/60**	Compressor Type: **DISCUS**

Performance Data

Ambient Temp: **95 °F**	Suction Temp: **-22 °F**	Capacity: **27,560** BTUH

Electrical Data

Compressor RLA: **27.8**	Compressor LRA: **181**	Total Condenser Fan FLA: **10.4**
MCA: **45.9**	MOPD: **70**	

Physical Data

Number of Compressors: **1**	Compressor Model: **3YS3F24KE**	Compressor HP: **08**
Number of Condenser Fans: **2**	Approx. Ship Weight: **1139** lbs	Sound Data: **0** dbA
Liquid Line: **5/8** in.	Suction Line: **5/8** in.	
Pump Down Capacity (%): **90**	Pump Down Capacity: **38.1** lbs	

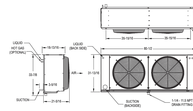
Option Data

Mounted Option	PHASE LOSS MONITOR
Mounted Option	LIQUID LINE WITH COMPONENTS: SEALED FILTER & SIGHT GLASS
Mounted Option	SUCTION LINE COMPONENTS: SEALED FILTER
Mounted Option	SUCTION LINE ACCUMULATOR
Mounted Option	STANDARD RECEIVER
Mounted Option	LIQUID INJECTION
Warranty Option	EXTENDED COMPRESSOR WARRANTY (4 YEAR) - DISCUS OR BITZER - AZL

Compliance Data

AWEF: **3.15**

Notes



Standard Features

- All-weather Galvanized steel painted housing
- Generously sized high efficiency condenser, enhanced copper tube/aluminum fins
- Integral Liquid Subcooling Circuit provides subcooled liquid to the expansion device
- Crankcase heater
- Large electrical panel with hinged/removable door
- Color coded point-to-point wiring
- Quick access to shut off valves from exterior
- ULIUL certified for use with multiple refrigerants
- ULIUL listed for outdoor use
- Flooded models include flooded heat pressure control
- Non Flooded models include mild ambient fan cycle control

Certifications

CP0312260642- 26-IB-32015 R1

SYS-3 - Box Load Calculation

General Requirements

Room Temperature: **35 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **21,182** BTUH

Area Load

Section	Material	Thickness	X - Factor	Surface Temp	Dim. 1	Dim. 2	Load
Wall 1	Polyurethane	4 in	0.1	85 °F	12 ft	12 ft	8,272 BTU
Wall 2	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	10,080 BTU
Wall 3	Polyurethane	4 in	0.1	85 °F	18 ft	12 ft	8,272 BTU
Wall 4	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	10,080 BTU
Ceiling	Polyurethane	4 in	0.1	110 °F	18 ft	20 ft	22,680 BTU
Floor	Concrete	6 in	1.3	65 °F	18 ft	20 ft	94,000 BTU
						Total Area Load:	**114,064** BTU

Product Load - Auto Usage Selected

	Total Product Load: **83,936** BTU

Air Change Load

Dry Bulb: **87.6 °F**	Wet Bulb: **71.7 °F**		
Door Type 1: **Men**	Number of Door Type 1: **1**	Door Usage: **Average**	
Door Type 1: **Curtains: None**	Door Type 1 Curtain Efficiency: **0%**	Total Door Type 1 Load: **16,800** BTU	
		Total Air Change Load:	**99,382.2** BTU

Miscellaneous Load

People Load: **0** BTU	Lighting Load: **29,500.6** BTU	Motor Load: **0** BTU
Other Load: **0** BTU		Total Misc. Load: **29,500.6** BTU

Load Calculation Summary

Total Design Load: **307,807.8** BTU	Safety Factor: **10%**	Total Required Load: **338,588.6** BTU

CP0312260642- 26-IB-32015 R1

SYS-3 - System Design Summary

General Requirements

Room Temperature: **35 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **21182 BTUH**
Design TD: **10 °F**	Refrigerant: **R-454A**	Altitude: **0 FT**	

Selected Equipment

Line Item	Quantity	Type	Tag	Description
3.0	1	System	SYS-3	R-454A - Refrigeration Equipment Match 3
3.1	1	Condensing Unit	CDU-3	RFCN0ZBE44DA
3.2	1	Unit Cooler	UC-3	RAMBA28M0DA

System Balance

Balanced Capacity: **21,150** BTUH	Evap. T.D.: **8.4 °F**	Line Loss: **2 °F**	Suction Temp: **23.6 °F**	Calc. Run-Time: **13.4** Hrs

CP0312260642- 26-IB-32015 R1

SYS-3 - CDU-3 - Product Information

General Data

Model Number: **MINI-CON 1/2-6 HP HORIZONTAL AIR-AJL/A1**	**RFCN0ZBE44EA**	Finished: **Yes**
Refrigerant: **R-454A**	Voltage: **208-230/3/60**	Compressor Type: **SCROLL**

Performance Data

Ambient Temp: **95 °F**	Suction Temp: **23 °F**	Capacity: **23,892** BTUH

Electrical Data

Compressor RLA: **10.8**	Compressor LRA: **76.9**	Total Condenser Fan FLA: **0.2**
MCA: **10.7**	MOPD: **30**	

Physical Data

Number of Compressors: **1**	Compressor Model: **YS19KAE**	Compressor HP: **2 3/4**
Number of Condenser Fans: **1**	Approx. Ship Weight: **220** lbs	Sound Data: **0** dbA
Liquid Line: **1/2** in.	Suction Line: **7/8** in.	
Pump Down Capacity (%): **90**	Pump Down Capacity: **4.4** lbs	

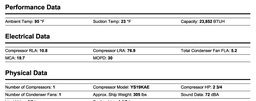
Option Data

Mounted Option	NO STANDARD AIR DEFROST TIMER
Mounted Option	EC MOTOR(S)
Mounted Option	LIQUID LINE WITH COMPONENTS: SEALED FILTER & SIGHT GLASS
Mounted Option	STANDARD RECEIVER
Mounted Option	FIXED HIGH/ADJUSTABLE LOW PRESSURE CONTROL
Warranty Option	EXTENDED COMPRESSOR WARRANTY (4 YEAR) - SCROLL - AZL

Compliance Data

AWEF: **4.15**

Notes



Standard Features

- Embossed aluminum housing
- Enhanced copper tube and aluminum fin coil construction
- Rail mounted dual speed EC motors
- Swept connections
- Thermal overload protection
- High efficiency fan guard design and deep draw venturi
- Heavy-duty fans are balanced for vibration-free operation
- Fan sections are baffled to prevent short cycling of air
- Removable end panels
- Easily removable fan guards and modular fan panels
- Hinged drain pan
- Face mount defrost heaters on Electric Defrost models for optimal performance and easy service access
- Pre-drilled 3/8" hanger holes for fast installation
- ULIUL certified for use with multiple refrigerants
- NSF approved for use in food preparation areas

Certifications

CP0312260642- 26-IB-32015 R1

SYS-4 - Box Load Calculation

General Requirements

Room Temperature: **35 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **21,182** BTUH

Area Load

Section	Material	Thickness	X - Factor	Surface Temp	Dim. 1	Dim. 2	Load
Wall 1	Polyurethane	4 in	0.1	85 °F	18 ft	12 ft	8,272 BTU
Wall 2	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	10,080 BTU
Wall 3	Polyurethane	4 in	0.1	85 °F	18 ft	12 ft	8,272 BTU
Wall 4	Polyurethane	4 in	0.1	85 °F	20 ft	12 ft	10,080 BTU
Ceiling	Polyurethane	4 in	0.1	110 °F	18 ft	20 ft	22,680 BTU
Floor	Concrete	6 in	1.3	65 °F	18 ft	20 ft	94,000 BTU
						Total Area Load:	**114,064** BTU

Product Load - Auto Usage Selected

	Total Product Load: **43,936** BTU

Air Change Load

Dry Bulb: **87.6 °F**	Wet Bulb: **71.7 °F**		
Door Type 1: **Men**	Number of Door Type 1: **1**	Door Usage: **Average**	
Door Type 1: **Curtains: None**	Door Type 1 Curtain Efficiency: **0%**	Total Door Type 1 Load: **16,800** BTU	
		Total Air Change Load:	**99,382.2** BTU

Miscellaneous Load

People Load: **0** BTU	Lighting Load: **29,500.6** BTU	Motor Load: **0** BTU
Other Load: **0** BTU		Total Misc. Load: **29,500.6** BTU

Load Calculation Summary

Total Design Load: **307,807.8** BTU	Safety Factor: **10%**	Total Required Load: **338,588.6** BTU

CP0312260642- 26-IB-32015 R1

SYS-4 - System Design Summary

General Requirements

Room Temperature: **35 °F**	Ambient Temperature: **95 °F**	Design Run-time: **18 Hrs**	Required Capacity: **21182 BTUH**
Design TD: **10 °F**	Refrigerant: **R-454A**	Altitude: **0 FT**	

Selected Equipment

Line Item	Quantity	Type	Tag	Description
4.0	1	System	SYS-4	R-454A - Refrigeration Equipment Match 4
4.1	1	Condensing Unit	CDU-4	RFCN0ZBE44DA
4.2	1	Unit Cooler	UC-4	RAMBA28M0DA

System Balance

Balanced Capacity: **21,150** BTUH	Evap. T.D.: **8.4 °F**	Line Loss: **2 °F**	Suction Temp: **23.6 °F**	Calc. Run-Time: **13.4** Hrs

CP0312260642- 26-IB-32015 R1

SYS-4 - CDU-4 - Product Information

General Data

Model Number: **MINI-CON 1/2-6 HP HORIZONTAL AIR-AJL/A1**	**RFCN0ZBE44EA**	Finished: **Yes**
Refrigerant: **R-454A**	Voltage: **208-230/3/60**	Compressor Type: **SCROLL**

Performance Data

Ambient Temp: **95 °F**	Suction Temp: **23 °F**	Capacity: **23,822** BTUH

Electrical Data

Compressor RLA: **10.8**	Compressor LRA: **76.9**	Total Condenser Fan FLA: **0.2**
MCA: **10.7**	MOPD: **30**	

Physical Data

Number of Compressors: **1**	Compressor Model: **YS19KAE**	Compressor HP: **2 3/4**
Number of Condenser Fans: **1**	Approx. Ship Weight: **365** lbs	Sound Data: **72** dbA
Liquid Line: **5/8** in.	Suction Line: **7/8** in.	
Pump Down Capacity (%): **90**	Pump Down Capacity: **27.4** lbs	

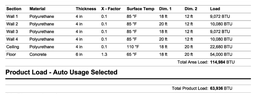
Option Data

Mounted Option	NO STANDARD AIR DEFROST TIMER
Mounted Option	EC MOTOR(S)
Mounted Option	LIQUID LINE WITH COMPONENTS: SEALED FILTER & SIGHT GLASS
Mounted Option	STANDARD RECEIVER
Mounted Option	FIXED HIGH/ADJUSTABLE LOW PRESSURE CONTROL
Warranty Option	EXTENDED COMPRESSOR WARRANTY (4 YEAR) - SCROLL - AZL

Compliance Data

AWEF: **7.60**

Notes



Standard Features

- All-weather Galvanized steel painted housing
- Generously sized high efficiency condenser, enhanced copper tube/aluminum fins
- Integral Liquid Subcooling Circuit provides subcooled liquid to the expansion device
- Crankcase heater
- Large electrical panel with hinged/removable door
- Color coded point-to-point wiring
- Quick access to shut off valves from exterior
- ULIUL certified for use with multiple refrigerants
- ULIUL listed for outdoor use
- Flooded models include flooded heat pressure control
- Non Flooded models include mild ambient fan cycle control

Certifications

CP0312260642- 26-IB-32015 R1

SYS-4 - UC-4 - Product Information

General Data

Model Line: **MEDIUM PROFILE**	Model Number: **RAMBA28M0ADA**	Motors: **DUAL SPEED EC MOTOR**
Unit Voltage: **115/1/60**	Defrost Type: **AIR DEFROST**	Refrigerant: **R-454A**
Fins Per Inch: **6**	Number of Fans: **1**	

Performance Data

Suction Temp: **25 °F**	T.D: **9.4 °F**	Capacity: **25,189** BTUH	CFM: **2950**

Electrical Data

Motor Voltage: **115/1/60**	Total Unit Fan Motor Amps: **3.2**	
Heater Voltage: **-**	Heater Amps: **0**	Heater Watts: **0**
MCA: **15**	MOPD: **20**	

Physical Data

Liquid Line: **1/2** in.	Suction Line: **1 1/8** in.	Approx. Ship Weight: **120** lbs

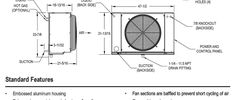
Option Data

Mounted Option	EcoNet Control Package
Mounted Option	ADL Leak Detector
Loose Option	SSOV Isolation Valve - Shipped-Loose
Loose Option	Check Valve - Shipped-Loose

Compliance Data

AWEF: **9.09**

Notes



Standard Features

- Embossed aluminum housing
- Enhanced copper tube and aluminum fin coil construction
- Rail mounted dual speed EC motors
- Swept connections
- Thermal overload protection
- High efficiency fan guard design and deep draw venturi
- Heavy-duty fans are balanced for vibration-free operation
- Fan sections are baffled to prevent short cycling of air
- Removable end panels
- Easily removable fan guards and modular fan panels
- Hinged drain pan
- Face mount defrost heaters on Electric Defrost models for optimal performance and easy service access
- Pre-drilled 3/8" hanger holes for fast installation
- ULIUL certified for use with multiple refrigerants
- NSF approved for use in food preparation areas

Certifications

CP0312260642- 26-IB-32015 R1

SYS-2 - UC-2 - Product Information

General Data

Model Line: **MEDIUM PROFILE**	Model Number: **RAME37TODA**	Motors: **DUAL SPEED EC MOTOR**
Unit Voltage: **208-230/1/60**	Defrost Type: **ELECTRIC DEFROST**	Refrigerant: **R-454A**
Fins Per Inch: **6**	Number of Fans: **2**	

Performance Data

Suction Temp: **-20 °F**	T.D: **8.3 °F**	Capacity: **35,930** BTUH	CFM: **6300**

Electrical Data

Motor Voltage: **208-230/1/60**	Total Unit Fan Motor Amps: **3.8**	
Heater Voltage: **208-230/1/60**	Heater Amps: **36.5**	Heater Watts: **8860**
MCA: **58.2**	MOPD: **80**	

Physical Data

Liquid Line: **1/2** in.	Suction Line: **1 5/8** in.	Approx. Ship Weight: **220** lbs

Option Data

Mounted Option	EcoNet Control Package
Mounted Option	ADL Leak Detector
Loose Option	SSOV Isolation Valve - Shipped-Loose
Loose Option	Check Valve - Shipped-Loose

Compliance Data

AWEF: **4.15**

Notes

Standard Features

- Embossed aluminum housing
- Enhanced copper tube and aluminum fin coil construction
- Rail mounted dual speed EC motor(s)
- Swept connections
- Thermal overload protection
- High efficiency fan guard design and deep draw venturi
- Heavy-duty fans are balanced for vibration-free operation
- Fan sections are baffled to prevent short cycling of air
- Removable end panels
- Easily removable fan guards and modular fan panels
- Hinged drain pan
- Face mount defrost heaters on Electric Defrost models for optimal performance and easy service access
- Pre-drilled 3/8" hanger holes for fast installation
- ULIUL certified for use with multiple refrigerants
- NSF approved for use in food preparation areas

Certifications

CP0312260642- 26-IB-32015 R1

SYS-3 - UC-3 - Product Information

General Data

| Model Line: **MEDIUM PROFILE** | Model Number: **RAMBA28M0ADA** | Motors: **DUAL SPEED EC MOTOR** |
|

GENERAL

1. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. THE 2026 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY MONTEREY COUNTY.
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE MAY, 2026 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE MAY, 2026 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: CONSTRUCTION OF ONE NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: JANUARY 2027 , ESTIMATED COMPLETION: MAY 2016. JANUARY 2029.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = (364 CY)?
F = (238 CY)?
NET EXPORT = (126 CY)?
ESTIMATED AREA OF DISTURBANCE = 0.44 AC

1. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
2. OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
3. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
4. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

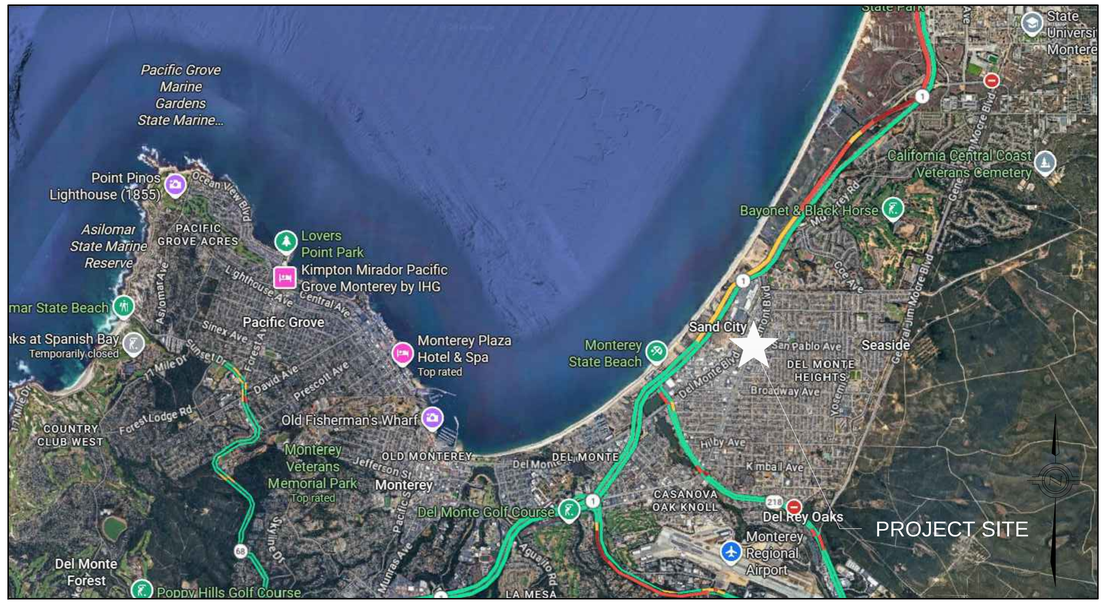
1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS ON JULY 25, 2008.
2. BENCHMARK: SET MAG NAIL AS SHOWN HEREON. ELEVATION: 1476.19'
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

LEGEND

PROPERTY LINE	
BUILDING ENVELOPE	
(E) MAJOR CONTOUR	
(E) MINOR CONTOUR	
(E) JOINT UTILITY TRENCH	JT
(E) SANITARY SEWER	SS
(E) WATER LINE	W
(N) MAJOR CONTOUR	
(N) MINOR CONTOUR	
(N) JOINT UTILITY TRENCH	JT
(N) STORM DRAIN	SD
(N) SANITARY SEWER	SS
(N) WATER LINE	W

GRADING AND DRAINAGE

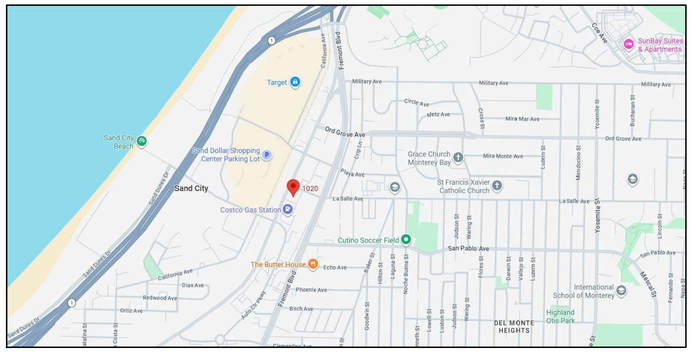
1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL REPORT FOR SAROYAN MASTERBUILDERS 1020 AUTO CENTER PKWY SEA SIDE, CALIFORNIA
   APN 011-523-021
   BY O'TERRA GEOTECHNICAL GROUP INC., DATED JANUARY 10, 2026. PROJECT NO. 11144??
2. ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
4. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
5. ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
6. EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2026 CBC 1804.1-1804.2)
7. IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2026 CBC 1804.3)
8. RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
9. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
10. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
11. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
12. FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
13. FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
14. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
15. ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
16. CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
17. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPE AT NO LESS THAN 10% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
18. ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
19. ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 3 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
20. ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
    - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
    - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
    - SOIL SHALL BE CLASSIFIED AS: SAND, GROUP SYMBOL SW, SP, SC, OR SM AS GIVEN IN ASTM 2487-10 "THE CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES"
    - ALL SOILS UTILIZED FOR FILL PURPOSES MUST BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT
    - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
22. IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
23. A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
24. A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
25. EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.



VICINITY MAP

ABBREVIATIONS

AB	AGGREGATE BASE
BC	BEGIN CURVE
BS	BOTTOM OF STEP
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEAN OUT
DIA	DIAMETER
DWY	DRIVEWAY
(E)	EXISTING
EC	END CURVE
EL	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FSG	FINISHED SUB GRADE
JT	JOINT TRENCH
K	CURVE COEFFICIENT
LF	LINEAR FEET
MIN	MINIMUM
N/A	NOT APPLICABLE
(N)	NEW
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE
SD	STORM DRAIN
S	SLOPE
SS	SANITARY SEWER
FM	FORCE MAIN
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UTIL	UTILITY
W	WATER
WM	WATER METER
WV	WATER VALVE



LOCATION MAP

SHEET INDEX

C1 - TITLE PAGE
C2 - SITE PLAN
C3 - GRADING AND DRAINAGE PLAN
C4 - SITE CROSS SECTIONS
C5 - UTILITY PLAN
C6 - DETAILS
C7 - EROSION CONTROL PLAN

SITE ADDRESS & APN
1020 AUTO CENTER PKWY SEA SIDE, CA 93955
011-523-021

CIVIL ENGINEER
WILLIAM E. SAROYAN
(831) 241 - 8228

ARCHITECT
AL SAROYAN
AL@SAROYAN.US
(831) 393 - 1800

CONTRACTOR
SAROYAN MASTERBUILDER
(831) 393 - 1800

PARCEL: 011-523-021

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY: C.M.T.
CHECKED BY: A.E.S.
PURPOSE: Building Permit

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EDDIE SAROYAN

REGISTERED PROFESSIONAL ENGINEER WILLIAM E. SAROYAN No: 86557 REN09-2026 STATE OF CALIFORNIA

Scale: NTS

Title Page

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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PAGE NO.
34
OF 90
PROJECT NM. MEALS ON WHEELS

AUTO CENTER PKWY
80' PUBLIC RIGHT OF WAY
AC PAVEMENT WIDTH: 63'

Please Note: The up lights on the north and west side of the property will be angled at 45 degrees to wash the wall and all lights will be shielded to prevent light shining into the sky.

Please Note: Seaside Municipal Code 17.30.040.C.2 requires six-inch-high concrete curbs adjacent to landscaping Typical Throughout The Project Site.

DEL MONTE BLVD
PUBLIC RIGHT OF WAY VARIES
AC PAVEMENT WIDTH: 63'

RIGHT OF WAY EXTENT

L=18.59'
R=12.00'
=88°44'41"

S64°49'46"E 149.75'

BENCH

FOUND DISC IN WELL
PER 24 C&T 21

BASIS OF BEARINGS
S23°57'04"W 40.01'

CONC DWY

SITE ACCESS

FOUND IRON PIPE
PER 24 C&T 21

Western & Northern Edge Of
Property Proposed Landscape
2,741 Sq. Ft.

ID SIGN

17.1'

RAMP 8% MAX

77.9'

22.7'

ENTRY

SHORT TERM BICYCLE PARKING 6 SPACE

LONG TERM BICYCLE PARKING 2 SPACE

ACCESSIBLE PATH OF TRAVEL FROM ACCESIBLE PARKING

AC

64.40'

APN: 011-526-014
SIDD CORPORATION

5' PUE
PER 24 C&T 21

LOT 1
24 C&T 21

22.3'

(1) VAN ACCESSIBLE 9' X 20'

(2) ACCESSIBLE 9' X 20'

ACCESSIBLE PARKING SIGN LOCATION

UTILITIES MAINTENANCE EASEMENT
PER 24 C&T 21
PER2010043508

(26) STANDARD PARKING 9' X 19'
(27) STANDARD PARKING 9' X 19'
(28) STANDARD PARKING 9' X 19'
(29) STANDARD PARKING 9' X 19'
(30) STANDARD PARKING 9' X 19'
(31) STANDARD PARKING 9' X 19'

BENCH

(3) STANDARD PARKING 9' X 19'

BHL

APN: 011-523-021

1020 AUTO CENTER PKWY
1-STORY METAL BUILDING
AREA: 11,540 SQ. FT.
HEIGHT: 25.1'

LOT 2
24 C&T 21

120.2'

97.6'

PARCEL AREA
27,400 SQ. FT.
0.6290 ACRES

Proposed Landscape Planter 900 Sq. Ft.

FOUND IRON PIPE
PER 24 C&T 21

50.00'

S23°57'04"W 164.40'

TE

(4) STANDARD PARKING 9' X 19'
(5) STANDARD PARKING 9' X 19'
(6) STANDARD PARKING 9' X 19'
(7) STANDARD PARKING 9' X 19'
(8) STANDARD PARKING 9' X 19'
(9) STANDARD PARKING 9' X 19'
(10) STANDARD PARKING 9' X 19'
(11) CLEAN AIR EV 9' X 19'
(12) CLEAN AIR EV 9' X 19'

(32) STANDARD PARKING 9' X 19'
(33) STANDARD PARKING 9' X 19'
(34) STANDARD PARKING 9' X 19'
(35) STANDARD PARKING 9' X 19'
(36) STANDARD PARKING 9' X 19'
(37) STANDARD PARKING 9' X 19'
(38) STANDARD PARKING 9' X 19'
(39) STANDARD PARKING 9' X 19'
(40) STANDARD PARKING 9' X 19'

AC

RIGHT OF WAY EXTENT

Proposed Landscape

6 10' SANTARY SEWER EASEMENT
PER 24 C&T 21

100.2'

TEMP FENCE

LOADING ZONE 12' X 40'
WITH 14' VERTICAL CLEARENCE

OVERHANG

LOT 3
24 C&T 21

1 Yard Bin
MOP SINK
3 Yard Bin
Light FLOOR DRAIN
3 Yard Bin

135 Degree Swing Min.

50.00'

TRASH ENCLOSURE
10' X 16'
Overhead Clearance 23'-0"

SITE ACCESS

N66°02'56"W 168.70'

SITE ACCESS

1.05'

FOUND IRON PIPE
PER 24 C&T 21

FOUND IRON PIPE
PER 24 C&T 21

AC

CONC DWY

FOUND IRON PIPE
PER 24 C&T 21

AC

7 10' PUE &
SEWER EASEMENT
PER 1207 O.R. 461

TEMP CHAINLINK FENCE
OUTSIDE PL BY UP TO 2.9'±

APN: 011-523-020
JACOBSEN JEFFREY M &
CHRISTINE M TRS

LOT 4
24 C&T 21

APN: 011-526-012
MIA PROPERTIES LLC

(13) STANDARD PARKING 9' X 19'
(14) STANDARD PARKING 9' X 19'
(15) STANDARD PARKING 9' X 19'
(16) STANDARD PARKING 9' X 19'
(17) STANDARD PARKING 9' X 19'
(18) STANDARD PARKING 9' X 19'
(19) STANDARD PARKING 9' X 19'
(20) STANDARD PARKING 9' X 19'
(21) STANDARD PARKING 9' X 19'
(22) STANDARD PARKING 9' X 19'
(23) STANDARD PARKING 9' X 19'
(24) STANDARD PARKING 9' X 19'
(25) STANDARD PARKING 9' X 19'

LEGEND

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	VT	UTILITY VAULT
GP	GATE POST	WM	WATER METER
GMH	GAS MANHOLE	WV	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		DENOTES ENCROACHMENTS
MB	MAILBOX	1	CORRESPONDS TO SCHEDULE B
MH	MANHOLE	1	CORRESPONDS TO PARKING COUNT
MW	MONITORING WELL		GUY WIRE
MON	FOUND MONUMENT		=PATH OF TRAVEL

Site Area Calculation
Main Building: 11,533 Sq. Ft.
Trash Enclosure: 160 Sq. Ft.
Driveway & Parking: 11,339 Sq. Ft.
Side Walks & Entry: 648 Sq. Ft.

GRAPHIC SCALE
3/32" Inch = 1 Ft.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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EDDIE SAROYAN

REGISTERED PROFESSIONAL ENGINEER
WILLIAM E. SAROYAN
No: 86557
RENEW 2026
STATE OF CALIFORNIA

Scale: 1" = 10'-0"

Site Plan

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1600 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
C-2
PAGE NO.
35
OF 90
PROJECT NM. MEALS ON WHEELS

AUTO CENTER PKWY

SITE CROSS SECTION "B"

S64°49'46"E L=194.339'

Δ=88°44'41"
R=22-0'
L=33-8'

Δ=88°44'41"
R=12-0'
L=18-6'

EG:35.49'

EG:34.96'

CONC DWY

Existing SD Pipe to Remain

EG:34.79'

SITE ACCESS

5%

Existing Junction Box to Remain

FS:35.04'

S64°49'46"E L=26.18'

RAMP 8% MAX

FS:36.64'

TS:36.29'

FS:36.73'

ENTRY → 2%

BS:35.12'

S64°49'46"E L=30.66'

S23°57'04"W L=21.85'

EG:34.84'

→ 2%

GR 34.46'
INV IN 30.23'
INV OUT 30.20'

64.40'

1:12

FF:36.77'

Mechanical Equipment Area

Kitchen Hood Equipment Area

EG:34.50'

VT

PE

GR 34.55'
INV IN 30.32'
INV OUT 30.29'

FOUND IRON PIPE
PER 24 C&T 21

EG:34.33'

TE

8" SD Pipe

S23°57'04"W L=164.41'

50.00'

S23°57'04"W L=112.89'

EG:34.70'

EG:34.93'

GR 34.75'
INV IN 30.72'
INV OUT 30.69'

SITE CROSS SECTION "A"

SITE CROSS SECTION "A"

DEL MONTE BLVD

N26°25'33"E L=156.26'

CONC DWY

EG:37.82'

EG:37.05'

W

FOUND IRON PIPE
PER 24 C&T 21

EG:34.79'

50.00'

TS:36.73'

OVERHANG

1 Yard Bin

MOP SINK

FLOOR DRAIN

3 Yard Bin

3 Yard Bin

N66°02'56"W L=10.13'

EG:35.27'

GR 35.05'
INV IN 31.2'
INV OUT 31.1'

2%

GR 36.40'
INV OUT 33.00'

EG:36.46'

GR 36.20'
INV IN 32.20'
INV OUT 32.10'

EG:36.79'

N66°02'56"W L=159.337'

EG:35.59'

Existing Storm Drain to be removed

SITE ACCESS

Concrete Valley Gutter

EG:36.37'

EG:35.84'

SITE ACCESS

SITE CROSS SECTION "B"

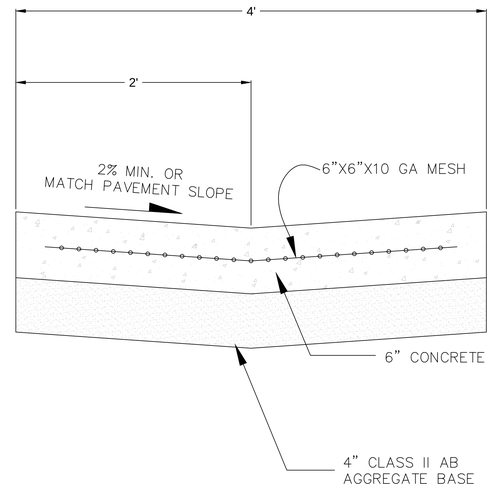
EG:37.36'

EG:37.87'

EG:35.64'

GRAPHIC SCALE
3/16" inch = 1 ft.

PARCEL: 011-523-021



PARKING LOT VALLEY GUTTER

⊞ =24" Junction Box

⊕ = Area Drain

⊗ = Downspout

= Downspout With Splash Block

= Trench Drain

—— = New Contour

Dry Creek = 3'-0" Deep Shallow Infiltration Trnch

INV = Invert

FSG = Finish Sub Grade

FG = Finish Grade

FS = Finish Surface

GR = Grate

TW = Top Of Wall

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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EDDIE SAROYAN

WILLIAM E. SARAYAN
REGISTERED PROFESSIONAL ENGINEER
No: 86557
REN09-2026
STATE OF CALIFORNIA

Scale: 3/32" = 1'-0"

Grading & Drainage Plan

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Meals On Wheels Interior Renovation Project

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Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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PAGE NO.
36
OF 90
PROJECT NM. MEALS ON WHEELS

WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 0.13 ACRES
2. BEST MANAGEMENT PRACTICES (BMPs)(MATERIALS AND THEIR INSTALLATION) SHALL CONFIRM TO ONE OF THE FOLLOWING:
   - 2.1. THE 2017 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK/ CONSTRUCTION SITE BMP MANUAL THE HANDBOOK MAY BE DOWNLOADED FOR FREE http://www.dot.ca.gov/hq/construc/stormwater/stormwater1.htm
   - 2.2. THE 2009 EDITION OF THE CALIFORNIA BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER AUTHORITY
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOILS AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY SHALL OCCUR.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTRUBED AREAS (AREAS WHICH HAVE NOT BEEN DISTRUBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUBSTANTIAL ENVIRONMENTAL FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MARERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
14. ESTABLISH AND MAINTIAN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE

a. PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE

b. PROVIDE INLET PROTECTION AT ALL DRAIN INLETS

15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE # 2806, AND CALIFORNIA BUILDING CODE.
16. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (WCC 16.08.300 C.2)
17. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION, ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAYBE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
18. LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION REMOVAL SHALL BE LIMITED TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS, AND CONSTRUCTION AS SHOWN ON THE APPROVED EROSION CONTROL PLAN.
19. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE AT THE END OF EACH WORKING DAY.
20. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECTS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
21. DURING CONSTRUCTION THE OWNER/APLLICANT SHALL SCHEDULE AN INSPECTION WITH RMA -ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS AND BMPS INSTALLED AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE
22. PRIOR TO FINAL INSPECTION, THE OWNER /APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
23. ALL OR PART OF THE CONSTRUCTION OF HIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15)

MONTEREY COUNY REQUIREMENTS

1. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
2. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30

A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW

B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.

C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

3. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT AND THE COUNTY OF MONTEREY
4. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION
5. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATINNG EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES(BMPs) AS FOLLOWS:

A. WEEKLY, AND

B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND

C. WITHIN 48 HOURS AFTER EACH STORM EVENT

2. REPAIR DAMAGES BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTORER
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE
6. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPINGS, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECIEVING WATERS, AND AS SUCH AS PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLCIT CONNECTIONS DURING CONTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   FIRE HYDRANT FLUSHING
   IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   PIPE FLUSHING AND TESTING,
   WATER TO CONTROL DUST,
   UNCONTAMINATED GROUP WATER FROM DEWATERING
   OTHER DISCHARGES NOT SUBJECT TO A SEPERATE GENERAL NOPES PERMIT ADOPTED BY A REGIONAL WATER BOARD
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS

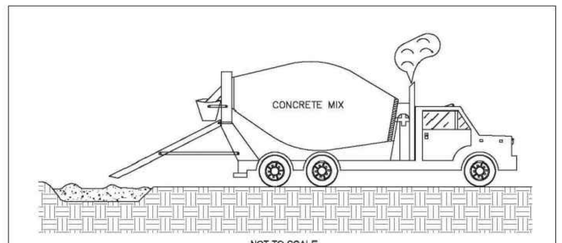
- THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
- THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
- THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
- THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONTRUCTION MATERIALS OR EQUIPMENT
- THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
- THE DISCHARGE IS MONITORED

5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

- SPILL PREVENTION AND RESPONSE;
- LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
- GOOD HOUSEKEEPING;
- FINES AND PENALTIES;
- MATERIAL MANAGEMENT PRACTICES.



NOT TO SCALE

DESCRIPTION

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPROACH

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:

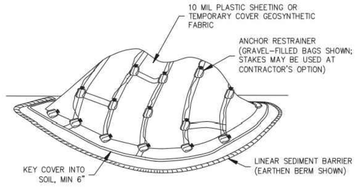
- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- FOR ON-SITE WASHOUT:
  - LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
  - WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA.
- DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN THE TRASH.

CONCRETE WASHOUT FACILITY

SCALE: NONE

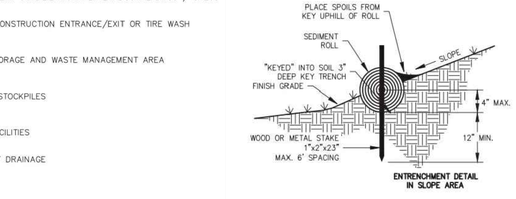
LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
ESA	–	–	TREE PROTECTION FENCING (ORANGE SNOW FENCING)
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS / SPECS PERMANENT STABILIZATION PER LANDSCAPE DWGS / SPECS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE

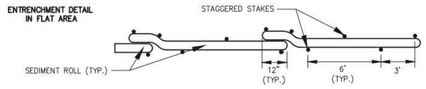


TEMPORARY COVER ON STOCKPILE

SCALE: NONE



ENTRENCHMENT DETAIL IN SLOPE AREA

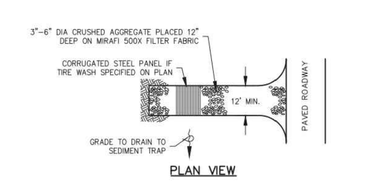


NOTES

1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX. DEEP ALONG THE PROPOSED INSTALLATION ROUTE. TRENCH SHOULD BE LEVEL (ie ALONG THE CONTOUR)
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.

FIBER ROLL

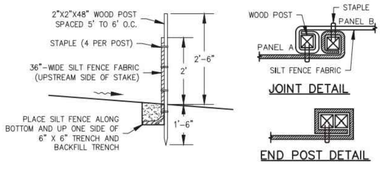
SCALE: NONE



PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



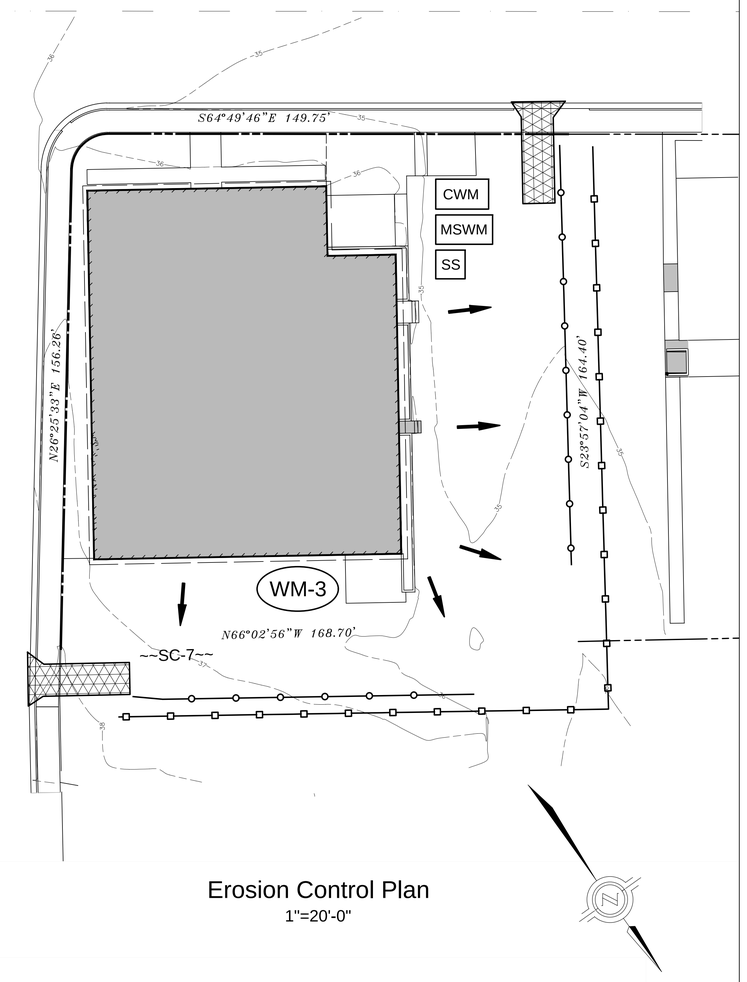
JOINT DETAIL

END POST DETAIL

NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

TEMPORARY SILT FENCE

SCALE: NONE



Erosion Control Plan

1"=20'-0"

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

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EDDIE SAROYAN

REGISTERED PROFESSIONAL ENGINEER — WILLIAM E. SAROYAN — No: 86557 — REN09-2026 — STATE OF CALIFORNIA

Scale: 1" = 20'-0"

PARCEL: 011-523-021

Erosion Control Plan

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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DATE: 24 JULY 2026
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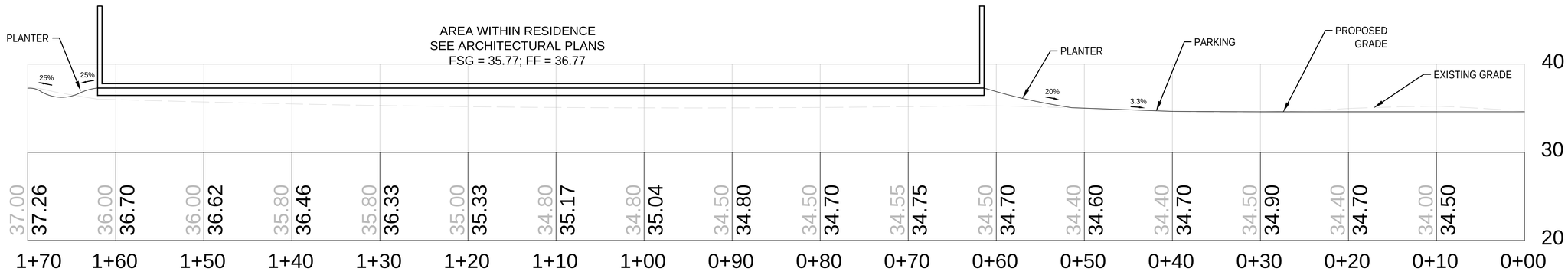
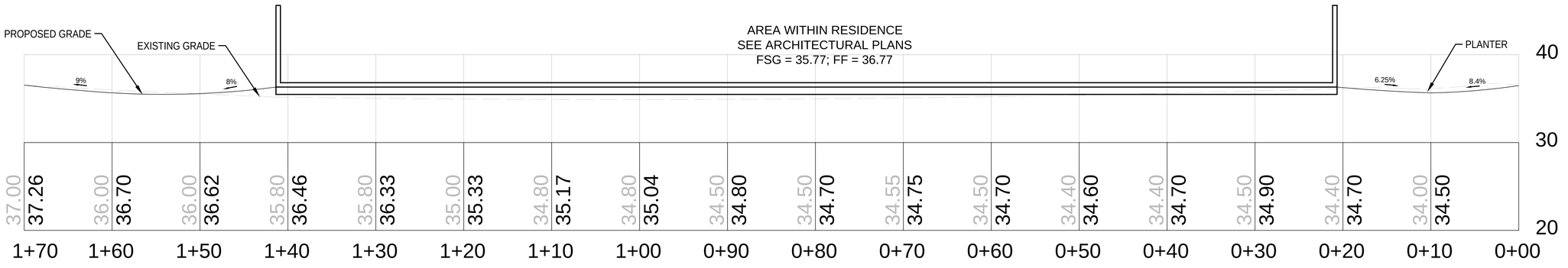
PROJECT NM. MEALS ON WHEELS



SITE CROSS SECTION A

NOTE:
ALL SURFACES TO BE PREPARED PER GEOTECHNICAL REPORT PRIOR TO POURING SLAB OR SETTING PAVERS



SITE CROSS SECTION B

NOTE:
ALL SURFACES TO BE PREPARED PER GEOTECHNICAL REPORT PRIOR TO POURING SLAB OR SETTING PAVERS

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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EDDIE SAROYAN

REGISTERED PROFESSIONAL ENGINEER
EDDIE M. E. SAROYAN
No: 86557
RENEW 08-31-26
STATE OF CALIFORNIA

Scale: 1" = 10'-0"

PARCEL: 011-523-021

Site Cross Section & Driveway Profile

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
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PROJECT NM. MEALS ON WHEELS

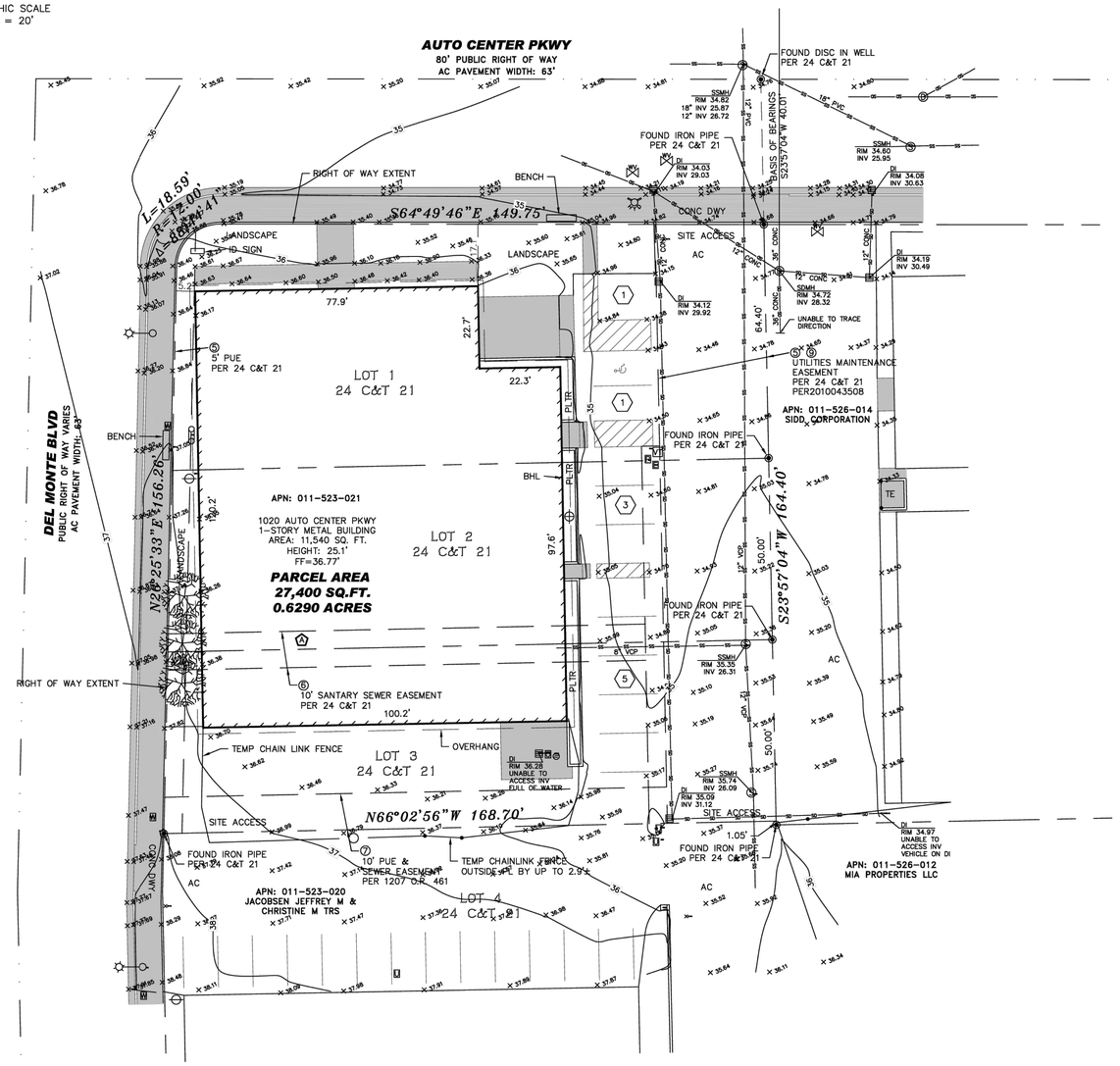
RECORD DESCRIPTION

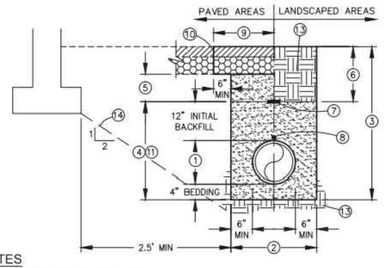
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF MONTEREY, CITY OF SEASIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2 & 3, IN BLOCK "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "OFFICIAL MAP OF THE SEASIDE AUTO CENTER", FILED FOR RECORD AUGUST 31, 2009 IN VOLUME 24 OF CITIES & TOWNS AT PAGE 21, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

APN: 011-523-021

GRAPHIC SCALE
1" = 20'


AUTO CENTER PKWY
80' PUBLIC RIGHT OF WAY
AC PAVEMENT WIDTH: 63'
DEL MONTE BLVD
PUBLIC RIGHT OF WAY VARIES
AC PAVEMENT WIDTH: 63'
RIGHT OF WAY EXTENT
L=18.59'
R=12.00'
Δ=88°44'41"
S64°49'46"E 149.75'
N26°25'33"E 156.26'
S23°57'04"W 164.40'
N66°02'56"W 168.70'
77.9'
22.7'
22.3'
64.40'
97.6'
100.2'
50.00'
LOT 1
24 C&T 21
LOT 2
24 C&T 21
LOT 3
24 C&T 21
LOT 4
24 C&T 21
APN: 011-523-021
1020 AUTO CENTER PKWY
1-STORY METAL BUILDING
AREA: 11,540 SQ. FT.
HEIGHT: 25.1'
FF=36.77'
PARCEL AREA
27,400 SQ.FT.
0.6290 ACRES
BASIS OF BEARINGS
S23°57'04"W 40.01'
FOUND DISC IN WELL
PER 24 C&T 21
FOUND IRON PIPE
PER 24 C&T 21
SSMH
RIM 34.62
18" INV 25.87
12" INV 26.72
SSMH
RIM 34.60
INV 25.95
DI
RIM 34.03
INV 29.03
DI
RIM 34.08
INV 30.83
DI
RIM 34.19
INV 30.49
SSMH
RIM 34.72
INV 28.32
DI
RIM 34.12
INV 29.92
UNABLE TO TRACE DIRECTION
UTILITIES MAINTENANCE EASEMENT
PER 24 C&T 21
PER2010043508
APN: 011-526-014
SIDD, CORPORATION
SSMH
RIM 35.35
INV 26.31
DI
RIM 35.09
INV 31.12
DI
RIM 34.97
UNABLE TO ACCESS INV
VEHICLE ON DI
APN: 011-526-012
MIA PROPERTIES LLC
5' PUE
PER 24 C&T 21
10' SANTARY SEWER EASEMENT
PER 24 C&T 21
10' PUE & SEWER EASEMENT
PER 1207 O.R. 461
APN: 011-523-020
JACOBSEN JEFFREY M &
CHRISTINE M TRS
FOUND IRON PIPE
PER 24 C&T 21
FOUND IRON PIPE
PER 24 C&T 21
FOUND IRON PIPE
PER 24 C&T 21
FOUND IRON PIPE
PER 24 C&T 21
1.05'
TEMP CHAIN LINK FENCE
TEMP CHAINLINK FENCE
OUTSIDE P.L. BY UP TO 2.9'±
OVERHANG
SITE ACCESS
SITE ACCESS
LANDSCAPE
LANDSCAPE
ID SIGN
BENCH
BENCH
CONC DWY
AC
AC
AC
AC
BHL
PLTR
PLTR
PLTR
CONC
CONC
CONC

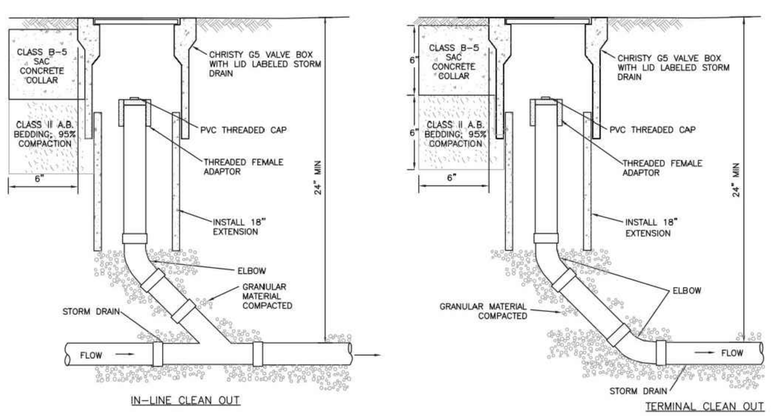


KEYNOTES

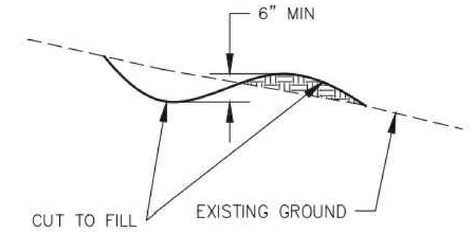
1. PROPOSED PRIVATE UTILITY; PIPE ZONE
2. MINIMUM TRENCH WIDTH = PIPE O.D. + 12" MIN. PROVIDE MIN 6" CLR EITHER SIDE OF PIPE. TRENCH WIDTH MAY VARY FROM ACTUAL WIDTH REQUIRED TO PERFORM THE WORK DEPENDING UPON METHOD OF COMPACTION AND FOR TRENCH SHORING/PROTECTION USED BY CONTRACTOR.
3. TRENCH DEPTH AS SHOWN ON PLANS. IF NOT SHOWN OR OTHERWISE SPECIFIED, PROVIDE MIN 36" COVER FOR WATER MAINS 4" AND LARGER, AND MIN 30" COVER FOR OTHER FACILITIES.
4. PIPE BEDDING AND INITIAL BACKFILL: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
5. FINAL BACKFILL IN BUILDING, SLAB, FLATWORK, AND PAVEMENT AREAS: CLEAN SAND AS DEFINED IN ASTM 2487-10, WITH SAND EQUIVALENT OF 30 OR GREATER, COMPACTED IN MAX 8" LIFTS TO MIN. 95% R.C.
6. FINAL BACKFILL IN LANDSCAPE AREAS: NATIVE MATERIAL COMPACTED IN MAX 8" LIFTS TO MIN. 90% R.C.
7. PLACE 3"-WIDE WARNING TAPE 12" ABOVE PIPE.
8. PROVIDE INSULATED 12 AWG TRACER WIRE FOR ALL EXTERIOR NON-METALLIC WATER AND GAS PIPES 4"-DIA AND LARGER. TAPE TO TOP OF PIPE AT 10' INTERVALS. EXTEND TO THE SURFACE AT VALVE BOXES, RISERS, ETC., SO LOCATOR EQUIPMENT CAN BE CONNECTED.
9. PIPE TRENCHING WORK IN EXISTING IMPROVED STREETS SHALL INCLUDE REPLACEMENT OF EXISTING PAVEMENT. THE THICKNESS OF THE NEW AC. AND AB SHALL BE EQUIVALENT TO THE EXISTING AC. AND AB THICKNESS, OR 2.5" AC ON 8" AB, WHICHEVER IS GREATER. TRENCH PATCH SHALL EXTEND MIN 6" BEYOND TRENCH WALL.
10. ALL STREET CUTS SHALL BE NEATLY SAWCUT ON TRUE LINE TO 1-1/2" MINIMUM DEPTH AT A MINIMUM OF 6" BEYOND EDGE OF TRENCH WALL.
11. IN VEHICULAR AREAS, WHERE FINISH GRADE IS LESS THAN 24" ABOVE THE TOP OF PIPE, BACKFILL TO MIN 6" ABOVE TOP OF PIPE WITH 5-SACK CONCRETE.
12. ALL SOILS PROPOSED TO BE UTILIZED FOR TRENCH BEDDING AND BACKFILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE USE. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
13. UNDISTURBED SUBGRADE SOIL. THE GEOTECHNICAL ENGINEER SHALL APPROVE SUBGRADE PRIOR TO PLACING BEDDING.
14. UTILITY TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS OR WALL FOOTINGS SHALL BE LOCATED SO THAT THE TRENCHES DO NOT EXTEND BELOW AN IMAGINARY LINE SLOPING DOWN AT A 2:1 (H:V) SLOPE FROM THE BOTTOM OUTSIDE EDGE OF THE FOOTINGS.
15. WHERE UTILITY TRENCHES CROSS BENEATH FOOTINGS (INCLUDING PERIMETER FOUNDATIONS), A CONCRETE PLUG SHALL BE PROVIDED

PRIVATE UTILITY TRENCHING
SCALE: NONE

2. PRIVATE UTILITY TRENCHING

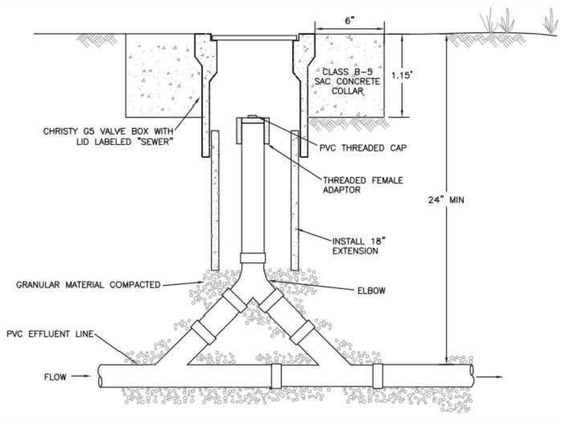


3. STORM DRAIN CLEANOUT

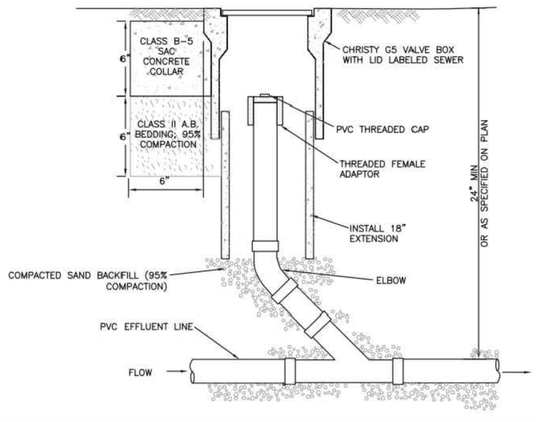


NOTE:
BROW DITCH SHALL MAINTAIN A 1%
POSITIVE GRADIENT MIN., ALONG SLOPE

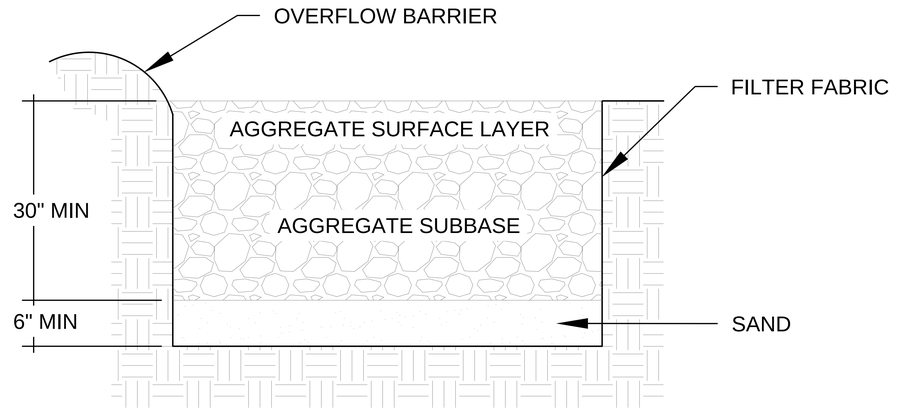
4. BROW DITCH



6. 2 WAY SANITARY SEWER CLEAN OUT



7. SANITARY SEWER CLEAN OUT



8. INFILTRATION TRENCH DETAIL

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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EDDIE SAROYAN

REGISTERED PROFESSIONAL ENGINEER — ALBERT E. SAROYAN — No. 86557 — RENEW 12-26 — STATE OF CALIFORNIA

Scale: 1" = 10'-0"

PARCEL: 011-523-021

Details

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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Contractor License 681958

DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. MONTEREY ENERGY GROUP, INC.

R-32 SPLIT SYSTEM HEATING & COOLING UNITS

MARK	COOL KBH	HEAT KBH		CFM	ESP	MOTOR		UNIT MCA	WT LBS	EER	IEER	COP	LINE SIZE		MANUFACTURER AND MODEL	COMMENTS
	TC	HIGH(47)	LOW (17)			HP	V/PH						GAS	LIQ		
HP-1	274	308	261.8	–	–	–	208/3	36+60	551 + 818	10.75	20.04	3.55	1-3/8	5/8	SAMSUNG AM28BHCVGFG/AA	(1) (6) (12)
AH-1A	48	54	–	1410	0.5	–	230/1	3.4	99	–	–	–	5/8	3/8	SAMSUNG AM048FEZDCG/AA	(2) (3) (4) (6)
AH-1B	48	54	–	1515	0.5	–	230/1	3.4	99	–	–	–	5/8	3/8	SAMSUNG AM048FEHDCG/AA	(2) (3) (4) (6)
AH-1C	48	54	–	1515	0.5	–	230/1	3.4	99	–	–	–	5/8	3/8	SAMSUNG AM048FEHDCG/AA	(2) (3) (4) (6)
AH-1D	72	80	_	2110	0.5	–	230/1	9.5	239	–	–	–	3/4	3/8	SAMSUNG AM072FEZDCG/AA	(2) (3) (4) (6)
AH-1E	12	13.5	–	360	–	–	230/1	0.31	21	–	–	–	1/2	1/4	SAMSUNG AM012FEVDCG/AA	(2) (3) (4) (6)
AH-1F	48	54	–	1515	0.5	–	230/1	3.4	99	–	–	–	5/8	3/8	SAMSUNG AM048FEHDCG/AA	(2) (3) (4) (6)
AH-1G	48	54	–	1515	0.5	–	230/1	3.4	99	–	–	–	5/8	3/8	SAMSUNG AM048FEHDCG/AA	(2) (3) (4) (6)

(1) MOUNT OUTDOOR UNIT ON VIBRATION PAD AND PROVIDE CLEARANCES PER MANF. GUIDELINES

(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.

(3) PROVIDE 16/2 STRANDED AND SHIELDED WIRE TO ALL CONTROLLERS

(4) PROVIDE FILTER RACKS AND MERV 13 FILTERS

(5) ROUTE ANY UNDERSLAB REFRIGERANT LINES IN PVC SLEEVE PER MANF GUIDELINES

(6) EQUIPMENT SIZES APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL S 8TH EDITION

(7) PROVIDE MIM-A60UN THERMOSTAT ADAPTERS, 1 PER AH, TO BE POWERED BY DEDICATED 230V TO 24V TRANSFORMERS MOUNTED TO AH'S. TRANSFORMERS TO PULL POWER FROM AH TO POWER 3RD PARTY THERMOSTATS.

(8) 3rd PARTY THERMOSTATS TO BE 2 STAGE HEAT AND 2 STAGE COOL, SET FOR CONVENTIONAL STYLE WIRING, WITH R, G, C, Y1, Y2, W1, W2.

(9) FOR MORE ACCURATE SPACE TEMP READINGS TO VRF SYSTEM, PROVIDE AND INSTALL ACI 10K-E1 FLUSH MOUNT PAINTABLE BUTTON REMOTE TEMP SENSORS OR SIMILAR. WIRE BACK TO AH SERVING THAT ZONE AND PLUG INTO BOARD IN PLACE OF RA THERMISTOR. ABANDON RA THERMISTORS IN PLACE.

(10) SET DIPS AND DIALS ON THERMOSTAT ADAPTERS PER THE INSTALL MANUALS. CONFIRM ESTIMATED SPACE SET TEMPS WITH END USERS PRIOR TO INSTALL FOR USE WHEN SETTING TEMP DIALS RSWI/2 INSIDE THE ADAPTERS.

(11) PROVIDE SAMSUNG CENTRAL CONTROLLER AT MECHANICAL ROOM, MODEL MCM-A300UN.

KITCHEN EXHAUST/MAKEUP AIR UNITS

MARK	LOCATION	MIN CFM	CFM	ESP	SONES OR TIP SPEED	MOTOR		FAN RPM	FLA	WT LBS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH					
KEF-1A	ROOF TOP	–	3390	1.5	22.2	3.0	208/3	1377	19.4	144	CAPTIVEAIRE DU180HFA	(1) (3)
KEF-1B	ROOF TOP	–	3390	1.5	22.2	3.0	208/3	1377	19.4	144	CAPTIVEAIRE DU180HFA	(1) (3)
KEF-2AB	ROOF TOP	–	2180	1.5	15.0	2.0	208/3	1191	15.0	138	CAPTIVEAIRE DU180HFA	(2) (3)
KEF-2CD	ROOF TOP	–	2180	1.5	15.0	2.0	208/3	1191	15.0	138	CAPTIVEAIRE DU180HFA	(2) (3)
KEF-3	ROOF TOP	–	1350	1.0	10.6	0.75	208/3	1292	2.6	101	CAPTIVEAIRE DU85HFA	(2) (3)
MUA-1	ROOF TOP	6000	9720	0.5	21.1	5.0	208/3	1036	15.8	1148	CAPTIVEAIRE A1-15D	(4)

(1) TYPE I KITCHEN GREASE EXHAUST FAN

(2) TYPE II KITCHEN GREASE EXHAUST FAN

(3) SHALL BE INTERLOCKED WITH MUA-1

(4) SERVES TO MAKE UP KEF-1A, 1B, 2AB, 2CD, 3

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR		FAN RPM	MAX AMPS	WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
						HP	V/PH						
EF-1	STAFF RR	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-2	STAFF RR	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-3	GUEST RR	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-4	GUEST RR	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-5	RESTROOM	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)
EF-6	RESTROOM	110	0.25"	--	0.3	NA	120/1	908	0.36	9.2	8.8	PANASONIC FV-05-11VK3	(2) (3) (4)

(1) CEnC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2022 CAL GREEN CODE SECTION 4.506

(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	KRUEGER S580	(1)
CR-1	CEILING RETURN	KRUEGER 56690	(1)
CD	CEILING DIFFUSER	KRUEGER 5PLQ	(1)
CD-1	CEILING DIFFUSER	KRUEGER RM1	(1)
CD-2	CEILING DIFFUSER	KRUEGER 5180	(1)
HSR	HIGH SIDE RETURN	KRUEGER S580	(1)
HSS	HIGH SIDE SUPPLY	KRUEGER 1500	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

GENERAL PROJECT NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK.
2. THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL NATURE OF THE WORK BASED ON OWNER PROVIDED RECORD DRAWINGS AND LIMITED FIELD VERIFICATION. AFTER REVIEWING THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL INVESTIGATE THE SITE AND REPORT ANY DISCREPANCIES NOTED PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL NOT CLAIM MISUNDERSTANDING IN REGARDS TO THE NATURE, EXTENT, LOCATION, OR AMOUNT OF WORK REQUIRED TO COMPLETE THE PROJECT ON SCHEDULE.
3. NO ASBESTOS ABATEMENT IS PART OF THIS WORK. ANY REQUIRED ABATEMENT WILL BE PROVIDED BY THE OWNER. AREAS SUSPECTED OF ASBESTOS CONTAMINATION SHALL BE IDENTIFIED DURING THE EARLY STAGES OF THE PROJECT TO ALLOW FOR TIMELY ABATEMENT WORK.
4. MECHANICAL CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR TO REPAIR ALL WALL, FLOOR AND CEILING SURFACES DAMAGED DURING DEMOLITION OR INSTALLATION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION AND RECONNECTION OF PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS NECESSARY TO COMPLETE THE WORK WHETHER OR NOT INDICATED.
6. PROVIDE SHOP DRAWINGS OF ALL MECHANICAL SYSTEMS. SHOW COORDINATION ITEMS FROM OTHER TRADES. SHOW EQUIPMENT, PIPING, DUCTWORK, LIGHTS, STRUCTURE, ACCESS PANELS, ACCESS WAYS, ETC. COORDINATE WITH APPROVED FIRE SUPPRESSION SHOP DRAWINGS PRIOR TO SUBMITTAL.
7. REMOVE ALL ABANDONED PIPING, FIXTURES, EQUIPMENT AND DUCTWORK INTERFERING WITH NEW WORK WHETHER NEW WORK IS ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL. ABANDON IN PLACE ANY ITEMS WHICH DO NOT INTERFERE WITH NEW WORK.
8. CUTTING STRUCTURAL MEMBERS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.
9. COORDINATE EXACT EQUIPMENT LOCATION WITH ELECTRICAL.
10. VERIFY THAT NO UNDUE VIBRATION OR NOISE IS TRANSMITTED THROUGH DUCTWORK OR STRUCTURE.
11. FLASHING AND WEATHER PROTECTION AT EXTERIOR PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS.
12. ALL DUCTWORK IS EXPOSED UNLESS OTHERWISE NOTED.
13. MAINTAIN COPY OF INSTALLATION INSTRUCTIONS FOR ALL APPLIANCES OR EQUIPMENT ON SITE FOR USE BY BUILDING INSPECTOR.
14. CONTRACTOR SHALL VERIFY ELECTRICAL CONNECTIONS TO THE EQUIPMENT, INCLUDING CIRCUIT PROTECTION, CONFORM TO THE UNIT'S LABEL AND MANUFACTURER'S DIRECTIONS. WHERE WIRE SIZES SHOWN ON DRAWING EXCEED MANUFACTURER'S RECOMMENDATIONS, THE DRAWINGS SHALL GOVERN. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
15. ALL CONTROL WIRING SHALL BE IN RIGID CONDUIT. CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH THE MATERIAL AND METHOD REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS.
16. LINE VOLTAGE WIRING AND CONDUIT FOR TIME CLOCKS, CONTROL DAMPERS, ETC., SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH THE MATERIAL AND METHOD REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT	LWT	LEAVING WATER TEMPERATURE
AD	ACCESS DOOR	M	MOTOR
AFF	ABOVE FINISHED FLOOR	MLWS	METAL LOUVER WITH WIRE MESH SCREEN
AHU	AIR HANDLING UNIT	MO	MASONRY OR WALL OPENING
AL	ACOUSTICAL LINING	NC	NORMALLY CLOSED
ALD	AUTOMATIC LOUVER DAMPER	NIC	NOT IN CONTRACT
BDD	BACKDRAFT DAMPER	NK	NECK SIZE
BI	BLACK IRON	NO	NORMALLY OPEN
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)	NTS	NOT TO SCALE
		OAI	OUTSIDE AIR INTAKE
CAV	CONSTANT AIR VOLUME	OBD	OPPOSED BLADE DAMPER
CC	COOLING COIL	P	PUMP
CD	CEILING DIFFUSER	PC	PUMPED CONDENSATE
CHWR	CHILLED WATER RETURN	PHC	PRE HEAT COIL
CHWS	CHILLED WATER SUPPLY	PRV	PRESSURE REDUCING VALVE
CR(G)	CEILING REGISTER OR GRILLE	RA	RETURN AIR
CWR	CONDENSER WATER RETURN	RHC	REHEAT COIL
CWS	CONDENSER WATER SUPPLY	SA	SUPPLY AIR
DB	DRY BULB TEMPERATURE	SD	SMOKE DAMPER
EAT	ENTERING AIR TEMPERATURE	SF	SQUARE FEET
EJ	EXPANSION JOINT	ST	SOUND TRAP
EXH	EXHAUST	S/S	STAINLESS STEEL
EWT	ENTERING WATER TEMPERATURE	TF	TRANSFER FAN
FAI	FRESH AIR INTAKE	TR(G)	TOP REGISTER OR GRILLE
FC	FLEXIBLE CONNECTION	UC	UNDERCUT DOOR (1")
FCU	FAN COIL UNIT	UH	UNIT HEATER
FD	FLOOR DIFFUSER	UON	UNLESS OTHERWISE NOTED
FRD	FIRE DAMPER	V	VENTILATION
FPM	FEET PER MINUTE	VAV	VARIABLE AIR VOLUME REGULATOR
H	HUMIDIFIER	VD	VOLUME DAMPER
HC	HEATING COIL	VFD	VARIABLE FREQUENCY DRIVE
HRC	HEAT RECOVERY COIL	VI	VIBRATION ISOLATOR
HRV	HEATING RECOVERY AND VENTILATING UNIT	WB	WET BULB TEMPERATURE
HWR	HOT WATER RETURN	WMS	WIRE MESH SCREEN
HWS	HOT WATER SUPPLY	WP	WEATHER PROOF
HX	HEAT EXCHANGER	W/SQ.FT	WATTS PER SQUARE FOOT
KW	KILOWATTS		
LAT	LEAVING AIR TEMPERATURE		

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
1625	MITERED ELBOW WITH TURNING VANES
1625 1625	DUCT TRANSITION (ROUND OR SQUARE)
1625 1625	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

DUCT SYSTEM INSTALLATION

1. Duct installation shall be in confor ance with chapter 6 of the 2022 CMC or as reco ended by ACCA anuals D, J, S, SMACNA anuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and sea s to prevent air leakage.
2. Where shown on the echanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide s ooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet etal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a work an-like anner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" anual. Rigid sheet etal ducts shall be at least the ini u thickness required for their largest di ension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a one unifor velocity distribution downstrea fro the bend. All duct sea s and joints shall be airtight and s ooth fitting. These shall be sealed with products such as astic and/or foil-backed tape reco ended by the anufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a anner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All etal ducts shall be securely supported, hung, or suspended by etal hangers, straps, or brackets and the support aterial in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for etal duct shall not be ore than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plu b and neat in appearance. All rectangular etal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a ini u duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be da aged during occupancy of the building. Any insulating aterial used shall eet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the anufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct ade with a polyester interior, a oisture i pervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads ay be expected. Perfor ance and asse bly shall be in strict accordance with details listed in the flexible ductwork anufacturer's applications anual or the SMACNA "flexible duct perfor ance standards and flexible duct installation standards". Tight fitting echanical cla ps and astic reco ended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory ade flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, astics, aerosol sealants or other closure syste s eeting applicable UL 181A and B require ents. Drawbands used with flexible ducts shall be either stainless-steel, wor driven hose cla ps or UV-resistant nylon duct ties. In addition, drawbands ust have a ini u tensile strength rating of 150 pounds an db tightened as reco ended by the anufacturer.
8. Flexible air duct shall be supported at the anufacturer's reco ended intervals but in no case shall the intervals between hangers exceed 4.0 ft.The hanger aterial shall be not less than 2.0 inch wide. The axi u per issible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a ini u of 2.0 inches in length. Collars shall be inserted into the flexible duct a ini u of 1.0 inch before fastening.
9. Readily accessible balancing or volu e control da pers with outside locking devices shall be provided as shown on the echanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenu s shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating aterial used shall eet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the anufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill ay be substituted, as desired, based on equal face area.
13. Boot area shall atch grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise trans ission.
14. Plenu shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Ter ination of all environ ental air ducts including direct vent ter ination kits shall be a ini u of 3 feet fro or any openings into the building (i.e., dryers, bath and utility fans, etc., ust be 3 feet away fro doors, windows, opening skylights or attic vents).
17. Mechanical equip ent and duct openings shall be protected during storage and rough installation per 2022 CAL Green section 4.504.1 to reduce the a ount of dust or debris which ay collect in the syste .
18. Heating, ventilating and air conditioning syste s (including hydronic syste s) shall be balanced in accordance 2022 CMC Section 317.1 using the ACCA Manual B ethod.

Air for combustion

1. Air quantities shall be based on the 2022 California Mechanical Code. If located in a confined space, that space shall be provided with two per anent openings one within 12 inches of the top and one within 12 inches of the botto of the enclosure. The openings shall co unicate directly, or by ducts with the outdoors. When co unication with the outdoors is through vertical ducts, each opening shall have a ini u free area of 1.0 square inch per 4000 BTU per hour of total input rating of all equip ent in the enclosure. When co unication with the outdoors is through hori ontal ducts, each opening shall have a ini u free area of 1.0 square inch per 2000 BTU per hour of total input rating of all equip ent in the enclosure. If approved by the ad inistrative authority having jurisdiction, co unication directly through an exterior wall ay be considered as a vertical duct.
2. Duct openings shall be screened with etal esh having openings of 1/4 inch. Provisions shall be ade for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvani ed or black), with alleable iron fittings. Approved PE (poly-ethylene) pipe ay be used in exterior buried piping syste s.
2. Exterior piping shall be protected by approved, achine applied protective coating. Field wrapping shall be li ited to sections at joints and shall provide equivalent protection to the achine applied coating.
3. Gas lines ay not be installed on or under the ground under buildings; they ust be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through fra ing using etal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall eet all local and national codes pertaining to the installation and operation of plu bing equip ent. Unless otherwise required by these standards, the equip ent shall be installed in accordance with the equip ent anufacturer's reco endations.
2. If "or equal" equip ent is to be used, it ust eet the perfor ance specifications for the equip ent listed, and shall receive prior approval fro the echanical engineer. All requests for substitution shall be furnished with sufficient engineering data to de onstrate that the proposed equip ent full eets all the perfor ance levels of the equip ent originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct si ing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the anufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent trans ission of objectionable noise or vibration generated by the equip ent to the structure. Outdoor, ground ounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the echanical or plu bing contractor using ethods contained in the electrical specifications. All wiring of line voltage controls to be acco plished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as otor starters, control relays, circuit breakers, etc. Required to ake a fully functional syste s are provided.

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EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS
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NOTES

DATE: 07/22/26
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET:
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CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 1 of 16)**

Project Name: Meals on Wheels | **Date Prepared:** 2026-04-10

A. General Information

1	Project Name	Meals on Wheels			
2	Run Title	Title 24 Analysis			
3	Project Location	1020 Auto Center Parkway			
4	City	Seaside	5	Standards Version	Compliance 2025
6	Zip code	93955	7	Compliance Software (version)	EnergyPro 10.0
8	Climate Zone	3	9	Building Orientation (deg)	0
10	Building Type(s)	• Nonresidential	11	Weather File	CA_Title24_2025_MONTEREY.epw
12	Project Scope	• Existing alteration	13	Number of Dwelling Units	0
14	Total Conditioned Floor Area in Scope (ft²)	13006	15	Total # of hotel/motel rooms	0
16	Total Unconditioned Floor Area (ft²)	2174	17	Fuel Type	Natural gas
18	Is Natural Gas Available per Section 100.1?	Yes	19	Nonresidential Conditioned Floor Area	13006
20	Total # of Stories (Hasitable Above Grade)	2	21	Residential Conditioned Floor Area	0

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 2 of 16)**

B. PROJECT SUMMARY

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

Building Components Complying via Performance						Building Components Complying Prescriptively	
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water Heating (See Table I3)	☐	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).	
	MultiFam	Not Included		☒	Not Included		
Mechanical (See Table H)	Nonres	Performance	Covered Process: Commercial Kitchens (see Table J)	☐	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(e)	NRCC-LTI-E is required
	MultiFam	Not Included		☒	Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is required
Domestic Hot Water (See Table I)	Nonres	Performance	Covered Process: Laboratory Exhaust (see Table J)	☐	Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is required
	MultiFam	Not Included		☒	Not Included	**Building Components Complying with Mandatory Measures**	
Lighting (Indoor Conditioned, see Table K)	Nonres	Performance	Photovoltaics (see Table F)	☐	Performance	Electrical power systems, commissioning, solar ready, elevator and escalator requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)	
	MultiFam	Not Included		☒	Not Included	Electrical Power Distribution 110.11	NRCC-ELC-E is required
			Battery (see Table F)	☐	Performance	Commissioning 120.8	NRCC-CXR-E is required
				☒	Not Included	Solar and Battery 110.10	NRCC-SAB-E is required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 3 of 16)**

C1. COMPLIANCE SUMMARY

COMPLIES*

	Long-term System Cost (LSC)[1]		Source Energy Use
	Efficiency[2] ($/ft²-yr)	Total[3] ($/ft²-yr)	Total[3] (kBtu/ft²-yr)
Standard Design	34.57	n/a	n/a
Proposed Design	21.81	n/a	n/a
Compliance Margins	**12.76**	**n/a**	**n/a**
	Pass	**n/a**	**n/a**

[1] Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.
[2] Efficiency measures include energy efficiency improvements such as better building envelope and more efficient mechanical equipment
[3] Compliance Totals include efficiency, photovoltaics and batteries
** New Construction: Building complies when Proposed Design is equal to or less than Standard Design in all compliance categories and unmet load hour limits are not exceeded. Complete Addition Scope and Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded.*

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 4 of 16)**

C2. LSC ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual LSC Energy Use, $/ft²-yr)

COMPLIES

Energy Component	Standard Design (LSC)	Proposed Design (LSC)	Compliance Margin (LSC)[1]
Space Heating	2.86	4.89	-2.03
Space Cooling	0.78	2.22	-1.44
Indoor Fans	21.1	5.83	15.27
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	2.05	1.09	0.96
Indoor Lighting	7.78	7.78	0
Flexibility	---	---	---
EFFICIENCY COMPLIANCE TOTAL	**34.57**	**21.81**	**12.76 (36.9%)**
Photovoltaics	---	---	---
Batteries	---	---	---
TOTAL COMPLIANCE	**34.57**	**21.81**	**12.76 (36.9%)**

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

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 5 of 16)**

C3. LSC ENERGY RESULTS FOR NON-REGULATED COMPONENTS[1]

Non-Regulated Energy Component	Standard Design (LSC)	Proposed Design (LSC)	Compliance Margin (LSC)[2]
Receptacle	19.59	19.59	---
Process	13.26	13.26	---
Other Ltg	0.73	0.73	---
Process Motors	---	---	---
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	**68.15**	**55.39**	**12.76 (18.7%)**

[1] Notes: This table is not used for Energy Code Compliance.
[2] Notes: This number in parenthesis following the Compliance Margin in column 4, represents the Percent Better than Standard.

C6. 'ABOVE CODE' QUALIFICATIONS

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

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 6 of 16)**

C7. ENERGY USE SUMMARY

Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (MBtu)	Proposed Design Site (MBtu)	Margin (MBtu)
Space Heating	5.4	9.3	-3.9	---	---	---
Space Cooling	2.5	7	-4.5	---	---	---
Indoor Fans	51.5	14.4	37.1	---	---	---
Heat Rejection	---	---	---	---	---	---
Pumps & Misc.	---	---	---	---	---	---
Domestic Hot Water	4	---	---	13.4	26.7	-13.3
Indoor Lighting	21	21	0	---	---	---
Flexibility	---	---	---	---	---	---
EFFICIENCY TOTAL	**84.4**	**51.7**	**32.7**	**13.4**	**26.7**	**-13.3**
Photovoltaics	---	---	---	---	---	---
Batteries	---	---	---	---	---	---
ENERGY USE SUBTOTAL	**84.4**	**51.7**	**32.7**	**13.4**	**26.7**	**-13.3**
Receptacle	54.2	54.2	0	---	---	---
Process	30.6	30.6	0	---	---	---
Other Ltg	2	2	0	---	---	---
Process Motors	---	---	---	---	---	---
ENERGY USE TOTAL	**171.2**	**138.5**	**32.7**	**13.4**	**26.7**	**-13.3**

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 7 of 16)**

C8. ENERGY USE INTENSITY (EUI)

	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage
GROSS EUI[1]	39.36	32.89	6.47	16.44
NET EUI[1]	39.36	32.89	6.47	16.44

[1] Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

D1. EXCEPTIONAL CONDITIONS

• The aged solar reflectance and aged thermal emittance must be listed in the Cool Roof Rating Council database of certified products. For projects where initial reflectance is used, the initial reflectance must be listed, and the aged reflectance is calculated by the software program and used in the compliance model.
• Verify project meets the requirements for Vestibules as per Section 120.7(e).

G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)

01	02	03	04
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	1797.3	560	31.16
East-Facing[2]	686.4	127	18.5
South-Facing[3]	1854.7	112	6.04
West-Facing[4]	2617.7	650	24.83
Total	**6956.1**	**1449**	**20.83**
Roof	9217	0	0

Notes
[1]North-Facing is oriented to within 45 degrees of true north, including 4500'00" east of north (NE), but excluding 4500'00" west of north (NW),
[2]East-Facing is oriented to within 45 degrees of true east, including 4500'00" south of east (SE), but excluding 4500'00" north of east (NE),
[3]South-Facing is oriented to within 45 degrees of true south, including 4500'00" west of south (SW), but excluding 4500'00" east of south (SE),
[4]West-Facing is oriented to within 45 degrees of true west, including 4500'00" north of west (NW), but excluding 4500'00" south of west (SW),

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 8 of 16)**

G2A. ROOFING PRODUCT SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06
Assembly Name	**Roof Pitch**	**Roof Rise (x in 12)**	**Aged Solar Reflectance**	**Thermal Emittance**	**SRI**
(N) Metal Framed Roof R-3101	LowSlope	N/A	0.65	0.75	N/A

G4. NONRESIDENTIAL AIR BARRIER

01	02
Building Story Name	**Air Barrier**
Com-Floor 1	No air barrier

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 9 of 16)**

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	**Construction Type**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**		**Units**	**Value**	**Description of Assembly Layers**	**Status[1]**
					Interior	**Exterior**				
Slab On Grade8	Underground Floor	10,456	N/A	0	N/A	N/A	F-factor	0.73	Slab Type =Unheated slab on grade Insulation Orientation =None Insulation R-Value =none	E
(E) R-13 Wall Metal Stud10	Exterior Wall	7,576.4	Metal	13	N/A	N/A	U-factor	0.217	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-1 Gypsum Board - 1/2 in.	E
(E) Metal Framed Roof R-316	Roof	10,755	Metal	38	N/A	N/A	U-factor	0.0523	Single Ply Roofing - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Composite-2 Gypsum Board - 1/2 in.	E
Interior R-19 Wall Metal29	Interior Wall	600	Metal	19	N/A	N/A	U-factor	0.1674	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-3 Gypsum Board - 1/2 in.	A
(E) Interior Metal Ceilin40	Ceiling	3,789	Metal	30	N/A	N/A	U-factor	0.0489	Carpet - 3/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Composite-4 Gypsum Board - 1/2 in.	A
(E) Interior Floor R-1977	Interior Floor	4,088	Metal	19	N/A	N/A	U-factor	0.0709	Composite-5 Plywood - 1/2 in. Carpet - 3/4 in.	E

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

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MEALS ON WHEELS

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ENERGY COMPLIANCE

DATE: 07/22/26
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Nonresidential Performance Compliance Method — **(Page 10 of 16)**

G5. OPAQUE SURFACE ASSEMBLY SUMMARY

01	02	03	04	05	06		07	08	09	10
Surface Name	Construction Type	Area (ft²)	Framing Type	Cavity R-Value	Continuous R-Value		Units	Value	Description of Assembly Layers	Status[1]
					Interior	Exterior				
(N) Interior Floor R-1999	Interior Floor	636	Metal	19	N/A	N/A	U-factor	0.0709	Composite-6 Plywood - 1/2 in. Carpet - 3/4 in.	A
(N) Metal Framed Roof R-3101	Roof	636	Metal	38	N/A	N/A	U-factor	0.0523	Single Ply Roofing - 1/4 in. Vapor permeable felt - 1/8 in. Plywood - 1/2 in. Air - Ceiling - 3/4 in. Composite-7 Gypsum Board - 1/2 in.	A
(N) R-21 Wall Metal Stud103	Exterior Wall	545.2	Metal	21	N/A	N/A	U-factor	0.161	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Composite-8 Gypsum Board - 1/2 in.	A

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

G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL)

01	02	03	04
Assembly Name	Area (ft²)	Overall U-factor	Status[1]
Metal Door Roll Up Door12	216	0.7	E
Metal Door14	48	0.7	E

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

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 11 of 16)**

G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL)

01	02	03	04	05	06	07	08	09
Fenestration Assembly Name	Fenestration Type/ Product Type / Frame Type	Certification Method[1]	Assembly Method	Area (ft²)	Overall U-factor	Overall SHGC	Overall VT	Status[2]
(E) Double Thermal Break Tinted	Vertical fenestration Fixed window Metal with thermal break	Default 110.6	Site built	1,544	0.55	0.57	0.77	E
(E) Glass Door	Vertical fenestration Glazed door Metal with thermal break	Default 110.6	Site built	143	0.59	0.53	0.53	E
(N) Double Thermal Break Tinted	Vertical fenestration Fixed window N/A	NFRC	Site built	40	0.36	0.25	0.5	N

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

H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.)

01	02	03	04	05	06	07	08	09	10	11	12
Equipment Name	Equipment Type	Qty	Heating				Cooling			Economizer Type (if present)	Status[1]
			Total Heating Output (kBtu/h)	Supp Heat Output (kBtu/h)	Efficiency Unit	Efficiency	Total Cooling Output (kBtu/h)	Efficiency Unit	Efficiency		
HP-1	Variable Refrigerant Flow	1	232	N/A	COP	3.45	206	EER IEER	10.15 20.6	N/A	N
HP-2	Variable Refrigerant Flow	1	103	N/A	COP	3.94	92	EER IEER	12.2 24.1	N/A	N

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

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 12 of 16)**

H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13
Name or Item Tag	Qty	Design OA CFM	Supply Fan				Return / Relief Fan					Status[1]
			CFM	Power	Power Units	Control	Fan Type	CFM	Power	Power Units	Control	
2-Admin Zone-VRF	1	433.5	1,800	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
4-Reception/Meeting Room-VRF	2	477.67	1,515	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
5-Kitchen Zone-VRF	1	519.3	1,800	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N
6-Upstairs Zone-VRF	2	354.3	1,515	0.5	BHP	Constant Vol	N/A	N/A	N/A	N/A	N/A	N

01	14	15	16	17	18	19
Name or Item Tag	Supply Fan			Return / Relief Fan		
	Modeling Method	Fan Efficiency	Motor Efficiency	Modeling Method	Fan Efficiency	Motor Efficiency
2-Admin Zone-VRF	Brake Horse Power	0.5	0.86	N/A	N/A	N/A
4-Reception/Meeting Room-VRF	Brake Horse Power	0.5	0.86	N/A	N/A	N/A
5-Kitchen Zone-VRF	Brake Horse Power	0.5	0.86	N/A	N/A	N/A
6-Upstairs Zone-VRF	Brake Horse Power	0.5	0.86	N/A	N/A	N/A

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

H8. SYSTEM SPECIAL FEATURES

01	02	03	04
System Name	Equipment Type	Interlocks per 140.4(n)[1]	Other Special Features and Controls
Undefined Plant1 - SHW	Service Hot Water	N/A	Fixed Temperature Control

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

[1] Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings.

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 13 of 16)**

H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION

01	02	03		04	05	06	07
Zone Name	Ventilation Function	Mechanical Ventilation				Conditioned Area (sf)	DCV or Occupant Sensor Controls, or Both
		# of People		Supply OA CFM	Exhaust CFM		
1-Admin Zone	Office - Office space	14.45		433.5	0	2890	N/A
3-Reception/Meeting Room	General - Conference/meeting	63.69		955.35	0	1930	N/A
4-Kitchen Zone	Food Service - Kitchen (cooking)	10.39		519.3	0	3462	N/A
5-Upstairs Zone	Office - Office space	23.62		708.6	0	4724	N/A

H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12
System ID	System Type	Qty	Rated Capacity (kBtuh)		Airflow (cfm)			Fan			VSD
			Heating	Cooling	Design	Min.	Min. Ratio	Power	Power Units	Cycles	
2-Admin Zone-VRF	Variable Refrigerant Flow	1	60	60	1,800	N/A	N/A	0.5	BHP	Continuous	☐
4-Reception/Meeting Room-VRF	Variable Refrigerant Flow	2	54	48	1,515	N/A	N/A	0.5	BHP	Continuous	☐
5-Kitchen Zone-VRF	Variable Refrigerant Flow	1	80	72	1,800	N/A	N/A	0.5	BHP	Continuous	☐
6-Upstairs Zone-VRF	Variable Refrigerant Flow	2	54	48	1,515	N/A	N/A	0.5	BHP	Continuous	☐

I1. WATER HEATER EQUIPMENT SUMMARY

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heater Element Type	Tank Type	Qty	Tank Vol (gal)	Rated Input	Rated Input Unit	Efficiency	Efficiency Unit	Tank Insulation R-value Int/Ext	Standby Loss Fraction	1st Hr. Rating or Flow Rate (gal)	Heat Pump Type	Tank Location or Ambient Condition
119 Gallon Tank2	Natural Gas	Storage	1	119	199	kBtu/Hr	0.95	TE	N/A	0.01	N/A	N/A	N/A

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 14 of 16)**

K1. INDOOR CONDITIONED LIGHTING GENERAL INFO

01	02	03	04	05	06
Occupancy Type[1]	Conditioned Floor Area[2] (ft²)	Installed Lighting Power (Watts)	Lighting Control Credits (Watts)	Additional (Custom) Allowance	
				Area Category Footnotes (Watts)	Area Category Footnotes (Watts)
Convention, Conference, Multipurpose and Meeting Center	1930	1447.5	0	0	0
Kitchen/ Food Preparation	3462	3288.9	0	0	0
Office (250 square feet)	7614	4568.4	0	0	0
Building Totals:	**13006**	**9304.8**	**0**	**0**	**0**

[1]See Table 140.6-C
[2]See NRCC-LTI--E for unconditioned spaces
[3]Lighting information for existing spaces modeled is not included in this table

K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL

Building Level Controls

01	02
Mandatory Demand Response 110.12(c)	Shut-Off Controls 130.1(c) & 160.5(b)4C
Required	Required

Area Level Controls (Includes all lighting controls installed in conditioned space to meet mandatory requirements per 130.1)

03	04	05	06	07	08	09
Area Description	Area Category Primary Function Area	Area Controls 130.1(a) & 160.5(b)4A	Multi-Level Controls 130.1(b) & 160.5(b)4B	Shut-Off Controls 130.1(c) & 160.5(b)4C	Primary Daylighting 130.1(d) & 160.5(b)4D	Secondary Daylighting 140.5(d) & 160.5(b)4D
Whole Building	All Other Space Types	Required	Required	Required	Required	Required

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 15 of 16)**

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

Building Component	Form/Title
Envelope	NRCI-ENV-E - Envelope (for all buildings)
Mechanical	NRCI-MCH-E - For all buildings with Mechanical Systems
Plumbing	NRCI-PLB-E - For all buildings with Plumbing Systems
Indoor Lighting	NRCI-LTI-E - Indoor Lighting (for all buildings)

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction. Lighting controls and mechanical NRCAs must be completed through an Acceptance Test Technician Certification Provider (ATTCP).

Building Component [1]	Form/Title & System Name(s)
Envelope	NRCA-ENV-02-F - NRFC label verification for fenestration
Indoor Lighting	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls.
Indoor Lighting	NRCA-LTI-03-A - Automatic Daylight Controls.
Indoor Lighting	NRCA-LTI-04-A - Demand Responsive Lighting Controls.

[1]Refer to other prescriptive NRCC forms applicable to the project for additional NRCA tests required that are not included in the NRCC-PRF-E form

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online

There are no certificates applicable to this project

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **NRCC-PRF-E**

Nonresidential Performance Compliance Method — **(Page 16 of 16)**

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Ryan Knight	Documentation Author Signature:
Company: Monterey Energy Group, Inc.	Signature Date:
Address: 26465 Carmel Rancho Blvd. Suite 8	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Carmel, CA 93923	Phone: 831.250.9095

Responsible Person's Declaration statement

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

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

Responsible Designer Name:	Responsible Designer Signature:	
Company:		
Address:	Date Signed:	
City/State/Zip: ,	License #:	
Phone:	Title:	Scope:

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
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REGISTERED PROFESSIONAL ENGINEER — Ryan Knight — No. M31607 — EXP. MAR 31, 2027 — MECHANICAL — STATE OF CALIFORNIA

MEALS ON WHEELS

1020 AUTO CENTER PARKWAY
SEASIDE, CA 93940

ENERGY COMPLIANCE

DATE:	07/22/26
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M0.3
	SHEET OF SHEETS

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MANUAL N: HEAT/COOL LOADS

ROOM LOAD SUMMARY

Project Name: | Date: 4/9/2026
System Name: HP-1 | Floor Area: 2,890

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Admin Zone	*Dry Storage*	*1*	*995*	*22,239*	*2,957*	*978*	*21,859*	*3,277*	*444*	*16,297*
	HDM Office	*1*	*186*	*4,155*	*301*	*160*	*3,575*	*375*	*90*	*3,304*
	Inner Office	*1*	*182*	*4,071*	*231*	*163*	*3,645*	*288*	*122*	*4,469*
	Purchasing Agent	*1*	*57*	*1,273*	*242*	*56*	*1,262*	*242*	*16*	*572*
	Chef	*1*	*66*	*1,468*	*279*	*65*	*1,456*	*279*	*18*	*660*
	Service Area	*1*	*198*	*4,427*	*842*	*196*	*4,390*	*842*	*54*	*1,990*
	Volunteer Office	*1*	*195*	*4,369*	*677*	*182*	*4,078*	*677*	*132*	*4,854*
PAGE TOTAL			*1,801*	*40,266*	*5,980*	*877*	*32,145*			
TOTAL *			*1,801*	*40,266*	*5,980*	*877*	*32,145*			

* Total includes ventilation load for zonal systems.

ROOM LOAD SUMMARY

Project Name: | Date: 4/9/2026
System Name: HP-3 | Floor Area: 3,462

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Kitchen Zone	*Kitchen*	*1*	*1,812*	*40,672*	*15,334*	*1,810*	*40,630*	*15,330*	*540*	*20,009*
	Packaging Storage	*1*	*185*	*4,149*	*684*	*185*	*4,149*	*684*	*126*	*4,665*
PAGE TOTAL			*1,994*	*44,779*	*16,014*	*666*	*24,673*			
TOTAL *			*1,994*	*44,779*	*16,014*	*666*	*24,673*			

* Total includes ventilation load for zonal systems.

ROOM LOAD SUMMARY

Project Name: | Date: 4/9/2026
System Name: HP-2 | Floor Area: 1,930

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Reception/Meeting Room	*Reception/Meeting Room*	*1*	*3,517*	*75,927*	*3,145*	*3,508*	*75,719*	*3,135*	*1,201*	*42,787*
PAGE TOTAL			*3,508*	*75,719*	*3,135*	*1,201*	*42,787*			
TOTAL *			*3,508*	*75,719*	*3,135*	*1,201*	*42,787*			

* Total includes ventilation load for zonal systems.

ROOM LOAD SUMMARY

Project Name: | Date: 4/9/2026
System Name: HP-4 | Floor Area: 4,724

ROOM LOAD SUMMARY

			ROOM COOLING PEAK			COIL COOLING PEAK			COIL HTG. PEAK	
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	Sensible	Latent	CFM	Sensible
Upstairs Zone	*Waiting Lounge*	*1*	*552*	*12,218*	*1,585*	*517*	*11,447*	*1,582*	*237*	*8,693*
	Open Office	*1*	*520*	*11,521*	*1,532*	*497*	*10,999*	*1,520*	*187*	*6,867*
	Board Room	*1*	*600*	*13,280*	*1,411*	*567*	*12,554*	*1,408*	*240*	*8,824*
	Meeting Room 1	*1*	*122*	*2,697*	*511*	*121*	*2,670*	*511*	*33*	*1,207*
	Meeting Room 2	*1*	*124*	*2,751*	*521*	*123*	*2,724*	*521*	*34*	*1,232*
	Private Office	*1*	*102*	*2,267*	*343*	*100*	*2,224*	*343*	*41*	*1,498*
	Copy Room	*1*	*138*	*3,047*	*346*	*125*	*2,779*	*345*	*46*	*1,694*
	Executive Office	*1*	*219*	*4,843*	*563*	*217*	*4,816*	*627*	*102*	*3,747*
	Executive Office 2	*1*	*165*	*3,663*	*268*	*137*	*3,023*	*333*	*52*	*1,902*
	Executive Office 3	*1*	*345*	*7,649*	*261*	*248*	*5,492*	*364*	*98*	*3,593*
	Meeting/Classroom	*1*	*314*	*6,956*	*1,057*	*304*	*6,725*	*1,057*	*124*	*4,548*
	Staff Break Room	*1*	*465*	*10,299*	*1,051*	*420*	*9,297*	*1,042*	*188*	*6,905*
	IT Room	*1*	*26*	*611*	*116*	*27*	*605*	*116*	*7*	*274*
PAGE TOTAL			*3,402*	*75,354*	*9,768*	*1,389*	*50,983*			
TOTAL *			*3,402*	*75,354*	*9,768*	*1,389*	*50,983*			

* Total includes ventilation load for zonal systems.

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REGISTERED PROFESSIONAL ENGINEER
ROBERT STALLCOP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS

1020 AUTO CENTER PARKWAY
SEASIDE, CA 93940

2025 LOW-RISE
RESIDENTIAL MANDATORY
MEASURES SUMMARY

DATE:	07/22/26
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M0.4
	SHEET OF SHEETS

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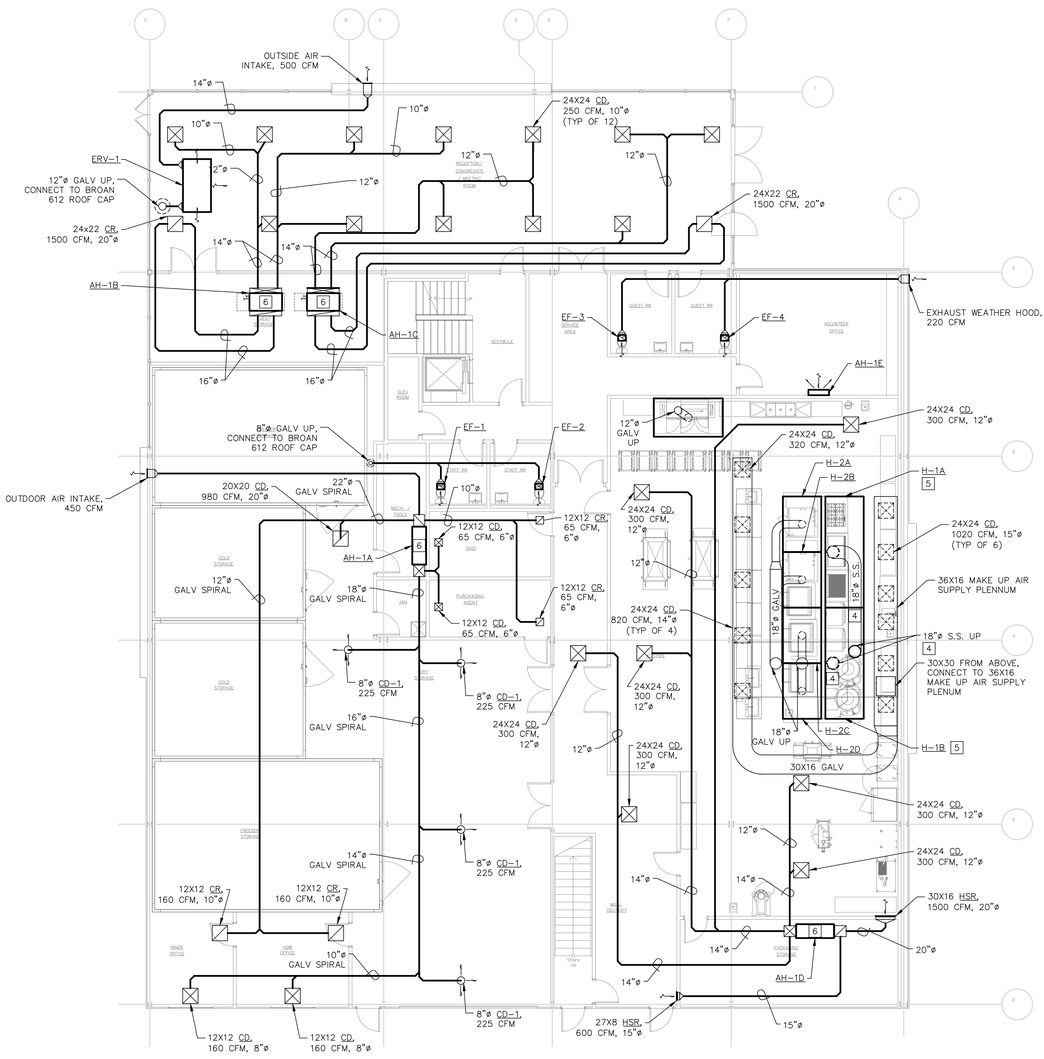

1 1ST FLOOR HVAC PLAN

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

SHEET NOTES

1. ALL WORK SHALL COMPLY WITH 2022 CBC, CMC, CEC, CPC & NFPA.
2. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
3. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
4. DOUBLE WALLED STAINLESS STEEL GREASE DUCT FOR USE WITH TYPE 1 KITCHEN HOODS WHICH CONFORMS TO THE REQUIREMENTS OF NFPA-96. PRODUCTS SHALL BE ETL LISTED TO UL-1978 AND UL-2221 FOR VENTING AIR AND GREASE FROM COMMERCIAL COOKING OPERATION. IF SPACE BECOMES ISSUE, CONTRACTOR CAN CONVERT ROUND DUCT TO RECTANGULAR AND SHALL PROVIDE UL 2221 LISTED FIRE BARRIER DUCT WRAP, 2 HOUR RATED SUCH AS 3M FIRE BARRIER DUCT WRAP 615+ OR EQUIVALENT.
5. TYPE 1 KITCHEN HOOD EXHAUST TERMINATION SHALL TERMINATE:
   A. NO LESS THAN 5 FT. HORIZONTAL CLEARANCE FROM COMBUSTIBLE STRUCTURE.
   B. NO LESS THAN 10 FT. HORIZONTAL CLEARANCE FROM ANY AIR INTAKE OR OPERABLE OPENING.
   C. NO LESS THAN 30 FT. HORIZONTAL CLEARANCE FROM PROPERTY LINE.
   D. IF EXHAUST TERMINATION IS WITHIN 10 FT OF OUTSIDE AIR INTAKE, THE EXHAUST TERMINATION SHALL BE MIN. 3 FT. ABOVE OUTSIDE AIR INTAKE
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
8. HEAT PUMP CONDENSER, COORD EXACT LOCATION W/ARCH:
   A. UNIT AND SHALL BE MOUNTED PER MANUFACTURER'S REQUIREMENTS, COORD WITH STRUCTURAL ENGINEER.
   B. UNIT SHALL MAINTAIN ALL CLEARANCES PER MANUFACTURER'S REQUIREMENTS.
9. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF NEW EQUIPMENT WITH OWNER, ARCHITECT AND STRUCTURAL ENGINEER.
10. REFER TO CAPTIVEAIRE SHOP DRAWINGS FIXED TO THE BACK OF THESE M-SHEETS FOR ADDITIONAL HOOD AND KITCHEN VENTILATION EQUIPMENT INFORMATION. CONTRACTOR, ARCHITECT, AND FOOD SERVICE DESIGNER SHALL COORDINATE ALL MANUFACTURER'S REQUIREMENTS.

REVISIONS:	BY:

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EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS

1020 AUTO CENTER PARKWAY
SEASIDE, CA 93940

1ST FLOOR HVAC PLAN

DATE:	07/22/26
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	M2.1
	SHEET OF SHEETS

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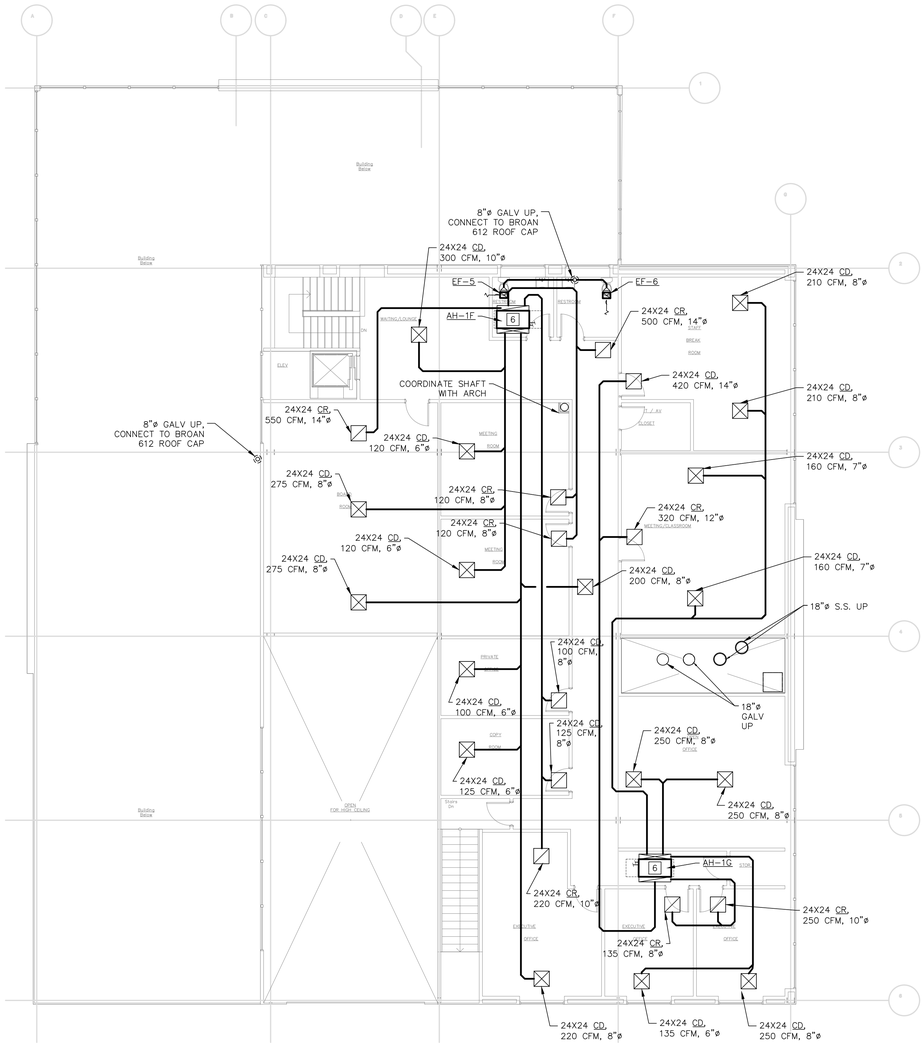

1 2ND FLOOR HVAC PLAN

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

SHEET NOTES

1. ALL WORK SHALL COMPLY WITH 2022 CBC, CMC, CEC, CPC & NFPA.
2. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
3. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
4. DOUBLE WALLED STAINLESS STEEL GREASE DUCT FOR USE WITH TYPE 1 KITCHEN HOODS WHICH CONFORMS TO THE REQUIREMENTS OF NFPA-96. PRODUCTS SHALL BE ETL LISTED TO UL-1978 AND UL-2221 FOR VENTING AIR AND GREASE FROM COMMERCIAL COOKING OPERATION. IF SPACE BECOMES ISSUE, CONTRACTOR CAN CONVERT ROUND DUCT TO RECTANGULAR AND SHALL PROVIDE UL 2221 LISTED FIRE BARRIER DUCT WRAP, 2 HOUR RATED SUCH AS 3M FIRE BARRIER DUCT WRAP 615+ OR EQUIVALENT.
5. TYPE 1 KITCHEN HOOD EXHAUST TERMINATION SHALL TERMINATE:
   A. NO LESS THAN 5 FT. HORIZONTAL CLEARANCE FROM COMBUSTIBLE STRUCTURE.
   B. NO LESS THAN 10 FT. HORIZONTAL CLEARANCE FROM ANY AIR INTAKE OR OPERABLE OPENING.
   C. NO LESS THAN 30 FT. HORIZONTAL CLEARANCE FROM PROPERTY LINE.
   D. IF EXHAUST TERMINATION IS WITHIN 10 FT OF OUTSIDE AIR INTAKE, THE EXHAUST TERMINATION SHALL BE MIN. 3 FT. ABOVE OUTSIDE AIR INTAKE
6. A. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   B. PROVIDE ACCESS PANEL AND CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION REQUIREMENTS
   C. CONNECT REFRIGERANT LINES TO OUTDOOR COMPRESSOR UNITS
   D. PROVIDE FILTER RACK AND FILTER FOR ALL UNITS
7. MOUNT IN ATTIC PER MANUFACTURER'S INSTALLATION MANUAL. THE FOLLOWING SHALL BE PROVIDED:
   A. MIN 30x22 ACCESS (SEE ARCH SHEETS) PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED FROM THE OPENING, WITHIN 20' OF UNIT, COORD W/ARCH AND GENERAL.
   B. A CONTINUOUS SOLID WALKWAY AT LEAST 24" WIDE FROM ACCESS TO UNIT.
   C. LIGHT AT UNIT W/SWITCH AT ACCESS.
   D. MIN 30x30 UNOBSTRUCTED LEVEL WORKING SPACE IN FRONT OF EQUIPMENT
   E. A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER CMC 309.0
   F. A 120V RECEPTACLE ADJACENT TO EQUIPMENT
   G. FOR AC UNITS PROVIDE DRAIN PAN AND CONDENSATE REMOVAL PER 2022 CMC 802.8.4
8. HEAT PUMP CONDENSER, COORD EXACT LOCATION W/ARCH:
   A. UNIT AND SHALL BE MOUNTED PER MANUFACTURER'S REQUIREMENTS, COORD WITH STRUCTURAL ENGINEER.
   B. UNIT SHALL MAINTAIN ALL CLEARANCES PER MANUFACTURER'S REQUIREMENTS.
9. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF NEW EQUIPMENT WITH OWNER, ARCHITECT AND STRUCTURAL ENGINEER.
10. REFER TO CAPTIVEAIRE SHOP DRAWINGS FIXED TO THE BACK OF THESE M-SHEETS FOR ADDITIONAL HOOD AND KITCHEN VENTILATION EQUIPMENT INFORMATION. CONTRACTOR, ARCHITECT, AND FOOD SERVICE DESIGNER SHALL COORDINATE ALL MANUFACTURER'S REQUIREMENTS.

REVISIONS:	BY:

MONTEREY ENERGY GROUP
Consulting Mechanical Engineering
26465 Carmel Rancho Blvd. Suite 8, Carmel, CA 93923
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REGISTERED PROFESSIONAL ENGINEER
MICHAEL ELLIOTT STALLCOP
No. M31607
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS

1020 AUTO CENTER PARKWAY
SEASIDE, CA 93940

2ND FLOOR HVAC PLAN

DATE:	07/22/26
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SHEET:	M2.2
	SHEET OF SHEETS

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   D. IF EXHAUST TERMINATION IS WITHIN 10 FT OF OUTSIDE AIR INTAKE, THE EXHAUST TERMINATION SHALL BE MIN. 3 FT. ABOVE OUTSIDE AIR INTAKE
6. MOUNT ERV ON ROOFTOP:
   A. PROVIDE MANUFACTURER'S CURB.
   B. MOUNT PER ALL MANUFACTURER'S REQUIREMENTS.
   C. PROVIDE CONDENSATE DRAIN LINE IN ACCORDANCE WITH CMC 802.9
   D. PROVIDE CLEARANCE REQUIREMENTS PER MANUFACTURERS INSTALLATION MANUAL
   E. PROVIDE MERV-13 FILTER
7. HEAT PUMP CONDENSER, COORD EXACT LOCATION W/ARCH:
   A. UNIT AND SHALL BE MOUNTED PER MANUFACTURER'S REQUIREMENTS, COORD WITH STRUCTURAL ENGINEER.
   B. UNIT SHALL MAINTAIN ALL CLEARANCES PER MANUFACTURER'S REQUIREMENTS.
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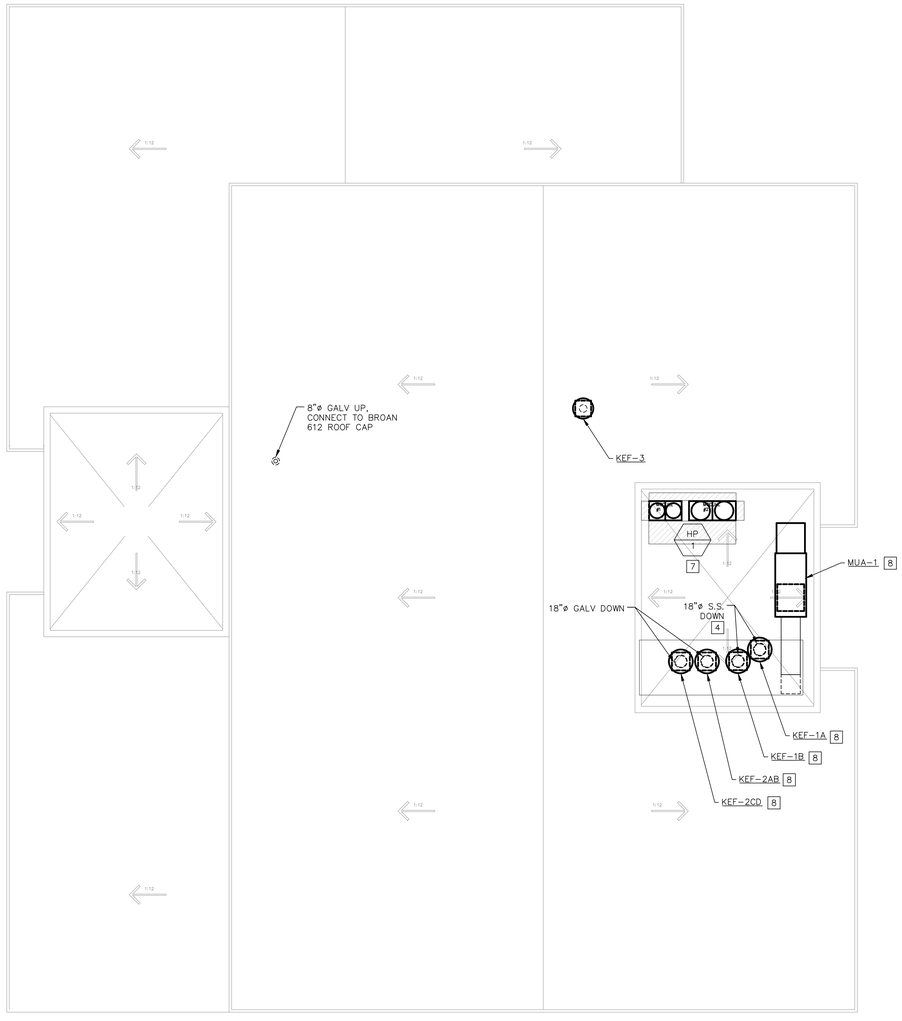

1 ROOF TOP HVAC PLAN

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

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No. M31607
EXP. MAR 31, 2027
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STATE OF CALIFORNIA

MEALS ON WHEELS
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SEASIDE, CA 93940

ROOF TOP
HVAC PLAN

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	SHEET OF SHEETS

HOOD INFORMATION – JOB#8768488

HOOD NO	TAG	MODEL	MANUFACTURER	LENGTH	MAX COOKING TEMP	TYPE	APPLIANCE DUTY	DESIGN CFM/FT	TOTAL EXH CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG	HEIGHT	DIA	CFM	VEL	SP	HOOD CONSTRUCTION	HOOD CONFIG END TO END	ROW
1	H-1a	6012 SND-2	CAPTIVEAIRE	14' 5"	600 DEG	I	HEAVY	255	3675			4"	18"	3675	2080	-1.362"	430 SS WHERE EXPOSED	LEFT	ALONE
2	H-1b	6012 SND-2	CAPTIVEAIRE	14' 5"	600 DEG	I	HEAVY	255	3675			4"	18"	3675	2080	-1.362"	430 SS WHERE EXPOSED	RIGHT	ALONE
3	H-2a	6012 VHB-G	CAPTIVEAIRE	7' 3"	700 DEG	II	N/A	150	1090			4"	14"	1090	1020	-0.105"	430 SS 100%	LEFT	ALONE
4	H-2b	6012 VHB-G	CAPTIVEAIRE	7' 3"	700 DEG	II	N/A	150	1090			4"	14"	1090	1020	-0.105"	430 SS 100%	MIDDLE	ALONE
5	H-2c	6012 VHB-G	CAPTIVEAIRE	7' 3"	700 DEG	II	N/A	150	1090			4"	14"	1090	1020	-0.105"	430 SS 100%	MIDDLE	ALONE
6	H-2d	6012 VHB-G	CAPTIVEAIRE	7' 3"	700 DEG	II	N/A	150	1090			4"	14"	1090	1020	-0.105"	430 SS 100%	RIGHT	ALONE
7	H-3	6012 VHB-G	CAPTIVEAIRE	9' 0"	700 DEG	II	N/A	150	1350			4"	14"	1350	1263	-0.139"	430 SS 100%	ALONE	ALONE

HOOD INFORMATION

HOOD NO	TAG	FILTER(S) TYPE	QTY	HEIGHT	LENGTH	EFFICIENCY @ 7 MICRONS	LIGHT(S) QTY	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	SIZE	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	FIRE SYSTEM PIPING	HOOD HANGING WEIGHT
1	H-1a	CAPTRATE SOLO FILTER	10	20"	16"	85% SEE FILTER SPEC	4	RECESSED ROUND	NO							YES	581 LBS
2	H-1b	CAPTRATE SOLO FILTER	10	20"	16"	85% SEE FILTER SPEC	4	RECESSED ROUND	NO							YES	581 LBS
3	H-2a						0									NO	201 LBS
4	H-2b						0									NO	201 LBS
5	H-2c						0									NO	201 LBS
6	H-2d						0									NO	201 LBS
7	H-3						0									NO	254 LBS

HOOD OPTIONS

HOOD NO	TAG	OPTION
1	H-1a	*FIELD WRAPPER 18.00" HIGH FRONT.
		*BACKSPLASH 68.00" HIGH X 348.00" LONG 430 SS VERTICAL.
		*LEFT SIDESPLASH 92.00" HIGH X 60.00" LONG 430 SS VERTICAL.
		*BACKSPLASH - INSIDE CORNER 68.00" HIGH X 2.00" LEG LENGTH 430 SS VERTICAL.
		LEFT END STANDOFF(FIN/SLP) 1" WIDE 60" LONG INSULATED.
		STRUCTURAL FRONT PANEL.
		LEFT WALL AS END PANEL.
2	H-1b	*FIELD WRAPPER 18.00" HIGH FRONT.
		*RIGHT SIDESPLASH 92.00" HIGH X 60.00" LONG 430 SS VERTICAL.
		*BACKSPLASH - INSIDE CORNER 80.00" HIGH X 2.00" LEG LENGTH 430 SS VERTICAL.
		RIGHT END STANDOFF(FIN/SLP) 1" WIDE 60" LONG INSULATED.
		STRUCTURAL FRONT PANEL.
		RIGHT WALL AS END PANEL.
3	H-2a	FIELD WRAPPER 18.00" HIGH FRONT.
4	H-2b	FIELD WRAPPER 18.00" HIGH FRONT.
5	H-2c	FIELD WRAPPER 18.00" HIGH FRONT.
6	H-2d	FIELD WRAPPER 18.00" HIGH FRONT.
7	H-3	FIELD WRAPPER 18.00" HIGH FRONT, LEFT, RIGHT.

*ITEMS MARKED AS OPTIONAL.

WALL-MOUNT UTILITY CABINET

HOOD NO	LOCATION	SIZE	UTILITY CABINET(S) FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	WEIGHT
1	WALL MNT	12"x72"x30"	TANK FS	4.0/4.0/4.0	DCV-4111	1 LIGHT 1 FAN	440.00 LBS

EXHAUST FAN INFORMATION – JOB#8768488

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	EF-1A	1	DU200HFA	CAPTIVEAIRE	3675	1.500	1262	ODP,PREMIUM	5.000	2.0780	3	208	15.0	894 FPM	215	25
2	EF-1B	1	DU200HFA	CAPTIVEAIRE	3675	1.500	1262	ODP,PREMIUM	5.000	2.0780	3	208	15.0	894 FPM	215	25
3	EF-2AB	1	DU180HFA	CAPTIVEAIRE	2180	1.500	1191	TEAO-ECM	2.000	1.1440	3	208	15.0	503 FPM	138	15
4	EF-2CD	1	DU180HFA	CAPTIVEAIRE	2180	1.500	1191	TEAO-ECM	2.000	1.1440	3	208	15.0	503 FPM	138	15
5	EF-3	1	DU85HFA	CAPTIVEAIRE	1350	1.000	1282	ODP	0.750	0.4580	3	208	2.6	427 FPM	101	10.4

MUA FAN INFORMATION – JOB#8768488

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
6	MAU-1	1	A5-36D	36MF-5-MOD	A5	10000	10450	0.500	659	ODP,PREMIUM	10.000	3.0680	3	208	30.7	38.4A	60A	1535	13.3

FAN ACCESSORIES

FAN UNIT NO	TAG	EXHAUST GREASE CUP	EXHAUST GRAVITY DAMPER	EXHAUST WALL MOUNT	SUPPLY SIDE DISCHARGE	SUPPLY GRAVITY DAMPER	SUPPLY MOTORIZED DAMPER	SUPPLY WALL MOUNT
1	EF-1A	YES						
2	EF-1B	YES						
3	EF-2AB							
4	EF-2CD							
5	EF-3							
6	MAU-1							

CURB ASSEMBLIES

NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	EF-1A	43 LBS	CURB	26.500"W X 26.500"L X 20.000"H VENTED HINGED.
2	# 2	EF-1B	43 LBS	CURB	26.500"W X 26.500"L X 20.000"H VENTED HINGED.
3	# 3	EF-2AB	39 LBS	CURB	26.500"W X 26.500"L X 20.000"H VENTED.
4	# 4	EF-2CD	39 LBS	CURB	26.500"W X 26.500"L X 20.000"H VENTED.
5	# 5	EF-3	34 LBS	CURB (BOLT TOGETHER)	23.000"W X 23.000"L X 20.000"H VENTED.
6	# 6	MAU-1	83 LBS	CURB	52.750"W X 52.750"L X 20.000"H.
	# 6			RAIL	4.000"W X 4.000"L X 36.000"H.

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	EF-1A	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR200HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
2	EF-1B	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL - DU/DR200HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	2 YEAR PARTS WARRANTY
3	EF-2AB	1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
4	EF-2CD	1	FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
5	EF-3	1	FAN BASE CERAMIC SEAL - DU/DR85HFA - INSTALLED AT PLANT - FOR GREASE DUCTS
		1	VAV PACKAGE W/ MANUAL CONTROL (VFD INCLUDED)
		1	VFD FACTORY MOUNTED AND WIRED IN EXHAUST FAN
		1	VFD MOUNTING BRACKET FOR DU 50 & 85
		1	2 YEAR PARTS WARRANTY
6	MAU-1	1	SIZE 5 UNTEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	2 YEAR PARTS WARRANTY

FOR QUESTIONS, CALL THE
San Jose, CA
REGION 99
PHONE: (408) 418 - 1108
EMAIL: reg99@captiveaire.com

REVISIONS

	DESCRIPTION	DATE:
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San Jose, CA
PHONE: (408) 418 - 1108 FAX: 9198004536 EMAIL: reg99@captiveaire.com

1020 Auto Center Pkwy - rev1
1020 Auto Center Parkway,
Seaside, CA, 93955

DATE: 7/7/2026

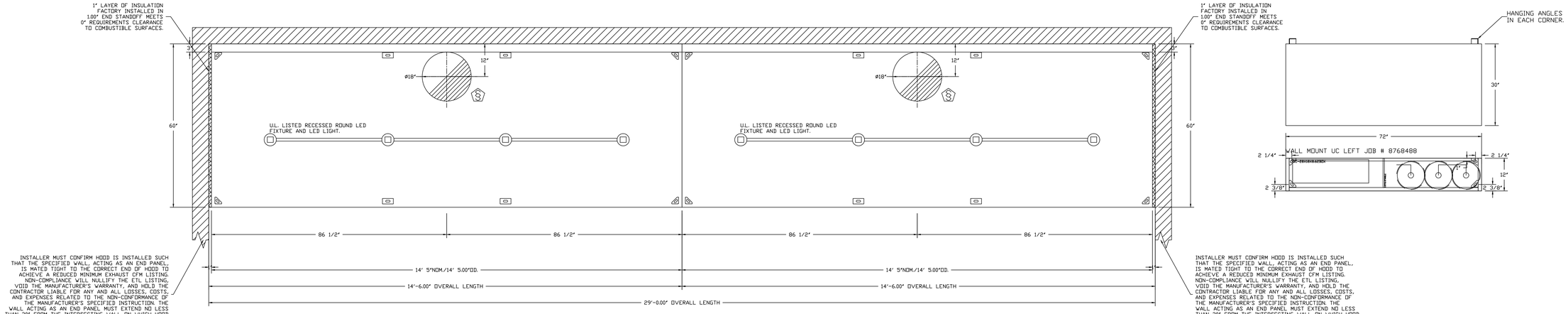
DWG.#: 8768488

DRAWN BY: KN-99

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

MASTER DRAWING

SHEET NO. 1

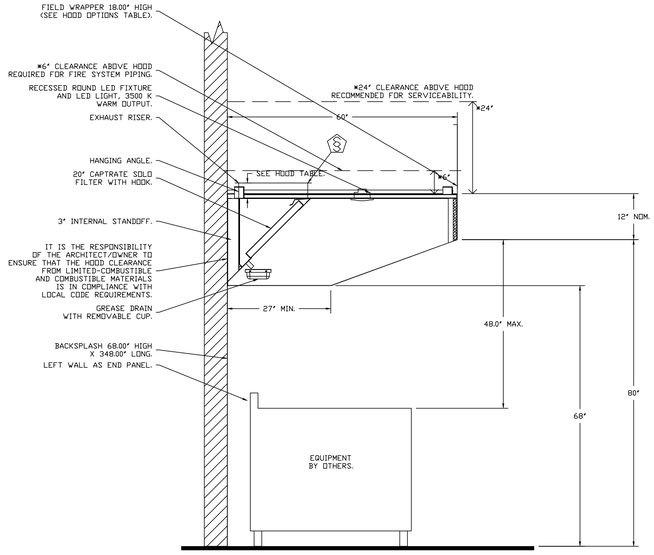


PLAN VIEW – HOOD #1 (H-1a)
14' 5.00" LONG 6012SND-2

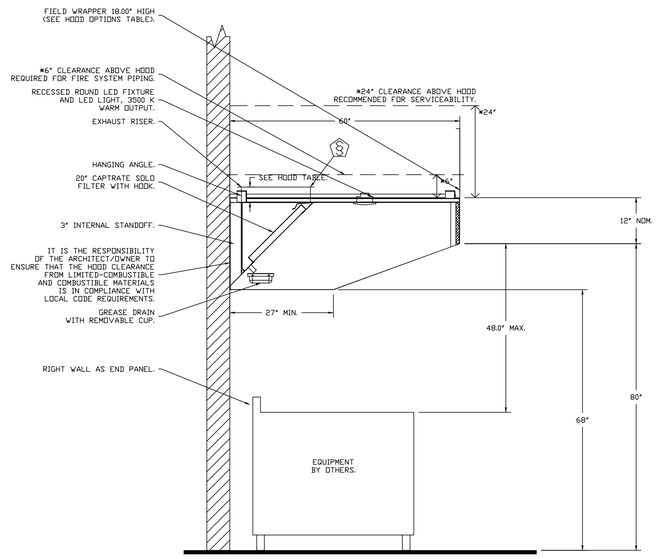
NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.

PLAN VIEW – HOOD #2 (H-1b)
14' 5.00" LONG 6012SND-2

NOTE: ADDITIONAL HANGING ANGLES PROVIDED FOR HOODS 12' AND LONGER.



SECTION VIEW – MODEL 6012SND-2
HOOD – #1 (H-1a)



SECTION VIEW – MODEL 6012SND-2
HOOD – #2 (H-1b)

REVISIONS

	DESCRIPTION	DATE:
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, San Jose, CA PHONE: (408) 418 - 1100 FAX: 9198004536 EMAIL: reg9@captiveaire.com

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DRAWN BY: KN-99

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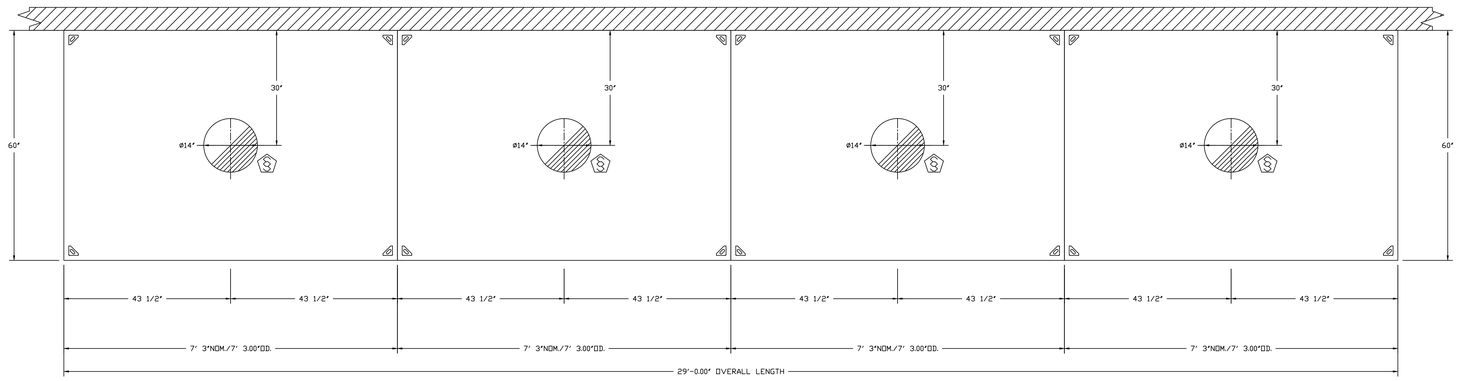
MASTER DRAWING

SHEET NO. 2

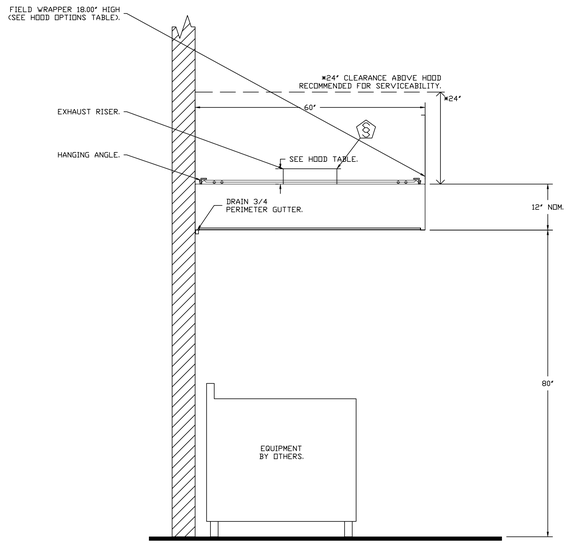


PLAN VIEW – HOOD #3 (H-2a)
7' 3.00" LONG 6012VHB-G

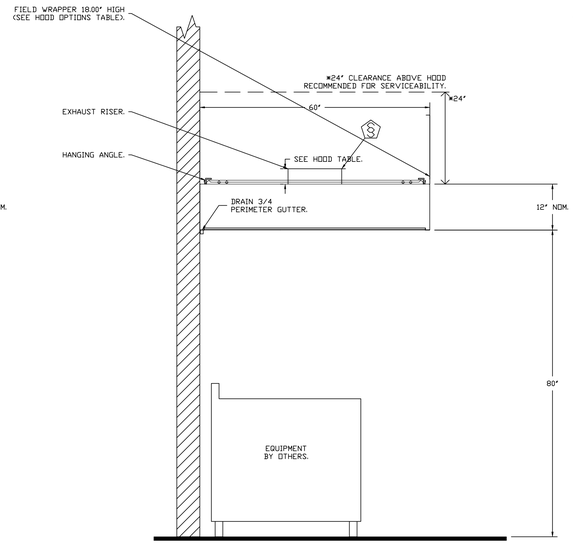
PLAN VIEW – HOOD #4 (H-2b)
7' 3.00" LONG 6012VHB-G

PLAN VIEW – HOOD #5 (H-2c)
7' 3.00" LONG 6012VHB-G

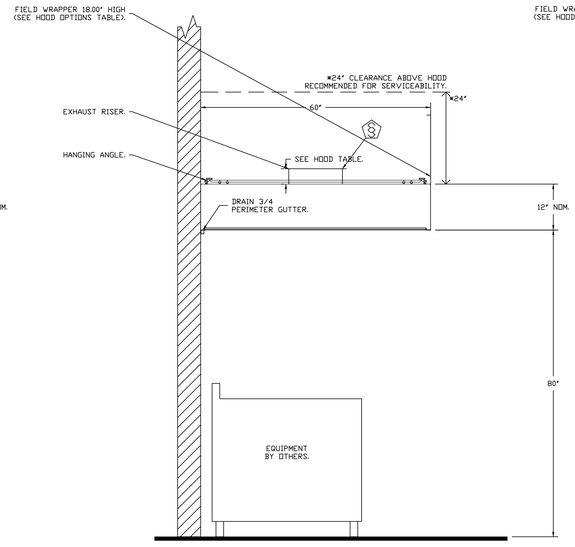
PLAN VIEW – HOOD #6 (H-2d)
7' 3.00" LONG 6012VHB-G



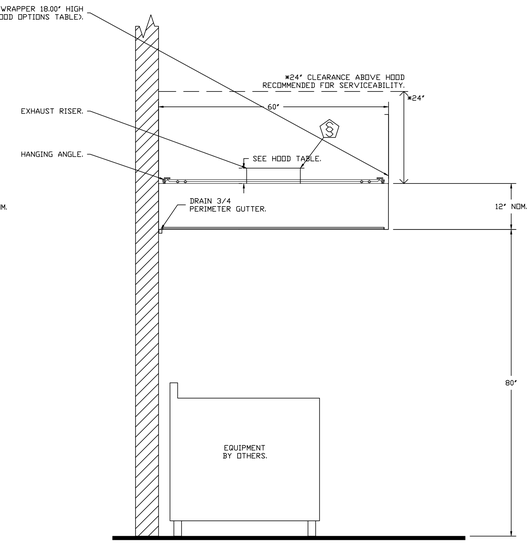
SECTION VIEW – MODEL 6012VHB-G
HOOD – #3 (H-2a)



SECTION VIEW – MODEL 6012VHB-G
HOOD – #4 (H-2b)



SECTION VIEW – MODEL 6012VHB-G
HOOD – #5 (H-2c)



SECTION VIEW – MODEL 6012VHB-G
HOOD – #6 (H-2d)

REVISIONS

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Seaside, CA, 93955

DATE: 7/7/2026

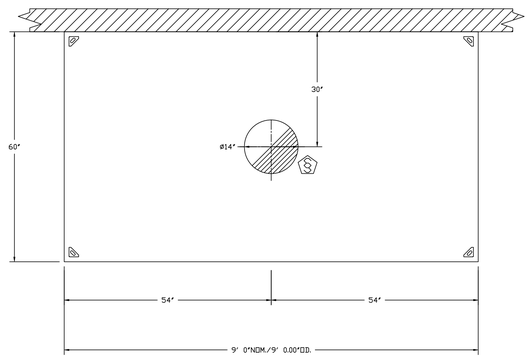
DWG.#: 8768488

DRAWN BY: KN-99

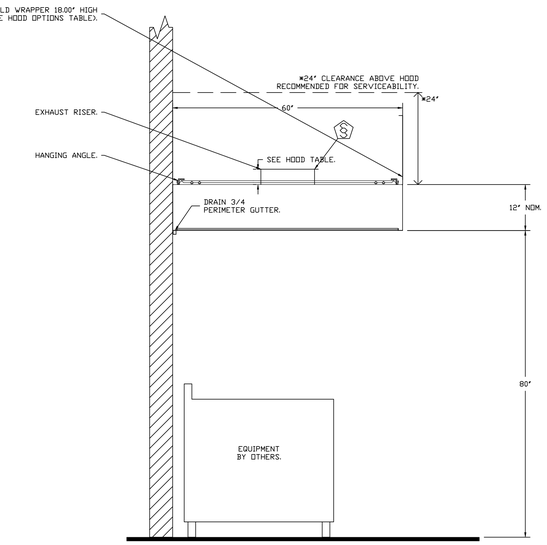
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 3

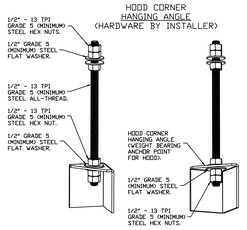


PLAN VIEW – HOOD #7 (H-3)
9' 0.00" LONG 6012VHB-G



SECTION VIEW – MODEL 6012VHB-G
HOOD – #7 (H-3)

HOOD CORNER
HANGING ANGLE
(HARDWARE BY INSTALLER)



ASSEMBLY INSTRUCTIONS

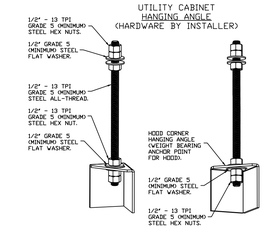
HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH HOOD HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

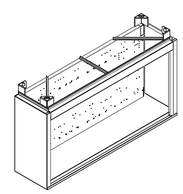
WALL-MOUNT UTILITY CABINET
ASSEMBLY INSTRUCTIONS

CABINET TO BE HUNG BY OTHERS. SEE UTILITY CABINET SCHEDULE FOR CABINET SIZE.

HANGING ANGLE MUST BE SUPPORTED WITH 1/2" - 13 TPI GRADE 5 (MINIMUM) ALL-THREAD SANDWICH HANGING ANGLES AND CEILING ANCHOR POINTS WITH 1/2" GRADE 5 (MINIMUM) STEEL FLAT WASHERS AND 1/2" - 13 TPI GRADE 5 (MINIMUM) HEX NUTS AS SHOWN. MUST USE DOUBLED HEX NUT CONFIGURATION BENEATH UTILITY CABINET HANGING ANGLES AND ABOVE CEILING ANCHORS. MAINTAIN 1/4" OF EXPOSED THREADS BENEATH BOTTOM HEX NUT. TORQUE ALL HEX NUTS TO 57 FT-LBS.

UTILITY CABINET
HANGING ANGLE
(HARDWARE BY INSTALLER)





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1020 Auto Center Pkwy - rev1
1020 Auto Center Parkway,
Seaside, CA, 93955

DATE: 7/7/2026

DWG.#: 8768488

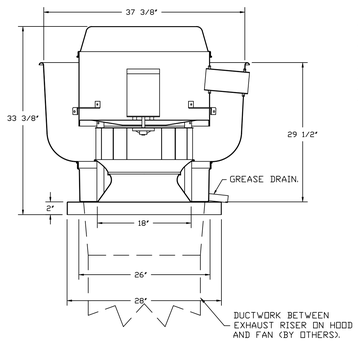
DRAWN BY: KN-99

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

MASTER DRAWING

SHEET NO. 4

FANS #1 (EF-1A), #2 (EF-1B) - DU200HFA EXHAUST FAN



FEATURES:

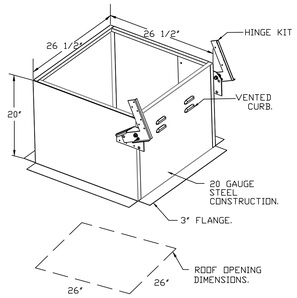
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT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

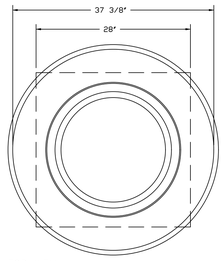
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

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

OPTIONS

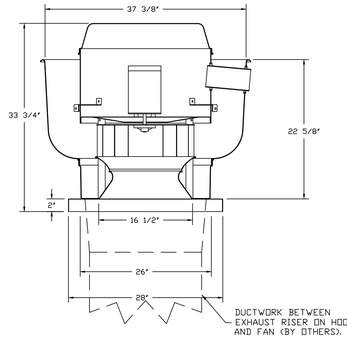
- GREASE BOX.
- FAN BASE CERAMIC SEAL - DU/DR200HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- 2 YEAR PARTS WARRANTY.





TOP VIEW

FANS #3 (EF-2AB), #4 (EF-2CD) - DU180HFA EXHAUST FAN



FEATURES:

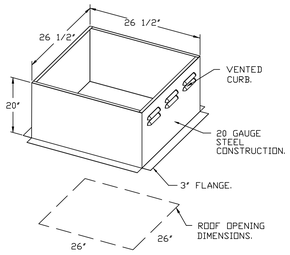
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).

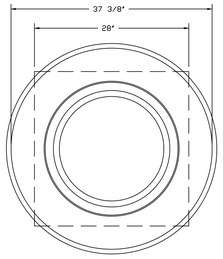
- NEMA 3R SAFETY DISCONNECT SWITCH.

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

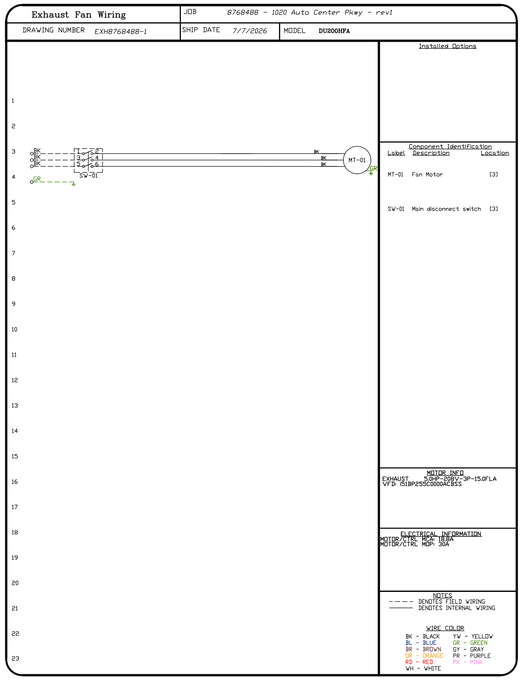
OPTIONS

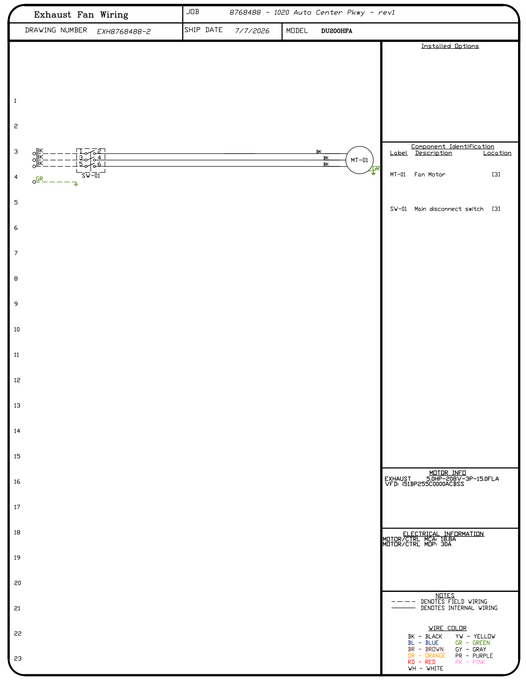
- FAN BASE CERAMIC SEAL - DU/DR180HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- ECM WIRING PACKAGE - PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.

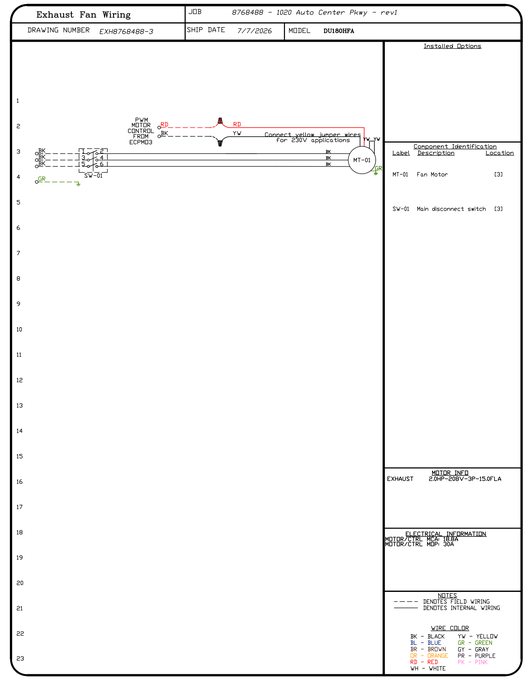


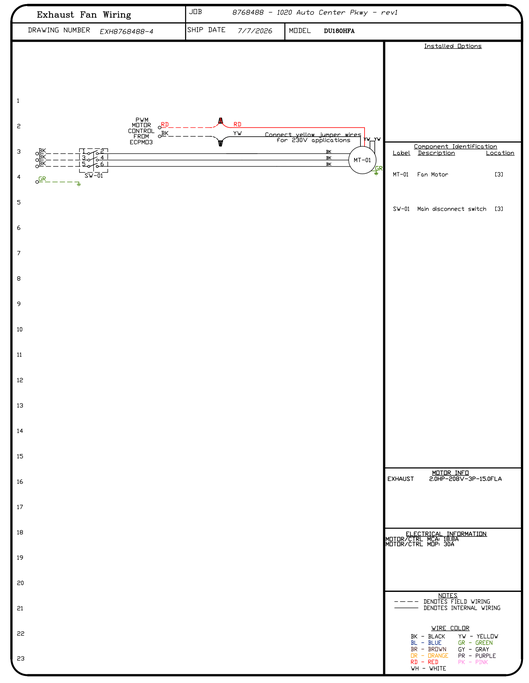


TOP VIEW









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DATE: 7/7/2026

DWG.#: 8768488

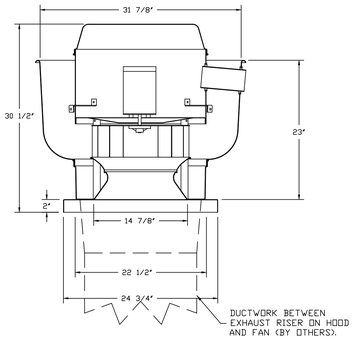
DRAWN BY: KN-99

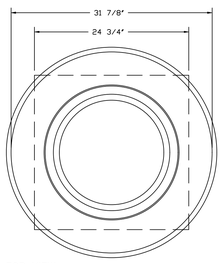
SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO. 5

FAN #5 DU85HFA - EXHAUST FAN (EF-3)





TOP VIEW

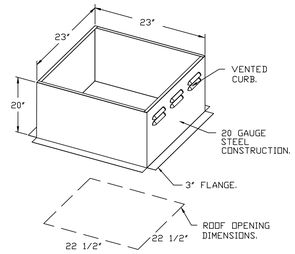
FEATURES:

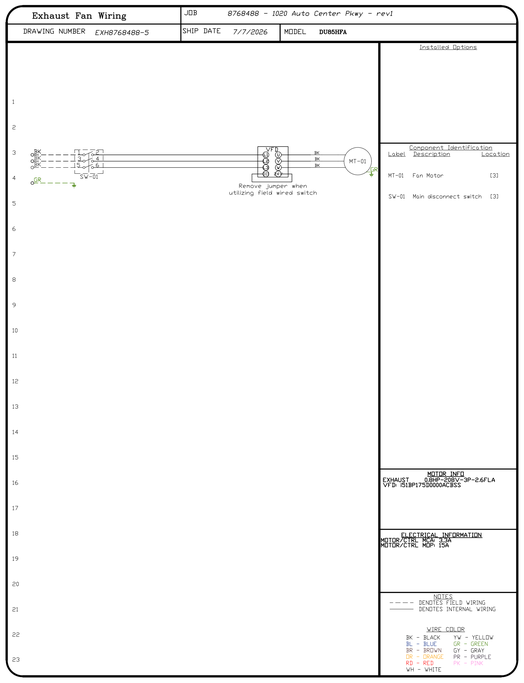
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- NEMA 3R SAFETY DISCONNECT SWITCH.

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

OPTIONS

- FAN BASE CERAMIC SEAL - DU/DR85HFA - INSTALLED AT PLANT - FOR GREASE DUCTS.
- VAV PACKAGE W/ MANUAL CONTROL (VFD INCLUDED).
- VFD FACTORY MOUNTED AND WIRED IN EXHAUST FAN.
- VFD MOUNTING BRACKET FOR DU 50 & 85.
- 2 YEAR PARTS WARRANTY.





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1020 Auto Center Pkwy - rev1
1020 Auto Center Parkway,
Seaside, CA, 93955

DATE: 7/7/2026

DWG.#: 8768488

DRAWN BY: KN-99

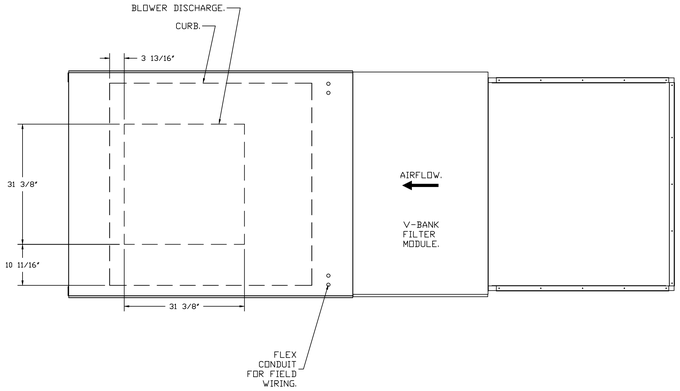
SCALE: 3/4" = 1'-0"

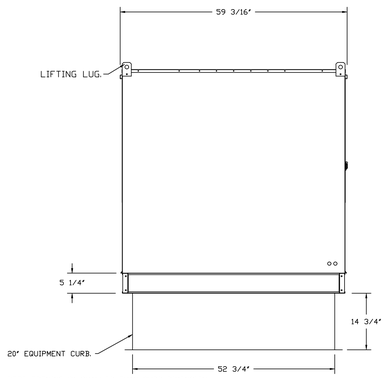
MASTER DRAWING

SHEET NO. 6

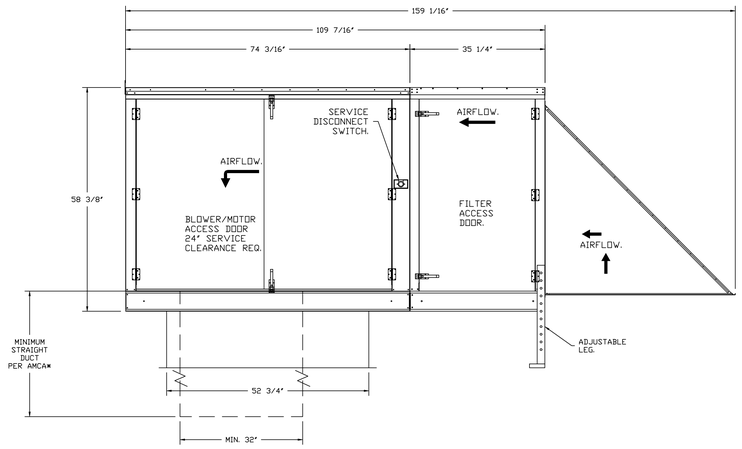
FAN #6 AS-36D - SUPPLY FAN (MAU-1)
1. UNTEMPERED SUPPLY UNIT WITH 36" MIXED FLOW DIRECT DRIVE FAN IN SIZE #5 HOUSING.
2. V-BANK 7A-13 FILTERS W/SCREEN INTAKE - OUTDOOR.
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
4. DOWN DISCHARGE CONSTRUCTION FOR SIZE 5 UNTEMPERED DIRECT DRIVE AHUS.
5. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
6. 2 YEAR PARTS WARRANTY.

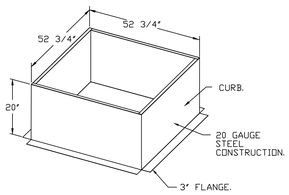
*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURNS IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL DRASTICALLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
SUGGESTED SUPPLY STRAIGHT DUCT SIZE IS 32" x 32".





ROOF OPENING 2" SMALLER THAN CURB DIMENSION.





AirHandler Wiring | JOB 8768488 - 1020 Auto Center Pkwy - revi | DRAWING NUMBER A8768488-6 | SHIP DATE 7/7/2026 | MODEL AS-36D

ATTENTION ELECTRICIAN!
DROP FOR DISCONNECT CONNECTION
IS FACTORY SUPPLIED
CONNECT POWER TO THE DROP

Installed Options

Component Identification

Label	Description	Location
MT-01	Supply motor	[2]
SW-01	Main disconnect switch	[2]

MOTOR INFO
SUPPLY 208HP-208V-3P-30.7FLA
VFD TJ5AP015C003AC3SS

ELECTRICAL INFORMATION
MOTOR/HTR. MCP: 100A
MOTOR/CTRL CIRCUIT MCP: 60A

NOTES
- - - - DENOTES FIELD WIRING
——— DENOTES INTERNAL WIRING

WIRE COLOR

BK-BLACK	YW - YELLOW	RD - RED
BL-BLUE	GR - GREEN	WH - WHITE
BR - BROWN	GY - GRAY	
OR - ORANGE	PR - PURPLE	

VFD Wiring | JOB 8768488 - 1020 Auto Center Pkwy - revi | DRAWING NUMBER VFD8768488-5 | SHIP DATE 7/7/2026 | MODEL DU056HPA

i500 SERIES VARIABLE FREQUENCY DRIVE

TERMINAL	FUNCTION
DI1	Digital Input(Start/Stop) P400.02 = (11)
GND	Ground/Common
AI1	Analog Input 0-10 VDC P430.01 = (0)
10V	Internal DC Supply for Speed Pot: +10 VDC
AI2	Analog Input 4-20 mA P430.01 = (4)
AO1	Analog Output Configurable by P440.01
GND	Ground/Common
24V	Internal 24VDC Supply for External Devices
DI2	Digital Input Configurable with P400.XX
DI3	Digital Input Configurable with P400.XX
DI4	Digital Input Configurable with P400.XX
DO1	Digital Output Configurable with P420.02
RJ45	
RJ45	
PE	Ground Terminal
L1	3 Phase Input or Single Phase Input
L2 (N)	3 Phase Input (Neutral For 120v)
L3	3 Phase Input
U	3 Phase AC Motor
V	3 Phase AC Motor
W	3 Phase AC Motor

10kOHM Speed Pot 1/2 Watt Required

To Control Board

POWER SUPPLY

MOTOR

VARIABLE FREQUENCY DRIVE PARAMETER SETTINGS*
EPM PROGRAM VAV_MAN_500
P30000 (Control Method) = 0 FlexII
P31030 (Max Frequency) = 60.0
P31100 (Max Frequency) = 60.0
P40000 (Start/Stop Method) = 0002
P40120 (Digital Output Function) = (150) (Running)
P40122 (Digital Output Inversion) = (0) Not Inverted
P43400 (Current Limit) = 200 (or 240% of unit is a PCU or Industrial Heater)

All external control wires to motor speed control should be 18-22 AWG shielded multiconductor cables and must not be run in the same conduit or raceway with any high power wiring. Ground Shielded Cable at the drive chassis ONLY.

Adjust manually on all drives
P30601 = (2) 230V (3) 400V (21) 480V (31) 120V
(10) 480V (600V) (41) 600V (32) 230V reduced
P30602 = (1) 60Hz
P30603 (Base Volt) = Set to Motor Voltage (Parameter#30604)
P30330 (Base Frequency) = Calculated Per Fan

PG.11 OF THE DRIVE MANUAL DESCRIBES THE PROPER INSTALLATION PROCEDURE

PG.19 OF THE DRIVE MANUAL DESCRIBES THE PROGRAMMING PROCEDURE OF THE DRIVE

PG.33 OF THE DRIVE MANUAL DESCRIBES THE PARAMETER SETTINGS OF THE DRIVES

*NOTE: THE DEFAULT PASSWORD FROM THE FACTORY REQUIRED TO PROGRAM THE DRIVE IS "001"

When Speed POT is Required the Following Parameters Must be Set:
P30010 (Network Source = (2) AI2
P43010 Analog Input 1 = (2) 0-10 VDC
P43030 AI1 Min Freq = P30100
P43033 AI1 Max Freq = P31100

IT MAY BE REQUIRED TO FULLY POWER DOWN THE DRIVE AND TURN BACK ON IN ORDER TO INITIATE NEW PARAMETER SETTINGS.

**Min. and Max Frequency Settings override all other Preset speeds/Parameters.

GENERAL NOTES

*Note: Not Suitable For Corner Grounded 3 Phase Input power

Installed Options
Manual Control

Component Identification

MOTOR INFO
EXHAUST 6.0HP-208V-3P-2.6FLA
VFD ISIBP175D0004AC3SS

ELECTRICAL INFORMATION
MOTOR/HTR. MCP: N/A
MOTOR/CTRL MCP: 15A

NOTES
- - - - DENOTES FIELD WIRING
——— DENOTES INTERNAL WIRING

WIRE COLOR

BK - BLACK	YW - YELLOW	RD - RED
BL - BLUE	GR - GREEN	
BR - BROWN	GY - GRAY	
OR - ORANGE	PR - PURPLE	
	WH - WHITE	

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DRAWN BY: KN-99

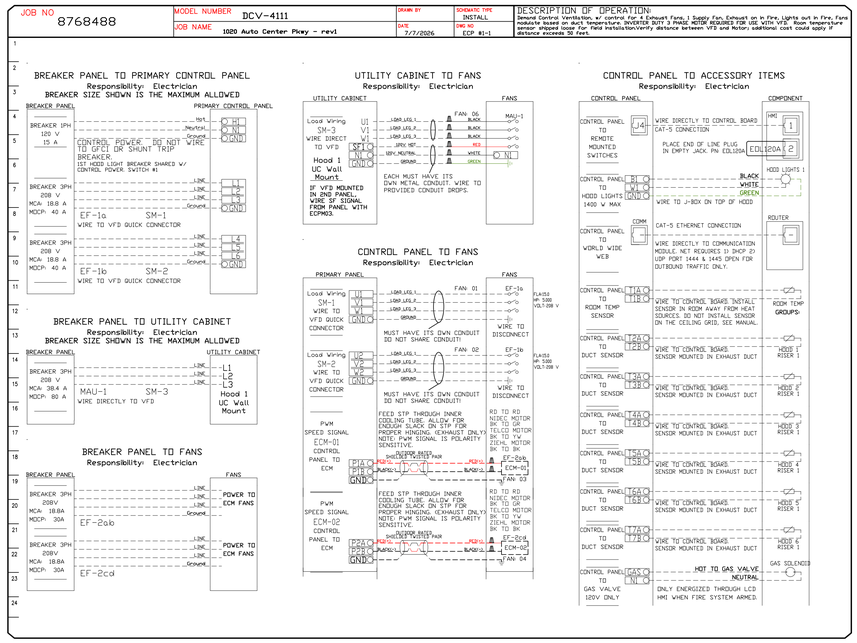
SCALE: 3/4" = 1'-0"

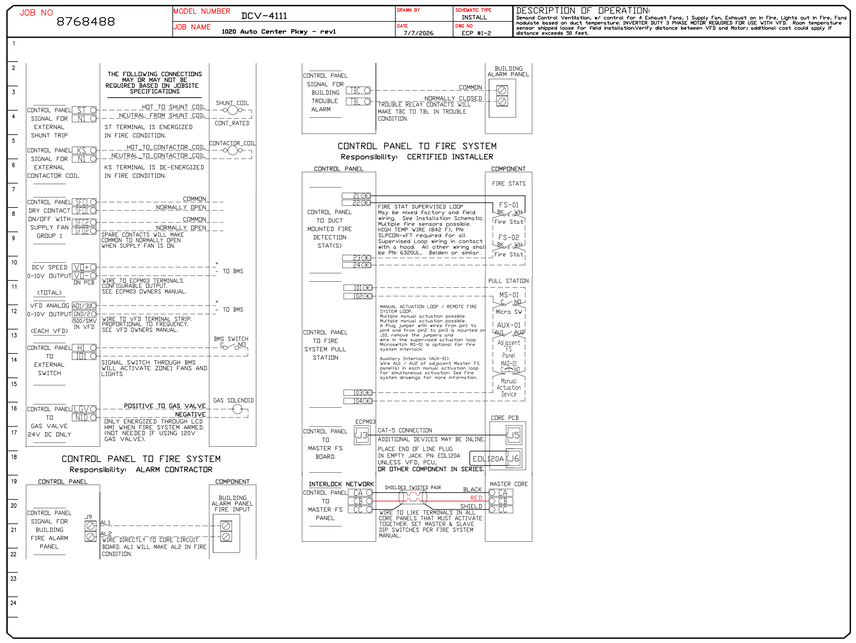
MASTER DRAWING

SHEET NO. 7

ELECTRICAL PACKAGE – JOB#8768488

NO	TAG	PACKAGE #	LOCATION	SWITCHES		OPTION	FANS CONTROLLED				
				LOCATION	QUANTITY		FAN TAG	TYPE	Φ	HP	VOLT	FLA
1	ECP-1	DCV-4111	WALL UTILITY CABINET LEFT	SHIP LOOSE W/ PREWIRE	1 LIGHT 1 FAN	SMART CONTROLS DCV	EF-1a	EXHAUST	3	5.000	208	15.0
							EF-1b	EXHAUST	3	5.000	208	15.0
							EF-2ab	EXHAUST	3	2.000	208	15.0
							EF-2cd	EXHAUST	3	2.000	208	15.0
							MAU-1	SUPPLY	3	10.000	208	30.7



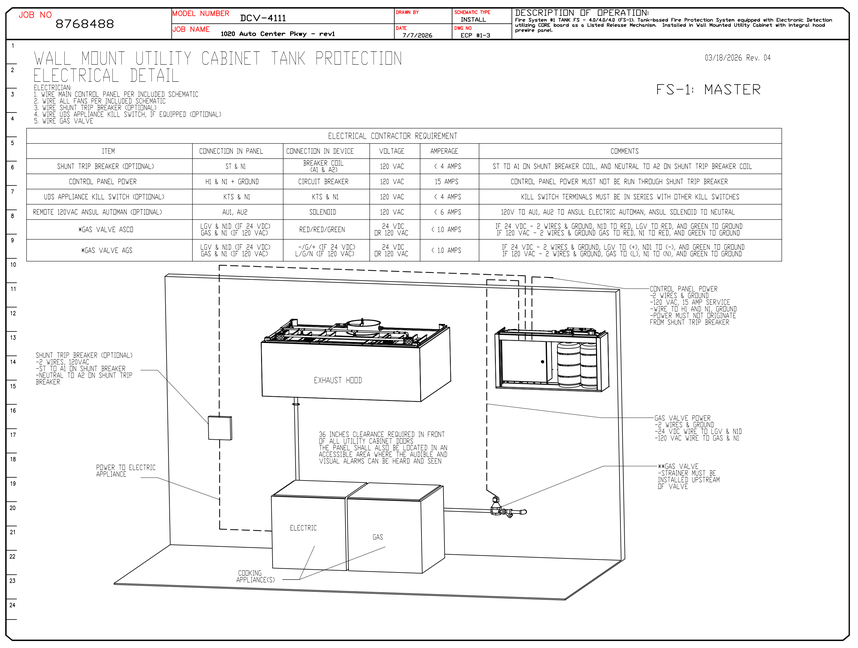


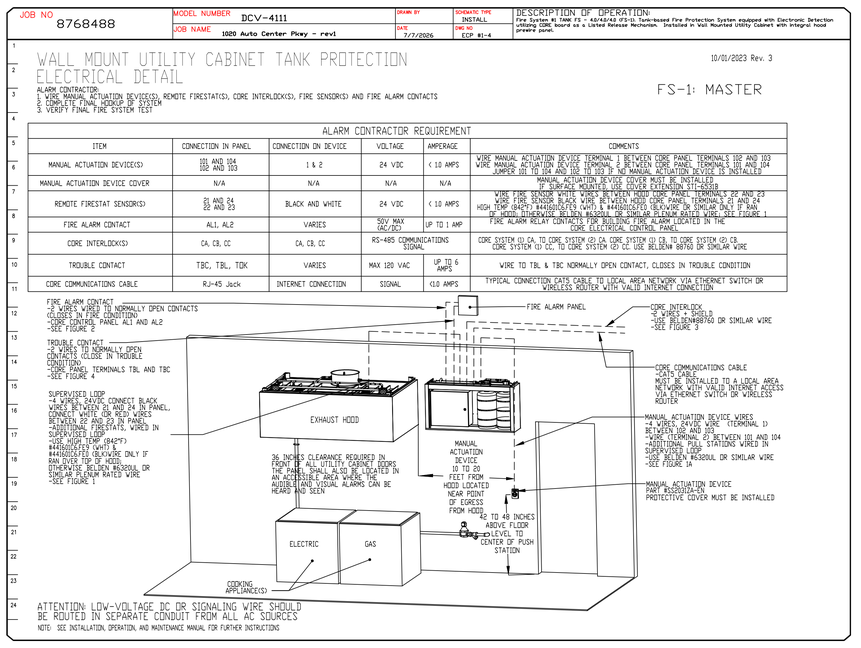
FIRE SYSTEM INFORMATION – JOB#8768488

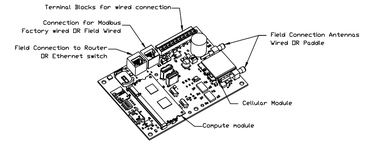
FIRE SYSTEM NO	TAG	TYPE	SIZE	MAX FP	DESIGN FP	INSTALLATION	
						SYSTEM	LOCATION ON HOOD
1	FS-1	TANK FS	4.0/4.0/4.0	60	48	WALL UTILITY CABINET LEFT	N/A

GAS VALVE(S)

FIRE SYSTEM NO	TAG	TYPE	SIZE	SUPPLIED BY
1	FS-1	SC ELECTRICAL	2.000	CAPTIVEAIRE SYSTEMS







CASlink Monitor and Control

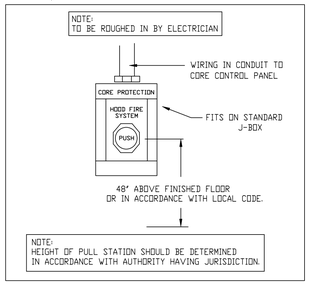
– *Hood control panel to support communications to cloud-based Building Management System.*
– *Hood Control Panel to allow cloud-based Building Management System to monitor real time parameters outlined as MONITOR in the points list.*
– *Hood Control Panel to allow cloud-based Building Management System to control parameters outlined as CONTROL in the points list.*
– *Hood Control Panel to allow cloud-based Building Management System to implement SYSTEM ECONOMIZER control strategies for fully integrated Building Management.*

MONITORING AND CONTROL POINTS LIST

DCV Packages	*Function*
Room Temperature	*MONITOR*
Duct Temperature(s)	*MONITOR*
MUA Discharge Temperature	*MONITOR*
Kitchen RTU Discharge Temperature	*MONITOR*
Fan Speed	*MONITOR*
Fan Amperage	*MONITOR*
Fan Power	*MONITOR*
VFD Faults	*MONITOR*
Controller Faults	*MONITOR*
Fan Faults	*MONITOR*
Fan Status	*MONITOR*
PCU Faults	*MONITOR*
PCU Filter Clog Percentages	*MONITOR*
Fire Condition	*MONITOR*
CORE Fire System	*MONITOR*
Building Pressures	*MONITOR*
Prep Time Button	*MONITOR & CONTROL*
Fans Button	*MONITOR & CONTROL*
Lights Button	*MONITOR & CONTROL*
Wash Button	*MONITOR & CONTROL*

SC Packages	*Function*
Room Temperature(s)	*MONITOR*
Duct Temperature(s)	*MONITOR*
MUA Discharge Temperature	*MONITOR*
Kitchen RTU Discharge Temperature	*MONITOR*
Controller Faults	*MONITOR*
Fan Faults	*MONITOR*
Fan Status	*MONITOR*
PCU Faults	*MONITOR*
PCU Filter Clog Percentages	*MONITOR*
Fire Condition	*MONITOR*
CORE Fire System	*MONITOR*
Building Pressures	*MONITOR*
Fans Button(s)	*MONITOR & CONTROL*
Lights Button(s)	*MONITOR & CONTROL*
Wash Button	*MONITOR & CONTROL*

CORE/TANK MANUAL ACTIVATION DETAIL



REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVE-AIRE
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1020 Auto Center Pkwy - rev1
1020 Auto Center Parkway,
Seaside, CA, 93955

DATE: 7/7/2026

DWG.#: 8768488

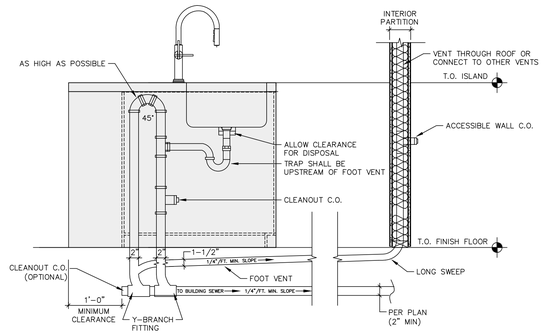
DRAWN BY: KN-99

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

MASTER DRAWING

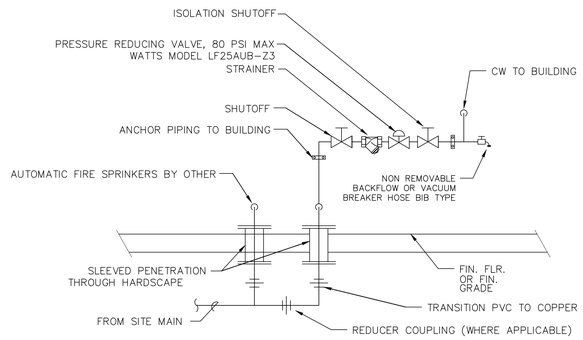
SHEET NO. 8

TITLE 24 TABLES DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. MONTEREY ENERGY GROUP, INC.



1 ISLAND FIXTURE VENTING

SCALE: [NONE]



2 DOMESTIC WATER SUPPLY RISER

SCALE: NONE

PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.32	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.75	0.75	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2022 CEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:

1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or ther ostatic ixing valve type shall be provided.
3. Plu bing fixtures shall eet the standard referenced in CGBSC Table 4.303.3
4. When a shower is served by ore than one showerhead, the co bined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per inute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a ti e. (Note: hand-held shower is to be considered a showerhead)

GAS WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT AMPS	ELECT V/PH	RECOVERY AT 100°F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
WH-1	MECH	119	251	5	120/1	289 GPH	1850	AO SMITH BTH-251(A)	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	COTG/FCO	C.O. TO GRADE/FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions

1. All work shall be in conformance with the 2025 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member weakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one-year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.3 2025 CPC

Materials:	Horizontal:	Vertical:
Cast	5ft, except 10ft where 10ft lengths are installed[1,2]	Base and each floor, not to exceed 15ft
Cast-Iron Hubless	Every other joint, unless over 4 ft, then support each joint[1,2,3]	Base and each floor, not to exceed 15ft
Copper	1-1/2" and smaller, 6ft; 2" and larger, 10ft	Each floor, not to exceed 10 ft
PVC & ABS	All sizes, 4ft; allow for expansion every 30ft[2]	Base and each floor, provide mid-story guides; provide expansion every 30ft
PEX	1" and smaller, 32"; 1-1/4" and larger, 4ft	Base and each floor; Provide mid-story guides
Steel for Gas	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" and larger, 10ft	1/2", 6ft; 3/4" and 1", 8ft; 1-1/4" every floor level

1. Support adjacent to joint, not to exceed 18". Brace not to exceed 40 ft intervals.
2. Support at each horizontal branch connection.
3. Hangers shall not be placed on the coupling.

B. Utilities and Site Work:

1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:

1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Plumber shall provide waste for softener location.
6. Domestic dishwashing machines shall discharge indirectly through an air gap fitting per section 807.3 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
7. Cleanouts are required at each horizontal drainage piping upper terminal; each branch line over 5 feet from main; each run of piping 100 feet in developed length; Over 135 degrees in horizontal change of direction; sinks and urinals.
8. Cleanout clearances in front shall be <=2' – 12 inches. <2"- 18 inches. Cleanouts shall extend to finished floors or outside the building.
9. Clothes washer standpipes shall extend not more than 30 inches, or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
10. Condensate waste from air conditioning coils discharges by direct connection to a lavatory or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space.

D. Water Supply Piping:

1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 Psi an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 8'/second CW & 5'/second HW.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.11. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord WFS contractor for upsizing requirements for combination feed from single meters.

E. Gas Piping:

1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:

1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

G. Trim:

1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stubouts beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER ADAM STALLCOP
No. M31600
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS
1020 AUTO CENTER PARKWAY
SEASIDE, CA

LEGENDS, SCHEDULES, NOTES & DETAILS

DATE:	07/22/26
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
CHECKED:	
FILE NAME:	
SHEET:	P0.1
	SHEET OF SHEETS

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TITLE 24 TABLE DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ENGINEER WITHOUT PREJUDICE. USE IN CONNECTION WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. MONTEREY ENERGY GROUP, INC.

PLUMBING SPECIFICATIONS

PART ONE - GENERAL

A. Contract Documents: The Contract Documents (CDs) consist of a full set of Drawings and These Specifications. Contractor's bid shall include all requirements of all Drawings and all Specifications. Contractor shall coordinate necessary adjustments in the work of various trades to provide a complete project. Contractor shall visit site. No change in cost will be considered for failure to review and coordinate.

B. Complete Working Installation: The intent of the Contract Documents is to produce a complete project. Provide connection to all equipment requiring service from systems installed in this Section. Where labor or material is needed for satisfactory operation, required by the equipment manufacturer or accepted as good practice, provide at no change in Contract cost.

C. Utilities and Site Work: Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines. Plumbing contractor shall reroute any existing utility lines in conflict with new construction. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.

Scope Includes:

D. Plumbing: Furnishing and installing complete plumbing and piping systems.

E. Contractor Furnished Items: Contractor shall rough-in, install and connect items including:

1. Water Closets
2. Sinks
3. Lavatories
4. Dishwashers
5. Showers
6. Tubs
7. Hose Bibs
8. Floor Drains
9. Floor Sinks
10. Clothes Washers

F. Coordination: Coordinate with all other trades on requirements for proper connections to equipment, devices and systems

G. Repair Damages: Repair any damage to equipment, building or site, which is caused by work. Repair damage caused by pipe leaks or breaks, malfunctions of equipment provided or installed

H. Reference: Refer to other Drawings and Specifications for related work.

Coordination

A. Review and Site Visit Report: Contractor shall review the entire set of CDs, Drawings and Specifications, and become familiar with related work of other trades. Contractor shall visit site and issue a written "Site Visit Report"

B. Owner Coordination: Public will be using portions of the premises during construction. Schedule the Work to allow public's procedures to continue. Limit construction noise close to sensitive areas or during quiet periods.

C. Experience: Contractor is assumed to be experienced in this work. After award of contract, no additional costs will be considered for payment for work that must be altered due to conflicts with other trades; claims of ignorance of the intent of the CDs will not be allowed.

D. Insurance: Contractor shall possess proper insurance in accordance with the General Specifications.

E. Inspections: Contractor shall coordinate the exact times of required inspections. Inspection schedule shall include rough-in, pre-final, final and others if required by the building inspector. Construction shall be complete and ready at time of inspection.

F. Safety: Contractor shall conduct safety meetings and provide safety training to all company personal on site. Design team construction support services do not imply review or approval of Contractor's safety procedures.

G. Shop Drawings: Coordinate with the General Contractor and the work of other trades on Shop Drawing submittals.

H. Record Drawings and Record Set: Coordinate with the General Contractor and the work of other trades on production of Record Drawings and the final Record Set and submittal of same. Give to design team for review prior to incorporating comments into "Record Set".

I. Submittals:

1. Equipment details shall be submitted for coordination with other trades and for review and approval by the Owner and designated representatives prior to purchase. Provide submittals organized in electronic format. Submittal data shall be provided in a timely manner to allow sufficient review time without delaying construction. Submittals shall contain descriptive materials such as catalog cuts, diagrams, performance curves and charts published by the manufacturer; model numbers alone will not be acceptable. All literature shall clearly indicate the specified model number, dimensions, weights, arrangement, rating and characteristics of the proposed equipment. All motor driven equipment shall include start-up procedures and tests recommended by the manufacturer. Contractor testing procedures may be considered as an alternative. All powered equipment shall include electrical ratings and wiring information. All items requiring architectural approval, such as air outlets, shall include photographs of equipment. Shop drawings shall be submitted for each piece of purchased equipment and materials including pipes, valves, and fittings.

2. Submission Requirements:

   1) Initial submittal:

      a. Submit electronic format of product data.

      b. Make any corrections or change in submittals as required.

      c. Resubmit for review until no exceptions are taken.

      d. The cost of Monterey Energy Group review of submittals after first resubmittal will be borne by Contractor at the Monterey Energy Group standard billing rates.

   2) Final approval: Once submission is accepted, Contactor shall print two bound sets of submittals for make photocopies for coordination with other trades, as required by the General Contractor. Photocopies will serve as submittal for record and coordination.

Substitutions

A. Substitutions: No substitute material or equipment may be installed without the written consent of the Architect and Engineer. The Contractor shall pay all additional costs incurred by any substitution, whether costs are architectural, structural, electrical, plumbing or mechanical.

B. Shop Drawings: Provide Shop Drawings and detailed descriptions for any equipment fabricated specifically for this project. Provide Shop Drawings of any suggested changes to designed piping layouts. Shop Drawings shall be 24-inch by 36-inch, minimum. Quality of drawings shall be equal to Contract Documents. Provide copies of a portfolio with a description of fixtures and trim. Provide a complete materials list.

Building Codes

A. Conformance: Work shall comply with requirements of building inspectors and all local, state and federal codes including 2022 CPC, CMC, CBC, CEC, CRC, CFC, NFPA, T-24 Energy Code and California Green Building Standards Code. Work shall also conform to SMACNA and OSHA standards. Installation of equipment and materials shall comply with manufacturer's installation instructions and industry standards.

B. Conflicts: Nothing in the Specifications or Drawings shall be construed as permitting a departure from any applicable code, ordinance or regulation. If any conflicts exist between CDs and Codes, Codes shall govern. Where CDs require superior quality, better construction methods or greater capacity than Codes, CDs shall govern. Minor changes required by Codes shall be included in Contractor's bid.

PART TWO - MATERIALS

Soil, Waste, Drain, Vent Systems

A. General: Pipe and fittings shall be the product of a single manufacturer and shall conform to Table 604.1 of the 2022 CPC.

B. Soil, Waste and Drain Piping Above Grade: Soil, waste, drain piping above grade shall be service weight hubless cast iron per CISPI 301 with neoprene sleeves and stainless steel clamps with a stainless steel shield which shall completely cover the neoprene. All cast iron piping shall have a standard rust inhibiting coating. Schedule 40 ABS may be used, when approved by the local authority, below slab and in locations where sound transmission in not an issue. Contractor shall obtain approval of all ABS locations from the architect/owner prior to installation.

C. Vent Piping Above Grade: Vent piping above grade shall be ABS-DWV schedule 40, ASTM d-2661, IAPMO approved.

Potable Water Piping System

A. General: Pipe and fittings shall be the product of a single manufacturer and shall conform to Table 701.2 of the 2022 CPC.

B. Copper Piping: Hard copper water tube, conforming to ASTM B88 (Type "K" underground, Type "L" above ground) with wrought copper fittings.

C. PEX Piping: Non Barrier PEX water tube, conforming to ASTM F 876 and F 877 with fittings per ASTM F1960 Standard Specification for Cold Expansion Fittings with PEX Reinforcing Rings for Use with Cross-linked Polyethylene (PEX) Tubing

D. Polyvinyl Chloride (PVC) and Chlorinated Polyvinyl Chloride (CPVC) Piping: Rigid PVC and CPVC piping shall be Schedule 40, Schedule 80 or Schedule 120 pressure piping as specified and as described in ASTM D-1785. PVC piping shall be Type I, Grade I compound Cell classification 12454-B per ASTM D-1784. SDR Pressure Rated PVC Piping shall be as described in ASTM D-2241. Plastic piping below grade shall be CPVC material.

E. Valves: All valves shall be the product of a single manufacturer such as Milwaukee, NIBCO, Stockham, or Crane; 125-psig steam service rated and 200 psig air and water rated.

1. Gate Valves: Milwaukee 1152 screwed, rising stem, union bonnet, bronze valve with integral tapered seats.
2. Ball Valves: Milwaukee BA100 standard port, screwed, bronze valve.
3. Check Valves: Milwaukee 509T screwed, bronze, swing check valve. Provide non-slam check on pumped equipment or quick closing fixtures.

F. Unions: Mueller C-107, in copper piping systems. Stockham Figure 694, galvanized malleable iron, brass seat, in steel piping systems. Crane dielectric unions where copper connects to steel piping systems.

G. Thermometers: Thermometers shall be H.O. Trerice Company with separable wells, straight or angle mounted, installed to be easily read from floor. Temperature range 30 to 180 degrees Fahrenheit for domestic hot water, 30 to 240 for heating water, 0 to 100 for chilled water, all with 2 degree divisions.

H. Pressure gauges: Pressure gauges shall be H.O. Trerice, grade 2a, bourdon tube spring type with 4.5-inch dials and calibrating screws. Provide anderson-greenwood type h-5 with Teflon packing shutoff needle valves and Trerice 872 pressure snubbers. Install where easily read from floor and only after systems are cleaned. Select pressure range to position indicator at half way point during normal operation.

I. Shock Absorbers: Provide on cold water lines at quick closing valves such as flush valves, solenoid valves, etc. Sized and located in accordance with Plumbing and Drainage Institute Manual WH 201. Provide access panels at locations where shock absorbers are not accessible. See applicable paragraph for types. Locations to be submitted to and approved by Architect

J. Insulation:

A. Insulation shall:
   1. Be of one manufacturer – Commercial Spaces, Certainteed, Owens Corning, Manville, Knauf, or equal. Residential Spaces Nomaco Thermocel, Armaflex or equal.
   2. Meet minimum thickness requirements of Ch. of Title 24
   3. Meet mold, humidity, and erosion resistance requirements of CMC Standard 6-1
   4. Have flame spread not more than 25 and smoke density of not more than 50 when tested as a composite installation per CBC

B. Exposed insulation: Insulation exposed to weather shall be protected by a smooth or corrugated aluminum jacket or colored plastic jacket approved for outdoor installation, minimum 0.016 inch thick, secured 3" on center, overlapped at joints and sealed watertight.

K. Access Panels: Karp style DSC214M with prime coat for field painting, size determined by items requiring service or access. Access panels in restrooms shall be stainless steel.

Gas Piping Systems

1. Below Grade: PE-2406, polyethylene piping conforming with ASTM D 2513, with socket type fittings conforming with ASTM D 2683. Installation shall include tracer wire and transition riser.

2. Above Grade, 2" size and Under 2"in Size: Schedule 40 black steel pipe and black malleable iron fittings.

3. Above Floor, 2-1/2" Size and Over: Schedule 40 black steel pipe and standard weight fittings

4. Exposed pipe and fittings shall be galvanized.

Pipe Hangers, Supports and Seismic Restraints

General: Hangers and supports shall be the product of a single manufacturer. Provide additional supports where necessary at sufficiently close intervals to prevent sagging and to keep it in alignment and at maximum 24-inches from each fitting and change of direction. Anchor vertical risers with hooks, brackets or clamps to make them rigid.

A. Provide seismic restraints to meet the more stringent requirements of the CBC or the local building code.
B. Restraints shall not short-circuit vibration isolation systems under normal operation.
C. Design and provide restraints to prevent permanent displacement in any direction caused by lateral motion, overturning, or uplift of Plumbing equipment, and piping. Restraints shall meet requirements of the CBC.
D. Published specifications standards, tests or recommended methods of trade, industry or governmental organizations apply to work in this section:
   1. "Guidelines for Seismic Restraints of Mechanical Systems and Plumbing Piping Systems"
      a. Published by SMACNA and PPIC
      b. Approved by the State of California
   2. CBC – 2022 California Building Code
   3. CPC – 2022 California Plumbing Code
   4. CRC – 2022 California Residential Code
E. Manufacturers:
   1. Hangers: Any manufacturer who can verify compliance with the CBC standards
   2. Strut - Channel Framing: Any manufacturer who can verify compliance with the CBC standards
   3. Anchors:
      a. Poured in place: Any manufacturer within the CBC standards
      b. Drill In: Any manufacturer within the CBC standards
F. Anchors, Inserts and Fasteners:
   1. General:
      a. Capable of safely accepting indicated external forces without failure
      b. Maintain equipment, piping and ducts in a captive position
   2. All anchors and inserts shall be installed according to the CBC standards

Pipe Sizes to Equipment

A. General: Pipe sizes indicated, including required valves and fittings, shall be carried full size to the equipment served. Any changes in size to match equipment connection shall be made within 1-foot of equipment. All temperature control valves with sizes smaller that connected lines shall have reduction made immediately adjacent to the valves.

Clean-Outs

A. General: Provide Zurn, Wade or Jay R. Smith clean-outs where indicated and required by Code. Same size as main with a maximum size of 4-inches.
   1. Floor Clean-Outs (FCO): Zurn ZN1400-2 round top floor clean-out with nickel-bronze head.
   2. Wall Clean-Outs (WCO): Zurn ZN1460-B clean-out, cast brass counter-sunk plug, stainless steel access cover plate secured to plug with counter-sunk screw. For No-Hub piping, Zurn ZN1440-1.
   3. Clean-Outs To Grade (COTG): In unfinished areas, use Zurn ZN1420-25 cast iron clean-out, fitted with brass counter-sunk plug. For No-Hub piping, ZN1440.
   4. Clean-Outs (CO): For grass or planted areas, Zurn 1449 located in concrete box with cover.

Unions

A. General: Provide unions at each soldered or threaded connection to equipment, tanks and valves; on one threaded connection to each manually operated threaded valve and cock and on one threaded connection to each check valve; at both threaded connections to threaded or soldered automatic valves. Provide where required by service whether indicated or not.

Traps

A. General: Provide traps on all fixtures connected to soil systems, except for fixtures having integral traps. Arrange so discharge form any fixture will not pass through more than one trap before reaching sewer. All traps shall have seal of not less than 2-inches and not more than 4-inches.

B. Exposed Pipe: Exposed traps shall be 17-gauge chromium plated cast brass.

C. Cast Iron Traps: Traps installed in connection with cast iron piping shall be same quality and grade as pipe.

Trap Primers

A. General: Provide trap primers on all drains with infrequent usage and as follows:
   1. Water Closets: When connecting to water closets, provide Sloan F72-A primer complete with fitting and accessories.
   2. Trap Primer Valve: Automatic trap primer valve shall be Precision Plumbing Products Primer Valve No.1 non-adjusting, for a maximum of two drains.

Hose Bibbs

A. General: Provide all hose bibbs or hydrants with vacuum breakers. All hose bibbs shall have removable metallic handles and lock-shield.

Drains

A. General: Provide Zurn, Wade, or Jay R. Smith drains of sizes indicated. Coordinate installation methods with surfaces where installed. Provide any sleeves, seals, gaskets, rings or other appurtenances required for a complete installation. Drains inside caulked or threaded outlet as required. Provide clamping collars for drains in areas except slab on grade. Provide trap primers where required by Code.

B. Floor Drain: Zurn ZN415-B-6 cast iron floor drain, 2-piece body with double drainage flange, reversible flashing collar, weep-holes, bottom outlet, and adjustable polished nickaloy 6-inch diameter round strainer, Z419-B-6 polished chrome for showers.

C. Floor sinks: Shall be complete with cast iron with acid-resisting porcelain enameled interior, double drainage flange, internal dome, half grate, nickel-bronze frame and trap priming connection. Set top of floor sink to be flush with finished floor. Unless otherwise noted all floor sinks shall be a minimum of 8-1/2" square x 6¼"4"deep, with ½ grate.

Fixtures

A. General: See fixture schedule on Architectural Drawings. Coordinate with Architectural Drawings for fixtures requiring connection. Verify fixtures are properly set and level prior to connection.

PART THREE - METHODS

Excavation and Backfilling

A. General: Perform all necessary excavation and backfilling required for installation of mechanical and plumbing work. Any work damaged during excavation and backfilling shall be repaired at the Contractor's expense.

B. Verify Conditions: Examine the site to determine the character of the materials to be encountered and existing conditions affecting the Work. Excavation shall be unclassified and shall include the removal of all buried obstructions within the area to be excavated.

C. Trenching: Trenching for underground pipe shall be to the required depths. Maintain excavations free of water while installing pipe and until completion of backfill operation.

D. Tamping: Tamp bottom of trenches to uniform grade and excavate bell holes where necessary to insure that pipe rests for entire length on solid ground. Should rock be encountered, excavate to 6-inches below bottom of pipe and fill with well tamped and compacted 0.5-inch to 1.5-inch broken stone or gravel-sand before laying pipe.

E. Backfill: After pipe has been installed, tested, inspected and approved, backfill excavations with clean earth from excavation or with imported sandy soil in layers not exceeding 8-inches. Moisten and machine tamp and restore ground or paving to original condition. Backfill shall be compacted to a density of 90-percent as determined by laboratory test procedure in ASTM D1557.

F. Owner Tests: During progress of Work, Owner may have compaction tests made under direction of testing laboratory for all compacted fill. If found not to meet Specifications, Contractor shall excavate and re-compact fill at no additional cost to Owner.

G. Grading: After backfilling, grade all trenches to level of surrounding sub-grade. All excess soil shall be removed from site and disposed of in accordance with local Codes.

Pipe Installation

A. General: Install piping approximately as indicated, direct as possible without unnecessary offsets or fittings, parallel with building lines. Locate valves for accessibility. If a location indicated on Drawings for an item requiring access is blocked by an obstacle, point out location to Architect prior to installing item for direction on new location.

B. Layout: Maintain maximum headroom under piping. Contractor to coordinate line locations with beams, windows, columns, etc, to provide maximum clearance. From Drawings, ascertain heights of suspended ceilings and size of pipe shafts, in which piping is concealed, and location and size of structural members in and adjacent to pipe shafts. Coordinate piping installation with ductwork, lighting and equipment. If sufficient space above ceilings or in soffits, shafts and chases is not available, obtain clarification from Architect prior to beginning work.

C. Slope: Horizontal piping shall slope uniformly without sags or humps to provide for complete drainage of systems and elimination of air. Low points in closed systems shall have drain valves accessibly located. Drainage piping shall slope as required by Code or as indicated.

D. Cleaning Piping: Clean all piping prior to assembly. Maintain in clean condition during construction, temporarily capping or plugging ends of pipe when not being worked on.

E. Sizes: Water piping is sized at maximum 8-feet per second velocity for cold water piping and 5-feet per second velocity in hot water piping. Do not reduce pipe sizes shown on Drawings.

F. Cutting: Cut pipe accurately to measurements established on site and work into place without springing or undue forcing and out of the way of openings, ductwork and equipment. Ream ends of pipe and tubing to original bore before connection. Support pipe during cutting. Do not cut plastic piping with tools that generate heat.

G. Expansion: Install piping to allow for expansion and contraction with damage to pipe, supports or building. Provide expansion loops or other devices where required even if not shown on Drawings. Provide swing joints or run-outs to equipment with swing connections or expansion loops to eliminate stress on equipment connections.

H. Cutting Structure: Cutting of structural elements to facilitate pipe installation is strictly prohibited without the written permission of the Structural Engineer.

I. Concealed Pipe: Run piping concealed, except as otherwise noted, with vertical pipe plumb and horizontal pipe installed to maintain uniform slope.

J. Exposed Pipe: All exposed pipe and trim at fixtures shall be chrome-plated.

K. Protection: Protect all piping located in sensitive areas such as over switchboards, electrical machinery or equipment against condensation.

L. Prohibited Locations: Do not install piping in locations prohibited by Code or by Specification Section 15050 Mechanical General.

M. Isolate: Isolate water piping from hangers, walls, structure, etc. with 0.25-inch thick felt pad or Acousto-Plumb Systems. Alleviate noise transmission when water is flowing.

N. Joints: Make all joints in accordance with manufacturer's recommendations and local Codes.

1. Cast Iron: Joints in cast iron piping with neoprene compound applied to male threads only.
2. Threaded Joints: Make screw joints with approved pipe joint compound applied to male threads only. Threaded joints shall not be made in Schedule 40 PVC piping.
3. Copper: Solder joints in copper tubing with lead free soft solder and flux. All joints to be cleaned bright before soldering. Wipe excess solder from joints while molten.
4. PVC Joints: Joints in PVC piping systems shall be solvent weld compatible with the type of materials being handled. Plastic to plastic, plastic to metal, victaulic and flanged fittings shall be made in accordance with the manufacturer's recommendations.

O. Connections: Piping at tanks, converters, generators, pumps, etc shall be supported independently so pipe weight is not supported by equipment. Provide shut off valves, balancing valves, unions, flanges as required by service in supply and return to each item of equipment. Installation shall allow for proper service, balance, testing, maintenance and removal of equipment and associated apparatus. Provide temporary connections, valves, over-sized flushing connections, pipe extensions, etc. as required to test and balance systems.

P. Drains: Drain piping from pump glands, relief valves, etc. Shall spill over open-sight drains, floor drains, floor sinks or other acceptable locations which shall be readily observable. Terminate drainpipe with plain unthreaded pipe with minimum 1-inch air gap.

Q. Unions: Provide screwed unions or flanges in locations required for disconnecting all equipment, traps, by-passes, tanks, etc.

R. Flashing: Coordinate with flashing methods detailed on Architectural Drawings for a uniform appearance. Flash roof vent piping through roof with 24-gauge or heavier galvanized flashing. Make watertight with black fibrous mastic. Extend flashing into roofing felts minimum 12-inches from pipes.

S. Anchorage: equipment and piping shall be accurately set and leveled, anchored to structure as indicated and according to CCR Title 24, CBC and SMACNA "Guidelines For Seismic Restraint Of Plumbing Systems And Mechanical Systems". Supplemental supports to span structural elements shall be provided. Shop drawings shall be approved by the design team prior to installation. Items requiring vibration isolation shall have Mason SSLFH isolators.

T. Pipe Penetrations:

1. Sleeves: Pipe runs in masonry and concrete floors shall be sleeved for protection. Use standard sleeves or black steel piping at least one size larger than piping run. Chase or sleeve all pipes rising in footings and where running concealed through walls. Caulk space between pipes and sleeves in exterior walls and concrete slabs with graphite packing and waterproof plastic compound.
2. Fire Barrier Penetrations: Provide full copy of UL listed fire resistive detail where piping passes through rated barriers. Fire resistive penetration detail shall be coordinated with listing of fire resistive assembly where pipe passes.
3. Slabs: Coordinate water proofing seals where pipes pass through slabs with waterproofing consultant/contractor.
4. Foundation Walls: Pipes penetrating below grade foundation walls shall be protect with Linkseal Systems.
5. Escutcheons: Place escutcheon, stamped with 16-gauge steel and chromium plated, on pipes passing through sleeves in walls, floors or ceilings where exposed to view in finished areas. Grout in all other pipes.

Soil, Waste, Drain And Vent Pipe Installation

A. General: Run piping in approximate location shown on the Drawings, graded one unit in forty-eight (1/4-inch per foot) in buildings. Lay sewers in straight lines at a uniform grade of one unit in forty-eight (1/4-inch per foot) or as noted on Drawings. 1/8" slope on pipe sizes 4"-6" shall be permitted with approval from the authority having jurisdiction.

B. Plug Ends: Keep stopper in mouth of pipe when pipe work is not in progress.

C. Connection Schedule: Contractor shall coordinate with Owner on preferred schedule of system shutdown. Prior to starting any new pipe replacement work, run new waste piping adjacent to existing piping and make connections during off hours so as to maintain service to buildings.

D. Vents: Extend vents through roof. Vents may be combined in accordance with the CPC. Combination of cross-section of all venting within each building shall equal waste pipe size cross-section leaving that building.

E. Traps: All drains shall be properly trapped and vented and supplied with water where required by Code. Give special attention to drains located in areas that are pitched for drainage so that uniform slope will be obtained.

F. Clean-Outs: Cleanouts shall be installed per CPC 707.0 and Table 707.1, every 100-feet of horizontal runs. Make-up clean-out plugs with graphite and oil to facilitate easy removal. Take necessary precautions to protect clean-outs during construction. Replace damaged clean-outs.

Clean Up

A. General: Daily clear construction debris and trash from work areas and dispose of off site. Sweep building floors weekly. Clean all portions of site to the satisfaction of Owner and Architect. See individual Specification Sections for additional requirements.

B. Site: Layout construction tools, work areas, materials and supplies to promote a clean and safe project site. Clean tools and sweep work areas daily.

C. Pipe Cleaning: Flush thoroughly and submit documentation that all water distribution systems have been properly cleaned.

D. Strainers: Remove strainer screens and flush clean before replacing.

E. Equipment: Wipe down equipment, removing dust, grease, marks from shipping or installation. Coordinate any repair, refurbish or touch-up painting required.

Final Inspection

A. Final Inspection: Furnish Architect with all certificates of final inspection and approval from inspection authorities. Coordinate with design team and building inspectors on inspection schedule.

Limited Field Visits

A. Site Visits: Engineer's responsibility is limited to normal construction support services only. Engineer will provide office-consultation and, upon approval, will visit site at rough-in, pre-final and final stages only. Contractor shall pay all costs for additional site visits required to re-inspect incomplete work or due to poor coordination or supervision by the Contractor.

Field Instructions

A. Field Instructions: At project completion, provide services of engineer to instruct Owner's maintenance personnel in operation and maintenance of each system. Cover all items in the bound instruction books. Instruction service shall be of sufficient length with enough detail to insure safe and efficient operation.

Guarantee

A. Guarantee: Plumbing Contractor shall guarantee the following:

1. Sub-contractor will replace or repair any defect in equipment, materials, and/or installation within the warranty period, which shall be on year from substantial completion.

2. That all equipment and material will produce the results specified.

3. The Plumbing Contractor shall furnish written guarantee to replace all defective work and materials furnished under this Section, at no cost to the Owner, for this one (1) year period.

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PLUMBING SPECIFICATIONS

DATE: 07/22/26
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: P0.2
SHEET OF SHEETS

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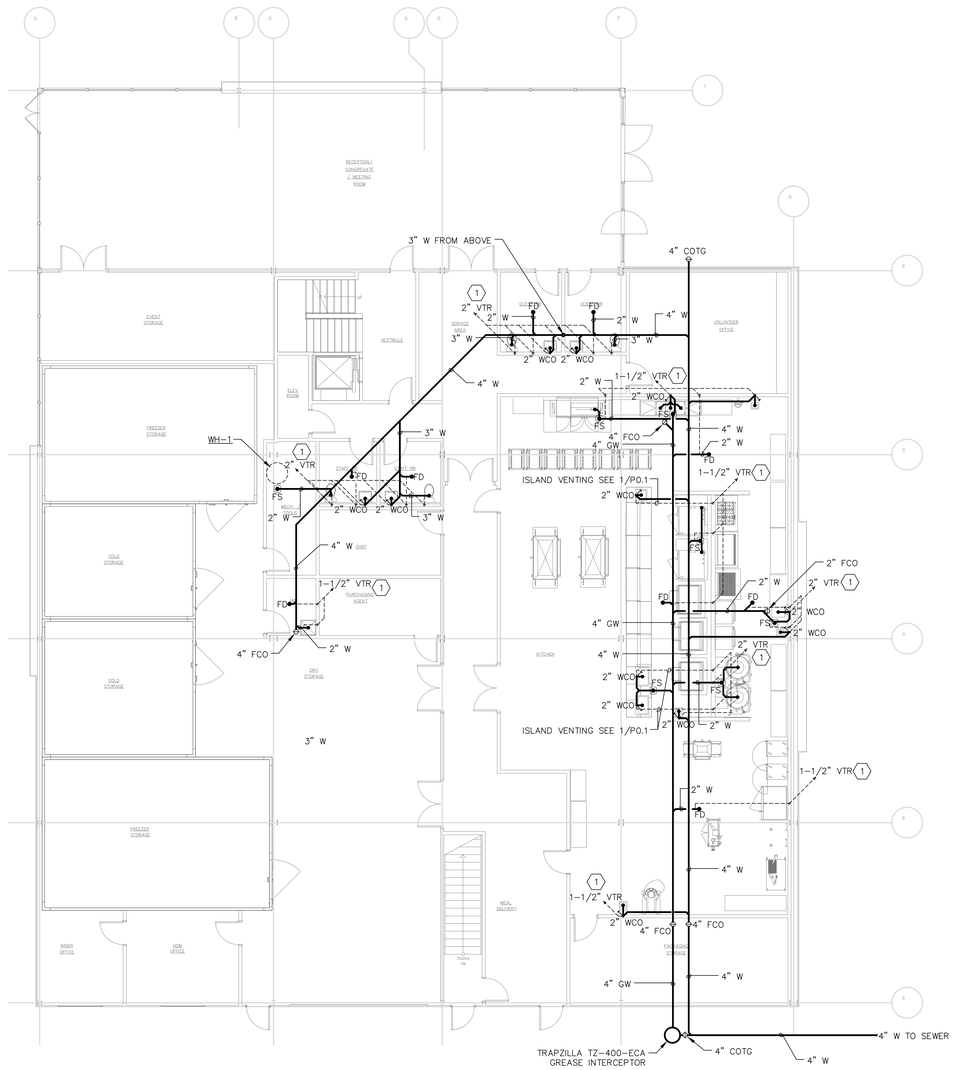
SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.



1 1ST FLOOR WASTE & VENT PLAN

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

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WASTE & VENT PLAN

DATE:	07/22/26
SCALE:	AS NOTED
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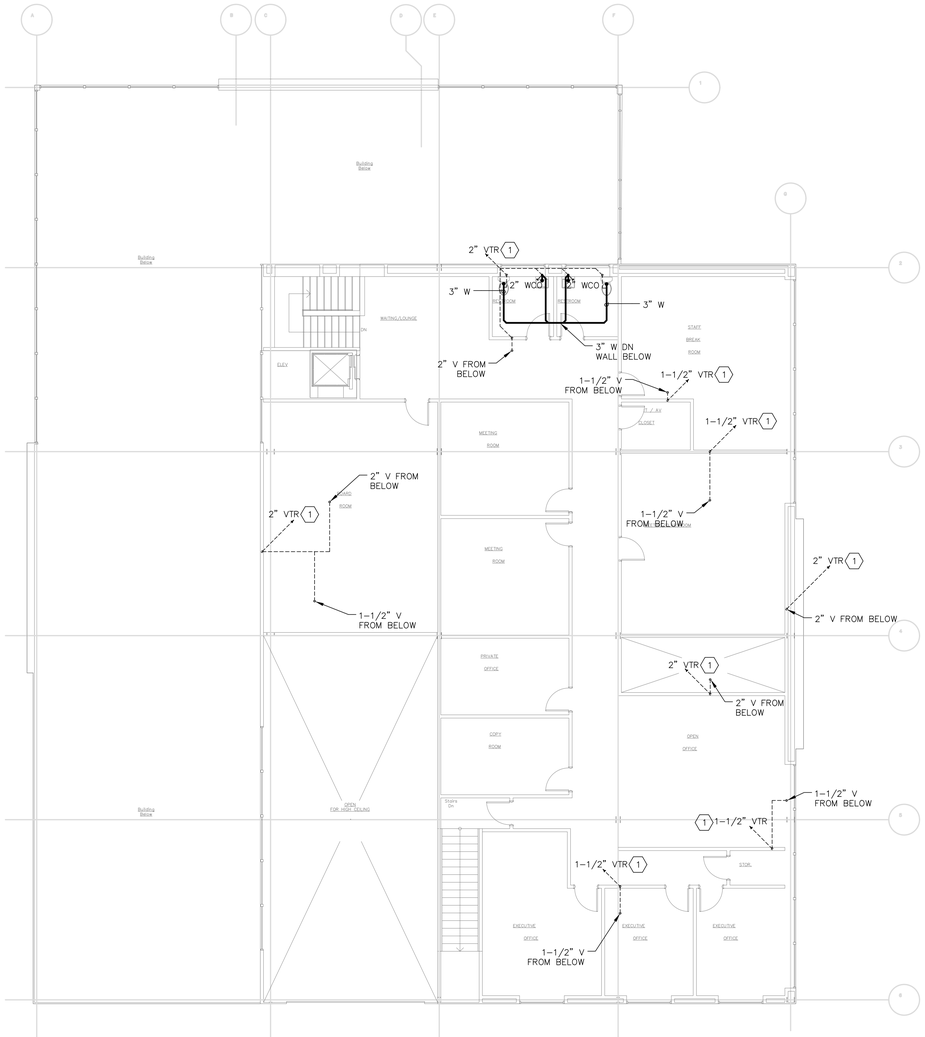

1 2ND FLOOR WASTE & VENT PLAN

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

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS WDUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.
6. NO COMBUSTION CONDENSATE SHALL DRAIN INTO A CAST IRON PIPE.
7. HORIZONTAL WASTE PIPING SHALL HAVE A MINIMUM 2" SLOPE, UNLESS OTHERWISE SPECIFIED.

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WASTE & VENT PLAN

DATE:	07/22/26
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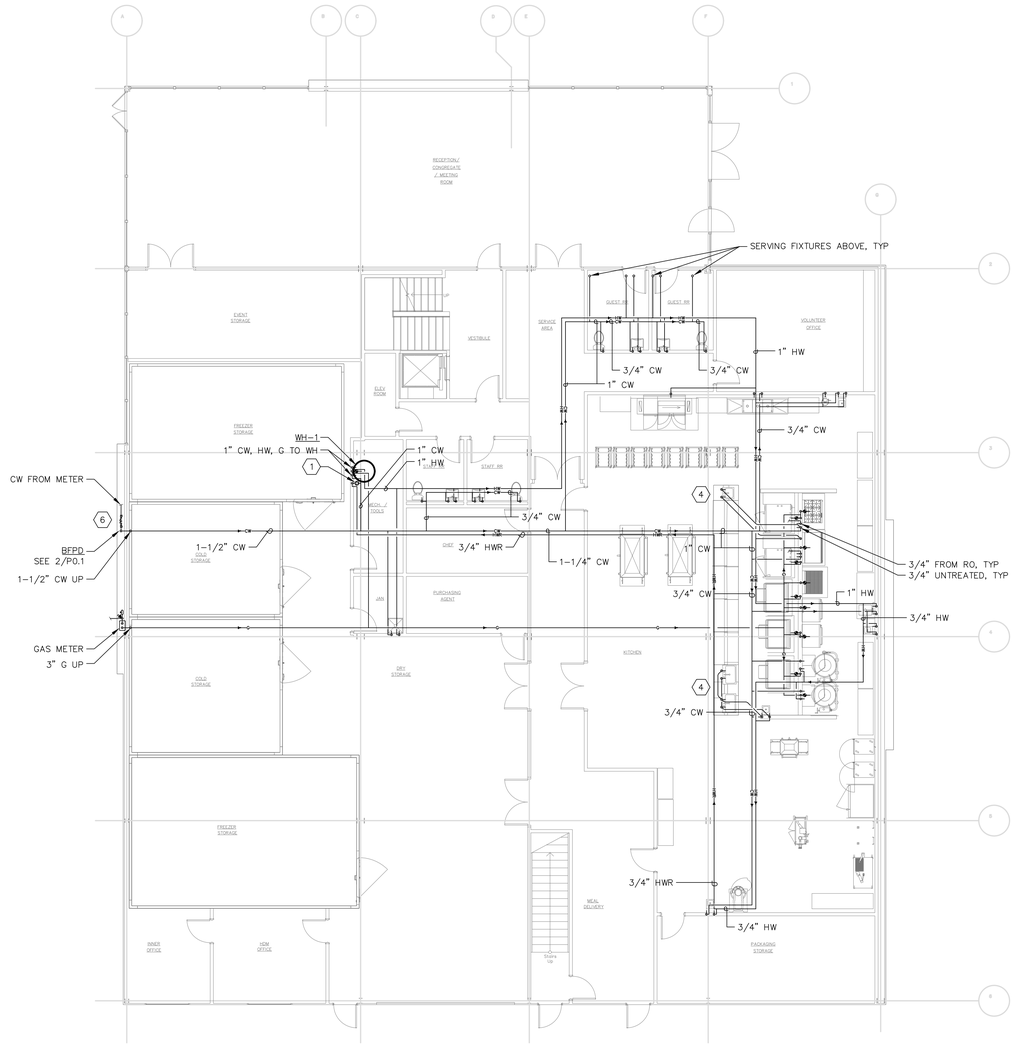

1 1ST FLOOR DOMESTIC WATER & GAS PLAN

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

SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 0011-CF DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS WDUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD-WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
6. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 27 GPM @ 46 TO 60 PSI @ -250 FT COLUMN.

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DOMESTIC WATER & GAS PLAN

DATE:	07/22/26
SCALE:	AS NOTED
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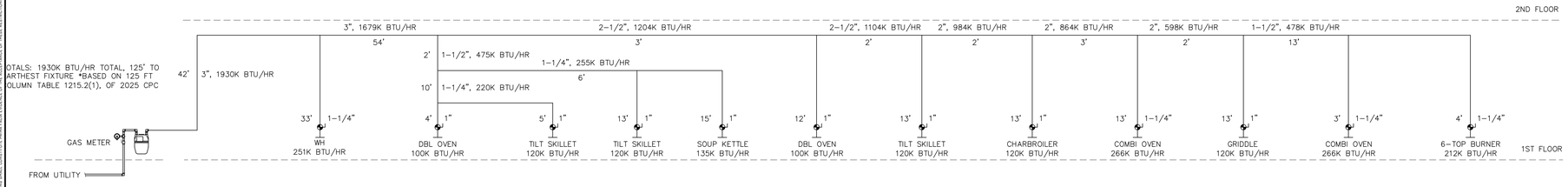
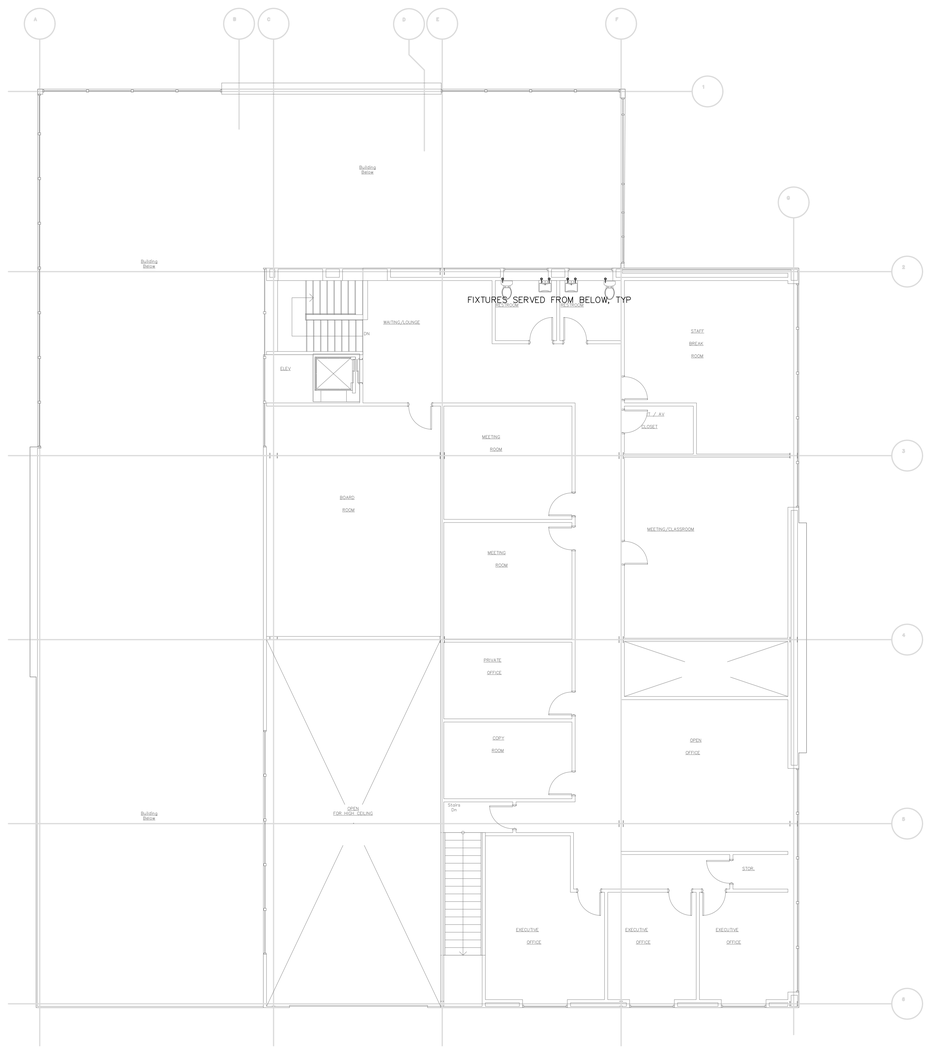


1 GAS LINE SCHEMATIC

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

SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 0011-CF DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS WDUCT SYSTEM AND ALL TRADES
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITTED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION.
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITTED BELOW SLAB.
6. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 27 GPM @ 46 TO 60 PSI @ -250 FT COLUMN.



1 2ND FLOOR DOMESTIC WATER & GAS PLAN

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

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EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS

1020 AUTO CENTER PARKWAY
SEASIDE, CA

DOMESTIC WATER & GAS PLAN

DATE:	07/22/26
SCALE:	AS NOTED
DRAWN:	MEG
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	SHEET OF SHEETS

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MONTEREY ENERGY GROUP, INC.
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GENERAL NOTES

1. CONSULT WITH THE OWNER AUTHORIZED REPRESENTATIVE (OAR) PRIOR STARTING WORK.
2. THE CONTRACTOR SHALL USE SUFFICIENT BARRICADES AND TEMPORARY PROTECTION DEVICES TO PREVENT PEDESTRIANS OR NON-AUTHORIZED PERSONNEL ACCESS TO ANY OPEN TRENCHES OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL ERECT A SAFETY BARRICADE AT ALL OPEN TRENCHES, DITCHES, PITS, SUMPS, ETC FOR THE PROTECTION AND SAFETY OF THE PUBLIC. ALL TRENCHES OUTSIDE OF THE BARRICADE LIMITS SHALL BE BACKFILLED AND PAVED NOT LATER THEN 72 HOURS AFTER BEING OPENED. DURING THE TIME THE TRENCHES ARE OPEN IN TRAFFIC AREAS, THE CONTRACTOR SHALL PROVIDE TRAFFIC PLATES. SAFETY BARRICADES SHALL BE PANELIZED CHAIN LINK FENCE. EACH FENCE PANEL SHALL BE 6FT TALL X 10FT WIDE WITH STAND AND TIED TOGETHER END TO END WITH A MINIMUM 8-GAUGE WIRE. NO TRENCHES SHALL BE LOCATED OUTSIDE BARRICADES.
3. ALL FEEDERS AND BRANCH CIRCUITS SHALL CARRY A GROUND WIRE, SIZED AS PER N.E.C. ARTICLE 250.
4. REFER TO THE PLANS FOR ADDITIONAL REQUIREMENTS AND EQUIPMENT AND MATERIAL APPROVED FOR USE UNDER THIS CONTRACT.
5. PRIOR TO PULLING ANY CONDUCTORS, CLEAN AND MANDREL ALL CONDUITS.
6. CONTRACTOR SHALL INSTALL EQUIPMENT PER ADA (AMERICAN DISABILITIES ACT) REQUIREMENTS.
7. EXTERIOR EQUIPMENT, JUNCTION BOXES, ENCLOSURES AND CONNECTIONS SHALL BE WEATHERPROOF TYPE SUITABLE FOR EXTERIOR INSTALLATION.(MALLEABLE IRON FITTINGS).
8. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THE FEATURES SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN.
9. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE ON THE SITE BY GENERAL CONTRACTOR, AND EACH SUB-CONTRACTOR BEFORE THE WORK BEGINS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE OAR'S ATTENTION BEFORE CONSTRUCTION BEGINS.
10. THE ENGINEER HAS PREPARED THESE DOCUMENTS ONLY FOR IMPROVEMENTS SPECIFIED, DETAILED OR SHOWN AS NEW WORK, AND ASSUMES NO RESPONSIBILITY FOR OTHER CONSTRUCTION, MATERIAL OR EQUIPMENT NOTED AS "PROVIDED BY OTHERS".
11. ALL JUNCTION BOX COVER PLATES FOR BRANCH CIRCUIT SYSTEM SHALL BE CLEARLY MARKED WITH PERMANENT INK FELT PEN IDENTIFYING THE BRANCH CIRCUIT (BOTH PANEL NUMBER AND CIRCUIT NUMBER) CONTAINED IN THE BOX.
12. THE CONTRACTOR SHALL MAINTAIN THE UNIFORMITY AND CONTINUITY OF THE GROUNDING SYSTEM IN ALL CONDUITS/RACEWAYS.
13. TEST THE ENTIRE SYSTEM TO DEMONSTRATE TO THE OAR THAT THE ELECTRICAL COMPONENTS AND SPECIAL SYSTEMS ARE COMPLETE AND FUNCTION PROPERLY. MAKE NECESSARY CORRECTIONS AND LEAVE SYSTEMS READY FOR OPERATION.
14. DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND THE SIZE AND LOCATION OF EQUIPMENT IS INDICATED TO SCALE WHENEVER POSSIBLE. COORDINATE LOCATION AND LAYOUT WITH OTHER WORK. CONTRACTOR SHALL PROVIDE TO THE ENGINEER A 1/4"=1'-0" OF SCALED DRAWING OF ELECTRICAL EQUIPMENT ROOMS SHOWING LOCATION AND CLEARANCES OF SUBMITTED EQUIPMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING OF ELECTRICAL EQUIPMENT.
15. PROVIDE HANGERS, SUPPORTS, SEISMIC RESTRAINTS AND/ OR BRACING FOR ALL EQUIPMENT, CONDUIT, AND LIGHTING FIXTURES TO SUSTAIN VERTICAL LOADS AND RESIST HORIZONTAL FORCES IN ANY DIRECTION TO COMPLY WITH 2022 EDITION OF TITLE 24, PART 2, CALIFORNIA BUILDING CODE, CHAPTER 16, TABLE 16A AND ASSOCIATED NOTES.
16. PER CEC 300-21, "OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS, CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING."
17. ALL CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER OR ALUMINUM AS SHOWN ON PLANS, TYPE THWN/THHN, RATED FOR 75°C. SIZES #12 AWG MAY BE SOLID OR STRANDED, #10 AND LARGER SHALL BE STRANDED. PROVIDE 75°C RATED AND APPROVED TERMINATION FOR ALL CONDUCTORS.
18. ALL ELECTRICAL WORK SHALL BE PER THE APPLICABLE CEC CODE. CONTRACTOR SHALL INCLUDE IN HIS BID ALL REQUIRED LABOR, MATERIAL, EXPERTISE AND QUALIFIED PERSONNEL TO COMPLETELY INSTALL IN A CODE COMPLIANT MANNER, ALL WORK SHOWN ON THE PLANS.
19. WHEN THERE ARE DISCREPANCIES BETWEEN CONTRACT DOCUMENTS (DRAWINGS), OBTAIN CLARIFICATION FROM THE ENGINEER PRIOR TO BID. FOR BIDDING PURPOSES THE MORE STRINGENT OR MORE EXPENSIVE REQUIREMENT(S) SHALL APPLY.
20. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A DAILY RECORD OF ALL DEVIATIONS FROM THE BID DRAWINGS. ALL DIMENSIONS AND OTHER INFORMATION NECESSARY TO COMPLETELY EXPLAIN AND LOCATE ALL ELEMENTS OF THESE DEVIATIONS SHALL BE RECORDED. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER, ONE COMPLETE SET OF REPRODUCIBLE DRAWINGS CORRECTED TO REFLECT "AS-BUILT" CONDITIONS OF THE WORK.
21. ANY SUBMITTALS FOR EQUIPMENT DIFFERENT FROM THE SPECIFIED ITEMS SHOWN ON THE PLANS SHALL BE ACCOMPANIED BY CUT SHEETS FOR THE ORIGINAL SPECIFIED ITEM(S). SUBMITTALS WITHOUT THE SPECIFIED CUT SHEETS WILL BE REJECTED AS INCOMPLETE.
22. "PROVIDE" SHALL BE DEFINED AS: FURNISH AND INSTALL.
23. ALL MATERIALS, EQUIPMENT, CONDUIT AND WIRING SHALL BE NEW. REFER TO THE PLANS FOR ADDITIONAL REQUIREMENTS FOR EQUIPMENT AND MATERIAL APPROVED FOR USE UNDER THIS CONTRACT.
24. PROVIDE ELECTRICAL PANELS WITH TYPEWRITTEN "AS-BUILT" PANEL DIRECTORY. PANEL DIRECTORY SHALL INCLUDE LOCATION, QUANTITY AND TYPE OF DEVICES SERVED.
25. THE SEISMIC ANCHORAGE OF ELECTRICAL EQUIPMENT SHALL CONFORM TO C.C.R. 2022 CHAPTER 16 AND ASCE 7-05 CHAPTER
26. CONTRACTOR SHALL SUBMIT A CALCULATIONS AND DETAILS FOR APPROVAL WHEN USING AN INSTALLATION METHOD NOT COVERED UNDER ANY OF THE STRUCTURAL DRAWINGS STANDARD DETAILS.
27. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LATEST APPLICABLE CODES AND REGULATIONS PER CALIFORNIA AND OTHER AUTHORITIES HAVING JURISDICTION.
28. WIRING FOR ALL LOW VOLTAGE SYSTEMS SHALL BE ENCLOSED IN CONDUIT AND/OR RACEWAY UNLESS OTHERWISE NOTED.
29. ALL RACEWAYS AND BOXES IN WALLS OF BUILDING SHALL BE CONCEALED.
30. ALL CONDUIT PENETRATIONS THROUGH FIRE-RATED FLOOR SLABS, SHAFTS AND WALLS SHALL BE SEALED AGAINST THE SPREAD OF FIRE OR SMOKE WITH APPROVED CABLE & CONDUIT FIRE STOPS OR FIRE RESISTANT SEALANT TO GIVE THE EQUIVALENT FIRE RATING OF THE STRUCTURE BEFORE THE PENETRATION. ALL OTHER NON-RATED PENETRATIONS OF STRUCTURES SHALL BE SEALED.
31. EXPOSED AND CONDUITS ABOVE T-BAR CEILINGS SHALL BE INSTALLED PARALLEL TO OR AT RIGHT ANGLES TO EXISTING BEAMS OR WALLS. EXPOSED CONDUITS UP TO 7'-0" ABOVE FINISH FLOOR SHALL BE RIGID GALVANIZED STEEL AND ABOVE 7'-0" MAY BE EMT.
32. PROVIDE ELECTRICAL PANELS WITH TYPEWRITTEN "AS-BUILT" PANEL SCHEDULE. PANEL SCHEDULE SHALL INCLUDE LOCATION, QUANTITY AND TYPE OF DEVICES SERVED.
33. PROVIDE ELECTRICAL PANELS WITH ENGRAVED NAMEPLATES ON OUTSIDE OF PANEL ABOVE DOOR OPENING.
34. SUPPORT CONDUIT 2-1/2 INCH TRADE SIZE OR SMALLER WITH U.L. LISTED CLAMPS AND HANGERS IN ACCORDANCE WITH SMACNA STANDARDS.
35. EQUIPMENT SPECIFIED ON THESE DRAWINGS ARE BASIS OF DESIGN.
36. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL ADDITIONAL DESIGN AND CONSTRUCTION COSTS INCURRED BY THE USE OF ANY PRODUCT OTHER THAN THE BASIS OF DESIGN.
37. PROVIDE BREAKERS TIES TO BREAKERS FEEDING MULTI WIRE RUNS.
38. THESE PLANS ARE DIAGRAMMATIC, CONDUIT EXACT ROUTING, BOXES, FASTENERS, ETC. ARE CONSIDERED AS PART OF THE MEANS AND METHODS THAT THE CONTRACTOR IS USING TO PROVIDE AN OPERABLE AND APPROVED INSTALLATION.
39. PLANS ARE DIAGRAMMATIC IN NATURE AND DOES NOT INDICATE THE EXACT QUANTITY OF REQUIRED PULLBOXES, J-BOXES. FOR POWER DISTRIBUTION THERE SHALL NOT BE MORE THAN 360 DEGREE BENDS BETWEEN TWO PULL POINTS AND FOR LOW VOLTAGE DISTRIBUTION THERE SHALL NOT BE MORE THAN 180 DEGREES BENDS.
40. 110.2 APPROVAL: ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
41. 130.5(C) VOLTAGE DROP: THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER CONDUCTORS AND BRANCH CIRCUIT CONDUCTORS TO THE FARTHEST CONNECTED LOAD OR OUTLET SHALL NOT EXCEED 5 PERCENT.
42. ANY RECEPTACLE, LIGHT FIXTURES & ELECTRICAL COMPONENTS INSTALLED ON CONCRETE WALLS AND FLOORS SHALL BE PROVIDED WITH CONCRETE TIGHT J-BOXES.

APPLICABLE CODES

PART 1	2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, TITLE 24 C.C.R.
PART 2	2025 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R (2024 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS).
PART 3	2025 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24 C.C.R. (2023 NATIONAL ELECTRIC CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)
PART 6	2025 CALIFORNIA ENERGY CODE (CEC), TITLE 24 C.C.R.
PART 9	2025 CALIFORNIA FIRE CODE (CFC), TITLE 24 (2024 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL).
PART 10	2025 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 C.C.R. (2024 INTERNATIONAL EXISTING BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL WITH CALIFORNIA AMENDMENTS).
PART 12	2025 CALIFORNIA REFERENCED STANDARDS, TITLE 24 C.C.R.
TITLE 19	CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 2022 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATOR AND ESCALATORS
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) 2025 EDITION

STANDARD ABBREVIATIONS

A OR AMP	AMPERES	M.H.	MOUNTING HEIGHT
A/C	ASPHALT CONCRETE	(N)	NEW
AFF	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
BKR.	BREAKER	PA	PUBLIC ADDRESS
BC	BARE COPPER	PH OR Ø	PHASE
C	CONDUIT	PABX	PHONE BOARD EXCHANGE
CKT.	CIRCUIT	AFF	ABOVE FINISH FLOOR
C.O.	CONDUIT ONLY	(RR)	REMOVE AND RELOCATE
(E)	EXISTING	(R)	REMOVED
(ER)	EXISTING TO REMAIN	REC.	RECEPTACLE
EQ.	EQUIPMENT	REV.	REVISED
F.A.	FIRE ALARM	RSP	REMOTE SECURITY PANEL
FLA	FULL LOAD AMPERES	SLC	SIGNALING LINE CIRCUIT
F.O.	FIBER OPTIC	SW.	SWITCH
G.F.I./ GFI	GROUND FAULT INTERRUPTER	TYP.	TYPICAL
GRD.	GROUND	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
H.P.	HORSEPOWER	UFER	UFER GROUND
IDF	INTERMEDIATE DISTRIBUTION FRAME (COMPUTER/NETWORKING SYSTEM)	UG	UNDERGROUND
Isc	AVAILABLE SHORT CIRCUIT CURRENT	U.O.N	UNLESS OTHERWISE NOTED
J-BOX	JUNCTION BOX	WM	WIREMOLD
KW	KILOWATTS	WP	WEATHERPROOF
LDF	LOCAL DISTRIBUTION FRAME (COMPUTER/NETWORKING SYSTEM)	W.R.	WEATHER RESISTANT
LV	LOW VOLTAGE	V.L.	VERIFY LOCATION
MDF	MAIN DISTRIBUTION FRAME (COMPUTER/NETWORKING SYSTEM)	XFMR	TRANSFORMER

SCOPE OF WORK

A. ELECTRICAL DESIGN PLANS FOR A SINGLE-FAMILY RESIDENCE.

B. ALL ELECTRICAL EQUIPMENT AND COMPONENTS ARE NEW.

C. THE FOLLOWING ITEMS ARE INCLUDED AS PART OF THE ELECTRICAL DESIGN:
a. SINGLE LINE DIAGRAM AND LOAD CALCULATIONS
b. POWER PLANS FOR THE RESIDENCE
c. PANEL SCHEDULES FOR POWER AND LIGHTING

D. COORDINATION WITH MECHANICAL AND PLUMBING DISCIPLINES TO ENSURE PROPER POWER ALLOCATION FOR HVAC UNITS, WATER HEATER, AND OTHER RELATED EQUIPMENT.

CONDUIT LINETYPES

———	CONDUIT: EXPOSED IN UNFINISHED AREAS; CONCEALED ABOVE CEILING OR IN WALL IN FINISHED AREAS.
———	CONDUIT: IN OR BELOW FLOOR OR BELOW GRADE
——⌐	CONDUIT STUB OUT/UP WITH CAPPED.
○——	CONDUIT SYSTEM RISER UP.
⊙——	CONDUIT SYSTEM RISER DOWN.
A-1,3,5 ◄####	3-POLE CIRCUIT. HOMERUN TO PANEL "A", CIRCUITS 1,3,5. PROVIDE WIRING PER BRANCH CIRCUIT CONDUIT SIZES
A-1,3 ◄###	2-POLE CIRCUIT. HOMERUN TO PANEL "A", CIRCUITS 1,3. PROVIDE WIRING PER BRANCH CIRCUIT CONDUIT SIZES
A-1 ◄—	1-POLE CIRCUIT. HOMERUN TO PANEL "A", CIRCUIT 1. PROVIDE WIRING PER BRANCH CIRCUIT CONDUIT SIZES

BRANCH CIRCUIT CONDUIT SIZES

———	20A-1P	3/4"C, 2 #12 & 1 #12 GND
———	20A-2P	3/4"C, 2 #12 & 1 #12 GND
12 ##	20A-3P	3/4"C, 3 #12 & 1 #12 GND
———	30A-1P	3/4"C, 2 #10 & 1 #10 GND
———	30A-2P	3/4"C, 2 #10 & 1 #10 GND
10 ##	30A-3P	3/4"C, 3 #10 & 1 #10 GND
———	40A-1P	3/4"C, 2 #8 & 1 #10 GND
———	40A-2P	3/4"C, 2 #8 & 1 #10 GND
8 ##	40A-3P	3/4"C, 3 #8 & 1 #10 GND
———	50A-1P	3/4"C, 2 #6 & 1 #10 GND
———	50A-2P	3/4"C, 2 #6 & 1 #10 GND
6 ##	50A-3P	1"C, 3 #6 & 1 #10 GND

SHEET INDEX

SHEET NO.	SHEET NAME
E-0.1	ELECTRICAL FRONT SHEET
E-0.2	ELECTRICAL LEGENDS
E-0.3	SINGLE LINE DIAGRAM & ELECTRICAL SCHEDULES
E-0.4	ELECTRICAL PANELS
E-1.0	ELECTRICAL SITE POWER PLAN
E-1.1	ELECTRICAL MAIN LEVEL FLOOR DEMOLITION POWER PLAN
E-1.2	ELECTRICAL MAIN LEVEL FLOOR POWER PLAN
E-1.3	ELECTRICAL UPPER LEVEL FLOOR POWER PLAN
E-1.4	ELECTRICAL ROOF POWER PLAN
E-2.0	ELECTRICAL MAIN LEVEL FLOOR LIGHTING PLAN
E-2.1	ELECTRICAL UPPER LEVEL FLOOR LIGHTING PLAN
E-3.0	MAIN LEVEL EMERGENCY PHOTOMETRIC PLAN
E-3.1	UPPER LEVEL EMERGENCY PHOTOMETRIC PLAN
E-4.0	TITLE 24 REPORT
E-5.0	ELECTRICAL DETAILS
E-5.1	ELECTRICAL DETAILS
E-5.2	ELECTRICAL DETAILS

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ELECTRICAL FRONT SHEET

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
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FILE NAME:	
SHEET:	E-0.1
	SHEET OF SHEETS

ELECTRICAL SYMBOLS LIST (NOT ALL SYMBOLS ARE USED)

ELECTRICAL EQ. SYMBOLS

- FLUSH MOUNTED/ WALL RECESSED PANELBOARD
- SURFACE MOUNTED/ WALL RECESSED PANELBOARD
- LIGHTING CONTROL PANEL FLUSH MOUNTED FLOOR
- T — PAD MOUNTED TRANSFORMER
- MAIN SWITCHBOARD

SINGLE LINE DIAGRAM SYMBOLS

- CIRCUIT BREAKER, NO OF POLES, SIZE PER PLANS
- ERMS — CIRCUIT BREAKER WITH ENERGY REDUCTION MAINTENANCE
- NON-FUSED/FUSED DISCONNECT SWITCH, 'AF' INDICATES FUSE AMPS,'AS' INDICATES SWITCH AMPS
- M — DEMAND TYPE KWH METER
- M — CT METER
- GROUND
- I = XXKA — PANEL NA 120/208V 3PH,4W — ELECTRICAL PANEL INDICATING VOLTS, PHASE & FAULT CURRENT

POWER SYMBOLS

- DUPLEX RECEPTACLE OUTLET, 125V, 20 AMP, NEMA 5-20R, +18" TO THE CENTER OF THE BOX, U.O.N. WALL MOUNTED.
- QUAD RECEPTACLE OUTLET, 125V, 20 AMP, NEMA 5-20R, +18" TO THE CENTER OF THE BOX, U.O.N. WALL MOUNTED.
- SPLIT WIRED DUPLEX RECEPTACLE OUTLET, 125V, 20 AMP, NEMA 5-20R, +18" TO THE CENTER OF THE BOX, U.O.N. WALL MOUNTED. BOTTOM RECEPTACLE IS TO BE SWITCHED CONTROLLED. USE GRAY COLORED RECEPTACLE TO INDICATE SWITCHED RECEPTACLE.
- DEDICATED RECEPTACLE WITH SPECIFIC NEMA CONFIGURATION. WALL MOUNTED +18" AFF TO THE CENTER OF THE BOX U.O.N.
- WP — GROUND FAULT CIRCUIT INTERRUPTER DUPLEX WEATHER RESISTANT RECEPTACLE WITHOUT POLE, 125V, 20A, NEMA 5-20R, +18" A.F.F. U.O.N. INDICATE WEATHERPROOF EXTRA DUTY COVER.
- WP — GROUND FAULT CIRCUIT INTERRUPTER DUPLEX WEATHER RESISTANT RECEPTACLE WITH POLE, 125V, 20A, NEMA 5-20R, +18" A.F.F. U.O.N. INDICATE WEATHERPROOF EXTRA DUTY COVER.
- USB — DUPLEX RECEPTACLE OUTLET w/DUAL USB CHARGER, 125V, 20 AMP, NEMA 5-20R, +18" TO THE CENTER OF THE BOX, U.O.N. WALL MOUNTED.
- FLOOR MOUNTED DUPLEX RECEPTACLE: 125V, 20A, NEMA 5-20R.
- FLOOR-MOUNTED BOX FOR POWER AND DATA. FLOOR BOX TO BE DETERMINED BY ARCHITECT, GENERAL CONTRACTOR AND ISP PRIOR TO ROUGH IN CORING. REFER TO CONDUIT SCHEDULE TO LOW VOLTAGE WIRES AND CABLES.
- J — JUNCTION BOX CEILING MOUNTED
- J — JUNCTION BOX WALL MOUNTED
- J — JUNCTION BOX FLOOR MOUNTED
- PB — PULLBOX
- DISCONNECT SWITCH. H.P. RATED, PER EQUIPMENT FLA, 3P U.O.N. "F" INDICATES FUSED, PROVIDE FUSE SIZE BASED ON NAMEPLATE RATING OF EQUIPMENT. PROVIDE NEMA-3R IN EXTERIOR LOCATIONS.
- COMBINATION FUSED MOTOR DISCONNECT SWITCH AND MAGNETIC MOTOR STARTER SIZED ACCORDING TO MOTOR MANUFACTURER RECOMMENDATIONS, HOA, (2) FORM C CONTROL CONTACTS, STARTER SIZE 1 U.O.N., SOLID STATE ADJUSTABLE OVER-LOAD PROTECTION, MOUNTED ON INDEPENDENT SUPPORT.

NOTE FOR RESIDENTIAL RECEPTACLE OUTLET:
PROVIDE TEMPER RESISTANT w/ARC FAULT CIRCUIT INTERRUPTER IN ADDITION TO ABOVE REQUIREMENTS PER CEC 210.12 & 406.12

SWITCHING / LIGHTING CONTROL SYMBOLS

- S — MANUAL ON-OFF TOGGLE SWITCH IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_3 — MANUAL ON-OFF 3-WAY TOGGLE SWITCH IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_D — MANUAL ON-OFF DIMMER SWITCH IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_{OD} — MANUAL ON-OFF DIMMER SWITCH w/OCCUPANCY SENSOR IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_{3D} — MANUAL ON-OFF 3-WAY DIMMER SWITCH IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_H — MANUAL ON-OFF TOGGLE SWITCH w/HUMIDITY SENSOR FOR FAN CONTROL IN FLUSH OR SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- S_M — MOTOR RATED SWITCH WITH OVERLOAD PROTECTION (NUMBER OF POLES (MIN. 2) AND RATING PER THE LOAD THEY SERVE.
- OCCUPANCY SENSOR w/MANUAL OVERRIDE FOR LIGHTING CONTROL, WALL MOUNTED, AS SPECIFIED. PROVIDE DUAL SWITCHING CAPABILITY PER TITLE 24 WHERE REQUIRED. SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- TIME SWITCH, WALL MOUNTED, AS SPECIFIED. PROVIDE DUAL SWITCHING CAPABILITY PER TITLE 24 WHERE REQUIRED. SURFACE WALL OUTLET BOX. +48" TO TOP OF BOX, U.O.N.
- OS — CEILING MOUNTED OCCUPANCY SENSOR
- PS — CEILING MOUNTED DAYLIGHT PHOTO SENSOR
- OS/PS — CEILING MOUNTED OCCUPANCY+DAYLIGHT PHOTO SENSOR COMBO, ROOM LIGHT CONTROLLER LEVITON PROVOLT OR EQUAL USE COMPATIBLE SWITCH PADS FOR DIMMING & POWER PAK FOR PLUG LOAD CONTROL
- LCP — LIGHTING CONTROLLER/POWER PACK WITH RELAYS AS INDICATED ON PLAN.
- SURFACE MOUNTED PUSHBUTTON DOOR BELL SWITCH

WIRING METHODS (CEC ART 300)

LOCATION	NM/NMC CABLE (ROMEX CABLE)	SE CABLE	MC CABLE	AC CABLE	EMT	SCH PVC 80	SCH PVC 40	RGS
ABOVE GROUND CONCEALED			●		●			
ABOVE GROUND EXPOSED, SUBJECT TO PHYSICAL DAMAGE, DAMP OR WET LOCATIONS								●
UNDERGROUND							●	

GENERAL NOTES

A. CONTRACTOR TO MAKE SURE ALL CONDUCTORS, CABLES, RACEWAYS ETC. ARE PROTECTED AGAINST PHYSICAL DAMAGE PER CEC SECTION 300.4

B. CONTRACTOR MAY CHOOSE EITHER THE USE OF CABLES OR RUN INSULATED CONDUCTORS THROUGH CONDUITS PER TABLE. CONTRACTOR TO FOLLOW WIRING REQUIREMENTS PER CEC ARTICLE 300

● INDICATES CABLE/CONDUIT CAN BE USED FOR BRANCH AND FEEDER CIRCUITS

◆ INDICATES CABLE/CONDUIT CAN BE USED FOR BRANCH CIRCUITS

■ INDICATES CABLE/CONDUIT CAN BE USED FOR FEEDER CIRCUITS

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MONTEREY ENERGY GROUP, INC.

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REGISTERED PROFESSIONAL ENGINEER
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No. E23983
ELECTRICAL
STATE OF CALIFORNIA
EXP: 12/31/2027

MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL LEGENDS

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-0.2
	SHEET OF SHEETS

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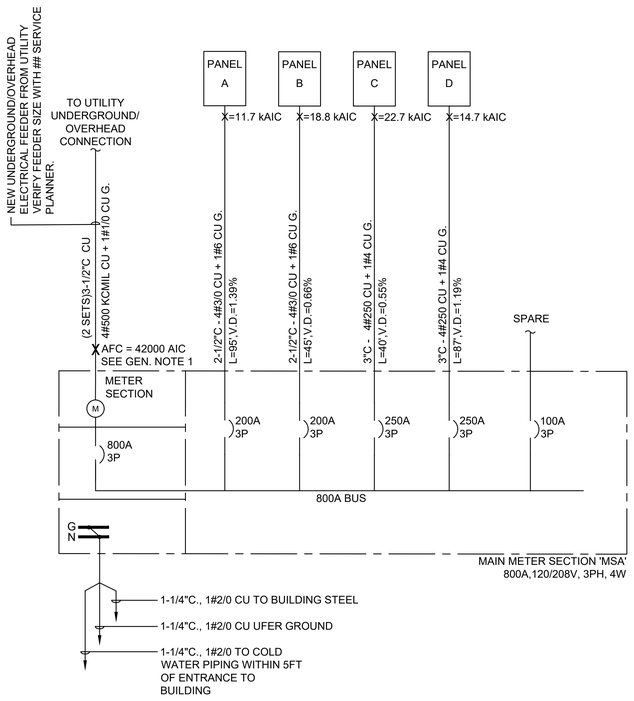

1 ELECTRICAL SINGLE LINE DIAGRAM

Scale: N.T.S

GENERAL NOTES

1. AVAILABLE FAULT CURRENT IN THE WORST-CASE SCENARIO IS: 42,000 AIC.
2. ALL EQUIPMENT BUSSING AND GROUNDING ELECTRODE SHALL BE COPPER AND ALL WIRES SHALL BE COPPER, THWN/THHN UNLESS NOTED OTHERWISE.
3. THE MAIN SWITCHBOARD AND PANEL BOARDS SHALL BE BY ONE MANUFACTURER ONLY.
4. ALL FUSES SHALL BE PROVIDED WITH REJECTION TYPE FUSE HOLDER.
5. MAIN SWITCHGEAR CIRCUIT BREAKERS TO BE FULLY RATED FOR THE FAULT CURRENT AVAILABLE. ALL OTHER DOWNSTREAM DEVICES TO BE SERIES RATED PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CAUTIONARY LABEL TO THE SERIES RATED DEVICES COVER STATING "CAUTION - SERIES RATED SYSTEM: ##,### AMPS AVAILABLE.
6. ALL CIRCUIT BREAKER SHALL BE LABELLED TO CLEARLY INDICATE AREA BEING SERVED.
7. UNDERGROUND CONDUIT SHALL BE MINIMUM OF PVC SCHEDULE 40. REFER TO 2025 CEC TABLE 300.5 FOR THE MINIMUM COVER REQUIREMENTS OF DIRECT BURIAL CABLE.
8. ALL METAL PIPING & STRUCTURES INCLUDING GAS PIPING THAT IS LIKELY TO BE ENERGIZED SHALL BE BONDED TO THE SERVICE GROUNDING POINT AS DESCRIBED IN CEC SECTION 250.104. FIELD VERIFY & PROVIDE BONDING JUMPERS AS REQUIRED.
9. ALL TERMINATIONS AND CIRCUIT BREAKERS SHALL BE RATED FOR 75 DEGREES CENTIGRADE.
10. ALL ELECTRICAL EQUIPMENT, PANELS, FEEDERS, ETC. ARE NEW UNLESS NOTED OTHERWISE.
11. ALL THE ELECTRICAL SERVICES AND REQUIREMENTS ARE SUBJECT TO THE APPROVAL BY THE UTILITY COMPANY AND THE DEPARTMENT OF BUILDING AND SAFETY. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH-INS.
12. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CPAU SERVICE PLANNER FOR THE PRIMARY ELECTRICAL SERVICE PRIOR TO ANY WORK.
13. FEEDER LENGTH IS FOR CALCULATION ONLY NOT FOR BIDDING PURPOSES.
14. THE MAIN SERVICE SHALL BE TESTED BY A THIRD PARTY NRTL TESTING LABORATORY AND SHALL BE CERTIFIED FOR SERVICE GROUND FAULT PROTECTION. THE MAIN SERVICE SHALL NOT BE ENERGIZED PRIOR TO BUILDING INSPECTORS' RECEIPT OF THE THIRD PARTY TESTING REPORT.

TOTAL LOAD CALCULATION FOR "MSA"

	DESCRIPTION	LOAD (VA)	LOAD (A)
1	PANEL A	58,133	161
2	PANEL B	62,368	173
3	PANEL C	77,137	214
4	PANEL D	70,522	196
	SUB TOTAL	2,68,160	
	TOTAL LOADS @120/208V, 3PH, 4W	2,68,160	
	TOTAL LOADS @120/208V, 3PH, 4W		744
	RECOMMENDED SERVICE SIZE @120/208V, 3PH, 4W	**800 AMPS**	

2 ELECTRICAL LOAD CALCULATION

Scale: N.T.S

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & MODEL NUMBER	MOUNTING	SOURCE COLOR TEMP LUMENS	WATTS	SYSTEM INPUT WATTS	VOLTAGE	DIMMING	DESCRIPTION	REMARKS
A	METALUX #22CZSCT3-UNV	RECESSED	LED 3500K 2979lm	20.6W	20.6W	120/277V	0-10V	2' X 2' LED TROFFER LIGHT	
A-EM	METALUX #22CZSCT3-UNV	RECESSED	LED 3500K 2979lm	20.6W	20.6W	120/277V	0-10V	2' X 2' LED TROFFER LIGHT WITH 90 MIN BATTERY BACKUP SYSTEM	
B	METALUX #24CZSCT3-UNV	RECESSED	LED 3500K 3737lm	23.9W	23.9	120/277V	0-10V	2' X 4' LED TROFFER	
B-EM	METALUX #24CZSCT3-UNV	RECESSED	LED 3500K 3737lm	23.9W	23.9	120/277V	0-10V	2' X 4' LED TROFFER WITH 90 MIN BATTERY BACKUP SYSTEM	
C	TBD	PENDANT	LED	30W	30W	120V	TBD	PENDANT LIGHT	
D	COOPER LIGHTING #HC630D010-HM63040835-61MDW24	RECESSED	LED 3500K 3000lm	28.6W	28.6W	120V	0-10V	6" RECESSED DOWNLIGHT	
D-EM	COOPER LIGHTING #HC630D010-HM63040835-61MDW24 - E14W	RECESSED	LED 3500K 3000lm	28.6W	28.6W	120V	0-10V	6" RECESSED DOWNLIGHT WITH 90 MIN BATTERY BACKUP SYSTEM	
(E)	TBD	PENDANT	-	50W	50W	120/277	-	EXISTING PENDANT LIGHT	
EX	TBD	SURFACE	LED	1W	1W	120	0-10V	EXIT LIGHT WITH 90 MIN BATTERY BACKUP SYSTEM	

GENERAL NOTES:
1 - PROVIDE ALL LIGHTING FIXTURES AS SHOWN COMPLETE WITH LAMPS, WIRED, CONTROLLED AND SECURELY ATTACHED TO SUPPORTS.
2 - PROVIDE UL LISTED DRIVERS OR SCOKETS WITH MANUFACTURER LABEL LISTED PER THE INPUT SYSTEM WATTS AS INDICATED ON THE LIGHTING FIXTURE SCHEDULE.
3 - THE LIGHTING FIXTURES AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE FOLLOWING:
A. UNDERWRITERS LABORATORIES (UL)
B. CALIFORNIA ELECTRICAL CODE (CEC)
C. LOCAL BUILDING AND LIFE SAFETY CODE AGENCIES.
D. LM-79-08, LM-80-08 AND TM-21-11 LISTED
4 - ALL FIXTURES AND WORKMANSHIP SHALL BE GUARANTEED FREE OF DEFECTS AND FULLY OPERATIONAL. ANY FIXTURES OR WORKMANSHIP FOUND TO BE DEFECTIVE DURING THE WARRANTY PERIOD WILL BE EITHER FIXED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
5 - PROVIDE ADEQUATE AND STURDY SUPPORT FOR EACH LIGHTING FIXTURE OR POLE LIGHT ASSEMBLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERFYING THE WEIGHT AND MOUNTING METHOD OF ALL FIXTURES AND FURNISH AND INSTALL SUITABLE SUPPORTS OR BASE FOOTINGS. FIXTURE MOUNTING ASSEMBLIES SHALL COMPLY WITH ALL LOCAL SEISMIC CODES AND REGULATIONS.
NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL OR STRUCTURAL DRAWINGS FOR FOOTING REQUIREMENTS.
6 - PROVIDE ALL LIGHT FIXTURES EQUIPPED WITH COMPATIBLE DIMMING DRIVERS PER THE LIGHTING CONTROLS SYSTEM.
7 - PROVIDE UL924 DEVICES FOR ALL EMERGENCY FIXTURES.
8 - AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN LENSES AND REFLECTORS OF ALL LIGHT FIXTURES SO AS TO RENDER THEM FREE OF ANY MATERIAL, SUBTANCE OR FILM FOREIGN TO THE FIXTURE. BLEMISHED, DAMAGED OR UNSATISFACTORY FIXTURES SHALL BE REPLACED IN A SATISFACTORY MANNER.
9 - CONTRACTOR SHALL CONFIRM ALL LIGHT FIXTURE VOLTAGES WITH LIGHTING PLANS AND LIGHTING PANEL SCHEDULES.
10 - PROVIDE ALL FINISHES FOR ALL LIGHT FIXTURES PER THE ARCHITECTS FINAL SELECTION.

3 LIGHTING FIXTURE SCHEDULE

Scale: N.T.S

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MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

SINGLE LINE DIAGRAM & ELECTRICAL SCHEDULES

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-0.3
	SHEET OF SHEETS

PANEL: A — 120/208 VOLT, 3 PH, 4W — 225 AMP COPPER BUS

LOCATION: **MAIN: 200A**

MOUNTING: SURFACE — LOAD: **58.1** kVA **161** AMPS

CK #	NT	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	LOAD DESCRIPTION	OUTLETS O	OUTLETS R	OUTLETS L	CKT BKR P	CKT BKR A	CKT BKR A	CKT BKR P	OUTLETS L	OUTLETS R	OUTLETS O	LOAD DESCRIPTION	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	NT	CK #
1		1291			LIGHTING CIRCUIT				1	20	20	1				LIGHTING CIRCUIT 2	812.8				2
3			914.8		LIGHTING CIRCUIT				1	20	20	1	5			RECEPTION ROOM RECEP CKT-1		900			4
5				360	SERVICE AREA RECEP		2		1	20	20	1	6			RECEPTION ROOM RECEP CKT-2			1080		6
7		360			GUEST RR RECEP		2		1	20	20	1	5			VOLUNTEER OFFICE RECEP	900				8
9			360		STAFF RR RECEP		2		1	20	20	1	4			PURCHASING AGENT		720			10
11				720	CHEF RECEP		4		1	20	20	1	6			INNER OFFICE+HDM OFFICE			1080		12
13		720			DRY STORAGE RECEP CKT-1		4		1	20	20	1	5			KITCHEN RECEP	900				14
15			900		DRY STORAGE RECEP CKT-2		5		1	20	20	1	5			KITCHEN RECEP		900			16
17				1250	GAS COMBI OVEN		1	2	15		20	1	1			GAS TILT SKILLET			1800		18
19		1250									20	1	1			GAS TILT SKILLET	1800				20
21			1250		GAS COMBI OVEN		1	2	15		20	1	1			GAS TILT SKILLET		1800			22
23				1250							20	1	1			GAS 6 BURNER			500		24
25		436.8			CONVECTION OVEN		1	2	20								4911.5				26
27			436.8								60	3			1	KETTLE SOUP MACHINE		4911.5			28
29				436.8			1	2	20										4911.5		30
31		436.8									20	1	1			GAS GS 60 KETTLE SOUP MACHINE	300				32
33			1441								20	1	1			HOT BOX		1500			34
35				1441	FLOOR MIXER	1			3	20	20	1	1			HOT BOX			1500		36
37		1441															1664				38
39			1115.4		LIGHTING CKT 4			39	1	20	20	2		1		BLAST CHILLER		1664			40
41					SPARE				1	20	20	1	1			WH-1			600		42
		5935.2	6418	5457.8	SUB - TOTALS											SUB - TOTALS	11288	12395	11471		
NOTE: 1.																LINE TOTALS:	17224	18814	16929		
2.																LCL ADDER	2629.3	2537.8	0		
3.																TOTAL VA PER PHASE	19853	21351	16929		
4.																LINE AMPS	165	178	141		

PANEL: B — 120/208 VOLT, 3 PH, 4W — 225 AMP COPPER BUS

LOCATION: **MAIN: 200A**

MOUNTING: SURFACE — LOAD: **62.4** kVA **173** AMPS

CK #	NT	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	LOAD DESCRIPTION	OUTLETS O	OUTLETS R	OUTLETS L	CKT BKR P	CKT BKR A	CKT BKR A	CKT BKR P	OUTLETS L	OUTLETS R	OUTLETS O	LOAD DESCRIPTION	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	NT	CK #
1		997															997				2
3			997		FOOD PROCESSOR	1			3	20	20	3			1	FOOD PROCESSOR		997			4
5				997															997		6
7		5854															3602.6				8
9			5854		DISH MACHINE	1			3	60	40	3			1	ROTORY FILL AND SEAL		3602.6			10
11				5854															3602.6		12
13		832			TRAY SEALER		1		1	20	20	1		1		TRAY SEALER	832				14
15			832		TRAY SEALER		1		1	20	20	1		6		STAFF BREAK ROOM RECEP		1080			16
17				900	MEETING ROOM RECEP CKT-1		5		1	20	20	1		4		PRIVATE OFFICE RECEP			720		18
19		900			MEETING ROOM RECEP CKT-2		5		1	20	20	1		6		OPEN OFFICE RECEP	1080				20
21			1080		MEETING/CLASSROOM		6		1	20	20	1		2		RESTROOM RECEP		360			22
23				1080	WAITING/LOUNGE RECEP		6		1	20	20	1		6		CORRIDOR RECEP			1080		24
25		1080			EXECUTIVE OFFICE RECEP CKT-1		6		1	20	20	1		4		EXECUTIVE OFFICE RECEP CKT-2	720				26
27			720		COPY ROOM		4		1	20	20	1		6		EXECUTIVE OFFICE RECEP CKT-3		1080			28
29				720	BOARD ROOM RECEP-1		4		1	20	20	1		4		BOARD ROOM RECEP-2			720		30
31		900			OUTDOOR RECEP CKT-1		5		1	20	20	1		3		OUTDOOR RECEP CKT-2	540				32
33			360		MAINTENANCE RECEP		2		1	20								2000			34
35				744	REACH-IN REFRIGERATOR		1		1	20	30	1				AIR COMPRESSOR			2000		36
37		744			REACH-IN REFRIGERATOR		1		1	20	20	1				LIGHTING CKT 1	1339				38
39			844.6		LIGHTING CKT 2				1	20	20	1				SPARE					40
41					SPACE											SPACE					42
		11307	10687	10295	SUB - TOTALS											SUB - TOTALS	9110.3	9119.3	9119.3		
NOTE: 1.																LINE TOTALS:	20417	19807	19414		
2.																LCL ADDER	1673.8	1055.8	0		
3.																TOTAL VA PER PHASE	22091	20862	19414		
4.																LINE AMPS	184	174	162		

PANEL: C — 120/208 VOLT, 3 PH, 4W — 250 AMP COPPER BUS

LOCATION: **MAIN: 250A**

MOUNTING: SURFACE — LOAD: **77.1** kVA **214** AMPS

CK #	NT	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	LOAD DESCRIPTION	OUTLETS O	OUTLETS R	OUTLETS L	CKT BKR P	CKT BKR A	CKT BKR A	CKT BKR P	OUTLETS L	OUTLETS R	OUTLETS O	LOAD DESCRIPTION	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	NT	CK #
1		4323									80	3			1	HP-1(MODULE 2)	7205				2
3			4323		HP-1(MODULE 1)	1			3	50								7205			4
5				4323															7205		6
7		354									20	2			1	AH-1C	354				8
9			354		AH-1A	1			2	20								354			10
11				354							20	2			1	AH-1D			988		12
13		354			AH-1B	1			2	20							988				14
15			354								20	2			1	AH-1G		354			16
17				354	AH-1F	1			2	20									354		18
19		2330															2330				20
21			2330		KEF-1A	1			3	25	25	3			1	KEF-1B		2330			22
23				2330															2330		24
25		1801															1801				26
27			1801		KEF-2AB	1			3	20	20	3			1	KEF-2CD		1801			28
29				1801															1801		30
31		312															1897				32
33			312		KEF-3	1			3	20	20	3			1	MUA-1		1897			34
35				312															1897		36
37		32			AH-1E	1			2	20	20	1				ERV	100				38
39			32								20	1				EF-1 TO EF-6		55.2			40
41					SPACE											SPACE					42
		9506.2	9506.2	9474.2	SUB - TOTALS											SUB - TOTALS	14675	13996	14575		
NOTE: 1.																LINE TOTALS:	24181	23503	24049		
2.																LML ADDER	1801.3	1801.3	1801.3		
3.																TOTAL VA PER PHASE	25983	25304	25851		
4.																LINE AMPS	217	211	215		

PANEL: D — 120/208 VOLT, 3 PH, 4W — 250 AMP COPPER BUS

LOCATION: **MAIN: 250A**

MOUNTING: SURFACE — LOAD: **70.5** kVA **196** AMPS

CK #	NT	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	LOAD DESCRIPTION	OUTLETS O	OUTLETS R	OUTLETS L	CKT BKR P	CKT BKR A	CKT BKR A	CKT BKR P	OUTLETS L	OUTLETS R	OUTLETS O	LOAD DESCRIPTION	VA LOAD LINE A	VA LOAD LINE B	VA LOAD LINE C	NT	CK #
1		5092									70	3			1	INDOOR FREEZER-2	4419				2
3			5092		INDOOR FREEZER-1	1			3	80								4419			4
5				5092															4419		6
7		395									20	2			1	EVAPORATOR EC MOTORS	395				8
9			395		EVAPORATOR EC MOTORS	1			2	20								395			10
11				4004							50	2			1	EVAPORATOR ELECTRIC DEFROST			4004		12
13		4004			EVAPORATOR ELECTRIC DEFROST	1			2	50							4004				14
15			1921															1921			16
17				1921	INDOOR COOLER-1	1			3	30	30	3			1	INDOOR COOLER-2			1921		18
19		1921															1921				20
21			384		EVAPORATOR EC MOTORS	1			1	20	20	1			1	EVAPORATOR EC MOTORS		384			22
23				3699							20	1				ELEVATOR CAR LIGHT AND RECEP			1000		24
25		3699			ELEVATOR DISCONNECT	1			3	40	20	1				SPARE					26
27			3699													SPACE					28
29					SPACE											SPACE					30
31					SPACE											SPACE					32
33					SPACE											SPACE					34
35					SPACE											SPACE					36
37					SPACE											SPACE					38
39					SPACE											SPACE					40
41					SPACE											SPACE					42
		15111	11491	14716	SUB - TOTALS											SUB - TOTALS	10740	7119.7	11345		
NOTE: 1.																LINE TOTALS:	25851	18611	26060		
2.																LCL ADDER	0	0	0		
3.																TOTAL VA PER PHASE	25851	18611	26060		
4.																LINE AMPS	215	155	217		

1 ELECTRICAL PANEL SCHEDULES

Scale: N.T.S

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER — DOROTHY BRADLEY — No. E23963 — ELECTRICAL — STATE OF CALIFORNIA

EXP: 12/31/2027

MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL PANELS

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-0.4
	SHEET OF SHEETS

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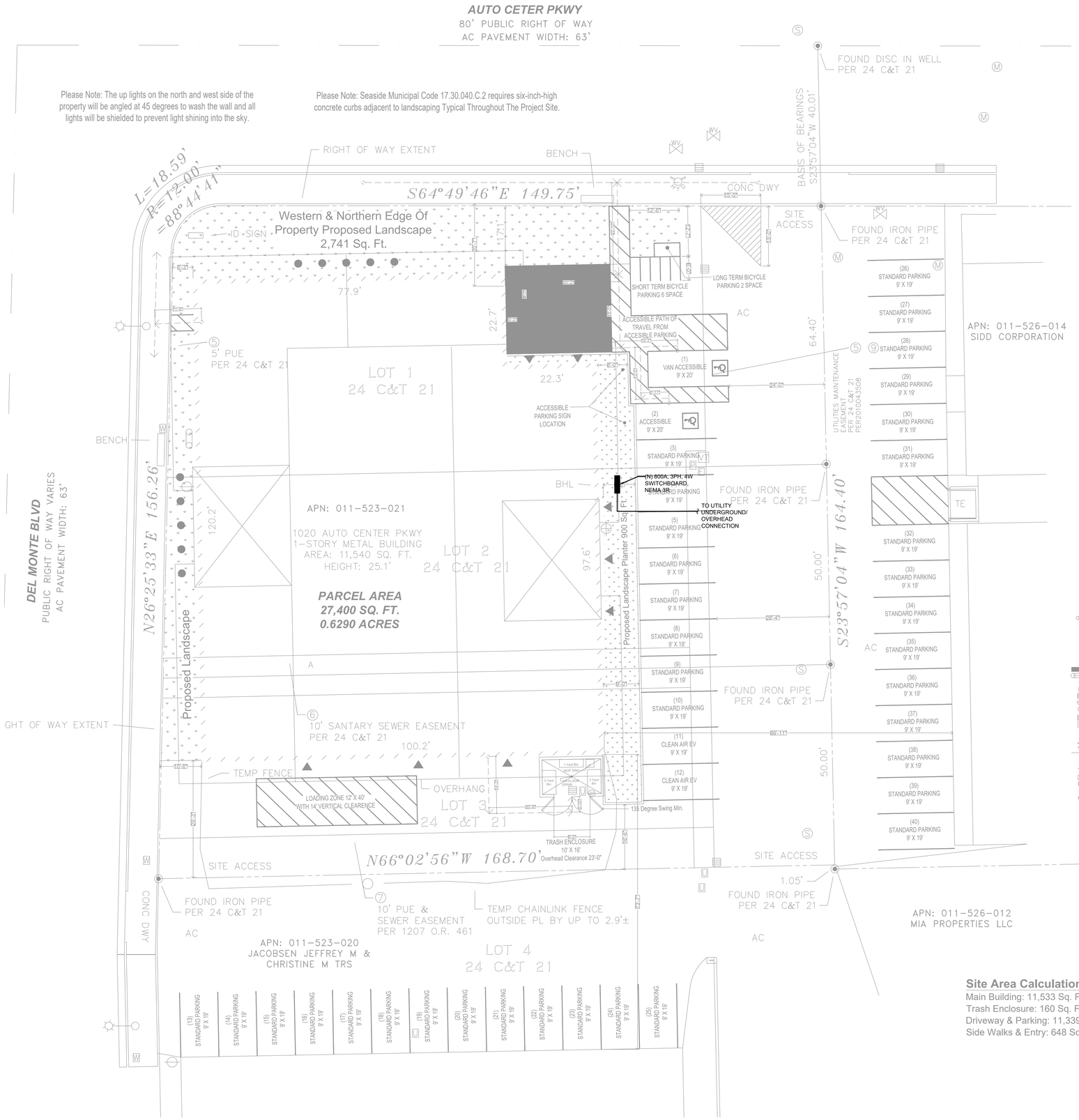

Site Area Calculation

Main Building: 11,533 Sq. Ft.
Trash Enclosure: 160 Sq. Ft.
Driveway & Parking: 11,339 Sq. Ft.
Side Walks & Entry: 648 Sq. Ft.

1 ELECTRICAL SITE POWER PLAN
SCALE: 3/32"=1'

GENERAL NOTES

1. MARK ALL EXPOSED JUNCTION BOXES, RECEPTACLES WITH PANEL AND CIRCUIT NUMBERS.
2. PROVIDE 3/4" C FROM FAN COIL TO ASSOCIATED THERMOSTATS AND OUTDOOR UNITS FOR CONTROLS PURPOSE.
3. CONTRACTOR SHALL INSTALL OCCUPANCY SENSOR 4 TO 6 FEET AWAY FROM SUPPLY AIR DIFFUSER.
4. ALL J-BOXES, CONTROLLERS AND OTHER ELECT. EQ. LOCATED IN CEILING OR CAVITIES SHALL BE ACCESSIBLE BY AN ACCESS PANEL OR OTHER APPROVED MEANS.
5. ALL OUTDOOR RECEPTACLES SHALL BE GFCI TYPE AND SHALL BE PROVIDED WITH WEATHER PROTECTIVE COVERS.
6. ALL GENERAL PURPOSE RECEPTACLES SHALL BE PLACED +18" AFF AND SWITCHES SHALL BE PLACED AT +48" AFF U.N.O. CONTRACTOR SHALL MOUNT RECEPTACLES ABOVE FURNITURE WHEREVER REQUIRED.
7. REFER TO MECHANICAL PLANS FOR THE EXACT LOCATION OF EXHAUST FANS. FAN COIL UNITS, THERMOSTATS AND ALL OTHER MECHANICAL EQ
8. PROVIDED GFCI RECEPTACLES FOR FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL-SPACES, UNFINISHED PARTITIONS AND ALL LOCATIONS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, ALL KITCHEN COUNTERTOPS, WITHIN 6FT. OF LAUNDRY AND BAR SINKS AND AREAS OF SIMILAR USE, DISHWASHER
9. RECEPTACLES AT KITCHEN COUNTERTOPS SHALL BE PLACED SO THAT NO PORTION OF THE COUNTERTOP IS FURTHER THAN 24" FROM AN OUTLET
10. WALL OUTLETS IN HABITABLE ROOMS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET
11. ALL 120-VOLT, 15 OR 20 AMPS RECEPTACLES TO BE LISTED AS TAMPER-RESISTANT PER CEC SECTION 210.52 AND 406.1
12. FOR ALL BRANCH CIRCUIT CONDUCTOR SIZES NOT NOTED ON THE PLANS, PROVIDE WIRING & CONDUITS PER E001 BRANCH CONDUCTOR SIZING SCHEDULE

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MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL SITE POWER PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-1.0
	SHEET OF SHEETS

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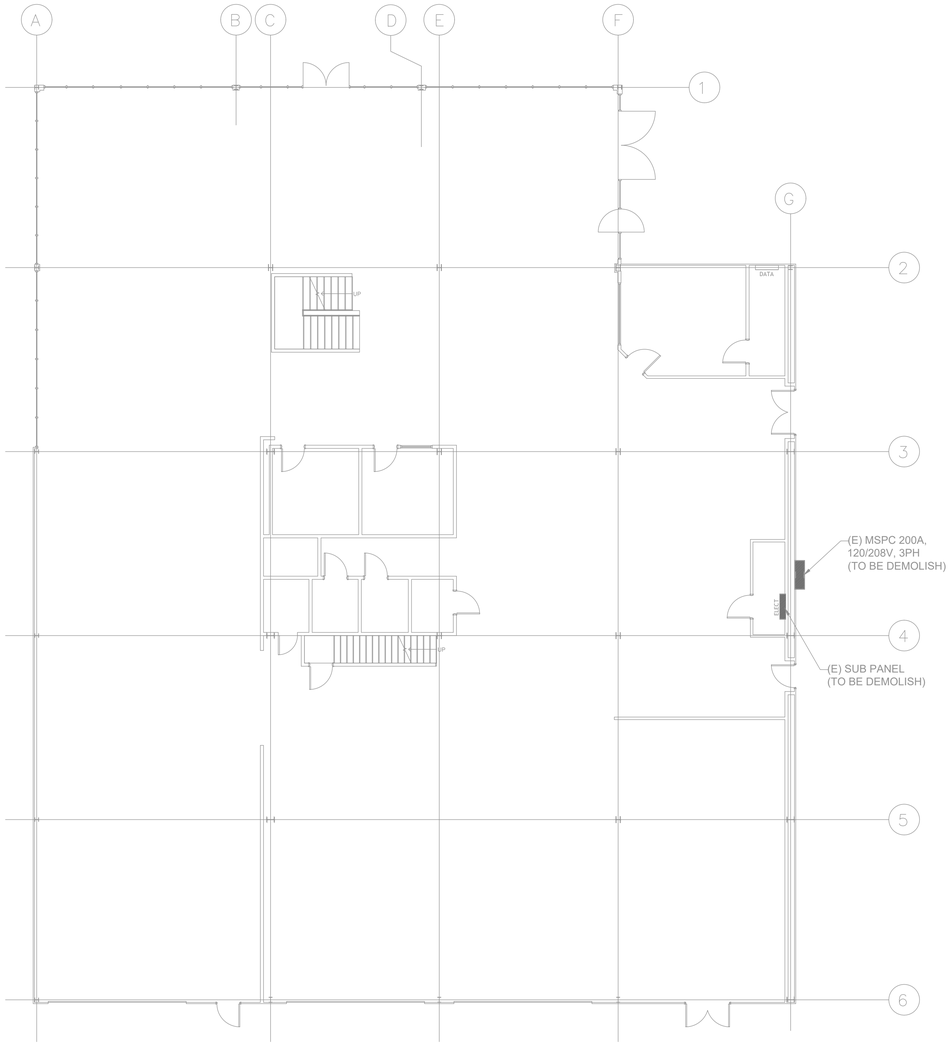

1 ELECTRICAL MAIN LEVEL FLOOR DEMOLITION POWER PLAN
SCALE: 1/8"=1'

GENERAL NOTES

1. REMOVE ALL EXISTING ELECTRICAL DEVICES, RECEPTACLES, WIRING, CONDUITS, AND ASSOCIATED EQUIPMENT WITHIN AREAS OF DEMOLITION AND RENOVATION UNLESS SPECIFICALLY NOTED OTHERWISE.
2. EXISTING RECEPTACLES AND ELECTRICAL DEVICES LOCATED ON WALLS DESIGNATED TO REMAIN SHALL BE REMOVED AND REPLACED WITH NEW DEVICES AS INDICATED ON THE NEW WORK PLANS. EXISTING DEVICES SHALL NOT BE REUSED UNLESS SPECIFICALLY NOTED OTHERWISE.
3. CONTRACTOR SHALL REMOVE EXISTING BRANCH CIRCUIT WIRING BACK TO THE NEAREST ACCESSIBLE JUNCTION BOX, PANELBOARD, OR SOURCE AS APPLICABLE AND MAKE SAFE ANY ABANDONED WIRING IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
4. ALL EXISTING ELECTRICAL EQUIPMENT, DEVICES, RACEWAYS, AND CIRCUITRY CONFLICTING WITH NEW CONSTRUCTION SHALL BE REMOVED, RELOCATED, OR MODIFIED AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT SHOWN ON PLANS.
5. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF DEMOLITION WORK. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONTRACT DOCUMENTS PRIOR TO PROCEEDING WITH WORK.
6. REFER TO ARCHITECTURAL DEMOLITION AND NEW WORK PLANS FOR EXTENT OF WALL DEMOLITION, RECONSTRUCTION, AND ASSOCIATED ELECTRICAL MODIFICATIONS.

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CALIFORNIA 93955

ELECTRICAL MAIN LEVEL
FLOOR DEMOLITION
POWER PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-1.1
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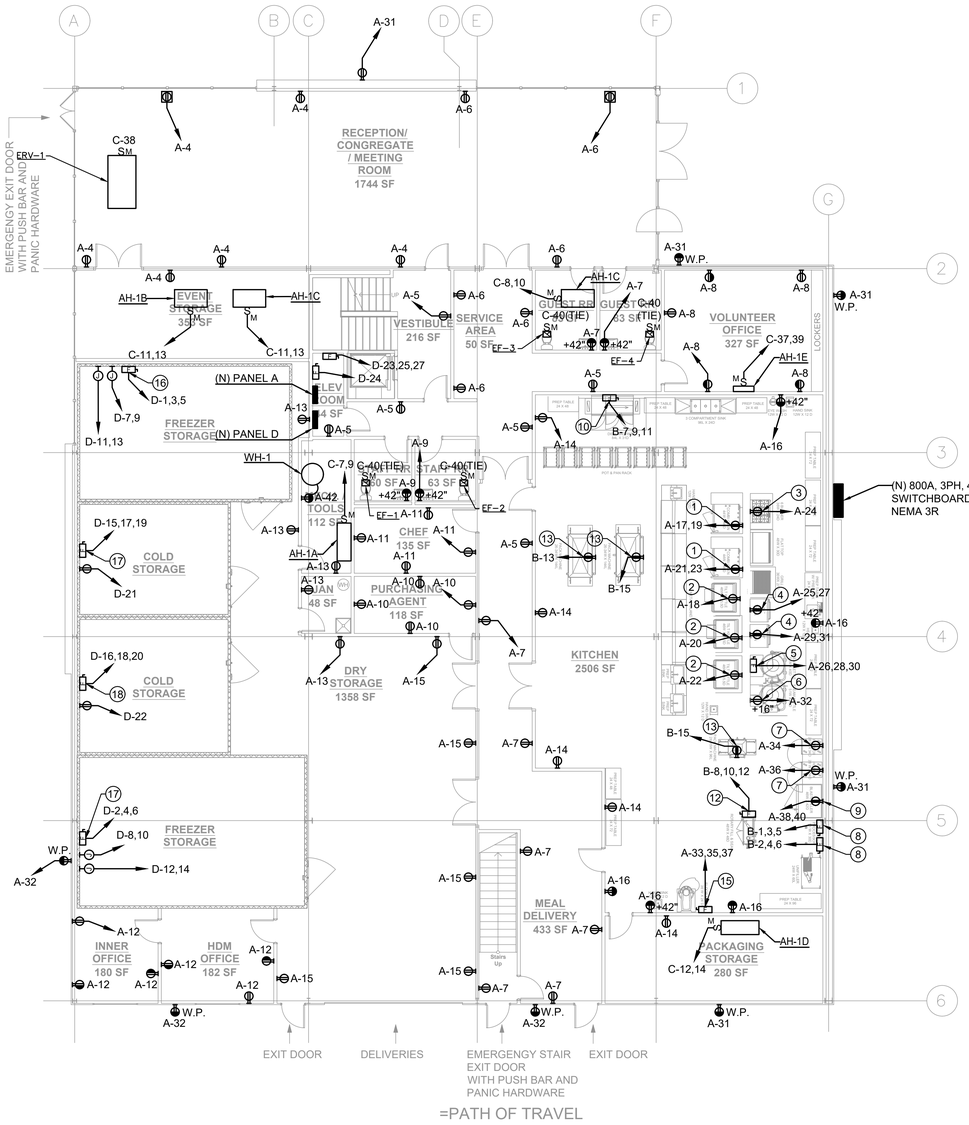

GENERAL NOTES

1. MARK ALL EXPOSED JUNCTION BOXES, RECEPTACLES WITH PANEL AND CIRCUIT NUMBERS.
2. PROVIDE 3/4" C FROM FAN COIL TO ASSOCIATED THERMOSTATS AND OUTDOOR UNITS FOR CONTROLS PURPOSE.
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KEY NOTES

1. 240VAC RECEP. FOR GAS COMBI OVEN. NEMA PLUG TYPE PER MFR.
2. 120VAC RECEP. FOR GAS TILT SKILLET. NEMA PLUG TYPE PER MFR.
3. 120VAC RECEP. FOR GAS 6 BURNER. NEMA PLUG TYPE PER MFR.
4. 208VAC RECEP. FOR DOUBLE STACK VULCAN CONVECTION OVEN. NEMA PLUG TYPE PER MFR.
5. PROVIDE 208V 60AS/60AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR TILTING KETTLE SOUP MACHINE.
6. 120VAC RECEP. FOR GAS GS 60 KETTLE SOUP MACHINE. NEMA PLUG TYPE PER MFR.
7. 120VAC RECEP. FOR HOT BOX. NEMA PLUG TYPE PER MFR.
8. PROVIDE 208V 60AS/60AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR FOOD PROCESSOR.
9. 208VAC RECEP. FOR BLAST CHILLER. NEMA PLUG TYPE PER MFR.
10. PROVIDE 208V 60AS/60AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR DISH MACHINE.
11. PROVIDE 208V 60AS/40AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR ROTARY FILL & SEAL.
12. PROVIDE 208V 60AS/40AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR ROTARY FILL & SEAL.
13. 208VAC RECEP. FOR PACK MACHINE. NEMA PLUG TYPE PER MFR.
14. 120VAC RECEP. FOR REFRIGERATOR. NEMA PLUG TYPE PER MFR.
15. PROVIDE 208V 30AS/20AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR PLANETARY FLOOR MIXER.
16. PROVIDE 208V 100AS/80AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR INDOOR FREEZER-1.
17. PROVIDE 208V 100AS/70AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR INDOOR FREEZER-2.
17. PROVIDE 208V 30AS/30AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR INDOOR COOLER-1.
18. PROVIDE 208V 30AS/30AF, 3 POLE RATED FUSIBLE DISCONNECT SWITCH FOR INDOOR COOLER-2.

1 ELECTRICAL MAIN LEVEL FLOOR POWER PLAN
SCALE: 1/8"=1'

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MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL MAIN LEVEL
FLOOR POWER PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-1.2
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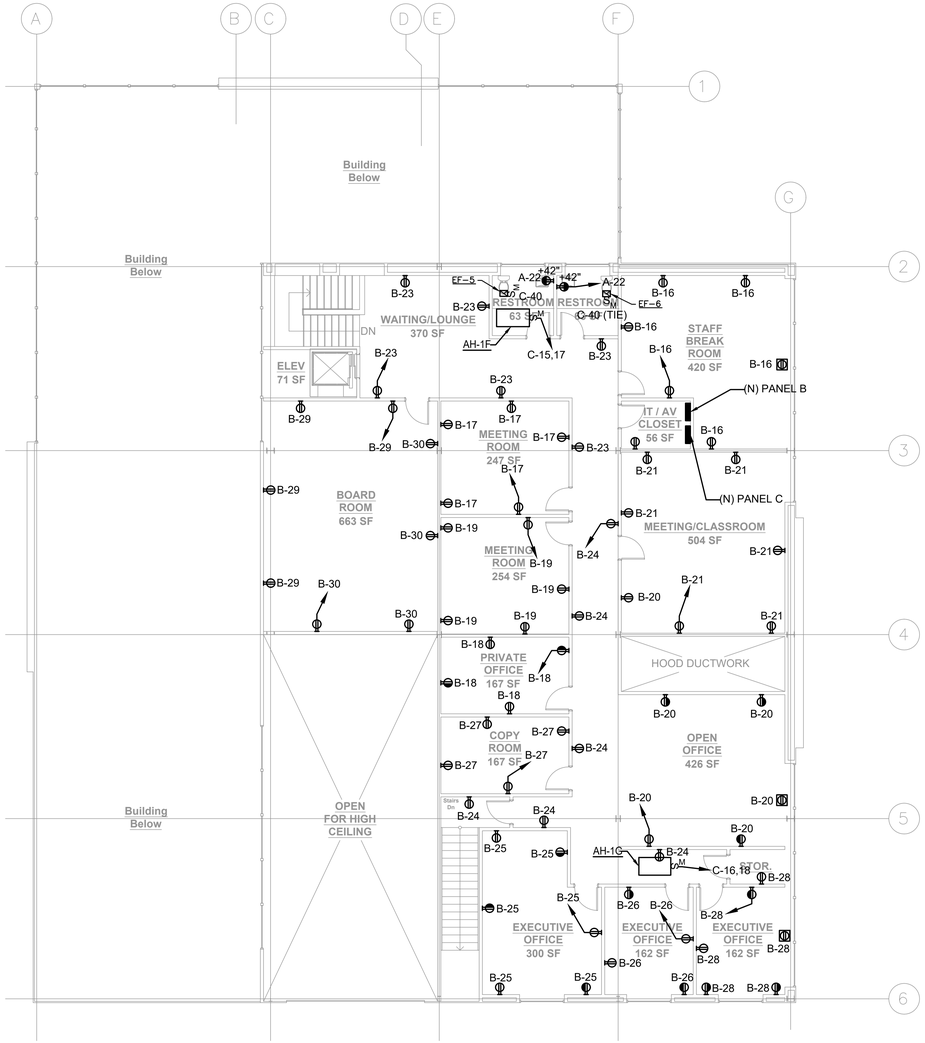

=PATH OF TRAVEL

GENERAL NOTES

1. MARK ALL EXPOSED JUNCTION BOXES, RECEPTACLES WITH PANEL AND CIRCUIT NUMBERS.
2. PROVIDE 3/4" C FROM FAN COIL TO ASSOCIATED THERMOSTATS AND OUTDOOR UNITS FOR CONTROLS PURPOSE.
3. CONTRACTOR SHALL INSTALL OCCUPANCY SENSOR 4 TO 6 FEET AWAY FROM SUPPLY AIR DIFFUSER.
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1 ELECTRICAL UPPER LEVEL FLOOR POWER PLAN
SCALE: 1/8"=1'

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EXP: 12/31/2027

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CALIFORNIA 93955

ELECTRICAL UPPER LEVEL
FLOOR POWER PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-1.3
	SHEET OF SHEETS

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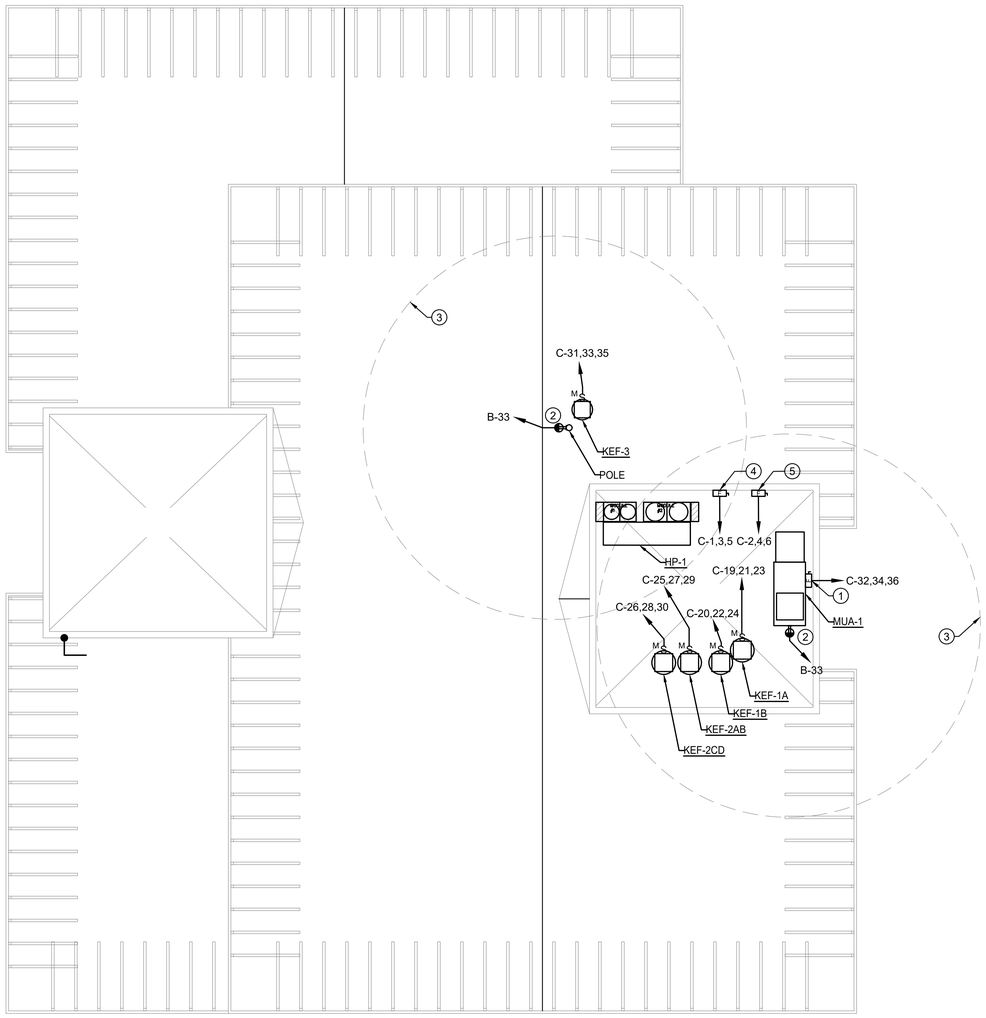

1 ELECTRICAL ROOF POWER PLAN
SCALE: 1/8"=1'

GENERAL NOTES

1. MARK ALL EXPOSED JUNCTION BOXES, RECEPTACLES WITH PANEL AND CIRCUIT NUMBERS.
2. PROVIDE 3/4" C FROM FAN COIL TO ASSOCIATED THERMOSTATS AND OUTDOOR UNITS FOR CONTROLS PURPOSE.
3. CONTRACTOR SHALL INSTALL OCCUPANCY SENSOR 4 TO 6 FEET AWAY FROM SUPPLY AIR DIFFUSER.
4. ALL J-BOXES, CONTROLLERS AND OTHER ELECT. EQ. LOCATED IN CEILING OR CAVITIES SHALL BE ACCESSIBLE BY AN ACCESS PANEL OR OTHER APPROVED MEANS.
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12. FOR ALL BRANCH CIRCUIT CONDUCTOR SIZES NOT NOTED ON THE PLANS, PROVIDE WIRING & CONDUITS PER E001 BRANCH CONDUCTOR SIZING SCHEDULE

ⓗ KEY NOTES

1. PROVIDE 208V 30AS/30AF, 3 POLE, NEMA 3R RATED FUSIBLE DISCONNECT SWITCH FOR MUA-1.
2. GFCI SERVICE RECEPTACLE W/WEATHER PROOF COVER. COVER TO READ 'EXTRA DUTY'.
3. TYPICAL 25FT RADIUS FOR SERVICE RECEPTACLES.
4. PROVIDE 208V 60AS/50AF, 3 POLE, NEMA 3R RATED FUSIBLE DISCONNECT SWITCH FOR HP-1(MODULE 1).
5. PROVIDE 208V 100AS/80AF, 3 POLE, NEMA 3R RATED FUSIBLE DISCONNECT SWITCH FOR HP-1(MODULE 2).

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EXP: 12/31/2027

MEALS ON WHEELS
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ELECTRICAL ROOF
POWER PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-1.4
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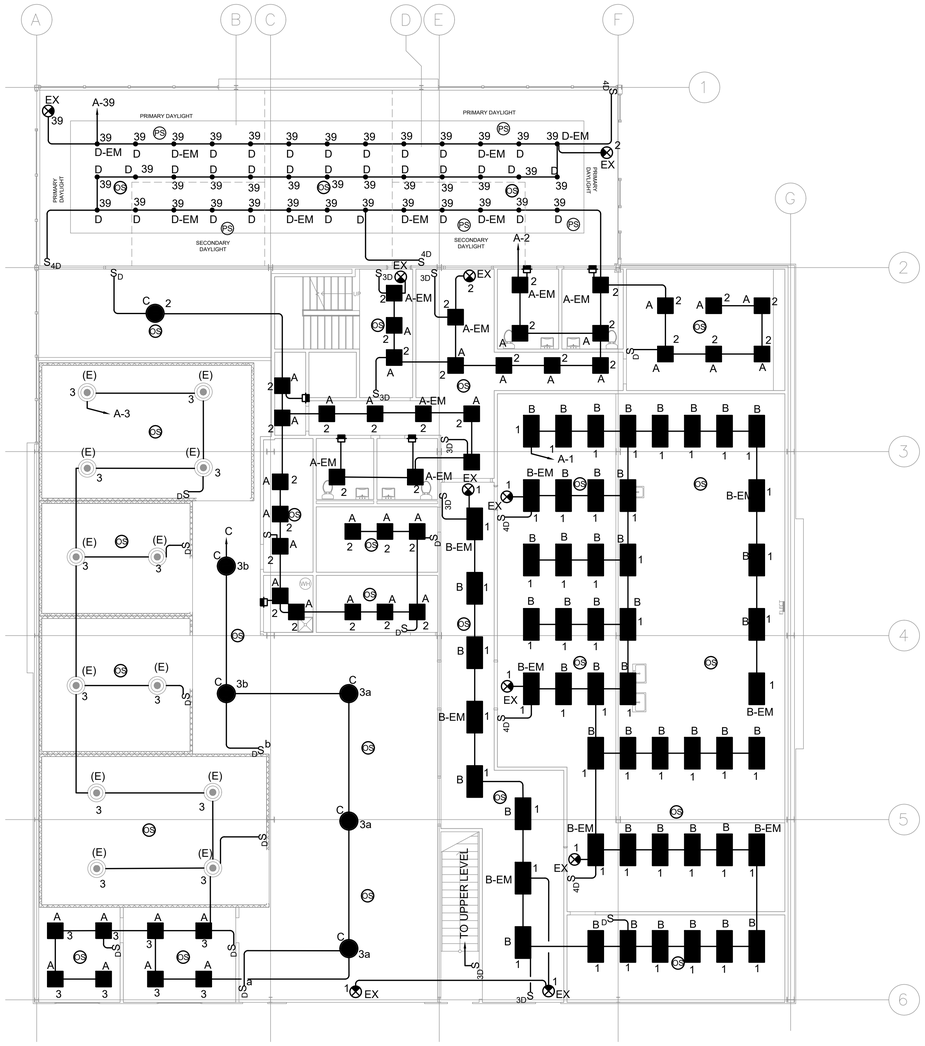

=PATH OF TRAVEL

1 ELECTRICAL MAIN LEVEL FLOOR LIGHTING PLAN

SCALE: 1/8"=1'

GENERAL NOTES

1. CONTRACTOR SHALL INSTALL OCCUPANCY SENSOR 4 TO 6 FEET AWAY FROM SUPPLY AIR DIFFUSER.
2. ALL J-BOXES, CONTROLLERS AND OTHER ELECT. EQ. LOCATED IN CEILING OR CAVITIES SHALL BE ACCESSIBLE BY AN ACCESS PANEL OR OTHER APPROVED MEANS.
3. REFER TO MECHANICAL PLANS FOR THE EXACT LOCATION OF EXHAUST FANS. FAN COIL UNITS, THERMOSTATS AND ALL OTHER MECHANICAL EQ
4. FOR ALL BRANCH CIRCUIT CONDUCTOR SIZES NOT NOTED ON THE PLANS, PROVIDE WIRING & CONDUITS PER E0.1 BRANCH CONDUCTOR SIZING SCHEDULE
5. ALL EQUIPMENT SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS PER LISTING OR LABELING.
6. CONTRACTOR SHALL PERMANENTLY LABEL ALL OUTLETS WITH CIRCUIT NUMBERS AND PROVIDE UPDATED PANEL SCHEDULES FOR ALL AFFECTED PANELS.
7. WIRING SHOWN ON LIGHTING PLANS ARE PROVIDE FOR DIAGRAMMATIC PURPOSE ONLY CONTRACTOR MUST USE APPROPRIATE MEANS AND METHODS TO PROVIDE A FULLY OPERATIONAL SYSTEM.
8. PROVIDE A CONSTANT UNSWITCHED HOT WIRE TO ALL EXIT SIGNS.
9. ALL LIGHTING IN EXTERIOR AND SERVICE AREAS SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME CLOCK WITH LOCAL MANUAL OVERRIDE SWITCH TO PROVIDE AUTOMATIC SCHEDULING AND SHUT-OFF PER TITLE 24 REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL CONTROL WIRING AND VERIFY DEVICE LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. ALL EQUIPMENT AND CONTROLS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND LOCAL AHJ.

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EXP: 12/31/2027

MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL MAIN LEVEL
FLOOR LIGHTING PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
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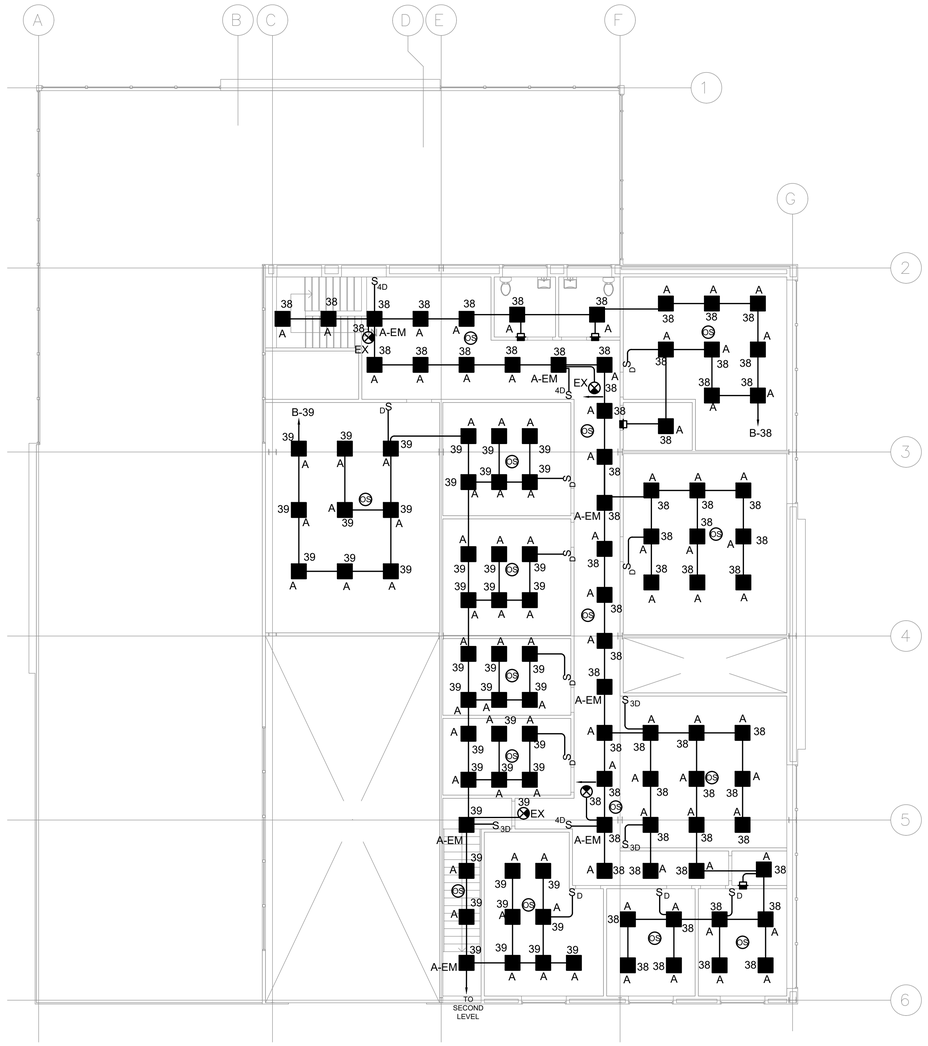

=PATH OF TRAVEL

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7. WIRING SHOWN ON LIGHTING PLANS ARE PROVIDE FOR DIAGRAMMATIC PURPOSE ONLY CONTRACTOR MUST USE APPROPRIATE MEANS AND METHODS TO PROVIDE A FULLY OPERATIONAL SYSTEM.
8. PROVIDE A CONSTANT UNSWITCHED HOT WIRE TO ALL EXIT SIGNS.
9. ALL LIGHTING IN EXTERIOR AND SERVICE AREAS SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME CLOCK WITH LOCAL MANUAL OVERRIDE SWITCH TO PROVIDE AUTOMATIC SCHEDULING AND SHUT-OFF PER TITLE 24 REQUIREMENTS. CONTRACTOR SHALL COORDINATE ALL CONTROL WIRING AND VERIFY DEVICE LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. ALL EQUIPMENT AND CONTROLS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND LOCAL AHJ.

1 ELECTRICAL UPPER LEVEL FLOOR LIGHTING PLAN
SCALE: 1/8"=1'

REVISIONS:	BY:

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Consulting Mechanical Engineering
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831-372-8328 VOICE
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REGISTERED PROFESSIONAL ENGINEER
DOROTHY BRADYAN
No. E23663
ELECTRICAL
STATE OF CALIFORNIA
EXP: 12/31/2027

MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL UPPER LEVEL
FLOOR LIGHTING PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-2.1
	SHEET OF SHEETS

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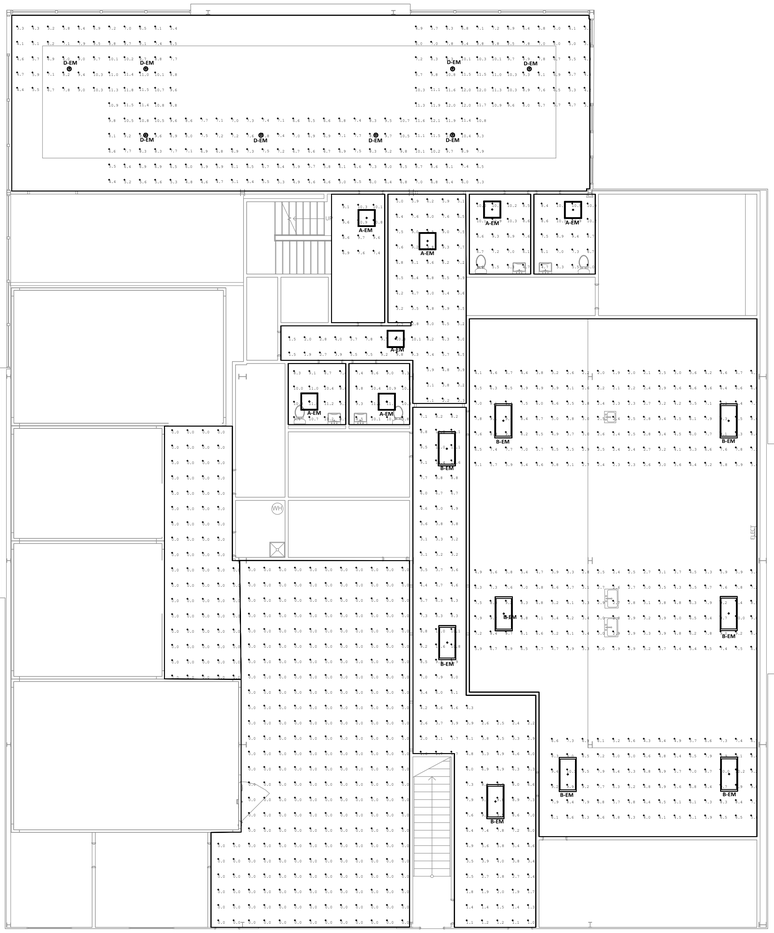

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRY_STORAGE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
DRY_STORAGE_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
GUEST_RR	Illuminance	Fc	8.07	10.9	4.7	1.72	2.32
GUEST_RR_1	Illuminance	Fc	8.08	10.9	4.7	1.72	2.32
KITCHEN_	Illuminance	Fc	5.57	10.2	1.9	2.93	5.37
MEAL_DELIVERY	Illuminance	Fc	5.46	11.1	1.0	5.46	11.10
RECEPTION_	Illuminance	Fc	7.80	12.1	3.1	2.52	3.90
SERVICE_AREA	Illuminance	Fc	5.96	10.3	1.1	5.42	9.36
STAFF_RR	Illuminance	Fc	9.75	11.8	7.4	1.32	1.59
STAFF_RR_1	Illuminance	Fc	9.72	11.7	7.4	1.31	1.58
VESTIBUL_	Illuminance	Fc	9.22	10.9	6.9	1.34	1.58

1 MAIN LEVEL EMERGENCY PHOTOMETRIC PLAN
SCALE: 1/8"=1'

REVISIONS:	BY:

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EXP: 12/31/2027

MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

MAIN LEVEL EMERGENCY
PHOTOMETRIC PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-3.0
	SHEET OF SHEETS

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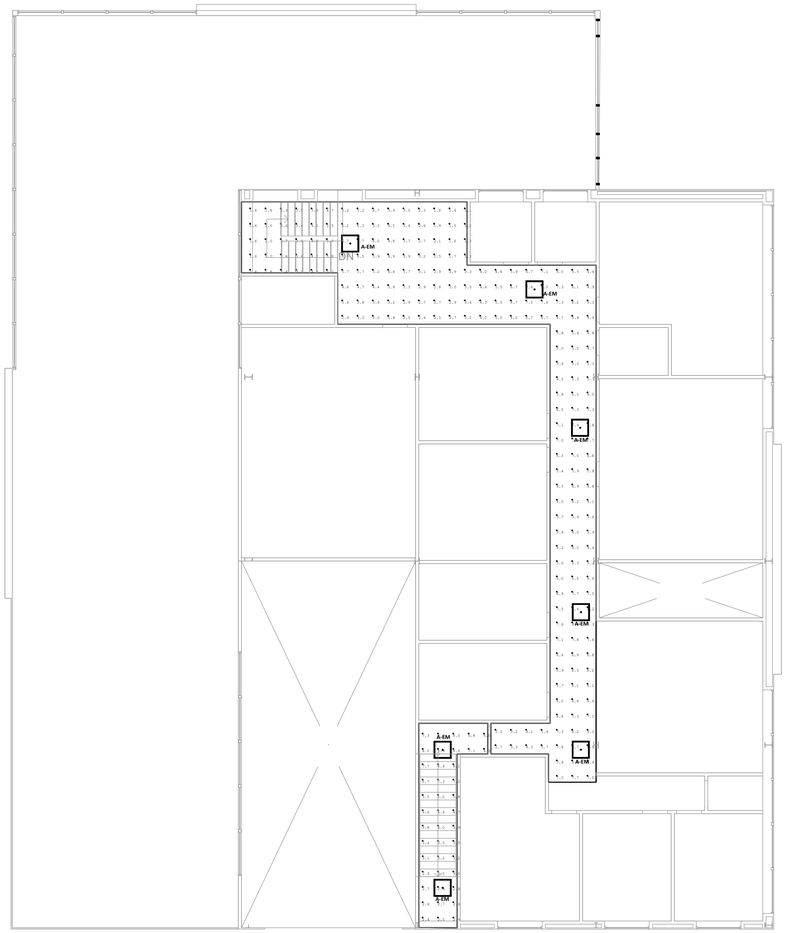

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HALLWAY_WAITING	Illuminance	Fc	4.91	8.7	1.1	4.46	7.91
STAIRS_	Illuminance	Fc	5.02	8.9	2.4	2.09	3.71

1 UPPER LEVEL EMERGENCY PHOTOMETRIC PLAN
SCALE: 1/8"=1'

REVISIONS:	BY:

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EXP: 12/31/2027

MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

UPPER LEVEL EMERGENCY
PHOTOMETRIC PLAN

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-3.1
	SHEET OF SHEETS

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STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

This document is used to demonstrate compliance with requirements in §110.9, §110.12(c), §130.0, §130.1, §140.6 and §141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e) and §180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

Project Name: Meals on Wheels	**Report Page:** (Page 1 of 15)
Project Address: 1020 AUTO CENTER PKWY SEA SIDE CALIFORNIA 93955	**Date Prepared:** 2026-07-10T08:34:03-04:00

A. GENERAL INFORMATION

01	Project Location (city)	Sea Side	04 Total Conditioned Floor Area (ft²)	16,793
02	Climate Zone	3	05 Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	2

★ Office ★ Restaurant

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 / §170.2(e) or §141.0(b)2 / §180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☒ New Lighting System	Area Category Method	16793	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
Total Area of Work (ft²)	16793			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 2 of 15)
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C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1 /§170.2(e)	Allowed Lighting Power per §140.6(b) /§170.2(e) (Watts)					Adjusted Lighting Power per §140.6(a) /§170.2(e) (Watts)					Compliance Results
	01	02	03		04	05	06		07		08
	Complete Building §140.6(c)1	Area Category §140.6(c)2 /§170.2(e)4	Area Category Additional §140.6(c)2/ §170.2(e)4Av (+)	=	**Total Allowed** (Watts)	Total Designed (Watts)	Adjustments PAF Lighting Control Credits §140.6(a)2 /§170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08 §140.6 /§170.2(e)**
	(See Table I)	(See Table I)	(See Table J)			(See Table F)	(See Table P)				
Conditioned		9,424.45		=	9,424.45	6,317.2		=	6317.2		COMPLIES
Unconditioned				=			0	=			
Controls Compliance (See Table H for Details)											COMPLIES
One-for-one Luminaire Alterations Compliance (See Table Q for Details)											

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 3 of 15)
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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change [1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per §140.6(a)3 / §170.2(e)2C	Design Watts	Field Inspector Pass	Field Inspector Fail
A	2 X 2 TROFFER LIGHT	No	NA	20.6	Mfr. Spec	152	No	3,131.2	☐	☐
B	2 X 4 TROFFER LIGHT	No	NA	23.9	Mfr. Spec	54	No	1,290.6	☐	☐
C	PENDANT FIXTURE	No	NA	30	Mfr. Spec	6	No	180	☐	☐
D	6" RECESSED DOWNLIGHT	No	NA	28.6	Mfr. Spec	39	No	1,115.4	☐	☐
(E)	PENDANT LIGHT	No	NA	50	Mfr. Spec	12	No	600	☐	☐
					Total Designed Watts: CONDITIONED SPACES			6,317.2		

[1]FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B /§170.2(e)2D is adjusted to be 75%,/80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

[2]Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) /§160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
Mandatory Demand Response §110.12(c)	Shut-off controls §130.1(c) / §160.5(b)4C	Pass	Fail

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 4 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Required >= 4,000W subject to multilevel	See Area/Space Level Controls (Column B)	☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Manual Controls §130.1(a) /§160.5(b)4A	Multi-Level Controls §130.1(b) /§160.5(b)4B	Shut-Off Controls §130.1(c) /§160.5(b)4C	Primary/Sky lit Daylighting §130.1(d) §160.5(b)4D	Secondary Daylighting §130.1(d) §160.5(b)4D	Interlocked Systems §140.6(a)1/ §170.2(e)2A	Field Inspector Pass	Field Inspector Fail
RECEPTION/CONGREGATE/MEETING ROOM	Lounge/Waiting (Low Vision)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
EVENT STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: General Ltg < 75W	NA: Not daylit zone	No	☐	☐
SERVICE AREA AND HALLWAY	Corridor	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
VESTIBULE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
GUEST RR	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 5 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

GUEST RR	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
VOLUNTEER OFFICE	Office (>250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
KITCHEN	Kitchen/ Food Preparation	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
ELEV ROOM	Electrical, Mechanical, or Telephone Room	Readily Accessible and located in the same space.	NA: Space <100SF	NA: Elec. equip. rm	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STAFF RR	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
FREEZER STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
COLD STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
COLD STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 6 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

FREEZER STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
INNER OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
HDM OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
DRY STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
MECH/TOOLS	Electrical, Mechanical, or Telephone Room	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
JAN	All Other Space Types	Readily Accessible and located in the same space.	NA: Space <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
CHEF	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
PURCHASING AGENT	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 7 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

MEAL DELIVERY AND HALLWAY	Corridor	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
PACKAGING STORAGE	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
WAITING/LOUNGE AND HALLWAY	Corridor	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
BOARD ROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
RESTROOM	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
RESTROOM	Restroom	Readily Accessible and located in the same space.	NA: Restrooms	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STAFF BREAK ROOM	All Other Space Types	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
IT/AV CLOSET	Electrical, Mechanical, or Telephone Room	Readily Accessible and located in the same space.	NA: Space <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

STATE OF CALIFORNIA
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CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 8 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
MEETING/CLASSROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
PRIVATE OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
COPY ROOM	Copy Room	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
EXECUTIVE OFFICE	Office (>250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
EXECUTIVE OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
EXECUTIVE OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

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CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 9 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

OPEN OFFICE	Office (<=250 square feet)	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STORAGE	All Other Space Types	Readily Accessible and located in the same space.	NA: Space <100SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
STAIRS	Stairwell	Readily Accessible and located in the same space.	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐

13

Plan Sheet Showing Daylit Zones: E-2.0

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per §140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per §140.6(c) or adjustments per §140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area CategoryPAF	PAF
RECEPTION/CONGREGATE/MEETING ROOM	Lounge/Waiting (Low Vision)	0.8	1,744	1,395.2	No	No
EVENT STORAGE	All Other Space Types	0.4	353	141.2	Yes	No
SERVICE AREA AND HALLWAY	Corridor	0.4	406	162.4	No	No
VESTIBULE	All Other Space Types	0.4	216	86.4	Yes	No
GUEST RR	Restroom	0.65	83	53.95	No	No

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CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 10 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

GUEST RR	Restroom	0.65	83	53.95	No	No
VOLUNTEER OFFICE	Office (>250 square feet)	0.6	327	196.2	No	No
KITCHEN	Kitchen/ Food Preparation	0.95	2,506	2,380.7	Yes	No
ELEV ROOM	Electrical, Mechanical, or Telephone Room	0.4	44	17.6	No	No
FREEZER STORAGE	All Other Space Types	0.4	472	188.8	Yes	No
COLD STORAGE	All Other Space Types	0.4	276	110.4	Yes	No
COLD STORAGE	All Other Space Types	0.4	334	133.6	Yes	No
FREEZER STORAGE	All Other Space Types	0.4	566	226.4	Yes	No
INNER OFFICE	Office (<=250 square feet)	0.65	180	117	No	No
HDM OFFICE	Office (<=250 square feet)	0.65	182	118.3	No	No
DRY STORAGE	All Other Space Types	0.4	1,358	543.2	Yes	No
MECH/TOOLS	Electrical, Mechanical, or Telephone Room	0.4	112	44.8	No	No
JAN	All Other Space Types	0.4	48	19.2	Yes	No
CHEF	All Other Space Types	0.4	135	54	Yes	No
PURCHASING AGENT	Office (<=250 square feet)	0.65	118	76.7	No	No
MEAL DELIVERY AND HALLWAY	Corridor	0.4	624	249.6	No	No
PACKAGING STORAGE	All Other Space Types	0.4	280	112	Yes	No
WAITING/LOUNGE AND HALLWAY	Corridor	0.4	1,026	410.4	No	No
BOARD ROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	663	497.25	No	No
MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	247	185.25	No	No
MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	254	190.5	No	No
RESTROOM	Restroom	0.65	63	40.95	No	No
RESTROOM	Restroom	0.65	63	40.95	No	No
STAFF BREAK ROOM	All Other Space Types	0.4	420	168	Yes	No
IT/AV CLOSET	Electrical, Mechanical, or Telephone Room	0.4	56	22.4	No	No

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 11 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

MEETING/CLASSROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	504	378	No	No
PRIVATE OFFICE	Office (<=250 square feet)	0.65	167	108.55	No	No
COPY ROOM	Copy Room	0.5	167	83.5	Yes	No
EXECUTIVE OFFICE	Office (>250 square feet)	0.6	300	180	No	No
EXECUTIVE OFFICE	Office (<=250 square feet)	0.65	162	105.3	No	No
EXECUTIVE OFFICE	Office (<=250 square feet)	0.65	162	105.3	No	No
OPEN OFFICE	Office (<=250 square feet)	0.65	426	276.9	No	No
STORAGE	All Other Space Types	0.4	35	14	Yes	No
STAIRS	Stairwell	0.6	226	135.6	No	No
		TOTALS:	15,388	9,424.45	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

All areas indicated in Table I as using an additional allowance using the Area Category Method have been included in this table to calculate the additional allowance per Table 140.6-C /170.2-M

Conditioned Spaces

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Q. ONE-FOR-ONE LUMINAIRE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 12 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTI-E - Must be submitted for all buildings

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 13 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	RECEPTION/CONGREGATE/MEETING ROOM; EVENT STORAGE; SERVICE AREA AND HALLWAY; VESTIBULE; GUEST RR; GUEST RR; VOLUNTEER OFFICE; KITCHEN; STAFF RR; FREEZER STORAGE; COLD STORAGE; COLD STORAGE; FREEZER STORAGE; INNER OFFICE; HDM OFFICE; DRY STORAGE; MECH/TOOLS; JAN ; CHEF; PURCHASING AGENT; MEAL DELIVERY AND HALLWAY; PACKAGING STORAGE; WAITING/LOUNGE AND HALLWAY; BOARD ROOM; RESTROOM; RESTROOM; STAFF BREAK ROOM; IT/AV CLOSET; MEETING ROOM; MEETING ROOM; MEETING/CLASSROOM; PRIVATE OFFICE; COPY ROOM; EXECUTIVE OFFICE; EXECUTIVE OFFICE; EXECUTIVE OFFICE; OPEN OFFICE; STORAGE; STAIRS

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 14 of 15)
	Date Prepared: 2026-07-10T08:34:03-04:00

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

NRCA-LTI-03-A - Must be submitted for daylight responsive controls.	RECEPTION/CONGREGATE/MEETING ROOM; MEETING/CLASSROOM
NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	RECEPTION/CONGREGATE/MEETING ROOM; EVENT STORAGE; SERVICE AREA AND HALLWAY; VESTIBULE; GUEST RR; GUEST RR; VOLUNTEER OFFICE; KITCHEN; ELEV ROOM; STAFF RR; FREEZER STORAGE; COLD STORAGE; COLD STORAGE; FREEZER STORAGE; INNER OFFICE; HDM OFFICE; DRY STORAGE; MECH/TOOLS; JAN ; CHEF; PURCHASING AGENT; MEAL DELIVERY AND HALLWAY; PACKAGING STORAGE; WAITING/LOUNGE AND HALLWAY; BOARD ROOM; RESTROOM; RESTROOM; STAFF BREAK ROOM; IT/AV CLOSET; MEETING ROOM; MEETING ROOM; MEETING/CLASSROOM; PRIVATE OFFICE; COPY ROOM; EXECUTIVE OFFICE; EXECUTIVE OFFICE; EXECUTIVE OFFICE; OPEN OFFICE; STORAGE; STAIRS

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

Project Name: Meals on Wheels	**Report Page:** (Page 15 of 15)
Project Address: 1020 AUTO CENTER PKWY SEA SIDE CALIFORNIA 93955	**Date Prepared:** 2026-07-10T08:34:03-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: DHRUVIN BHADANI	Documentation Author Signature:
Company: MONTERY ENERGY GROUP	Signature Date: 2026-07-10
Address: 26465 CARMEL RANCHO BLVD, SUITE B CARMEL	CEA/HERS Certification Identification (if applicable):
City/State/Zip: CA, 93923	Phone: (848) 214-0552

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of

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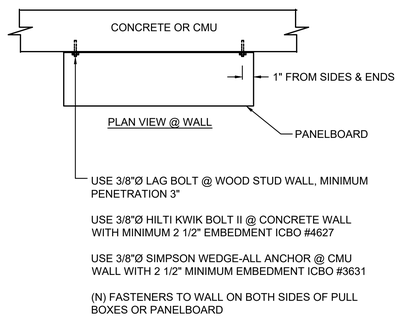
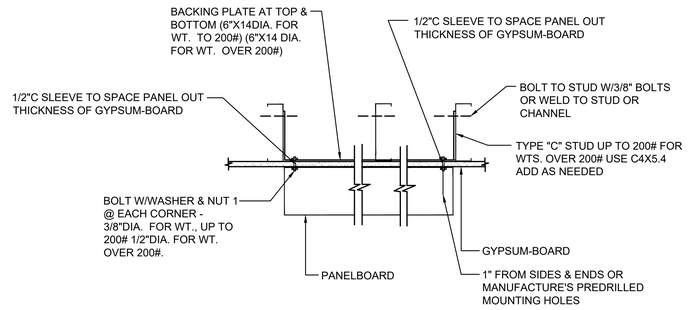
MONTEREY ENERGY GROUP, INC.



1 PANELBOARD MOUNTING-SURFACE-SOLID WALL

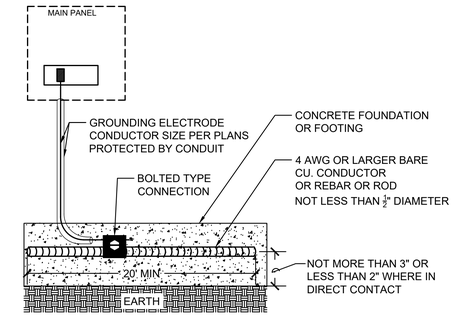
Scale: N.T.S



STEEL STUD FRAMING WITH GYP BD/DRYWALL

2 PANELBOARD MOUNTING-SURFACE-HOLLOW WALL

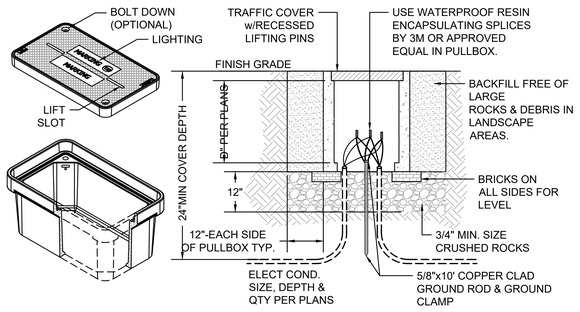
Scale: N.T.S



3 UFER GROUND DETAIL

Scale: N.T.S

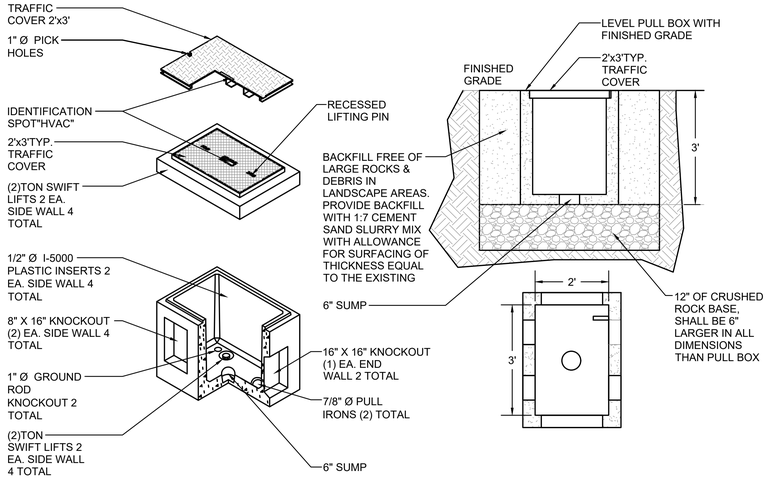
PLAN VIEW - TYPICAL LAYOUT



TYPICAL SECTION

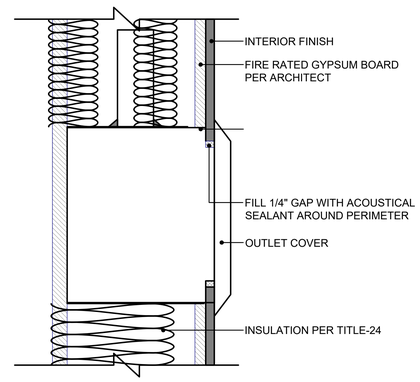
4 TYPICAL PULLBOX DETAIL(CONCRETE POLYMER)

Scale: N.T.S



5 TYPICAL PULL BOX DETAIL

Scale: N.T.S



6 OUTLET BOXES IN FIRE RATED WALL

Scale: N.T.S

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER
DOUGLAS W. BRADLEY
No. E23983
ELECTRICAL
STATE OF CALIFORNIA
EXP: 12/31/2027

MEALS ON WHEELS

1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL DETAILS

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-5.0
	SHEET OF SHEETS

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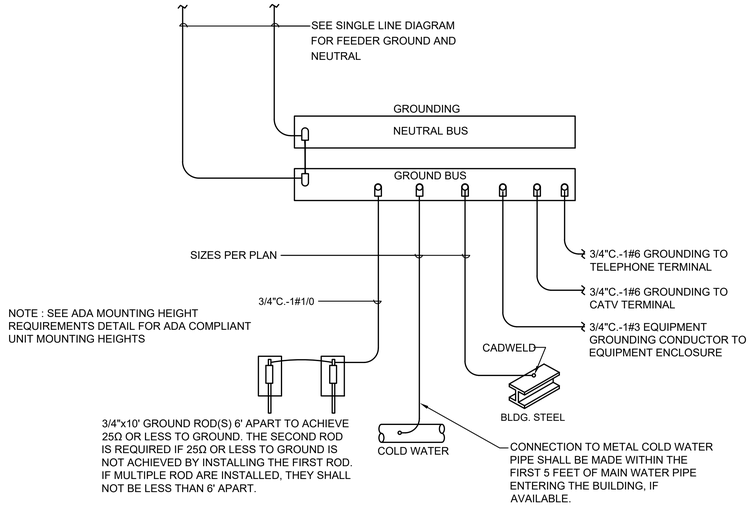
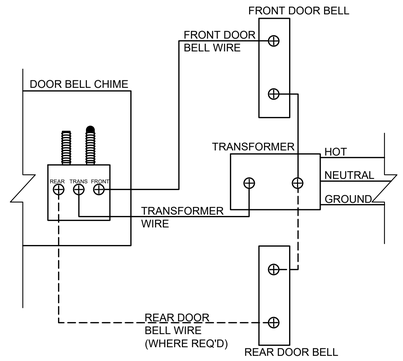
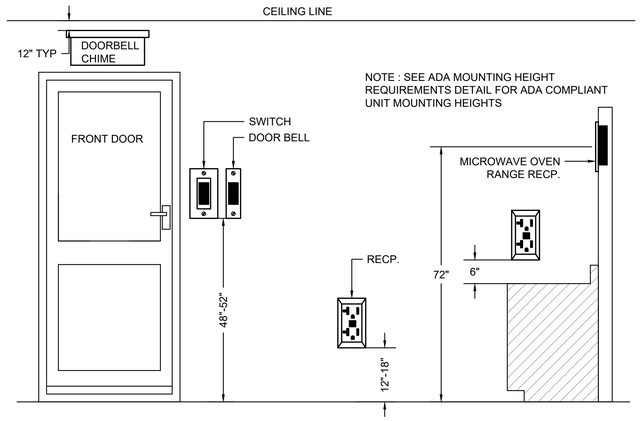


NOTES:
1. ALL GROUNDING ELECTRODE AS SHOWN THAT PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDED SYSTEM, WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH 250.52(A)(8) SHALL BE INSTALLED AND USED PER CEC 250.50, GROUNDING ELECTRODE CONDUCTOR SIZES PER CEC 250.66
2. BONDING POINTS SHALL BE ACCESSIBLE AS REQUIRED PER CEC 250.104
3. COORDINATE LOCATION OF GROUND RODS IN PLANTING/DIRT AREAS

2 SERVICE EQUIPMENT GROUNDING
Scale: N.T.S



3 DOOR BELL CHIME WIRING DIAGRAM
Scale: N.T.S



1 TYPICAL MTG HEIGHTS FOR SWITCHES AND RECP.
Scale: N.T.S

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REGISTERED PROFESSIONAL ENGINEER
DOROTYN BRADLEY
No. E23663
ELECTRICAL
STATE OF CALIFORNIA
EXP: 12/31/2027

MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL DETAILS

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-5.1
	SHEET OF SHEETS

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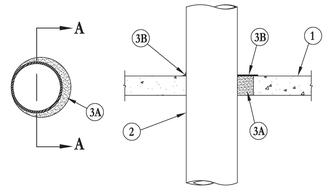
Through Penetrations | **Metallic Pipes** | 1000 Series | Concrete | **CAJ**

System No. C-AJ-1275
January 31, 2006
F Rating – 2 Hr
T Rating - 0 Hr



SECTION A-A

1. **Floor or Wall Assembly** – Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m³) concrete. Wall may also be constructed of any UL Classified **Concrete Blocks***. Max diam of opening is 8 in. (203 mm).
   See **Concrete Blocks** (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. **Through Penetrant** – One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (0 mm, point contact) to max 1-7/8 in. (48 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe** – Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 6 in. (152 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 6 in (152 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
   C. **Conduit** – Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. **Firestop System** – The details of the firestop system shall be as follows:
   A. **Packing Material** – Min 4-1/2 in. (114 mm) thickness of min 4 pcf (64 kg/m³) mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be flush with top surface of floor or from both surfaces of wall.
   B. **Fill, Void or Cavity Material*** – Min 1/16 in. (1.6 mm) dry thickness (min 1/8 in. or 3.2 mm wet thickness) of fill material sprayed or brushed into annular space on top surface of floor or both surfaces of wall to completely cover mineral wool and overlap a min of 1 in. (25 mm) onto penetrant and top surface of floor or both surfaces of wall.
   3M COMPANY – FireDam™ Spray 200

*Bearing the UL Classification Mark

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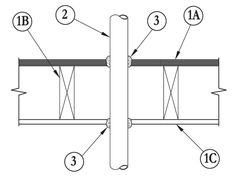
Through Penetrations | **Metallic Pipes** | 1000 Series | Floor/Ceiling | **FC**

System No. F-C-1002
September 03, 2004
(Formerly System No. 169)
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 1 Hr



1. **Floor-Ceiling Assembly** – The 1 or 2 hr fire-rated wood joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the UL Fire Resistance Directory. The 1 hr fire rated assembly shall be constructed as specified in Design No. L501, L512 or L537. The 2 hr fire rated assembly shall be constructed as specified in Design No. L505, L511 or L536. **The F Rating of the firestop system is equal to the fire rating of the floor-ceiling assembly**. The general construction details of the floor-ceiling assembly are summarized below:
   A. **Flooring System** – Lumber or plywood subfloor with finish floor of lumber, plywood or **Floor Topping Mixture*** as specified in the individual Floor-Ceiling Design. Max diam of opening is 1 in. larger than outside diam of penetrant.
   B. **Wood Joists** – Nom 2 by 10 in. lumber joists spaced 16 in. O.C. with nom 1 by 3 in. lumber bridging and with ends firestopped.
   C. **Furring Channels** (Not Shown) – Resilient galv steel furring channels installed perpendicular to wood joists between first and second layers of wallboard (Item 1D) in 2 hr fire rated assembly. Furring channels spaced max 24 in. O.C.
   D. **Gypsum Board*** – Nom 4 ft wide by 5/8 in. thick as specified in the individual Floor-Ceiling Design. First layer of wallboard nailed to wood joists. Second layer of wallboard (2 hr fire rated assembly only) screw-attached to furring channels. Max diam of opening is 1 in. larger than outside diam of penetrant.

1.1 **Chase Wall** (Optional, not shown) – The through penetrants (Item No. 2) may be routed through a fire-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Nom 2 by 6 in. or double nom 2 by 4 in. lumber studs.
   B. **Sole Plate** – Nom 2 by 6 in. or parallel 2 by 4 in. lumber plates, tightly butted.
   C. **Top Plate** – The double top plate shall consist of two nom 2 by 6 in. or two sets of parallel 2 by 4 in. lumber plates, tightly butted. Max diam of opening is 5 in..
   D. **Gypsum Board*** – Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.
2. **Through Penetrants** – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of opening shall be min 0 in. (point contact) to max 1 in. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The following types and sized of metallic pipe, conduit or tubing may be used:
   A. **Steel Pipe**– Nom 10 in. diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 10 in. diam (or smaller) cast or ductile iron pipe.
   C. **Conduit** – Nom 6 in. diam (or smaller) steel conduit, or nom 4 in. (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 4 in. diam (or smaller) Regular (or heavier) copper pipe.
3. **Fill,Void or Cavity Material*** – **Caulk or Sealant** – Min 3/4 in. thickness of fill material applied within the annulus, flush with top surface of floor or sole plate. Min 5/8 in. or 1-1/4 in. thickness of fill material, for 1 and 2 hr rated assemblies, respectively, applied within the annulus, flush with bottom surface of ceiling or top plate. An additional min 1/4 in. crown of fill material applied to perimeter of penetrant at its egress from the top of flooring and underside of ceiling or from top of sole plate and underside of top plate.
   3M COMPANY – CP 25WB+ caulk or FB-3000 WT sealant.

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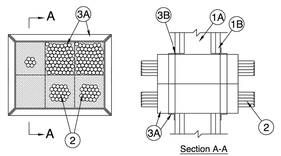
Through Penetrations | **Cables** | 3000 Series | Gypsum | **WL**

System No. W-L-3289
August 18, 2011
F Ratings – 1, 2, 3 and 4 Hr (See Item 1)
T Rating – 0 Hr
L Rating At Ambient - 4 to 7 CFM/sq ft (See Item 3B)
L Rating At 400 F - Less Than 1 CFM/sq ft (See Item 3B)

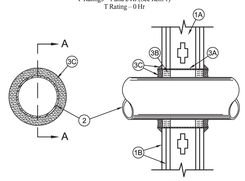


Section A-A

1. **Wall Assembly** – The 1, 2, 3 or 4 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board*** – The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual Wall and Partition Design in the UL Fire Resistance Directory. Max area of opening is 98.5 in.2 (635 cm2) with a max dimension of 12-1/8 in. (308 mm) for square devices. Max diam of opening is 2-1/4 in. (57 mm) for nom 2 in. (51 mm) round devices and 4-1/4 in. (108 mm) for 4 in. (102 mm) round devices.
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Cables** – Within the loading area of each firestop device module the cables may represent a 0 to 100 percent visual fill. Cable bundles to be rigidly supported on both sides of wall assembly. Any combination of the following types and sizes of cables may be used:
   A. Max 2/C No. 18 AWG copper conductor thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials.
   B. Max 4 pair No. 24 AWG copper conductor CatSe or Cat 6 telephone cable with PVC insulation and jacket materials.
   C. Max RG/U (or smaller) coaxial cable with foam high density polyethylene insulation and PVC jacket materials.
   D. Max 3/C (with ground) No. 14 AWG (or smaller) nonmetallic sheathed (Romex) cable with PVC insulation and jacket materials.
   E. Max 1/C No. 8 AWG copper conductor cable with PVC insulation and nylon jacket materials.
   F. Max 12 core No. 26 AWG shielded multi coax cable with foam high density polyethylene insulation and PVC jacket.
   G. Max 48MM62.5 micron fiber optic cables with having a min FT-6 rating.
   H. Max 62.5/125 micron micron fiber optic cables with having a min Riser rating.
   I. Max 1/C 3/0 AWG copper conductor cable with PVC insulation and jacket materials.
   J. Max three copper conductors (with ground) No. 12 AWG **Metal Clad Cable+**.
   K. Max four copper conductors No. 2 AWG **Metal Clad Cable+**.
   AFC CABLE SYSTEMS INC
   L. Max 1/C 2/0 AWG non halogen copper conductor cable.
   M. Max 300 pair No. 24 AWG copper conductor telephone cable with PVC insulation and jacket materials.
   N. Max 30 pair No. 22 copper conductor shielded switchboard cable with PVC insulation and jacket materials.
   O. Max RG/6 (or smaller) coaxial cable with fluorinated ethylene (FE) or PVC insulation and jacket materials.
   P. Max RG/U (or smaller) coaxial cable with fluorinated ethylene (FE) or PVC insulation and jacket materials.
   Q. Max 7/C No. 12 AWG copper conductors with PVC insulation and jacket materials.
   R. Max 4 pair No. 23 AWG copper conductor Cat 6 telephone cable with PVC insulation and jacket materials.
   S. Max three copper conductors (with ground) No. 12 AWG steel **Armored Cable+**.
   T. Max 04-02 2 SM fiber optic cables having a max diameter of 0.450 in. (11.4 mm).
   U. Max 1/C No. 750 kcmil copper conductors with PVC insulation and fabric jacket materials.
   V. Max 3/C with ground No. 4/0 AWG copper or aluminum conductor SER cable with cross linked polyethylene (XLPE) or PVC insulation and jacket.

Through Penetrations | **Metallic Pipes** | 1000 Series | Gypsum | **WL**

System No. W-L-1003
February 14, 2008
F Ratings – 1 and 2 Hr (See Item 1)
T Rating – 0 Hr



SECTION A-A

1. **Wall Assembly** – The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300, U400 or V400 Series Wall and Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs** – Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC with nom 2 by 4 in. (51 by 102 mm) lumber end plates and cross braces. Steel studs to be min 3-1/2 in. (89 mm) wide by 1-3/8 in. (35 mm) deep channels spaced max 24 in. (610 mm) OC.
   B. **Gypsum Board*** – Nom 5/8 in. (16 mm) thick, 4 ft (1.2 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 15 in. (381 mm).
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrant** – One metallic pipe, conduit or tubing to be installed either concentrically or eccentrically within the firestop system. The space between pipes, conduits or tubing and the steel sleeve (Item 3A) shall be min of 0 in. (point contact) to max 2-3/8 in. (60 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used.
   A. **Steel Pipe** – Nom 12 in. (305 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. **Iron Pipe** – Nom 12 in. (305 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, nom 12 in. (305 mm) diam (or smaller) or Class 50 (or heavier) ductile iron pressure pipe.
   C. **Conduit** – Nom 6 in. (152 mm) diam (or smaller) steel conduit or nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing.
   D. **Copper Tubing** – Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. **Copper Pipe** – Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. **Firestop System** – Installed symmetrically on both sides of wall assembly. The details of the firestop system shall be as follows.
   A. **Steel Sleeve** – Cylindrical sleeve fabricated from min 0.019 in. thick (0.48 mm) galv sheet steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Length of steel sleeve to be equal to thickness of wall plus 1 to 4 in. (25 to 102 mm) such that, when installed, the ends of the sleeve will project approx 1/2 to 2 in. (13 to 51 mm) beyond the surface of the wall on both sides of the wall assembly.
      Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the openings and releasing the coil to let it uncoil against the circular cutouts in the gypsum board layers.
   B. **Packing Material** – Min 1 in. (25 mm) thickness of mineral wool batt insulation firmly packed into steel sleeve on both sides of the wall assembly as permanent forms. Packing material to be recessed min 1/2 in. (13 mm) from end of steel sleeve (flush with or recessed into gypsum board surface) on both sides of wall assembly.
   B1. **Packing Material** – (Not shown) – As an alternate to Item B, nom 1 in. (25 mm) thick polyethylene backer rod may be used. The backer rod is to be recessed within the steel sleeve a min of 1 in. (25 mm) from each surface of wall.
   C. **Fill,Void or Cavity Materials*** – **Caulk or Sealant** – When mineral wool batt insulation is used, caulk or sealant applied to fill the steel sleeve to a min depth of 1/2 in. (13 mm) on both sides of wall assembly. When backer rod is used, a min thickness of 1 in. (25 mm) of caulk or sealant is required flush with both sides of wall. A nom 1/4 in. (6 mm) diam continuous bead of caulk or sealant shall be applied around the circumference of the steel sleeve at its egress from the gypsum board layers on both sides of the wall assembly.
   3M COMPANY – CP 25WB+, IC 15WB+ or FB-3000 WT

*Bearing the UL Classification Mark

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1 FIRE PENETRATION DETAILS
Scale: N.T.S

REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER
DANUTA N. BRADAY
No. E23983
ELECTRICAL
STATE OF CALIFORNIA
EXP: 12/31/2027

MEALS ON WHEELS
1020 AUTO CENTER PKWY SEA SIDE
CALIFORNIA 93955

ELECTRICAL DETAILS

DATE:	07/22/2026
SCALE:	AS NOTED
DRAWN:	NR
CHECKED:	DB
APPROVED:	DB
FILE NAME:	
SHEET:	E-5.2
	SHEET OF SHEETS

TITLE 24 PLANS DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ENGINEER WITHOUT PREJUDICE. USE BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED IS PROHIBITED AND UNLAWFUL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. ARCHITECT'S ENERGY GROUP, INC.

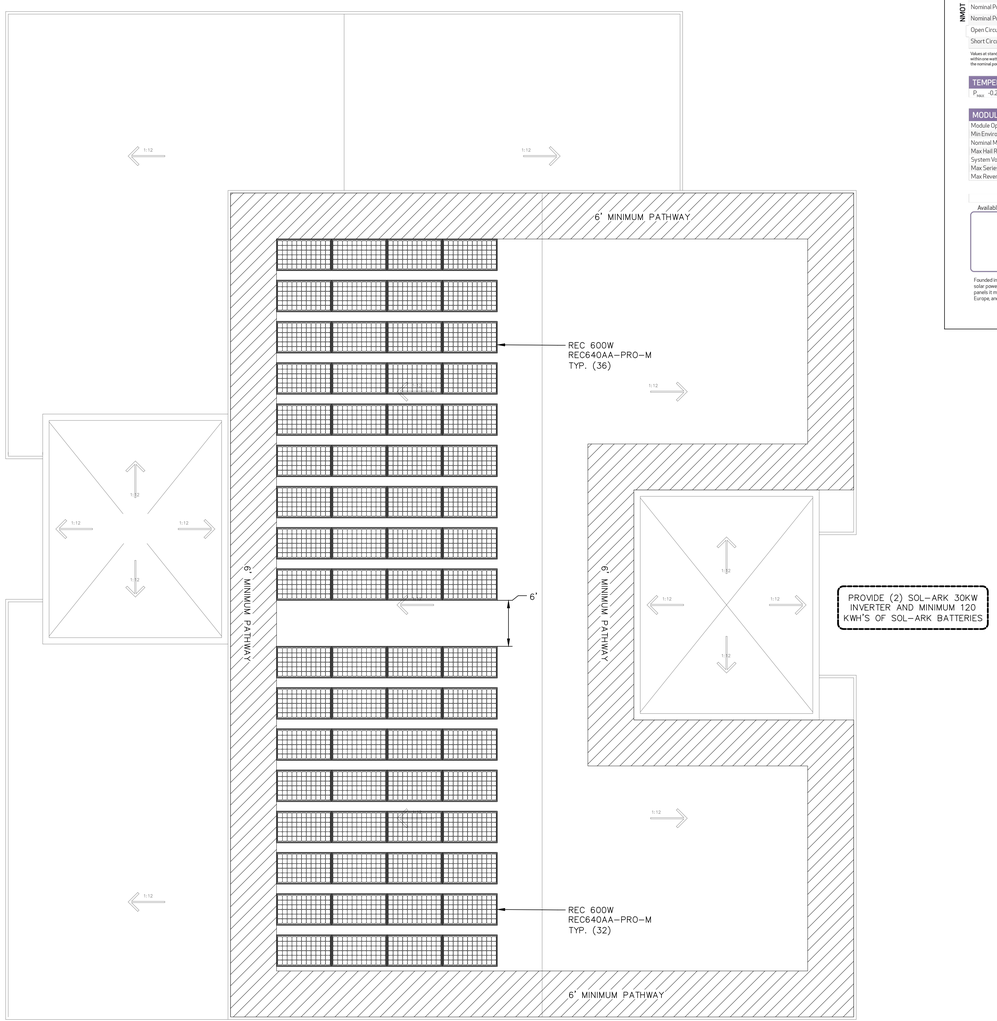
-M

NOTE TO PLAN REVIEWER AND CONTRACTOR

"THIS PV PLAN IS INTENDED FOR DESIGN AND TRADE COORDINATION ONLY AND SHALL NOT SERVE AS THE PERMITTED SET OF DRAWINGS. PERMIT SHALL BE DEFERRED AND IT SHALL BE THE RESPONSIBILITY OF THE LICENSED CONTRACTOR TO SECURE A PERMIT AS PART OF THEIR BID PACKAGE."

SCOPE OF WORK

40.8 KW ROOF MOUNTED SOLAR PHOTOVOLTIC SYSTEM USING (68) REC SOLAR 600W BIFACIAL PANELS WITH (2) SOL-ARK 30KW INVERTER AND 120KWH'S OF SOL-ARK BATTERIES, WITH A PROJECTED OUTPUT OF 56,543 KWH'S PER YEAR



1 SOLAR PHOTOVOLTAIC ROOF LAYOUT

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

N

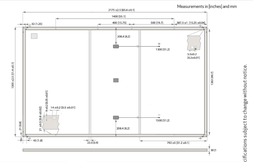
REC ALPHA® PRO M
DATASHEET

REC
SOLAR'S MOST TRUSTED

GENERAL DATA

Cell Type	120 half-cut REC bifacial heterojunction cells
Glass	0.13 in solar glass with anti-reflective surface treatment in accordance with EN12150
Backsheet	Highly-resistant polymer (White)
Frame	Anodized aluminium (Silver)
Junction Box	3-part, 3 bypass diodes, IP68 rated, in accordance with IEC 62790:2020
Connectors	Stäubli MC4 PV-KBT4-EVO2/KST4-EVO2(12 AWG), MC4-EVO2 in accordance with IEC 62852:2014, IP68 only when connected
Cable	12 AWG solar cable, 51.2 in (1.30 m) + 51.2 in (1.30 m) in accordance with EN50618:2014
Dimensions	85.6 x 51.4 x 1.2 in (30.6 ft²) / 2175 x 1305 x 30 mm (2.84 m²)
Weight	71.6 lb / 32.5 kg
Origin	Made in Singapore

Measurements in [inches] and mm



Specifications subject to change without notice.

ELECTRICAL DATA — PRODUCT CODE*: REC[XXX]AA PRO M

STC	Power Output - P_{max} (WP)	600	610	620	630	640
	Watt Class Sorting - (W)	0/+10	0/+10	0/+10	0/+10	0/+10
	Nominal Power Voltage - V_{mpp} (V)	36.0	36.3	36.6	36.8	37.1
	Nominal Power Current - I_{mpp} (A)	16.67	16.81	16.94	17.12	17.26
	Open Circuit Voltage - V_{oc} (V)	44.2	44.3	44.4	44.5	44.6
	Short Circuit Current - I_{sc} (A)	17.65	17.72	17.79	17.86	17.93
	Power Density (W/ft²)	19.6	19.9	20.3	20.6	20.9
	Panel Efficiency (%)	21.1	21.5	21.8	22.2	22.5
NMOT	Power Output - Pmax (WP)	457	464	472	480	487
	Nominal Power Voltage - V_{mpp} (V)	33.9	34.2	34.5	34.7	35.0
	Nominal Power Current - I_{mpp} (A)	13.46	13.58	13.68	13.83	13.94
	Open Circuit Voltage - V_{oc} (V)	41.7	41.7	41.8	41.9	42.0
	Short Circuit Current - I_{sc} (A)	14.26	14.31	14.37	14.43	14.48

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of P_{max}, V_{oc} & I_{sc} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s). *Where xxx indicates the nominal power class (P_{nom}) at STC above.

TEMPERATURE COEFFICIENT*

P_{max} -0.24%/°C V_{oc} -0.24%/°C I_{sc} 0.04%/°C *The temperature coefficients stated are linear values

MODULE RATINGS

Module Operating Temperature [T99]*	158°F (70°C)
Min Environmental Temperature	-40°F (-40°C)
Nominal Module Operating Temperature	44 ± 2°C
Max Hail Rating	35 mm @ 27.2 m/s
System Voltage	1500 V
Max Series Fuse Rating	35 A
Max Reverse Current	35 A

§ 99th percentile operating temperature

MAXIMUM TEST LOAD*

Front (4-Point)*	+5400 Pa (113 lbs/ft²)
Rear (4-Point)*	-2400 Pa (50 lbs/ft²)

Design load = Test load / (1.5 safety factor)
*IEC/EST 16.6.1:2016 Certified. Refer to installation manual.

CERTIFICATIONS

ISO 14001, ISO 9001, IEC 45001, IEC 62941	
IEC 61215:2021, IEC 61730:2023 UL 61730	
ISO 11925-2	Ignitability (EN 13501-1 Class E)
IEC 61701	Salt Mist (SM6)
IEC 61215:2016	Hailstone (35mm)
UL 61730	Fire Type I

WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Professional	No	Yes	Yes
System Size	All	<25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

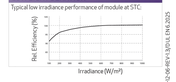
REC ProTrust Warranty applies only for 0 REC panels installed by an REC Certified Solar Professional, and 0 panels have been registered by the installer with REC. Subject to System Size and further conditions. See www.recgroup.com for details.

DELIVERY INFORMATION

Panels per Pallet	33
Panels per 40 ft GP/high cube container	528 (16 Pallets)
Panels per 53 ft truck	594 (18 Pallets)

LOW LIGHT BEHAVIOR

Typical low irradiance performance of module at STC



Available from:

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

REC Solar PTE. LTD.
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Singapore 637312
pos@recgroup.com
www.recgroup.com

REC

REF: PM-DS-Q-SK-REV 5_SOLAL-DNL-2025

DATASHEET

30K-208V
30K-3P-208V C&I Hybrid Inverter
SKU: 30K-3P-208V

Input Data (PV)	
Max. Allowed PV Power (STC)	39.000W
MPPT Voltage Range	150-500V
Startup Voltage	180V
Max. Input Voltage [1]	550V
Max. operating input current per MPPT	36A
Max. short circuit current per MPPT	55A
No. of MPP Trackers	4
No. of PV Strings per MPPT	2
Max. AC Coupled Input Power	30.000W
Output Data (AC)	
Nominal AC Voltage (3Φ)	120/208V
Grid Frequency	50 / 60Hz
Real Power, max continuous (3Φ)	30,000W
Max. Output Current	83.4A
Peak Apparent Power (10s, off-grid, 3Φ)	45,000VA
Max. Grid Passthrough Current (10min)	200A
Continuous Grid Passthrough Current	180A
Power Factor Output Range	+/- 0.8 (adjustable)
Backup Transfer Time	20ms (adjustable)
CEC Efficiency	96.5%
Max Efficiency	97.5%
Design (DC to AC)	Transformerless DC
Stackable	Up to 10 in parallel
Battery Input Data (DC)	
Battery Chemistry	Lithium-ion
No. of Battery Inputs	2
Battery Input Terminal Rating	50A
Nominal DC Voltage	≥300V
Operating Voltage Range	160 - 500V
Battery Capacity Range	50 — 9900Ah
Max. Battery Charge / Discharge Current	100A (50A per input)
Charge Controller Type	CC/CV - BMS Controlled
Grid to Battery Charging Efficiency	96.0%
Automatic Generator Start (AGS)	2 Wire Start - Integrated
BMS Communication [2]	CAN (Controller Area Network)
General Data	
Dimensions (H x W x D)	894 x 528 x 295 mm (35.2 x 20.8 x 11.6 in)
Weight	80 Kg / 176 lb.
Enclosure	IP65 / NEMA 3R
Operating Temperature	-40 – 60°C, >45°C Derating
Operating Altitude [3]	2000 m (6561 ft)
Noise Level	< 30 dB @ 25°C (77°F)
Idle Consumption - No Load	60W
Communication and Monitoring	Wi-Fi & LAN Hardware Included
Warranty	10 Years
Category	
Certifications and Listings (Grid Support Interactive Inverter)	UL 1741-2021 (UL1741SB), CSA C22.2 No 107.1-16, IEEE 1547-2018 & 1547a-2020 & 1547.1-2020 (SRD V2.0), UL 1741 CRD-PCS, UL1699B, CEC, SGIP, CSIP
PV DC Disconnect Switch — NEC 240.15	Integrated
Ground Fault Protection — NEC 690.5	Integrated
PV Rapid Shutdown Control — NEC 690.12	Integrated
PV Arc Fault Detection — NEC 690.11	Integrated
PV Input Lightning Protection	Integrated
PV String Input Reverse Polarity Protection	Integrated
Surge Protection	DC Type II / AC Type III

[1] See Installation Guide for details on sizing array strings. Highest input voltage is based on the open-circuit voltage of the array at minimum design temperature.
[2] Active BMS communication is required for all lithium batteries. See solark.com for list of compatible battery partners.
[3] Derating occurs above 2000m (6561 ft).

Sol-Ark reserves the right to modify its specifications at any time and without prior notice. Please visit sol-ark.com for the latest information.

Sol-Ark LLC | Sales: (972) 575-8875 ext. 1, sales@sol-ark.com | Support: (972) 575-8875 Ext. 2, support@sol-ark. com | SK150-0017 **Rev 6**

Sol-Ark | L3 Series Limitless Lithium™ Battery Energy Storage System

208V Options
Battery Energy Storage System

	Outdoor	Indoor
Battery Model Name:	**L3 HVR-60**	**L3 HV-40**
ESS Model Name:	**L3 HVR-60KWH-30K**	**L3 HV-40KWH-30K**
Sol-Ark's Product SKU:	L3-HVR-60KWH	L3-HV-40KWH

System Data		
Compatible Inverter Model	Sol-Ark 30K-3P-208V	
Cell Chemistry	Lithium Iron Phosphate	
Nameplate Energy Capacity (DC)	61.44 kWh	40.96 kWh
Usable Energy Capacity (DC) [1]	55.30 kWh	36.86 kWh
Built-In DC Disconnect Rating	200A	
Internal Fuse Rating	160A	
Max. # Battery Units Per Inverter	6	16
Max. # Inverters in Parallel	6	10
Recommend Depth of Discharge	90%	
Roundtrip Efficiency Charge/Discharge (DC)	94% (25C, 0.5C)	
System Nominal Voltage (DC)	307V	410V
System Operating Voltage (DC)	294V – 336V	392V – 448V
Battery Pack Internal Configuration	6s6p	8s1p
Charge/Discharge Current (DC) [2]		
• **Recommend**	100A	50A
• **Max. Continuous**	100A	
• **Peak Discharge (60 sec @ 25°C)**	125A	
Battery Max. Continuous Charge/Discharge Power (DC)	61.44kW	40.96kW
ESS Max. Continuous Charge/Discharge Power (AC)	30kW	
Fault Current Contribution per Battery	4,200A / 1.47ms	
Mechanical Specifications		
Product Dimensions (WxDxH)	76x107x226 cm (30x42x89 in)	58x58x163 cm (23x23x64 in)
Net Weight	950 kg (2,095 lbs)	628 kg (1,384 lbs)
Mounting Type	Outdoor Enclosure	Freestanding Rack Mount
Material and Finish	Steel – Corrosion Resistant Powder Coat	Steel – Powder Coated
Operating Temperature [3] **and Humidity**	-20°C – 50°C (-4°F – 122°F) – 5%–85% RH	4°C – 43°C (40°F – 110°F) – 5%–85% RH
Operating Altitude [4]	3000m (9,843 ft)	
Storage Conditions [5]	-4°F – 95°F – Up to 85% RH (non-condensing) and State of Charge (SOC) 30%	
Ingress Rating	IP55 (NEMA 3R)	IP20 (NEMA 1)
Noise Level @ 1m	75 dBA at 30°C (86°F)	< 40 dBA at 30°C (86°F)
Seismic Mounting	Up to Category F	
Communication Ports	CAN2.0/RS485	
Battery Module Specifications		
Battery Module Nominal Energy Capacity	5.12kWh	
Battery Module Nominal Voltage and Capacity	51.2V / 100Ah	
Terminal Type	Amphenol SurLok - Push Lock Connector	
Warranty and Certification		
Performance Warranty [6]	10 years or 19MWh Throughput	10 years or 13MWh Throughput
Product Warranty	10 Years	
Certifications	UL1973, UL9540, UL9540a, UN38.3, FCC, Prop 65	

1. DC usable energy, test conditions: 90% DOD, 0.3C charge and discharge at 25°C. System usable energy may vary due to system configuration parameters.
2. Output current is effected by battery temperature and SOC.
3. Temperature is based on the average cell temperature as measured by the BMS. Charging is disabled below 0°C (32°F). Derating occurs above 45°C (113°F). See Sol-Ark technical sales for outdoor sites.
4. Battery will operate at a maximum 1C charge/discharge up to 2000m, above 2000m maximum output is derated to 0.5C, contact Sol-Ark for details.
5. Storage temperature of the battery with no charge or discharge
6. EOL (End of Life) 70% retained capacity. See L3 Series warranty document for details.

Sol-Ark has a policy of continuous improvement and reserves the right to modify its specifications at any time and without prior notice. Please visit sol-ark.com for the latest information.

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REVISIONS:	BY:

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REGISTERED PROFESSIONAL ENGINEER
ADAM STALLCOP
No. M51600
EXP. MAR 31, 2027
MECHANICAL
STATE OF CALIFORNIA

MEALS ON WHEELS
1020 AUTO CENTER PKWY
SEASIDE, CA 93955

SOLAR PHOTOVOLTAIC ROOF LAYOUT

DATE: 07/22/26
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: PV2.1
SHEET OF SHEETS

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

EXISTING STRUCTURAL PLAN GENERAL NOTES

PROJECT: Meals on Wheels Facility
ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL

1.1 This sheet documents existing structural conditions based on field observations, visible structural elements, and available information at the time of the site investigation.

1.2 Portions of the existing structural system are concealed by finishes and could not be fully observed without destructive investigation.

1.3 Existing structural information shown on these drawings is intended to represent the apparent structural configuration and shall be field verified where concealed conditions become exposed during construction.

1.4 Contractor shall immediately notify the Architect and Structural Engineer of any discrepancies between existing field conditions and these drawings prior to proceeding with work.

FIELD VERIFICATION

2.1 Contractor shall verify all existing dimensions, elevations, member sizes, framing direction, bearing locations, and structural conditions prior to construction.

2.2 Existing framing concealed within walls, ceilings, floors, and foundations shall be verified as construction progresses.

2.3 No structural modifications shall be performed until existing conditions have been verified.

EXISTING FOUNDATION

3.1 Existing foundation configuration shown is based on visible conditions and available information.

3.2 Foundation dimensions, reinforcement, depth, and bearing conditions are concealed and were not verified by destructive investigation.

3.3 If existing foundation conditions differ from those indicated, notify the Structural Engineer prior to proceeding with work.

EXISTING WALL FRAMING

4.1 Existing wall framing shown is based on visible observations and available information.

4.2 Stud size, spacing, headers, connections, and framing configuration concealed within wall assemblies shall be field verified during demolition and construction.

4.3 Notify the Structural Engineer of any significant differences between field conditions and these drawings.

EXISTING FLOOR FRAMING

5.1 Existing floor framing shown is based on field observations and available information.

5.2 Contractor shall verify framing size, spacing, bearing, and connections where exposed during construction.

EXISTING ROOF FRAMING

6.1 Existing roof framing shown represents visible structural conditions observed during the site investigation.

6.2 Contractor shall verify framing members, spacing, connections, and bearing conditions prior to installation of new work.

STRUCTURAL MODIFICATIONS

7.1 Existing structural members shall not be cut, drilled, notched, or modified without approval of the Structural Engineer.

7.2 Existing structural members damaged during construction shall be repaired or replaced as directed by the Structural Engineer.

7.3 Temporary shoring and bracing shall be provided where required to maintain structural stability during construction.

COORDINATION

8.1 Coordinate all structural work with architectural, mechanical, plumbing, electrical, fire sprinkler, and fire alarm drawings.

8.2 Verify locations of all openings, penetrations, and equipment requiring structural support prior to construction.

8.3 Report conflicts between structural and other building systems before proceeding with work.

CONSTRUCTION

9.1 Contractor shall protect all existing structural elements designated to remain.

9.2 Existing structural members shall remain in service unless specifically noted otherwise.

9.3 Any concealed structural conditions differing from those shown shall be reported immediately to the Architect and Structural Engineer.

GENERAL DISCLAIMER

10.1 Existing structural drawings are intended to document observable structural conditions based on field investigation and available information.

10.2 Concealed structural elements, including foundations, framing, and connections, may vary from those indicated and shall be field verified where exposed during construction.

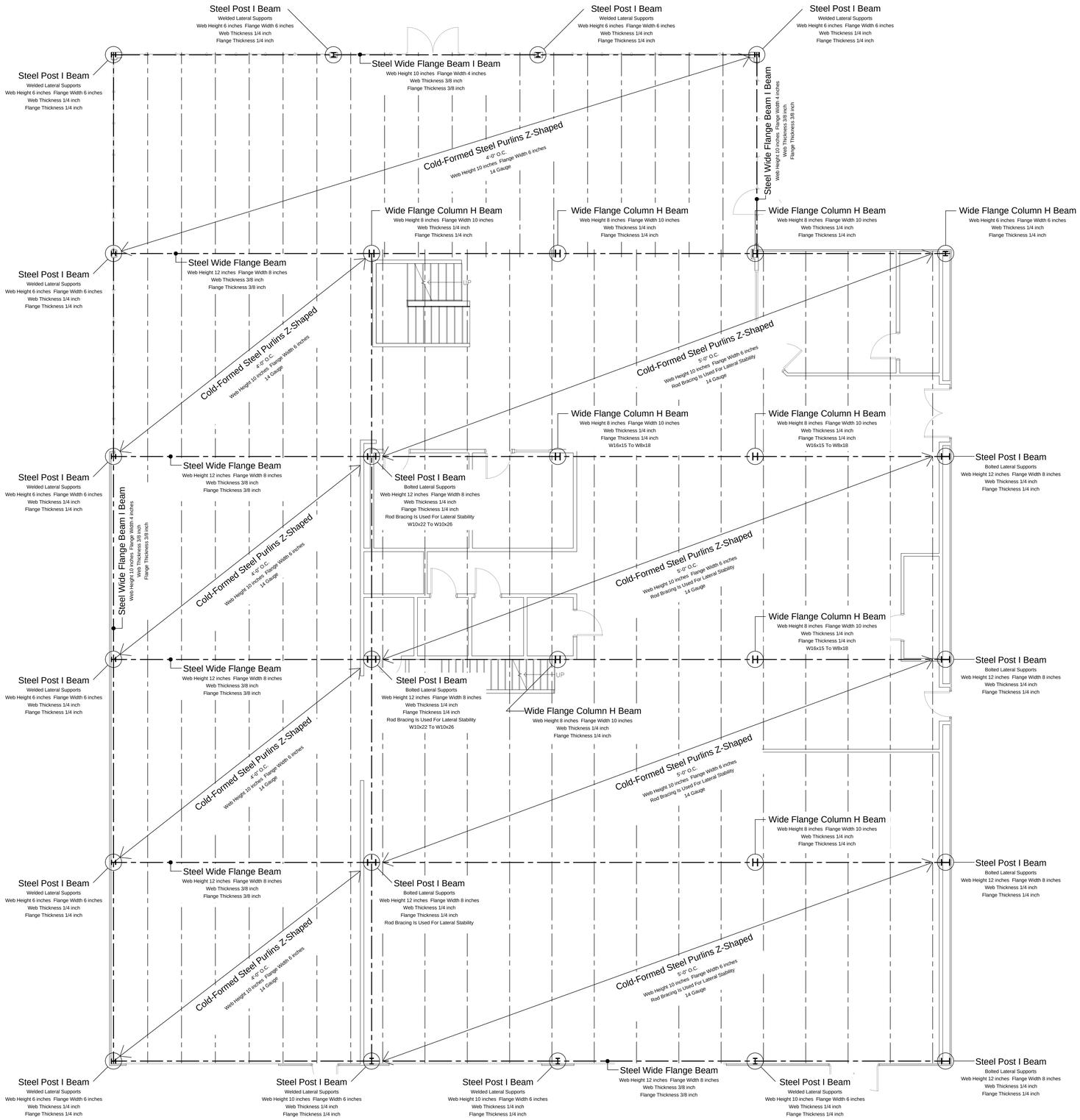
10.3 These drawings are not intended to represent as-built construction of concealed structural components.

10.4 The Contractor shall immediately notify the Architect and Structural Engineer of any discrepancies that may affect the structural integrity of the building before proceeding with construction.

EXISTING STRUCTURAL DISCLAIMER

The existing structural plan has been prepared from field observations, visible structural components, and available information obtained during the site investigation. Concealed structural elements, including foundations, framing, connections, and reinforcing, could not be fully verified without destructive investigation. Contractor shall verify all existing conditions as construction progresses and shall notify the Architect and Structural Engineer of any discrepancies prior to performing structural work.

GRAPHIC SCALE
3/16 inch = 1 ft.



PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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AL E. SAROYAN II

LICENSED ARCHITECT
AL E. SAROYAN, JR.
No. C-8046
REN. 9-30-26
STATE OF CALIFORNIA

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

Existing Structural Framing Plan & General Notes

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Contractor License 681958

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

DATE: 24 JULY 2026
CAD FILE
S-1
PAGE NO.
80
OF 90
PROJECT NM. MEALS ON WHEELS

STRUCTURAL GENERAL NOTES (S-1)

PROJECT: Meals on Wheels Facility
ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL

1.1 All work shall comply with the current adopted California Building Code (CBC), California Building Standards Code, ASCE 7, AISC Steel Construction Manual, AISI Cold-Formed Steel Framing Design Manual, ASTM Standards, AWS Structural Welding Code, and all applicable local jurisdiction requirements.

1.2 Structural drawings shall be used in conjunction with all architectural, mechanical, plumbing, electrical, fire protection, and specialty consultant drawings.

1.3 Contractor shall verify all existing conditions and dimensions prior to commencement of work.

1.4 Contractor shall immediately notify the Architect and Structural Engineer of any discrepancies or unforeseen conditions prior to proceeding with construction.

1.5 Do not scale drawings. Written dimensions shall govern.

1.6 Contractor shall comply with all OSHA safety regulations during construction.

EXISTING CONDITIONS

2.1 Existing structural information is based on available documents and field observations.

2.2 Verify all existing framing, member sizes, elevations, and dimensions prior to fabrication or installation.

2.3 Existing structural members shall not be cut, drilled, or modified without written approval of the Structural Engineer.

2.4 Any damaged structural members shall be repaired or replaced as directed by the Structural Engineer.

COLD-FORMED METAL FRAMING

3.1 Cold-formed steel framing shall conform to ASTM C645 and ASTM C955 where applicable.

3.2 Metal framing accessories shall conform to ASTM C645.

3.3 Steel framing members shall have a minimum G60 galvanized coating unless noted otherwise.

3.4 Stud size, gauge, and spacing shall be as indicated on the drawings.

3.5 Install framing plumb, straight, square, and securely fastened.

3.6 Provide bridging, blocking, and lateral bracing as required by manufacturer and engineer.

INTERIOR METAL STUD WALLS

4.1 Interior partitions are non-load-bearing unless specifically noted otherwise.

4.2 Typical interior partitions shall consist of:

3-5/8" etal studs
20 gauge int u
24" O.C. ax u spacing
1-1/4" top and botto track
5/8" gypsu board each side

4.3 Provide additional framing at corners, intersections, openings, equipment supports, and accessories.

4.4 Provide solid backing where required for wall-mounted equipment.

ANCHORAGE

5.1 Anchor bottom tracks to concrete slabs using approved expansion anchors or powder-actuated fasteners.

5.2 Maximum anchor spacing shall be 24 inches on center unless noted otherwise.

5.3 Install end anchors within 6 inches of each end of track.

FASTENERS

6.1 Install screws in accordance with gypsum board manufacturer recommendations.

6.2 Fastener spacing shall comply with ASTM C840 and GA-216.

6.3 All framing connections shall be installed in accordance with manufacturer recommendations.

OPENINGS

7.1 Frame all door and window openings with jamb studs and steel headers as required.

7.2 Coordinate rough opening dimensions with architectural door and window schedules.

7.3 Install additional framing for borrowed lites, glazing, and equipment supports.

FIRE-RESISTIVE CONSTRUCTION

8.1 Fire-rated assemblies shall be constructed in accordance with the listed UL Design indicated on the drawings.

8.2 Maintain fire-resistance ratings at all penetrations using approved fire-stopping systems.

8.3 Fire-rated partitions shall extend continuously from floor to the underside of the structure above unless noted otherwise.

COORDINATION

9.1 Coordinate framing with all plumbing, mechanical, electrical, fire sprinkler, and fire alarm systems.

9.2 Coordinate framing for all ceiling-mounted and wall-mounted equipment.

9.3 Contractor shall field verify all equipment dimensions prior to framing installation.

INSPECTION

10.1 Structural framing shall be inspected prior to concealment.

10.2 Correct deficiencies prior to installation of gypsum board.

10.3 Obtain all required inspections from the Authority Having Jurisdiction (AHJ).

TYPICAL INTERIOR METAL STUD WALL DETAIL NOTES

WALL TYPE W-1
STANDARD INTERIOR PARTITION

5/8" gypsu board each side.
3-5/8" 20 gauge etal studs at 24" O.C.
1-1/4" etal track top and botto
Anchor botto track to concrete slab.
Deflection track at structure above where required.
Sound attenuation insulation where indicated.
Refer to architectural drawings for wall height.

WALL TYPE W-2
MOISTURE-RESISTANT PARTITION

5/8" oisture-resistant gypsu board each side.
3-5/8" 20 gauge etal studs at 24" O.C.
Moisture-resistant gypsu board in wet areas.
Ce entitious backer board behind cera ic tile where indicated.
Sound batt insulation where indicated.

WALL TYPE W-3
1-HOUR FIRE-RATED PARTITION

5/8" Type X gypsu board each side.
Metal studs as required by listed UL asse bly.
Mineral wool insulation where required.
Fire-stop all penetrations.
Extend partition continuously to underside of structure above.

TYPICAL HEADER

Fra e openings with double ja b studs.
Install anufacturer's steel header si ed for opening.
Install cripple studs above header where required.
Secure header using anufacturer's approved clips and fasteners.

TOP OF WALL

Provide slip (deflection) track where partition connects to structural steel or concrete deck.
Maintain required deflection gap.
Fire seal where required by rated asse bly.

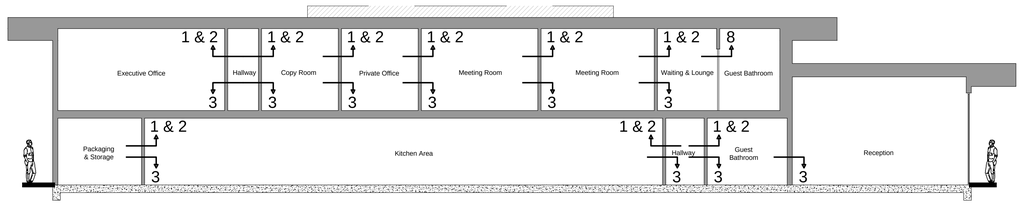
BOTTOM OF WALL

Anchor botto track to concrete slab using approved expansion anchors or powder-actuated fasteners.
Maxi u anchor spacing: 24 inches on center.
Seal botto track where required by fire-rated or acoustical asse blies.

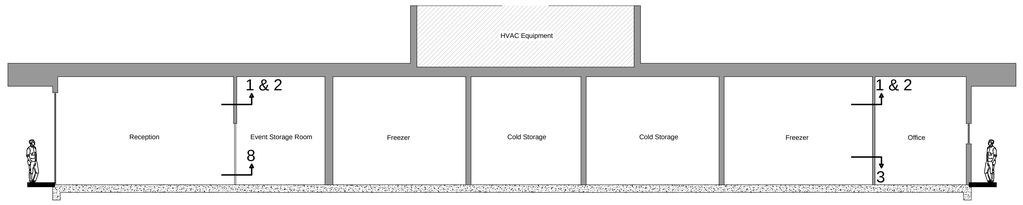
MISCELLANEOUS FRAMING

Provide fra ing for wall- ounted cabinets, televisions, onitors, shelving, grab bars, handrails, fire extinguishers, hose cabinets, restroo accessories, kitchen equip ent, and other ounted fixtures.
Coordinate all backing require ents with architectural elevations and equip ent schedules.
Provide additional fra ing around all enhancal, plu bing, and electrical openings as required.

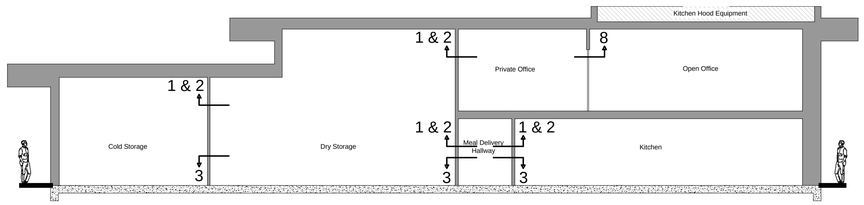
GRAPHIC SCALE
1/8 inch = 1 ft.



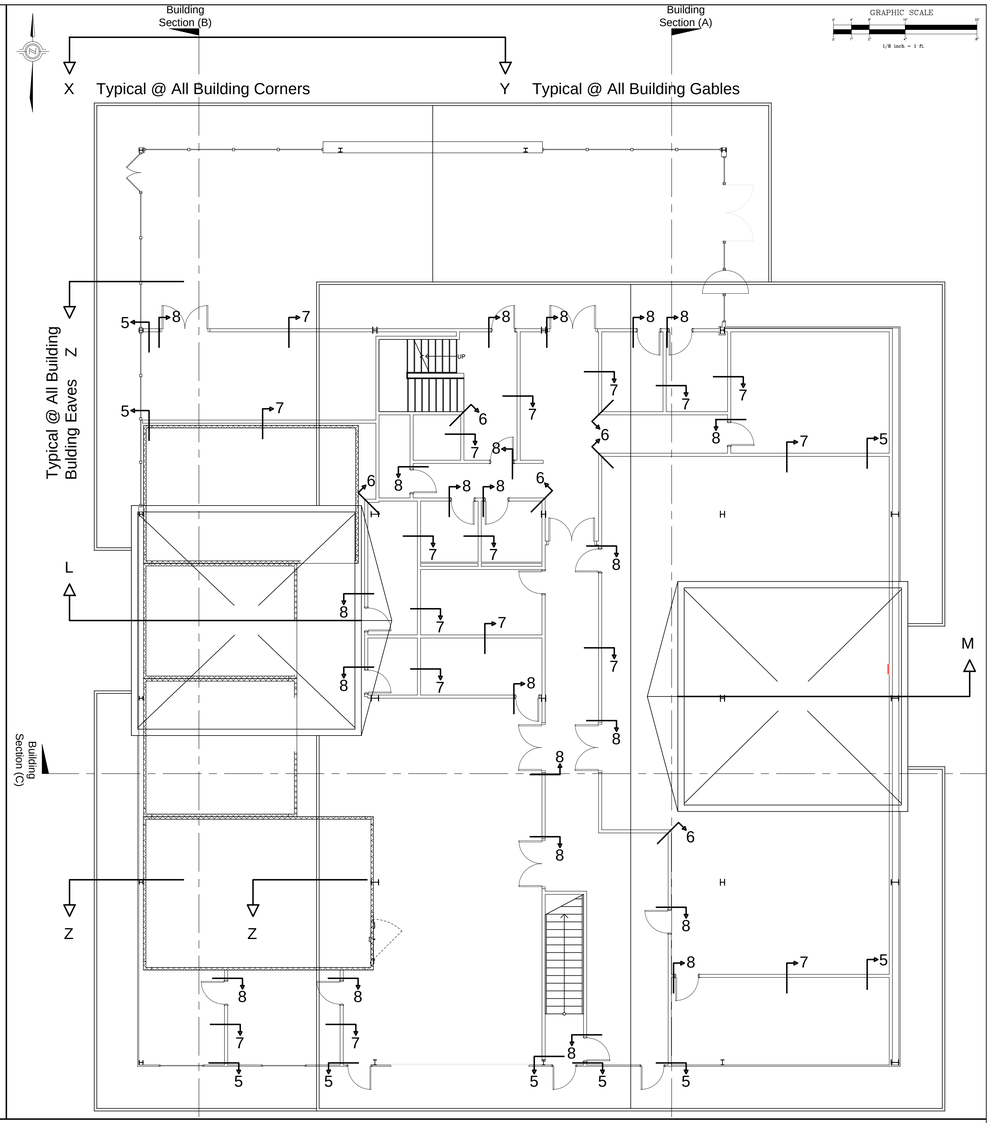
Proposed Building Section (A)



Proposed Building Section (B)



Proposed Building Section (C)



Metal Stud Wall Framing Details

WALL PERIMETER DETAILS

Note: Wall/ceiling junction details require engineer's approval where seismic loads apply.

Wall Head Details

FIG 14: FRICTION FIT HEAD

FIG 17: HEAD FOR SUSPENDED TEE-LOCK CEILING

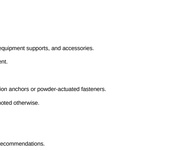


FIG 15: DEFLECTION HEAD

FIG 18: HEAD FOR SUSPENDED CEILING

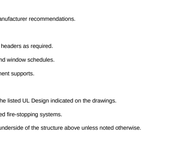


FIG 16: HEAD USING ALUMINIUM HEAD TRACK

(1) Note Detail May Vary Depending On The Wall Location

FIG 19: WALL/CEILING JUNCTION – PLASTERBOARD LINING

FIG 22: WALL/CEILING JUNCTION – PANEL LINING

FIG 20: WALL/CEILING JUNCTION – PLASTERBOARD LINING

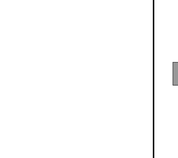


FIG 23: WALL/CEILING JUNCTION – PANEL LINING

FIG 21: WALL/CEILING JUNCTION – PLASTERBOARD LINING

FIG 24: WALL/CEILING JUNCTION – PANEL LINING

(2) Note Detail May Vary Depending On The Wall Location

Wall Base Details

Note: Wall/ceiling junction details require engineer's approval where seismic loads apply.

For additional junction details refer to the fire rated section.

FIG 25: WALL BASE DETAIL

(3)

FIG 26: TRACK FIXING DETAIL

(3)

Control Joints

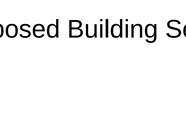
FIG 27: CONTROL JOINT

Maintains acoustic integrity of the wall system in which it is installed. For Rw up to 43, use backing rod only detail.
For Rw greater than 43, use backing rod and sealant detail.

(4)

Wall Junctions

FIG 28: CONTROL JOINT AT JUNCTION OF MASONRY AND STEEL STUD WALL

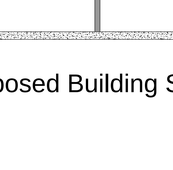


(5)

FIG 29: CORNER DETAIL – PLASTERBOARD TO PLASTERBOARD WALLS

(6)

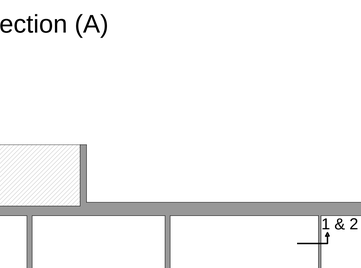
FIG 30: JUNCTION DETAIL – PLASTERBOARD/PLASTERBOARD WALLS



(7)

Door Jamb/Head Details

FIG 35: TIMBER DOOR FRAME DETAIL



(8)

Alternative Door Jamb Details

FIG 36: SHADOWLINE PROFILE

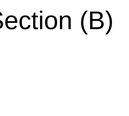


FIG 37: STOPPING ANGLE

FIG 38: TYPICAL ALUMINIUM EXTRUDED JAMB PROFILE

(8)

Attachments

FIG 39: LIGHTWEIGHT FIXTURES (E.G. PICTURES AND WALL MIRRORS)

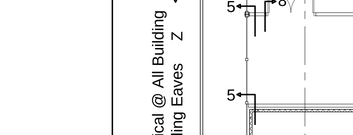


FIG 40: MEDIUM WEIGHT FIXTURES (EG. CUPBOARDS AND SHELVES)

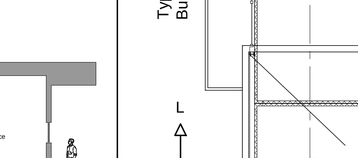


FIG 41: HEAVYWEIGHT FIXTURES (E.G. WALL BASINS AND CISTERNS – EXCLUDING WALL HUNG WC PANS)

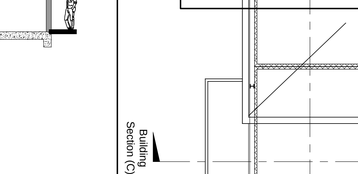


FIG 7: FASTENER FIXING – SINGLE LAYER HORIZONTAL SHEETING – NON-TILED AREAS

Notes On Fixing

- Butt joints in adjacent sheets and on opposite sides of the wall must be staggered by a minimum of one stud spacing
- For a level 4 finish, butt joints must be formed between studs
- Do not fix sheets to the top and bottom tracks. (fix to studs only).
- Place edge fasteners at 10 to 16mm from sheet edge.
- To avoid stud distortion, sheeting should commence from the end facing the open side of the studs.

Fixing Procedure

For fastener specifications refer to Table 2 & 3.

First Side

- Apply sheets horizontally (paper bound edges at right angles to studs), leaving a 10mm max. gap between the bottom of the sheet and the floor where an acoustic seal is required
- Screw fix to each stud, beginning at the centre of the sheet and working towards the ends and edges. Alternatively start at one edge and work across the sheet to the other edge.
- Screws are to be spaced at 400mm maximum centres along studs. Do not fix through top and bottom tracks.
- Where butt joints on framing are permitted, screw fix butt joints at 200mm maximum centres.
- Screw fix at all corners and around openings at 300mm maximum centres.
- Apply the next row of sheets, cutting the first sheet so that butt joints will be offset from adjacent sheets by a minimum of one stud spacing.
- Cut sheets as necessary to ensure appropriate clearance is provided at the head.

Second Side

- Ensure all electrical/plumbing/insulation materials have been installed before sheeting second side.
- Cut sheets as necessary so that butt joints in adjacent sheets and on opposite sides of the wall are staggered on different studs.
- Apply and fix sheets as detailed for the first side.

Note:
Drywall finish is Level 4. This level provides a smooth surface ready for flat, eggshell, or satin paint, as well as light textures.

FIG 6: PLASTERBOARD FIXING – HORIZONTAL SHEETING – ADHESIVE/FASTENER FIXING

Notes On Fixing

- Butt joints in adjacent sheets and on opposite sides of the wall must be staggered by a minimum of one stud spacing
- For a level 4 finish, butt joints must be formed between studs
- Do not fix sheets to the top and bottom tracks. (fix to studs only).
- Daubs of adhesive must be 200mm minimum from fastening points.
- Place edge fasteners at 10 to 16mm from sheet edge.
- Where possible, sheeting should commence from the end facing the open side of the studs.

Fixing Procedure

For fastener specifications refer to Table 2 & 3.

First Side

- Apply stud adhesive to intermediate studs. Using a broadknife apply daubs 25mm diameter x 15mm high at 200mm minimum from fastening points and at 300mm maximum centres.
- Apply sheets horizontally (paper bound edges at right angles to studs), leaving a 10mm max. gap between the bottom of the sheet and the floor, and with butt joints control on stud fixings.
- Screw fix to each stud along one recessed edge, beginning at the centre of the sheet and working towards the ends.
- Press the sheet firmly against the studs and screw fix to each stud along the second recessed edge. Do not fix through top and bottom tracks.
- Hold the sheet firmly against the studs, and screw fix along the centreline of the sheet at every second stud.
- Screw fix butt joints at 200mm maximum centres.
- Screw fix at all corners and around openings at 300mm maximum centres.
- Apply the next row of sheets, cutting the first sheet so that butt joints will be offset from adjacent sheets by a minimum of one stud.
- Cut sheets as necessary to ensure appropriate clearance is provided at the head.

Second Side

- Ensure all electrical/plumbing/insulation materials have been installed before sheeting second side.
- Cut sheets as necessary so that butt joints in adjacent sheets and on opposite sides of the wall are staggered on different studs.
- Apply and fix sheets as detailed for the first side.

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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LICENSED ARCHITECT AL E. SAROYAN II No. C-8046 REN. 8-31-26 STATE OF CALIFORNIA

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

Proposed Structural Plan With Detail Callouts & Interior Metal Stud Wall Framing Details

Meals On Wheels Interior Renovation Project
1020 Auto Center Pkwy Sea Side California 93955

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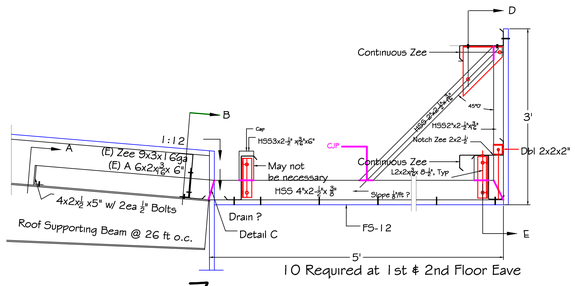
Contractor License 681958

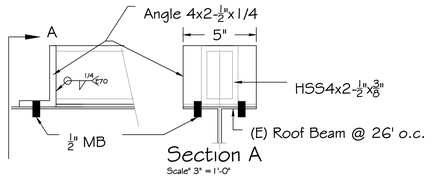
DATE: 24 JULY 2026
CAD FILE
S-2
PAGE NO.
81
OF 90
PROJECT NM. MEALS ON WHEELS



10 Required at 1st & 2nd Floor Eave

Z Eave Parapet Detail

Scale: 1"= 1'-0"



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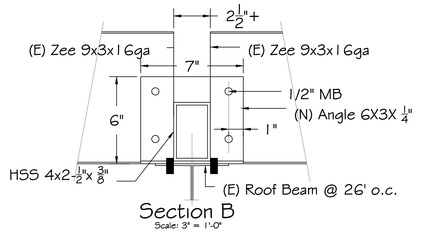

Section B

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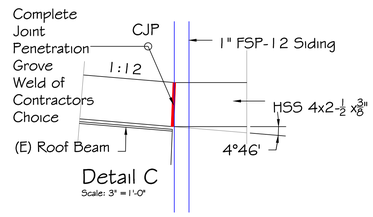

Detail C

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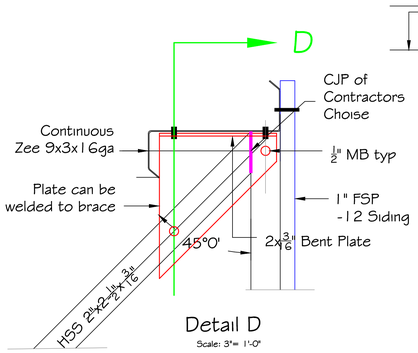

Detail D

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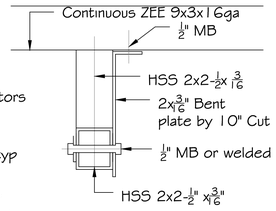
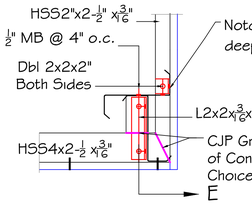
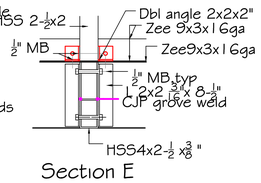


Section D

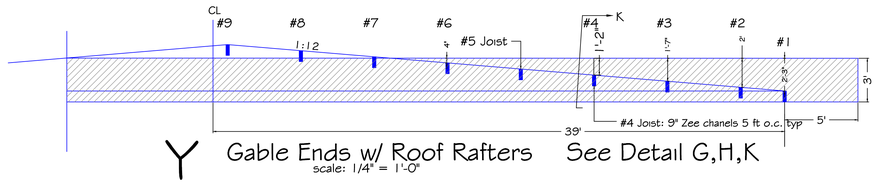
Scale: 3"= 1'-0"





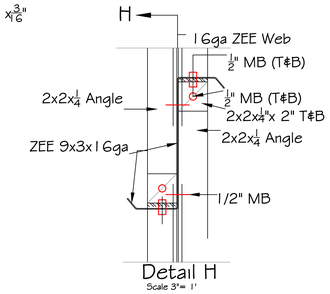
Section E

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



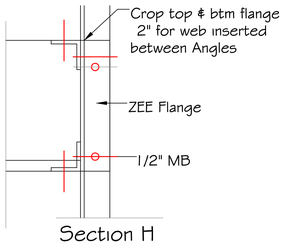
Y Gable Ends w/ Roof Rafters See Detail G,H,K

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

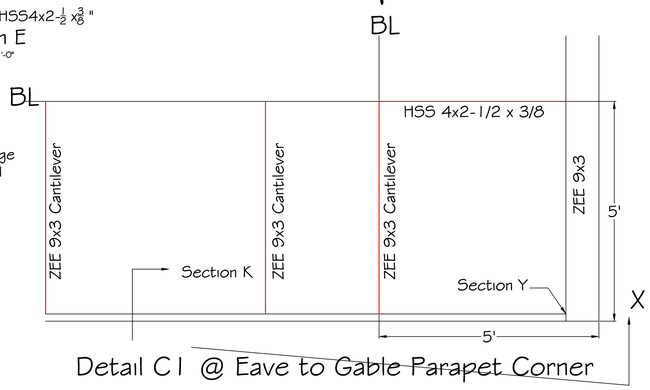


Detail H

Scale 3"= 1'

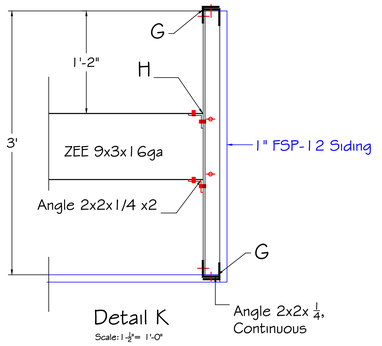


Section H



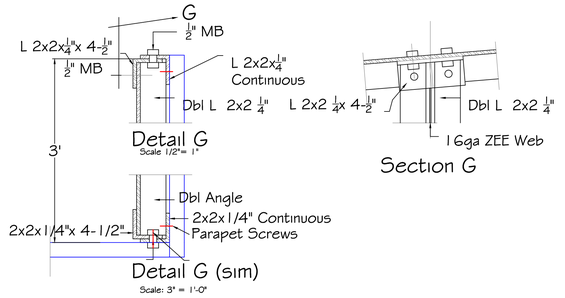
Detail C1 @ Eave to Gable Parapet Corner

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



Detail K

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



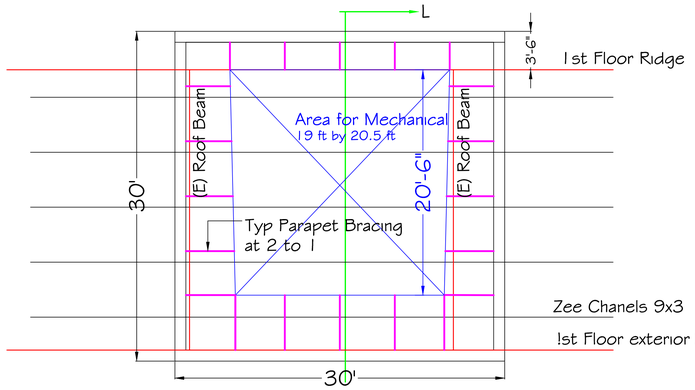
Detail G

Scale 1/2"= 1'

Section G

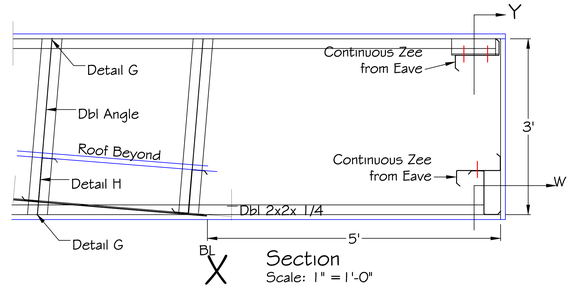
Detail G (sim)

Scale: 3" = 1'-0"



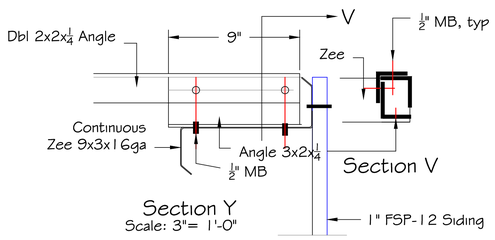
Roof Mechanical Area

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



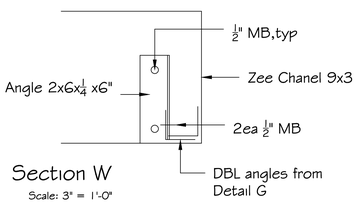
X Section

Scale: 1" = 1'-0"



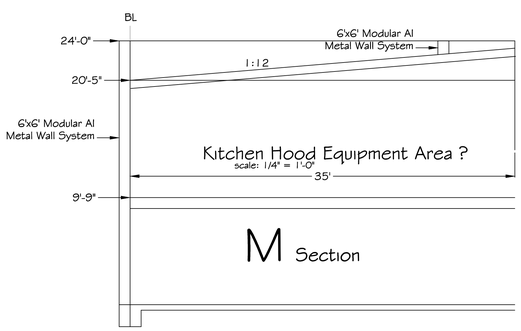
Section Y

Scale: 3"= 1'-0"

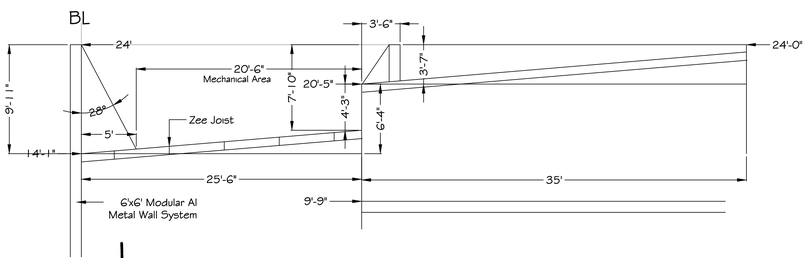


Section W

Scale: 3" = 1'-0"

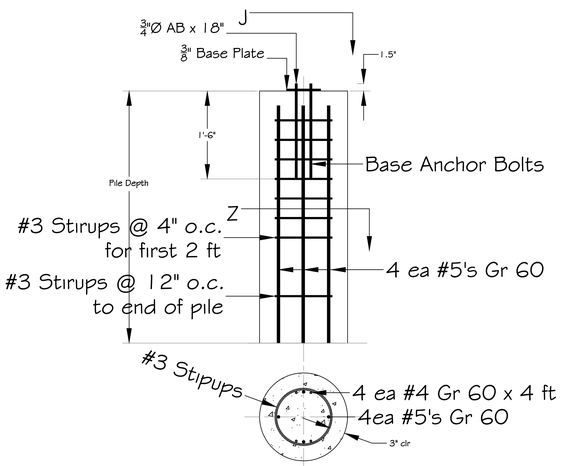


M Section



L Section Roof Mechanical Area

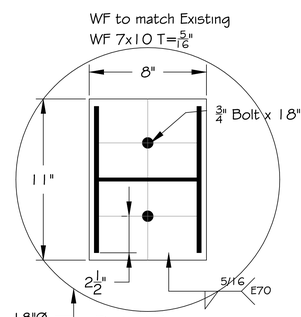
scale: 1/4" = 1'-0"



Detail Z

Foundation Pile at Mezanine Floor

Scale" 1"= 1'-0"



Detail J

Mezanine Pile Base Plate

Scale: 3" = 1'-0"

Ron Belknap Civil Engineering
P.O. Box 1714, Helendale, CA 92342
559-999-1740

REVISIONS	BY
06/11/26	

NOTES & DETAILS

REMODEL

Meals on Wheels

DRAWN BY	
DATE	06/03/26
SCALE	noted
JOB	071225
SHEET	S3

TABLE 2304.10.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	Roof	
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2½" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples 2-10d common (3" x 0.162") 3" x 0.131" nails 3-3" 14 gage staples	Each end, toenail End nail
Flat blocking to truss and web filler	16d common (3½" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, tops joists nailed together (see Section 2308.7.3.1, Table 2308.7.3.1)	3-10d common (3½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10d common (3½" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Toenail*
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-10d common (3½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown; or	End nail
	3-10d common (3½" x 0.148"); or 3-10d box (3" x 0.128"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Toenail
	Wall	
8. Stud to stud (not at braced wall panels)	16d common (3½" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	24" o.c. face nail 16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3½" x 0.162"); or	16" o.c. each edge, face nail
	16d box (3½" x 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2½" x 0.131"); or 4-10d box (3" x 0.128")	Toenail
12. Top plate to top plate	16d common (3½" x 0.162"); or	16" o.c. face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3½" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, ⅞" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3½" x 0.162"); or	16" o.c. face nail
	3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	3-16d common (3½" x 0.162"); or 3-16d box (3½" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	16" o.c. face nail
16. Stud to top or bottom plate	3-8d common (2½" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crowns; or	Toenail
	2-16d common (3½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crowns	End nail
17. Top or bottom plate to stud	2-16d common (3½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crowns	End nail
18. Top plates, laps at corners and intersections	2-16d common (3½" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crowns	Face nail
19. 1" brace to each stud and plate	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, ⅞" crowns	Face nail
20. 1" x 6" sheathing to each bearing	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
21. 1" x 8" and wider sheathing to each bearing	3-8d common (2½" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
	Floor	
22. Joist to sill, top plate, or girder	3-8d common (2½" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crowns	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crowns	6" o.c., toenail
24. 1" x 6" subfloor or less to each joist	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3½" x 0.162")	Face nail
26. 2" planks (plank & beam – floor & roof)	2-16d common (3½" x 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" x 0.128") or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crowns	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crowns	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crowns	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crowns	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, ⅞" crowns	Each end, toenail

Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[1]			
		Edges (inches)	**Intermediate supports (inches)**
31. ⅜"–½"	6d common or deformed (2" x 0.113") (subfloor and wall)	6	12
	8d box or deformed (2½" x 0.113") (roof)	6	12
	2½" x 0.113" nail (subfloor and wall)	6	12
	1½" 16 gage staple, ⅞" crown (subfloor and wall)	4	8
	2½" x 0.113" nail (roof)	4	8
	1½" 16 gage staple, ⅞" crown (roof)	3	6
32. ⁹/₁₆" – ¾"	8d common (2½" x 0.131"); or 8d deformed (2½" x 0.131")	6	12
	2½" x 0.113" nail; or 2" 16 gage staple, ⅞" crown	4	8
33. ⅞" – 1¼"	10d common (3" x 0.148"); or 4-3" 14 gage staples, ⅞" crown	6	12
	8d deformed (2½" x 0.131")		
	Other exterior wall sheathing		
34. ½" fiberboard sheathing[2]	1½" galvanized roofing nail (¹⁵/₆₄" head diameter); or 1½" 16 gage staple with ⅞" or 1" crown	3	6
35. ⁵/₈" fiberboard sheathing[2]	1¾" galvanized roofing nail (¹⁵/₆₄" diameter head); or 1½" 16 gage staple with ⅞" or 1" crown	3	6
	Wood structural panels, combination subfloor underlayment to framing		
36. ½" and less	6d common (2" x 0.113"); or 6d deformed (2" x 0.113")	6	12
37. ½"–¾"	8d common (2½" x 0.131"); or 8d deformed (2½" x 0.131")	6	12
38. ⅞"– 1"[3]	10d common (3" x 0.148"); or 8d deformed (2½" x 0.131")	6	12
	Panel siding to framing		
39. ½" or less	6d corrosion-resistant siding (1½" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6	12
40. ⅝"	8d corrosion-resistant siding (2" x 0.131"); or 8d corrosion-resistant casing (2½" x 0.113")	6	12
	Interior paneling		
41. ¼"	6d casing (1½" x 0.080"); or 6d finish (1½" x 0.072")	6	12
42. ⅜"	8d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.
a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms at shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joint in accordance with this schedule and the ceiling joint is fastened to the top plate in accordance

GENERAL NOTES

General
1. Structural plans, details, elevations, and sections shown on these drawings represent the finished structure. Similar details apply to similar conditions. Any discrepancies between the structural drawings and all other drawings in the contract documents need to be reported to the engineer and designer immediately for clarification.
2. Notes and details presented as a part of the drawings shall take precedence over the general notes.
3. All work shall conform to the 2022 CBC and local building codes in effect at the time of construction.
4. Construction materials shall be spread out when placed on the wood framed floors and roof such that the design live load is not exceed during construction.

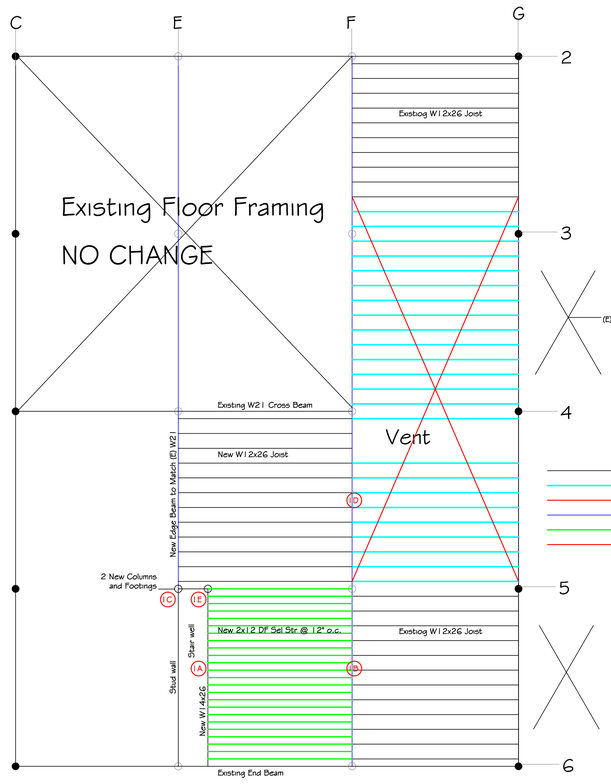
Concrete
1. Concrete shall develop the following compressive strength at 28 days: 2,500 psi.
2. Concrete slump shall not be less than 2" or more than 4".
3. Concrete shall be placed in a continuous operation and shall not be allowed to drop freely more than 5 feet.
4. Steel reinforcing shall conform to ASTM A615-40 for #3 and smaller and ASTM A615-60 for #4 and larger.
5. Lap reinforcing bars at all splices 24 inches minimum.
6. Unless otherwise noted concrete coverage of reinforcing bars shall be as follows:
   - Concrete cast against earth:---------- 3 inches
   - Concrete exposed to earth or weather---- 2 inches
   - Interior slabs, joist, beams, and walls---- ¾ inch
7. Concrete curing: Keep concrete continously wet for seven days.
8. Provide plastic pull crack control joints or saw the next day after pouring ¾" deep at 10 feet maximum each way in slabs.

Sawn Timber
1. All wood framing shall be Douglas Fir-Larch manufactured and graded in accordance with the WCLIB, WWPA with stress grades as follows at a moisture content of 19% or less:
   - Wall studs 2 x 4---------- construction or better
   - Wall studs 2 x 6---------- No. 2
   - Floor, ceiling joist and rafters---- No. 2
   - Beams 4 x and 6 x---------- No. 1
   - Post---------- No. 1
   - Top and sole plates---------- No. 2
   - Glu-Lam beams per ANSI/AITC A 190.1 single span------ 24F-1.8E
   - Glu-Lam beams Multi-span per ANSI/AITC A 190.1------ 24F-1.8E Balanced
2. Wood members exposed to weather shall be pressure treated per AWPA U1 (commodity specification A or F) or naturally resistive to decay.
3. Sills on concrete shall be pressure treated Douglas Fir and bolted to concrete with ⅝" diameter A307 anchor bolts by 10" long for 2x plates and 12" long for 3x plates with 3x 3x1/4" plate washer. Anchor bolts shall be spaced not more than 48 inches on center unless noted otherwise on details or sections. Minimum of two bolts per piece and within 9 inches of the end.
4. Minimum nailing for connecting wood members shall be as set forth in Table 2304.10.1 of the 2022 CBC. Nails and all steel framing hardware exposed to the weather or preservative treated wood shall be hot dip galvanized or other approved coatings compatible with exposure/preservative treatment (CBC R317.3.3).
5. Bolt holes in wood shall be 1/32" min to 1/16" max oversized. Provide cut washers under head and nut.
6. Holes in floor and roof members with a diameter of 1/6 or less the depth and placed in the middle half of the depth and span and not spaced less than two times the depth on center may be drilled in any member.
7. Drilled holes may be placed in studs and plates provided they are accurately centered in the middle half and not more than 33% of the stud width.
8. Plywood shall be APA grade rated and meet the requirements of product standard DOC PS 1 or DOC PS 2. No unblocked panels shall be used in shear walls. Plywood nailing shall not be less than 3/8" from the panel edge and the nail heads shall not penetrate the outer ply.
9. Window and door headers to be 4 x12 DF U.N.O.

Structural Composit Lumber
1. Design is based on Weyerhaeuser Business products PSL, LSL & LVL.
2. Designed members can be changed to other manufactures on a equal or more bases with code acceptance reports.

Prefabricated Wood I-joists
1. Design is based on Weyerhaeuser Business products TJI's and shall be installed per mfg. requirements.
2. Designed members can be changed to other manufactures on a equal or more bases with code acceptance reports.

Pre_Engineered Metal Connectors
1. Design is based on Simpson Strong Tie Co., Inc. products shall be installed per mfg requirements.
2. Designed metal components can be changed to other manufactures on a equal or more bases with code acceptance reports.

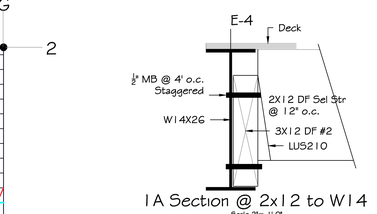


1Z New Kitchen Ceiling and Addition
scale: 1/8" = 1'-0"

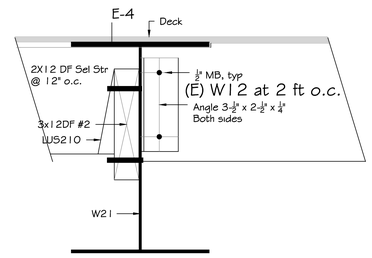
Legend

- (E) & (N) WF 12
- (N) WF 5x19 @ 24" o.c.
- (N) Cross Beam 12 depth
- (E) Pined Edge Beam 21" depth
- (N) 2x12 Sel Str. @ 12" o.c.
- Remove (E) WF12for raised Ceiling Area

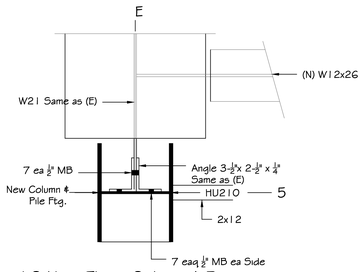
● (E) Rigid Frames Columns to Roof
○ (E) Columns to Roof



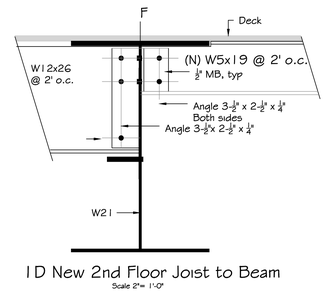
1A Section @ 2x12 to W14
Scale 2"= 1'-0"



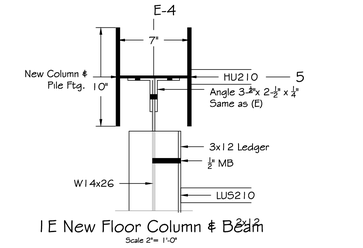
1B Section @ 2x12 & W12 to W21
Scale 2"= 1'-0"



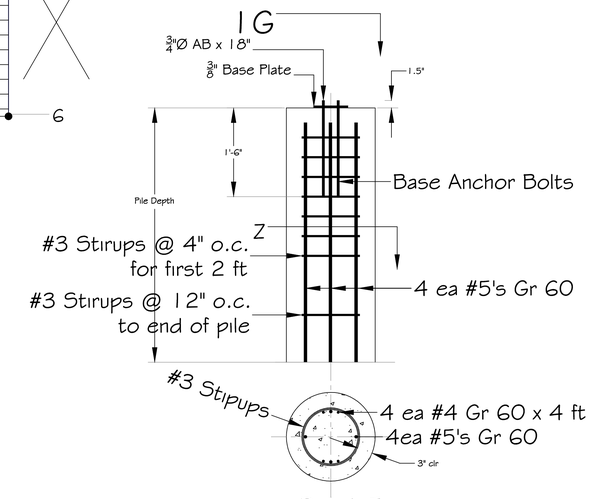
1C New Floor Column & Beam
Scale 2"= 1'-0"



1D New 2nd Floor Joist to Beam
Scale 2"= 1'-0"

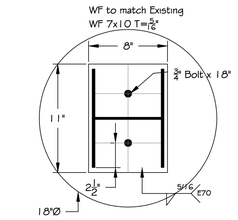


1E New Floor Column & Beam
Scale 2"= 1'-0"

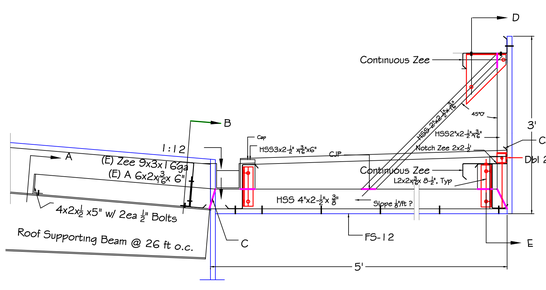


Detail Z

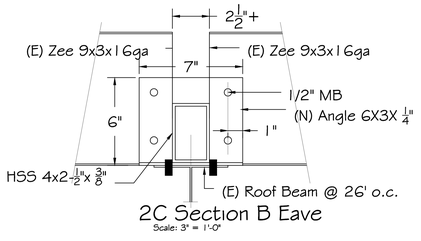
1F Foundation Pile at Mezanine Floor
Scale" 1"=1'-0"



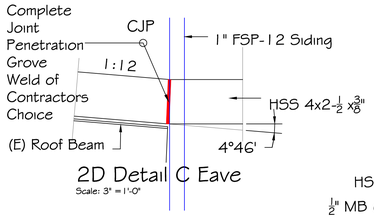
1G Mezanine Pile Base Plate
Scale: 2" = 1'-0"



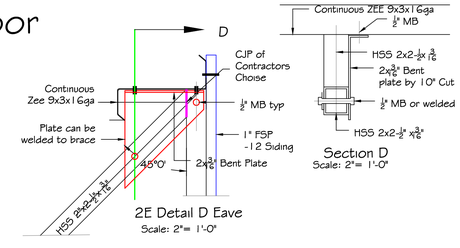
2A Section Eave Parapet
Scale: 1"= 1'-0"



2C Section B Eave
Scale: 3" = 1'-0"

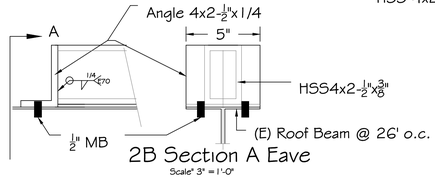


2D Detail C Eave
Scale: 3" = 1'-0"

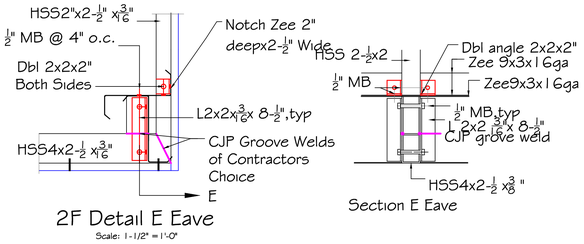


2E Detail D Eave
Scale: 2"= 1'-0"

Section D
Scale: 2"= 1'-0"



2B Section A Eave
Scale" 3" = 1'-0"



2F Detail E Eave
Scale: 1-1/2" = 1'-0"

Section E Eave

Ron Belknap Civil Engineering
P.O. Box 1714, Helendale, CA 92342
559-999-1740

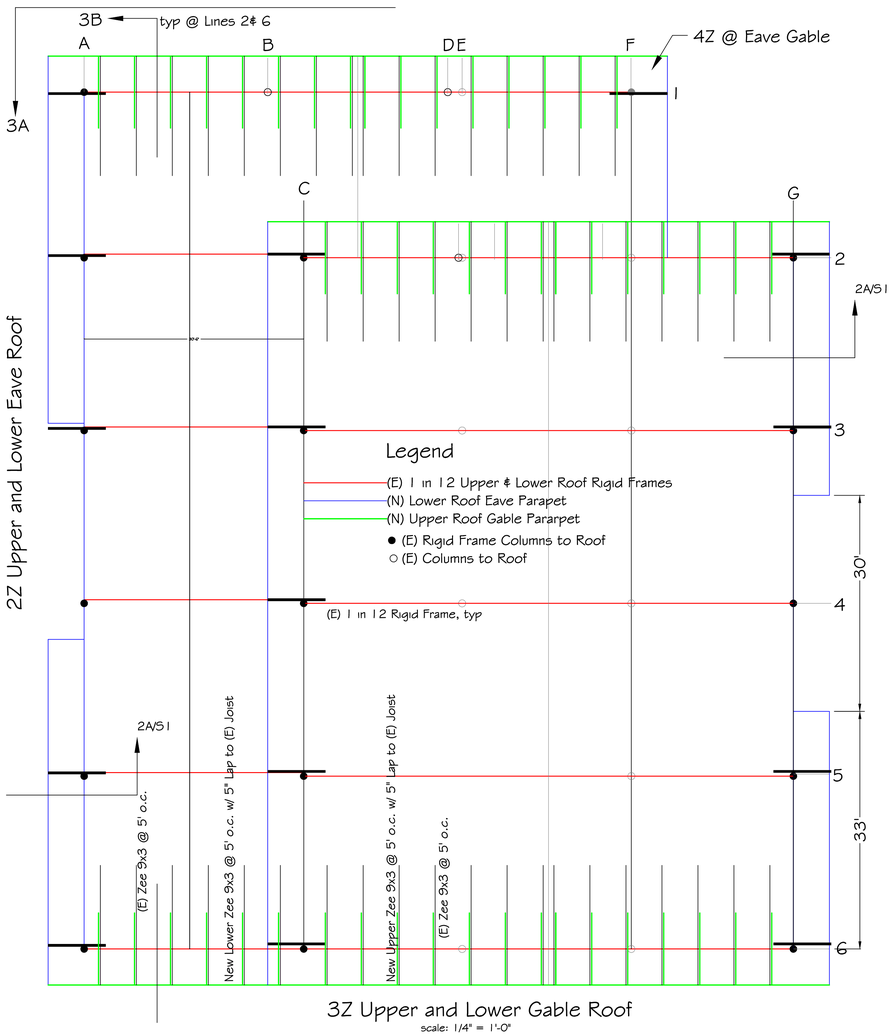
REVISIONS	BY

NOTES & DETAILS

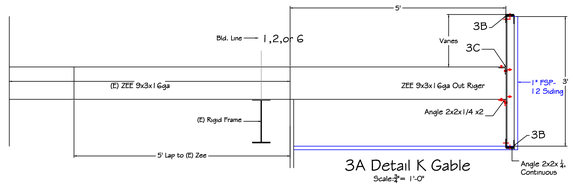
MEALS ON WHEELS
METAL BLDG RENOVATION
1020 AUTO CENTER PKWY
SEASIDE, CA 93955
APN 011-523-021

Christine Winge
27888 Mercurio Road
Carmel, CA 93924

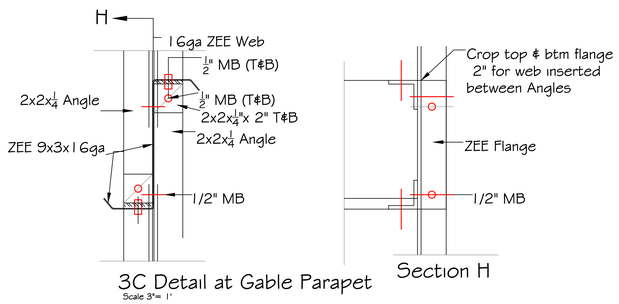
DRAWN BY
DATE 07/23/26
SCALE noted
JOB 071225
SHEET S4



3Z Upper and Lower Gable Roof
scale: 1/4" = 1'-0"

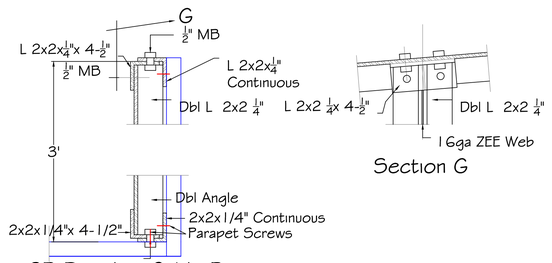


3A Detail K Gable
Scale: 3/4" = 1'-0"



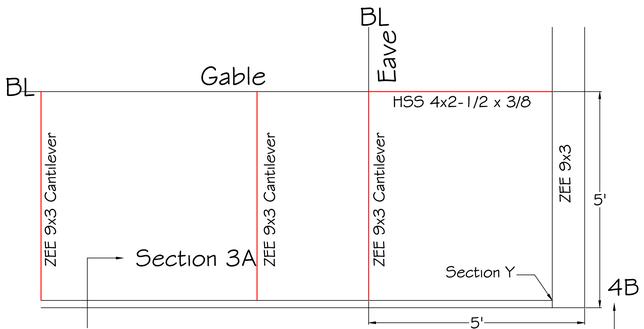
3C Detail at Gable Parapet
Scale 3"= 1'

Section H

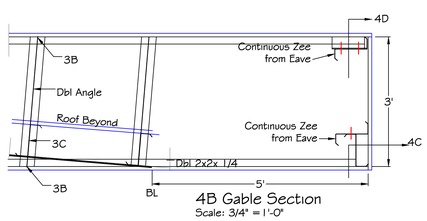


Section G

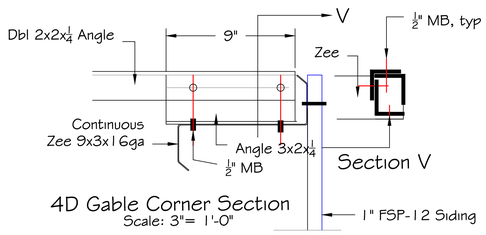
3B Detail at Gable Parapet
Scale: 3" = 1'-0"



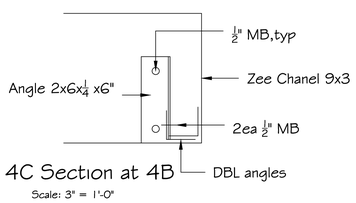
4A Detail @ Eave to Gable Parapet Corner
Scale: 3/4" = 1'-0"



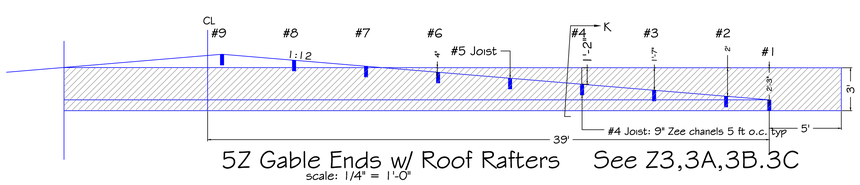
4B Gable Section
Scale: 3/4" = 1'-0"



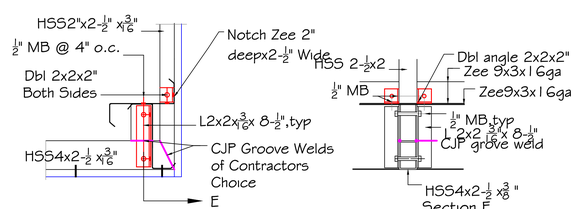
4D Gable Corner Section
Scale: 3"= 1'-0"



4C Section at 4B
Scale: 3" = 1'-0"



5Z Gable Ends w/ Roof Rafters See Z3,3A,3B.3C
scale: 1/4" = 1'-0"



4E Eave Gable Connection
Scale: 1-1/2" = 1'-0"

REVISIONS	BY

Ron Belknap Civil Engineering
P.O. Box 1714, Helendale, CA 92342
559-999-1740

DETAILS

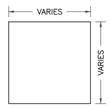
MEALS ON WHEELS
METAL BLDG RENOVATION
1020 AUTO CENTER PKWY
SEASIDE, CA 93955
APN 011-523-021

Christine Winge
27888 Mercurio Road
Carmel, CA 93924

DRAWN BY	
DATE	07/23/26
SCALE	noted
JOB	071225
SHEET	S5

COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

PANEL INFORMATION



MAX PANEL WIDTH: 60"
MIN. PANEL WIDTH: 4"
MAX PANEL LENGTH: 194"
MIN. PANEL LENGTH: 4"

ACCESSORIES

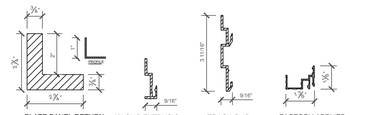


PLATE PANEL RETURN REINFORCEMENT | "J" CLIP EXTRUSION (STARTER STRIP) | TRACK CLIP EXTRUSION | FACTORY APPLIED CONT. ALUM. EXTRUSION

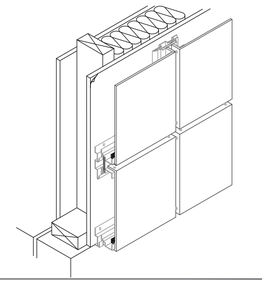
EXTERNAL MATERIAL OPTIONS

STAINLESS STEEL
ZINC
COMPOSITE
ANODIZED ALUMINUM
MILL FINISH ALUMINUM

INTERNAL MATERIAL OPTIONS

POLYETHYLENE-PE
POLYETHYLENE-FR
PHENOLIC-FR

SYSTEM ISOMETRIC



FINISH OPTIONS

PAINTING
HYLAR 5000 / KYNAR 500.

ANODIZING
COIL ANODIZING IS AVAILABLE FOR CLEARS, BRONZES, AND VARIOUS OTHER COLORS FOR COLOR CONSISTENCY.

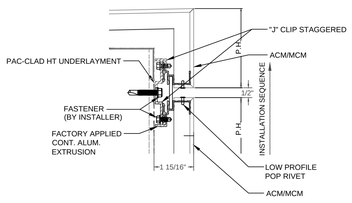
CUSTOM COLORS
CUSTOM COLOR SERVICES CAN BE PROVIDED FOR MATERIAL, SHADE, OR TINT MATCHING.

NOTES:

1. HEAVIER GAUGES, NARROWER WIDTHS, AND EMBOSSING MINIMIZE "OIL CANNING."
2. OIL CANNING IS NOT A CAUSE FOR REJECTION.
3. AN EXTENSIVE SELECTION OF ASSOCIATED PANEL FLASHINGS AND TRIMS ARE AVAILABLE.
4. CONTACT PETERSEN ALUMINUM CORP. FOR UP-TO-DATE TECHNICAL INFORMATION AND MATERIAL LIMITATIONS.
5. ALL SYSTEMS WITH TESTING MUST BE INSTALLED IN ACCORDANCE WITH THE ASSEMBLY AS TESTED.

COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

COPING CONDITION

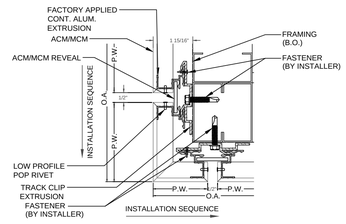


SCALE: 4" = 1'-0"
EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

DISCLAIMER: DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PROJECT DETAIL MAY VARY

COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

OUTSIDE CORNER



SCALE: 4" = 1'-0"
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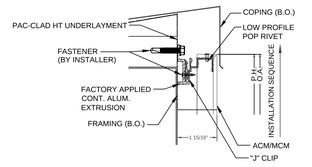
COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

PARAPET



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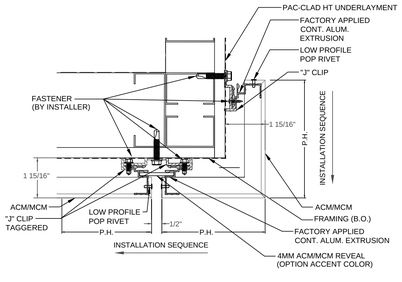
COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

SOFFIT CONDITION



SCALE: 4" = 1'-0"
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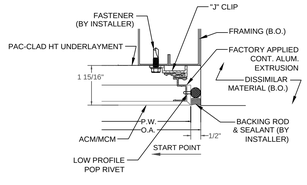
COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

START CONDITION



SCALE: 4" = 1'-0"
EFFECTIVE DATE: 01-03-2023
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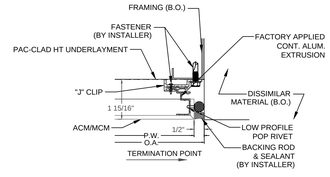
COMPOSITE WALL - PAC-3000 RS - WOOD SUBSTRATE DETAILS

TERMINATION CONDITION



SCALE: 4" = 1'-0"
EFFECTIVE DATE: 01-03-2023
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PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT — AL E. SAROYAN, JR. — No. C-8046 — REN 9-30-26 — STATE OF CALIFORNIA

Scale: 4" = 1'-0"

Pac - Clad Details

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
D-1
PAGE NO.
85
OF 90

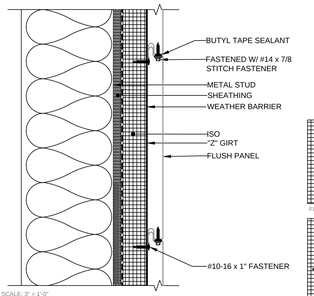
PROJECT NM. MEALS ON WHEELS

FLUSH - Z-GIRT SUBSTRATE DETAILS

ENHANCED INSTALLATION DETAIL

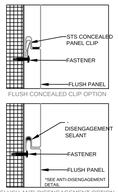
HORIZONTAL APPLICATION

FLUSH PANEL



* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

KEYNOTES:
TRIM FASTENERS ARE SELF-DRILL PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
FASTENERS MUST PENETRATE STEEL SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
0 1 2 3 4 5 6 in

EFFECTIVE DATE: 01-03-2023
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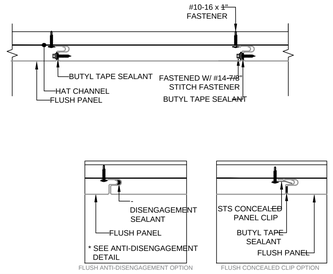
FLUSH - HAT-CHANNEL SUBSTRATE DETAILS

ENHANCED INSTALLATION DETAIL

SOFFIT APPLICATION

FLUSH PANEL

KEYNOTES:
TRIM FASTENERS ARE SELF-DRILL PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
FASTENERS MUST PENETRATE HAT CHANNEL OR STEEL SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
0 1 2 3 4 5 6 in

EFFECTIVE DATE: 01-03-2023
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FLUSH & REVEAL - Z-GIRT SUBSTRATE DETAILS

JAMB DETAIL

HORIZONTAL APPLICATION

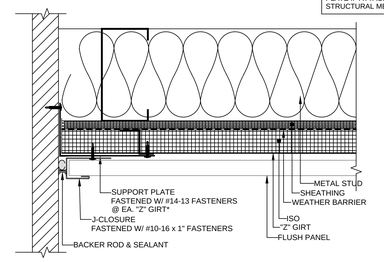
FLUSH PANEL

* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES WALL PANEL PROFILES

FLUSH

REVEAL



KEYNOTES:
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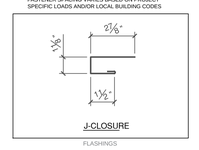
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
0 1 2 3 4 5 6 in

EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

DISCLAIMER: DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PROJECT DETAIL MAY VARY

FLUSH & REVEAL - Z-GIRT SUBSTRATE DETAILS

TOP-OF-WALL DETAIL TIE-IN

HORIZONTAL APPLICATION

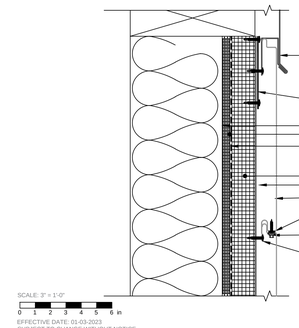
FLUSH PANEL

* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES WALL PANEL PROFILES

FLUSH

REVEAL



KEYNOTES:
TRIM FASTENERS ARE SELF-DRILL PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
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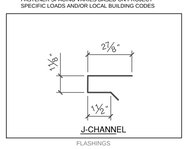
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
0 1 2 3 4 5 6 in

EFFECTIVE DATE: 01-03-2023
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FLUSH & REVEAL - Z-GIRT SUBSTRATE DETAILS

WALL-TO-SOFFIT DETAIL

HORIZONTAL APPLICATION

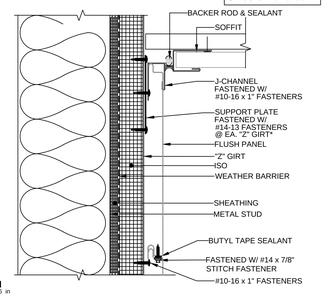
FLUSH PANEL

* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

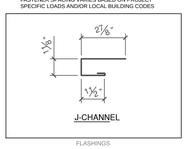
THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES WALL PANEL PROFILES

FLUSH

REVEAL



KEYNOTES:
TRIM FASTENERS ARE SELF-DRILL PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
FASTENERS MUST PENETRATE STEEL SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
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EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

DISCLAIMER: DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PROJECT DETAIL MAY VARY

FLUSH & REVEAL - Z-GIRT SUBSTRATE DETAILS

WINDOW JAMB DETAIL

HORIZONTAL APPLICATION

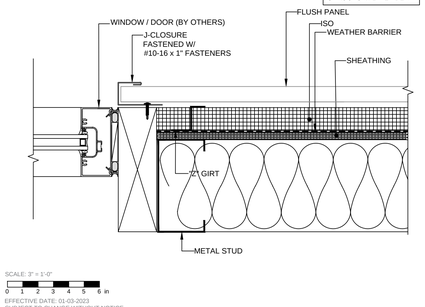
FLUSH PANEL

* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES WALL PANEL PROFILES

FLUSH

REVEAL



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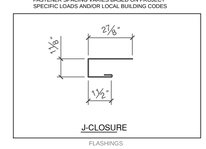

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FLUSH & REVEAL - Z-GIRT SUBSTRATE DETAILS

WINDOW SILL DETAIL

HORIZONTAL APPLICATION

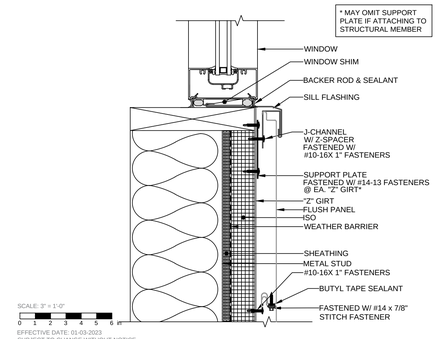
FLUSH PANEL

* MAY OMIT SUPPORT PLATE IF ATTACHING TO STRUCTURAL MEMBER

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES WALL PANEL PROFILES

FLUSH

REVEAL



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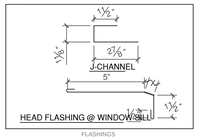

SCALE: 3" = 1'-0"
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EFFECTIVE DATE: 01-03-2023
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DISCLAIMER: DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PROJECT DETAIL MAY VARY

FLUSH & REVEAL - HAT-CHANNEL SUBSTRATE DETAIL

FASCIA TO SOFFIT DETAIL

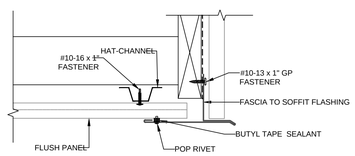
SOFFIT APPLICATION

FLUSH PANEL

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES SOFFIT PANEL PROFILES

FLUSH

REVEAL



KEYNOTES:
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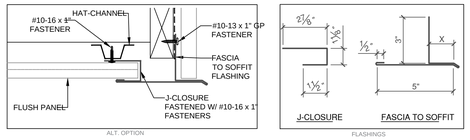

SCALE: 3" = 1'-0"
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EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

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FLUSH & REVEAL - HAT-CHANNEL SUBSTRATE DETAILS

STANDARD INSTALLATION DETAIL

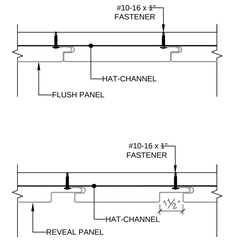
SOFFIT APPLICATION

FLUSH PANEL

THIS DETAIL DRAWING IS APPLICABLE TO ALL FLUSH & REVEAL SERIES SOFFIT PANEL PROFILES

FLUSH

REVEAL



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0 1 2 3 4 5 6 in

EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

DISCLAIMER: DETAIL SHOWN FOR ILLUSTRATION PURPOSES ONLY. ACTUAL PROJECT DETAIL MAY VARY

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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AL E. SAROYAN II

LICENSED ARCHITECT — AL E. SAROYAN II — No. C-8046 — EXP. SEN 9-2026 — STATE OF CALIFORNIA

Scale: 3" = 1'-0"

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
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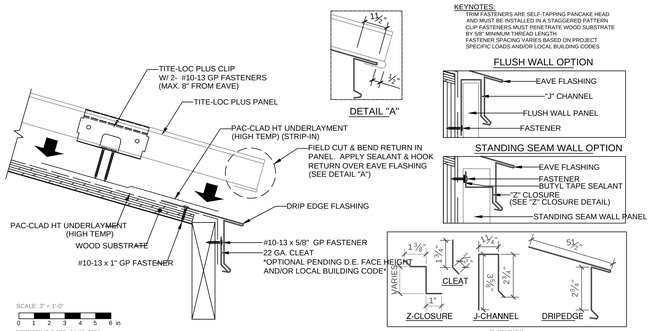
OF 90

PROJECT NM. MEALS ON WHEELS

TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

EAVE - OPTION 1
(DRIP EDGE)



KEYNOTES:
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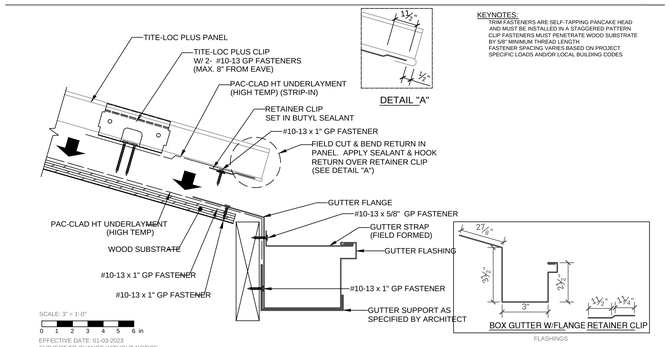
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

GUTTER - OPTION 2
(WITH FLANGE)



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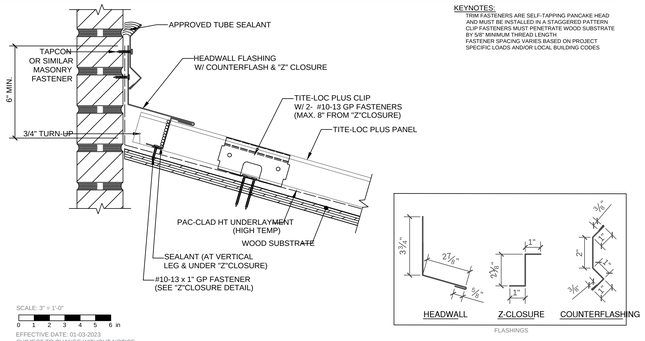
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

HEADWALL - OPTION 3
(COUNTERFLASING)



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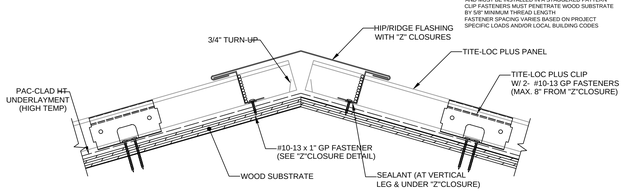
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

HIP / RIDGE

KEYNOTES:
TRIM FASTENERS ARE SELF-TAPPING PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
CLIP FASTENERS MUST PENETRATE WOOD SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
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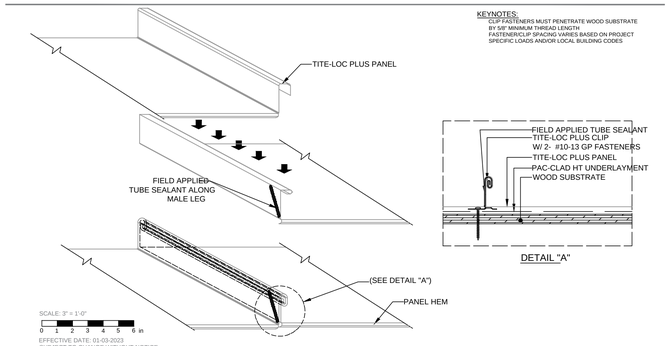
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

PANEL END

KEYNOTES:
CLIP FASTENERS MUST PENETRATE WOOD SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER/CLIP SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
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TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

PEAK - OPTION 1
(1/2 RIDGE - HIGH PEAK SIDE)

KEYNOTES:
TRIM FASTENERS ARE SELF-TAPPING PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
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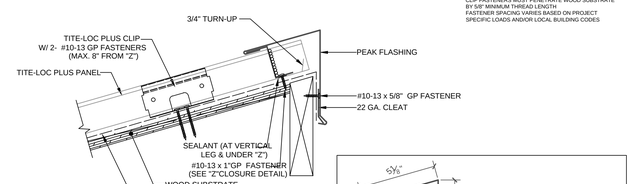
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
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EFFECTIVE DATE: 01-03-2023
SUBJECT TO CHANGE WITHOUT NOTICE

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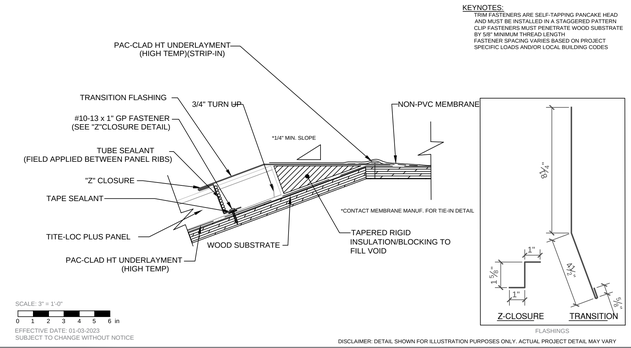
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

TRANSITION FROM MEMBRANE

KEYNOTES:
TRIM FASTENERS ARE SELF-TAPPING PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
CLIP FASTENERS MUST PENETRATE WOOD SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
FASTENER SPACING VARIES BASED ON PROJECT SPECIFIC LOADS AND/OR LOCAL BUILDING CODES



SCALE: 3" = 1'-0"
0 1 2 3 4 5 6 in

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TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

TRANSITION TO MEMBRANE

★ NOTE:
UNDERLAYMENT MUST HAVE NO
CONTACT W/PVC MEMBRANE OR
MATERIALS.

KEYNOTES:
TRIM FASTENERS ARE SELF-TAPPING PANCAKE HEAD AND MUST BE INSTALLED IN A STAGGERED PATTERN
CLIP FASTENERS MUST PENETRATE WOOD SUBSTRATE BY 5/8" MINIMUM THREAD LENGTH
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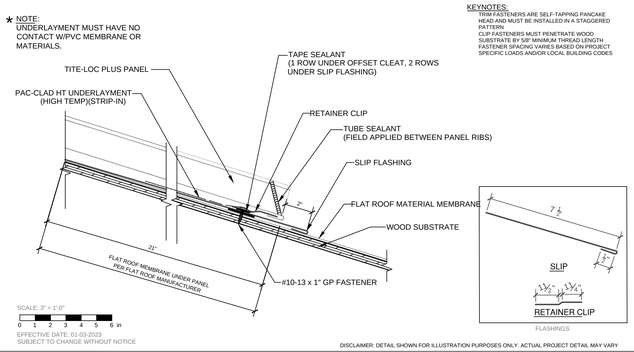

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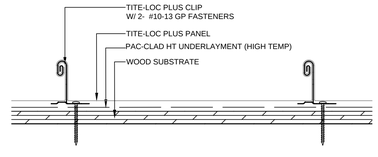
TITE-LOC PLUS - WOOD SUBSTRATE DETAILS

INSTALLATION



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PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :		C.M.T.
CHECKED BY:		A.E.S.
PURPOSE :		Building Permit

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LICENSED ARCHITECT
AL E. SAROYAN JR.
No. C 8046
REN 8-31-26
STATE OF CALIFORNIA

Scale: 3" = 1'-0"

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Meals On Wheels Interior Renovation Project
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SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS

FleeceBACK TPO Details

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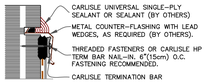
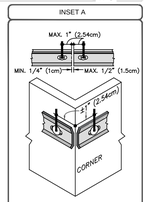
THERMOPLASTIC ROOF MEMBRANE — TPO

9A MECHANICAL TERMINATION WITH COUNTER FLASHING



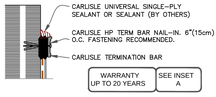
WARRANTY UP TO 30 YEARS — SEE INSET A

INSET A



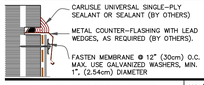
NOTES:
1. APPLY ON HARD SMOOTH SURFACE ONLY; NOT FOR USE ON EXPOSED WOOD.
2. DO NOT WRAP TERMINATION BAR AROUND CORNERS.
3. DETAIL 9D MUST BE USED AT VERTICAL JOINTS IN PANEL WALLS.

9B MECHANICAL TERMINATION



WARRANTY UP TO 20 YEARS — SEE INSET A

9C COUNTER FLASHING TERMINATION



NOTE:
1. WHEN MECHANICAL FASTENERS ARE USED TO PENETRATE THE METAL COUNTER-FLASHING, USE EPDM WASHERS. APPLY WATER CUT-OFF MASTIC UNDER THE COUNTER-FLASHING OR CAULK THE FASTENER HEADS.

WARRANTY UP TO 10 YEARS

APPLICABLE BONDING ADHESIVE — WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

CARLISLE SYNTEC SYSTEMS	MEMBRANE TERMINATIONS (PAGE 1 OF 3)	DETAIL NO. U-9
	WARRANTY AS NOTES FOR EACH DETAIL	U (Universal Detail)

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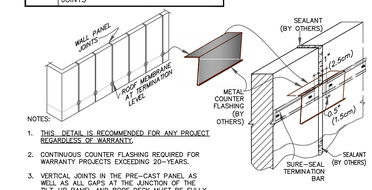
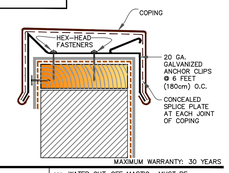
THERMOPLASTIC ROOF MEMBRANE — TPO

9D MECHANICAL TERMINATION AT VERTICAL JOINTS



NOTES:
1. THIS DETAIL IS RECOMMENDED FOR ANY PROJECT REGARDLESS OF WARRANTY.
2. CONTINUOUS COUNTER FLASHING REQUIRED FOR WARRANTY PROJECTS EXCEEDING 20-YEARS.
3. VERTICAL JOINTS IN THE PRE-CAST PANEL AS WELL AS ALL GAPS AT THE JUNCTION OF THE TILT-UP PANEL AND ROOF DECK MUST BE FULLY SEALED TO PREVENT AIR INFILTRATION.
4. APPLY ON HARD SMOOTH SURFACE ONLY.

9E SecurEdge & SecurEdge 300 COPINGS



NOTES:
1. MEMBRANE MUST BE EXTENDED AT CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE. REFER TO 9E DETAIL ON DETAIL SHEET.
2. REFER TO SecurEdge COPING INSTALLATION INSTRUCTION MANUAL FOR STEP-BY-STEP INSTRUCTION PROCEDURES.

APPLICABLE BONDING ADHESIVE — WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

CARLISLE SYNTEC SYSTEMS	MEMBRANE TERMINATIONS (PAGE 2 OF 3)	DETAIL NO. U-9
	WARRANTY AS NOTES FOR EACH DETAIL	

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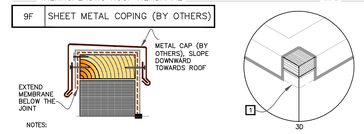
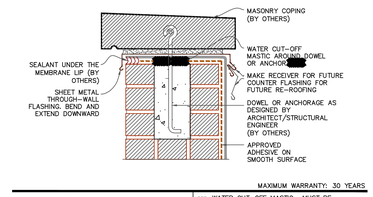
THERMOPLASTIC ROOF MEMBRANE — TPO

9F SHEET METAL COPING (BY OTHERS)



NOTES:
1. MEMBRANE MUST BE EXTENDED TO CORNERS TO PROVIDE COMPLETE COVERAGE OF THE TOP WALL SURFACE.
2. WARRANTY AS PROVIDED (BY OTHERS).

9G MASONRY COPINGS (BY OTHERS)



APPLICABLE BONDING ADHESIVE — WATER CUT-OFF MASTIC- MUST BE HELD UNDER CONSTANT COMPRESSION.

CARLISLE SYNTEC SYSTEMS	MEMBRANE TERMINATIONS (PAGE 3 OF 3)	DETAIL NO. U-9
	MAXIMUM WARRANTY: 30 YEARS	

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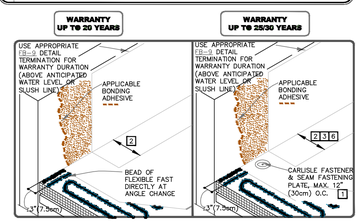
THERMOSET / THERMOPLASTIC MEMBRANE — FB

CAUTION: REFER TO DETAIL FB-12C WHEN USING AQUA BASE 120 ADHESIVE OR HYDROBOND.



NOTES:
1. MECHANICALLY FASTENED BASE SECUREMENT IS REQUIRED WHEN ANY ONE OF THE FOLLOWING MAY OCCUR:
   1.1. SPECIFIED WARRANTIES GREATER THAN 20-YEARS.
   1.2. WARRANTY WIND SPEEDS GREATER THAN 90MPH.
   1.3. PROJECTS WITH CONTROL OR EXPANSION JOINTS OR ANTICIPATED BUILDING MOVEMENT.
   1.4. WHEN FLEECEBACK MEMBRANE IS INSTALLED DIRECTLY OVER AN EXISTING SINGLE-PLY ROOF.
2. SPLICES SHALL BE COMPLETED USING MINIMUM 3" (7.5cm) WIDE SecurTAPE/ PRIMER WITH EPDM MEMBRANE AND MINIMUM 1-1/2" (4cm) HOT AIR WELD WITH TPO/PVC/KEE HP.
3. EPDM MEMBRANE SPLICES SHALL INCORPORATE 6" (15cm) WIDE SECURTAPE FOR PROJECTS WITH 25 AND 30-YEAR WARRANTIES.
4. APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
5. WHEN USING 60 OR 80-MIL REINFORCED THERMOPLASTIC MEMBRANE FLASHING, APPLY A 4-1/2" (11cm) DIAMETER THERMOPLASTIC "T-JOINT" COVER AT ALL FIELD SPLICE INTERSECTIONS.
6. 3" AND 6" FIELD APPLIED TAPE MUST BE OUTSIDE PLATES.
7. ALL EPDM SPLICE INTERSECTIONS REFER TO FB-2 DETAILS.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	PARAPET/CURB WITH SEPARATE MEMBRANE – BEAD APPLIED	DETAIL NO. FB-12A.1B
	MAXIMUM WARRANTY: SEE EACH DETAIL	FLEECEBACK ADHERED

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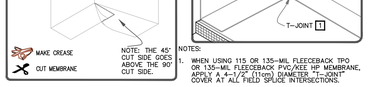
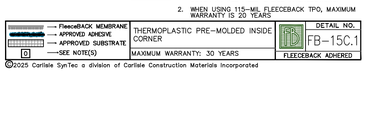
THERMOPLASTIC MEMBRANE — FB



NOTE:
APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.



NOTES:
1. WHEN USING 115 OR 135-MIL FLEECEBACK TPO OR 135-MIL FLEECEBACK PVC/KEE HP MEMBRANE, APPLY A 4-1/2" (11cm) DIAMETER "T-JOINT" COVER AT ALL FIELD SPLICE INTERSECTIONS.
2. WHEN USING 115-MIL FLEECEBACK TPO, MAXIMUM WARRANTY IS 20 YEARS

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	THERMOPLASTIC PRE-MOLDED INSIDE CORNER	DETAIL NO. FB-15C.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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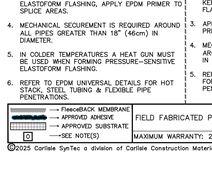
THERMOSET / THERMOPLASTIC MEMBRANE — FB

CAUTION: DETAIL NOT FOR USE ON 25 & 30-YEAR WARRANTY PROJECTS. ACCEPTABLE PIPE FLASHINGS SHALL CONFORM WITH FB-8A DETAIL OR REFER TO THERMOSET/THERMOPLASTIC UNIVERSAL DETAILS.

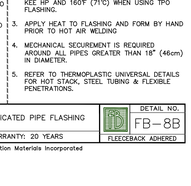
EPDM



	DIMENSIONS	cm	
A	1/2"	1.5	MIN.
B	3"	7.5	MIN.
C	1"	2.5	MIN.

NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD-FABRICATED PIPE SEAL.
2. TEMPERATURE OF PIPE MUST NOT EXCEED 180°F (82°C).
3. PRIOR TO APPLYING PRESSURE-SENSITIVE ELASTOFORM FLASHING, APPLY EPDM PRIMER TO SPLICE AREAS.
4. MECHANICAL SECUREMENT IS REQUIRED AROUND ALL PIPES GREATER THAN 18" (46cm) IN DIAMETER.
5. IN COLDER TEMPERATURES A HEAT GUN MUST BE USED WHEN FORMING PRESSURE-SENSITIVE ELASTOFORM FLASHING.
6. REFER TO EPDM UNIVERSAL DETAILS FOR HOT STACK, STEEL TUBING & FLEXIBLE PIPE PENETRATIONS.

TPO/PVC/KEE HP



	DIMENSIONS	cm	
A	1/2"	1.5	MIN.
B	1-1/2"	4	TO
	2"	5	
C	1"	2.5	MIN.

NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD FABRICATED PIPE SEAL.
2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 140°F (60°C) WHEN USING PVC OR KEE HP AND 160°F (71°C) WHEN USING TPO FLASHING.
3. APPLY HEAT TO FLASHING AND FORM BY HAND PRIOR TO HOT AIR WELDING
4. MECHANICAL SECUREMENT IS REQUIRED AROUND ALL PIPES GREATER THAN 18" (46cm) IN DIAMETER.
5. REFER TO THERMOPLASTIC UNIVERSAL DETAILS FOR HOT STACK, STEEL TUBING & FLEXIBLE PENETRATIONS.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	FIELD FABRICATED PIPE FLASHING	DETAIL NO. FB-8B
	MAXIMUM WARRANTY: 20 YEARS	FLEECEBACK ADHERED

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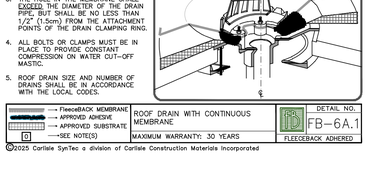
THERMOSET / THERMOPLASTIC MEMBRANE — FB



NOTES:
1. REMOVE EXISTING LEAD, FLASHING MATERIAL & ENSURE THE DRAIN RING IS COMPLETELY CLEAN DOWN TO BARE METAL.
2. FLEECE-BACKING MUST BE REMOVED FROM THE MEMBRANE SO THAT WATER CUT-OFF MASTIC IS IN DIRECT CONTACT.
3. THE HOLE IN THE MEMBRANE SHALL EXCEED THE DIAMETER OF THE DRAIN PIPE, BUT SHALL BE NO LESS THAN 1/2" (1.5cm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
4. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
5. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	ROOF DRAIN WITH CONTINUOUS MEMBRANE	DETAIL NO. FB-6A.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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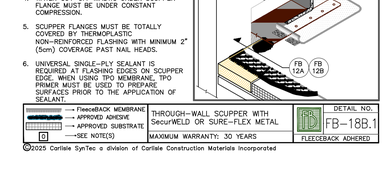
THERMOPLASTIC MEMBRANE — FB



NOTES:
1. WOOD NAILERS ARE INSTALLED ONLY AT SCUPPERS TO SECURE METAL SLEEVE AND MUST EXTEND PAST THE WIDTH OF METAL SLEEVE FLANGE.
2. INSTALL WALL FLASHING PRIOR TO SCUPPER INSTALLATION.
3. METAL SCUPPER BOX MUST HAVE CONTINUOUS FLANGES WITH ROUNDED CORNERS, SOLDER ALL SCUPPER SEAMS WATER-TIGHT.
4. WATER CUT-OFF MASTIC UNDER SCUPPER FLANGE MUST BE UNDER CONSTANT COMPRESSION.
5. SCUPPER FLANGES MUST BE TOTALLY COVERED BY THERMOPLASTIC NON-REINFORCED FLASHING WITH MINIMUM 2" (5cm) COVERAGE PAST NAIL HEADS.
6. UNIVERSAL SINGLE-PLY SEALANT IS REQUIRED AT FLASHING EDGES ON SCUPPER EDGE, WHEN USING TPO MEMBRANE, TPO PRIMER MUST BE USED TO PREPARE SURFACES PRIOR TO THE APPLICATION OF SEALANT.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	THROUGH-WALL SCUPPER WITH SecurWELD OR SURE-FLEX METAL	DETAIL NO. FB-18B.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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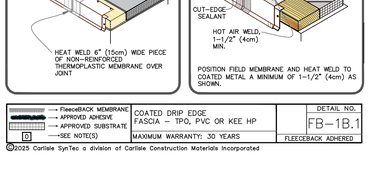
THERMOPLASTIC MEMBRANE — FB



NOTES:
1. APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
2. WOOD NAILER MUST EXTEND PAST TOTAL WIDTH OF METAL FASCIA DECK FLANGE.
3. POSITION MEMBRANE WITH SELVAGE EDGE TO AVOID REMOVAL OF FLEECE BACKING.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	COATED DRIP EDGE FASCIA – TPO, PVC OR KEE HP	DETAIL NO. FB-1B.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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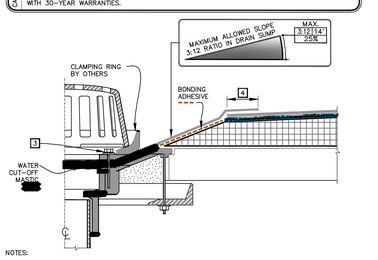
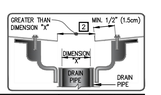
THERMOSET / THERMOPLASTIC MEMBRANE — FB

CAUTION: EPDM MEMBRANE SPLICES SHALL INCORPORATE 3" WIDE FIELD APPLIED SecurTAPE FOR PROJECTS WITH 20 & 25 YEAR WARRANTIES AND 6" (15cm) WIDE FIELD APPLIED SecurTAPE FOR PROJECTS WITH 30-YEAR WARRANTIES.



NOTES:
1. REMOVE EXISTING LEAD, FLASHING MATERIAL & ENSURE THE DRAIN RING IS COMPLETELY CLEAN DOWN TO BARE METAL.
2. THE HOLE IN THE MEMBRANE SHALL EXCEED THE DIAMETER OF THE DRAIN PIPE, BUT SHALL BE NO LESS THAN 1/2" (1.5cm) FROM THE ATTACHMENT POINTS OF THE DRAIN CLAMPING RING.
3. ALL BOLTS OR CLAMPS MUST BE IN PLACE TO PROVIDE CONSTANT COMPRESSION ON WATER CUT-OFF MASTIC.
4. SPLICES SHALL BE COMPLETED USING MIN. 3" (7.5cm) WIDE SecurTAPE/ PRIMER WITH EPDM MEMBRANE AND MINIMUM 1-1/2" (4cm) HOT AIR WELD WITH TPO/PVC/KEE HP.
5. FIELD SPLICES MUST BE LOCATED AT LEAST 6 INCHES (15cm) OUTSIDE THE DRAIN SUMP.
6. APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
7. ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH THE LOCAL CODES.



FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	ROOF DRAIN WITH SEPARATE TARGET SPLICE	DETAIL NO. FB-6B.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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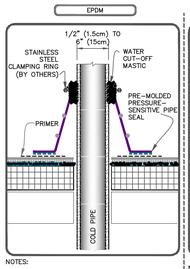
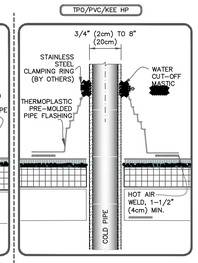
THERMOSET / THERMOPLASTIC MEMBRANE — FB

EPDM



NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD FABRICATED PIPE SEAL.
2. TEMPERATURE OF PIPE MUST NOT EXCEED 180°F (82°C).
3. APPLY EPDM PRIMER TO SPLICE AREA.
4. PRE-MOLDED PIPE FLASHING MUST HAVE INTACT RIB AT THE TOP EDGE REGARDLESS OF PIPE DIAMETER.
5. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.
6. WHEN A FIELD SPLICE INTERSECTS A PIPE SEAL, APPLY LAP SEALANT ALONG THE EDGE OF THE MEMBRANE SPLICE COVERING THE EXPOSED SPLICE TAPE 2" (5cm) IN EACH DIRECTION FROM THE SPLICE INTERSECTION & OVERLAY WITH A 6"x6" (15 X 15cm) T-JOINT COVER.

TPO/PVC/KEE HP



NOTES:
1. REMOVE ALL LEAD AND OTHER FLASHING BEFORE INSTALLING FIELD FABRICATED PIPE SEAL.
2. TEMPERATURE OF THE PIPE PENETRATION MUST NOT EXCEED 140°F (60°C) WHEN USING PVC OR KEE HP AND 160°F (71°C) WHEN USING TPO FLASHING.
3. PRE-MOLDED PIPE FLASHING MUST HAVE INTACT RIB AT THE TOP EDGE REGARDLESS OF PIPE DIAMETER.
4. DECK FLANGES OF THE PRE-MOLDED PIPE SEAL SHALL NOT BE OVERLAPPED, CUT OR APPLIED OVER ANY ANGLE CHANGE.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	PRE-MOLDED PIPE SEALS	DETAIL NO. FB-8A.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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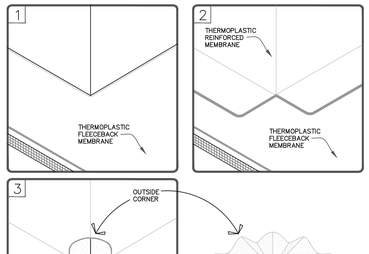
THERMOPLASTIC MEMBRANE — FB



NOTE:
APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	THERMOPLASTIC PRE-MOLDED OUTSIDE CORNER	DETAIL NO. FB-15D.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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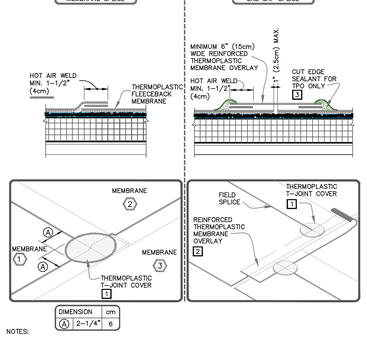
THERMOPLASTIC MEMBRANE — FB

MEMBRANE SPLICE — END LAP SPLICE



NOTES:
1. WHEN USING 115-MIL TPO OR 135-MIL TPO, 135-MIL PVC OR KEE HP FLEECEBACK MEMBRANE, APPLY A 4-1/2" (11cm) DIAMETER THERMOPLASTIC "T-JOINT" COVER AT ALL FIELD SPLICE INTERSECTIONS.
2. WHEN USING 60 OR 80 MIL THERMOPLASTIC REINFORCED MEMBRANE OVERLAY, INTERSECTIONS BETWEEN SPLICES MUST BE OVERLAID WITH A 4-1/2" (11cm) DIAMETER THERMOPLASTIC "T-JOINT" COVER.
3. APPROXIMATELY 1/8" (0.5cm) DIAMETER BEAD OF CUT-EDGE SEALANT IS REQUIRED ON CUT EDGES OF REINFORCED TPO MEMBRANE.
4. WHEN USING 115-MIL FLEECEBACK TPO, MAXIMUM WARRANTY IS 20 YEARS

FleeceBACK MEMBRANE / APPROVED ADHESIVE / APPROVED SUBSTRATE / SEE NOTE(S)	THERMOPLASTIC MEMBRANE SPLICES	DETAIL NO. FB-2B.1
	MAXIMUM WARRANTY: 30 YEARS	FLEECEBACK ADHERED

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FLEECE-BACK TPO ROOFING GENERAL NOTES

PROJECT: Meals on Wheels Facility
ADDRESS: 1020 Auto Center Parkway, Seaside, CA

GENERAL

1.1 All roofing work shall comply with the current California Building Code (CBC), California Energy Code (Title 24), manufacturer's published installation requirements, and all applicable local codes.

1.2 Roofing contractor shall verify all existing roof conditions prior to commencing work.

1.3 Notify the Architect of any deteriorated or concealed conditions requiring repair prior to installation of the roofing system.

1.4 All roofing materials shall be installed by a roofing contractor approved by the roofing system manufacturer.

ROOFING SYSTEM

2.1 Provide a fully adhered fleece-back thermoplastic polyolefin (TPO) roofing system.

2.2 Roofing membrane shall be minimum 60-mil fleece-back TPO unless noted otherwise.

2.3 Install roofing system in strict accordance with the manufacturer's current published specifications.

2.4 Roofing assembly shall be installed as a complete tested and approved system.

SUBSTRATE PREPARATION

3.1 Roof deck shall be clean, dry, smooth, and free of dust, debris, oil, moisture, and loose materials.

3.2 Replace deteriorated roof decking or substrate prior to installation of the new roofing system.

3.3 Verify substrate is suitable for membrane adhesion before installation.

ROOF INSULATION

4.1 Provide rigid polyisocyanurate roof insulation as indicated on the drawings.

4.2 Install insulation boards with staggered joints.

4.3 Secure insulation in accordance with manufacturer's approved attachment method.

4.4 Roof insulation shall comply with the approved Title 24 Energy Compliance Report.

MEMBRANE INSTALLATION

5.1 Install fleece-back TPO membrane using a fully adhered application.

5.2 Lay membrane straight and minimize field seams whenever practical.

5.3 Heat weld all membrane seams using manufacturer-approved procedures.

5.4 Probe and inspect all welded seams after installation.

FLASHINGS

6.1 Flash all curbs, roof penetrations, parapets, drains, equipment supports, and roof transitions with manufacturer-approved TPO flashings.

6.2 Extend flashing vertically as required by the roofing manufacturer.

6.3 Secure flashings with termination bars and approved sealants.

6.4 Seal all exposed edges and terminations to provide a watertight assembly.

ROOF DRAINAGE

7.1 Maintain positive drainage to roof drains, scuppers, or gutters.

7.2 Standing water shall not remain on completed roofing surfaces.

7.3 Coordinate roof drainage with architectural, plumbing, and structural drawings.

ROOF PENETRATIONS

8.1 Coordinate all roof penetrations with mechanical, plumbing, electrical, and structural drawings.

8.2 Flash all penetrations using manufacturer-approved accessories.

8.3 Penetrations shall not compromise the integrity of the roofing system.

SHEET METAL

9.1 Fabricate and install sheet metal flashings in accordance with the SMACNA Architectural Sheet Metal Manual.

9.2 Metal edge flashings shall be securely fastened and weather-tight.

9.3 All sheet metal shall be compatible with the roofing membrane.

WALK PADS

10.1 Provide reinforced TPO walk pads at rooftop equipment requiring routine maintenance.

10.2 Install wal

Arcadia Door and Window General Notes

1. Provide Arcadia doors and windows in the sizes, types, configurations, finishes, and locations shown in the contract documents.

2. Verify all rough openings and field conditions before fabrication. Notify the architect of discrepancies before proceeding.

3. Submit product data, finish samples, hardware information, and coordinated shop drawings for review.

4. Install units plumb, level, square, and true in accordance with the anufacturer's current written instructions.

5. Provide all required frames, glazing, fasteners, anchors, shims, flashing, sealants, gaskets, weatherstripping, and accessories for a complete weather-tight installation.

6. Coordinate frame depths, anchorage, flashing, and perimeter sealant joints with adjacent wall assemblies and finishes.

7. Provide safety glazing at hazardous locations as required by applicable codes. Provide tempered, laminated, insulating, or other specialty glass where indicated.

8. Glazing performance, including U-factor, solar heat gain coefficient, visible transmittance, and low-E coating, shall comply with the energy documentation and window schedule.

9. Exterior assemblies shall meet the specified structural, air-infiltration, water-penetration, and thermal-performance requirements.

10. Provide thermally broken frames where indicated or required by the energy documentation.

11. Finishes shall be uniform and free of scratches, dents, discoloration, and other visible defects. Touch-up methods shall be approved by the manufacturer.

12. Provide compatible sealants and isolate dissimilar metals to prevent galvanic corrosion and finish damage.

13. Provide complete operating hardware, locks, cylinders, handles, stops, closers, and access-control preparation as scheduled. Coordinate keying with the project hardware requirements.

14. Operable units shall move smoothly, latch securely, and maintain required clearances and weather seals.

15. Door thresholds, operating forces, hardware, and clear openings shall comply with applicable accessibility requirements.

16. Do not scale drawings. Refer conflicts between plans, elevations, details, schedules, and approved shop drawings to the architect.

17. Protect installed work from damage. Clean glass, frames, tracks, and hardware; remove labels; and adjust all operable components before final acceptance.

18. Provide the anufacturer's warranty, care instructions, and maintenance information at project closeout.

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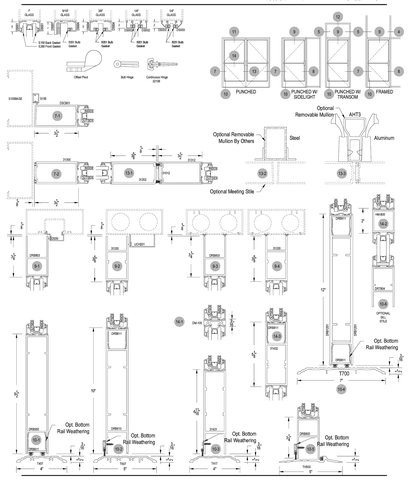
MS362 Series
Description:Medium Stile - Offset/Center Door
Function:Entrance
Detail:All 1" Glass
Scale:3" = 1'-0"
SHEET 1 OF 1

42" A.F.F. TO CENTER OF PUSH/PULL
34" TO CENTER OF LOCKSET



ENTRANCE-ARCADIA-MS362-MEDIUMSTILE-ALL-SERIES.pdf As of: 05/07/13

arcadia

Product Standards and Guide Specifications

MS362 Series
Medium Stile Entrance Door

1996 CSI SECTION 08120 Aluminum Doors And Frames
2004 CSI SECTION 08 11 16 Aluminum Doors And Frames

Part 1 – General

1.01 Summary
- A. Section includes:
  1. Aluminum Doors and Frames
- B. Related Sections:

1.02 References
- A. American Architectural Manufacturers Association (AAMA)
- B. American Society for Testing and Materials (ASTM)
- C. Aluminum Association (AA)

1.03 System Description
- A. General: In addition to requirements shown or specified, comply with:
  1. Applicable provisions of AAMA Aluminum Storefront and Entrance Manual for design, materials, fabrication and installation of component parts.
- B. Design Requirements: Arcadia MS362 Series Medium Stile Entrance is a single source package of door, doorframe and hardware that is engineered for moderate to high traffic.
- C. Performance Requirements: Each assembly tested by a recognized testing laboratory or agency in accordance with specified test methods.
  1. Tested by the dual moment corner joint strength test.
  2. Air infiltration tested in accordance with ASTM E283 (offset pivot or butt hung entrances).
  3. Water penetration tested in accordance with ASTM E 331 (offset pivot or butt hung entrances).
  4. Structural uniform load tested in accordance with ASTM E 330.

1.04 Quality Assurance
- A. Single Source Responsibility:
  1. Obtain entrances, storefronts, ribbon walls, window walls, curtain walls, window systems, and finish through one source from a single manufacturer.
- B. Provide test reports from AAMA accredited laboratories certifying the performances as specified in 1.03.

1.05 Warranty
- A. Door warranted against failure and/or deterioration of metals due to manufacturing process for a period of two (2) years.

Part 2 – Products

2.01 Manufacturers
- A. Acceptable Manufacturers:
  1. Arcadia, Inc., 2301 E Vernon, Vernon, CA. Telephone 323/269-7300, Fax 323/268-7390.
- B. Acceptable Products:
  1. Arcadia Products: MS362 Series, Medium Stile Door 1-3/4":
     a. Vertical Stiles: 3-1/2 inches.
     b. Top Rail: 3-5/8 inches.
     c. Bottom Rail: 10"/12 inches.
     d. Glazing Stops: (Square or Beveled) snap-in type for (1/4 or 1 inch) infill.
  2. Major portions of the door stiles a nominal .125 inches and glass stops .050 inches thick.

2.02 Materials and Accessories
- A. Door members: Extruded 6063-T6 aluminum alloy (ASTM B221-Alloy G.S. 10a Tit).
- B. Screws, fastening devices, and internal components: Aluminum, stainless steel, or zinc plated steel in accordance with ASTM A-164, SS302 Stainless steel, or steel, providing the steel is properly isolated from aluminum.
- C. Glazing Gasket (compression-type design)

2.03 Hardware
- A. Hardware furnished and installed by the door manufacturer, and include the following standard hardware (as selected).
  1. Weatherstripping: Hard-backed poly pile in door and/or frame. Meeting stile of all pair of doors have a double line hard-backed poly-pile astragal.
  2. Threshold: Extruded Aluminum with ribbed surface.
  3. Sill Sweep: Brush strip (exposed, concealed).
4. Pivoting/Hinging: (Center, offset pivot; butt, continuous.)
5. Closers: (Overhead concealed, surface, floor.)
6. Latches/Strike: (Dead-latch combination, two-point.)
7. Latch Handle: (Lever, eurodyn(w/ w/return, paddle.)
8. Electric Release: (Offset strike; center hung strike.)
9. Push/Pull Set: (Push/pull bars, push/pull plates.)
10. Auxiliary Locks: (Two-point, three-point, flushbolts.)
11. Cylinders: (Mortise, rim, dummy, thumbturn.)
12. Panic Devices: (Cross, touch bar, flush mid panel.)
13. Push/Pulls: (Standard, offset radius, straight radius.)
14. Cylinder Guard: (Security ring/retainer ring.)
15. Exit Indicator: (Message panel.)
16. Transom Decal: (This door to remain . . . .)
17. Door Stop/Holder:
18. Mail slot:

SPECIFIER NOTE: Refer to Arcadia Architectural Manual, Hardware Section for description of items 4-18.

2.04 Finish
- A. Finish all exposed areas of aluminum and components as indicated.
  1. An Architectural Class II or l anodic coating conforming with AA-M12C22A34/AA-M12C22A44.
     a. Anodized finish color shall be Colormodic - (AB1 Light Champagne, AB2 Champagne, AB3 Light Bronze, AB4 Medium Bronze, AB5 Standard Medium Bronze, AB6 Dark Bronze, AB7 Standard Dark Bronze, AB8 Black, AG2 Gold.)
  (or) 1. An Architectural Class II or l anodic coating conforming with AA-M12C22A31/AA-M12C22A41.
     a. Anodize finish color shall be Colormodic _____
  (or) 1. Fluoropon Coating: AAMA 2605.2.
     a. Resin: 70% PVDF Kynar 500/Hylar 5000.
     b. Substrate: cleaned and pretreated with chromium phosphate.
     c. Primer: Manufacturer's standard resin base compatible coating. Dry film thickness:
        (a) Extrusion: Minimum 0.20 mil.
     d. Color Coat: 70% PVDF, dry film thickness.
        (a) Extrusion: 1.0 mil.
     e. Color: As selected by Architect.
     f. Acceptable Coatings Manufacturers:
        (a) PPG Industries, Inc.
        (b) Valspar Corporation
        (c) BASF

2.05 Door Fabrication
- A. Stiles and rails shall be tubular sections accurately joined, flush and hairline at corners with heavy concealed reinforcement brackets secured with machine bolts, with optional MIG weld. Exposed screws not permitted.
- B. Each door leaf equipped with an adjusting mechanism, located in the top rail near the lock stile.
- C. Prepare internal reinforcement for door hardware.
- D. Custom hardware templates and physical hardware must be submitted prior to any fabrication.

Part 3 – Execution

3.01 Examinations
- A. Examine conditions and verify substrate conditions are acceptable for product installation.

3.02 Installation
- A. Install in accordance with approved shop drawings and manufacturers installation instructions.

3.03 Field Quality Control
- A. Make all necessary final adjustments to attain normal operation of each door and its mechanical hardware.

END OF SECTION

1

Anodized Aluminum
© Colormodic

3225 E. Washington Blvd. • Vernon, CA 90023
(323) 269-7300 • (323) 269-7053 Fax
www.arcadiainc.com

Note: Colors may vary and are limited to commercial tolerances

Light Champagne AB-1

Champagne AB-2

Light Bronze AB-3

Light Medium Bronze AB-4

Clear AC-2

Dark Medium Bronze AB-5

Dark Bronze AB-6

Standard Dark Bronze AB-7

* Black AB-8

Arcadia Inc. - Guide Specifications

ARCADIA INC DESIGNATION	TYPE	FINISH DESCRIPTION DESIGNATION	ALUMINUM ASSOCIATION DESIGNATION	AAMA SPECIFICATION
AC-1	COMMERCIAL CLEAR	CLEAR	AA-M12C22A21	
AC-2	CLASS II CLEAR	CLEAR	AA-M12C22A31	AAMA 611
AC-1	CLASS I CLEAR	CLEAR	AA-M12C22A41	AAMA 611
AB-1	COMMERCIAL BRONZE	LIGHT CHAMPAGNE	AA-M12C22A24	AAMA 611
AB-1	CLASS II BRONZE	LIGHT CHAMPAGNE	AA-M12C22A34	AAMA 611
AB-1	CLASS I BRONZE	LIGHT CHAMPAGNE	AA-M12C22A44	AAMA 611
AB-2	COMMERCIAL BRONZE	CHAMPAGNE	AA-M12C22A24	AAMA 611
AB-2	CLASS II BRONZE	CHAMPAGNE	AA-M12C22A34	AAMA 611
AB-2	CLASS I BRONZE	CHAMPAGNE	AA-M12C22A44	AAMA 611
AB-3	COMMERCIAL BRONZE	LIGHT BRONZE	AA-M12C22A24	AAMA 611
AB-3	CLASS II BRONZE	LIGHT BRONZE	AA-M12C22A34	AAMA 611
AB-3	CLASS I BRONZE	LIGHT BRONZE	AA-M12C22A44	AAMA 611
AB-4	COMMERCIAL BRONZE	LIGHT MEDIUM BRONZE	AA-M12C22A24	AAMA 611
AB-4	CLASS II BRONZE	LIGHT MEDIUM BRONZE	AA-M12C22A34	AAMA 611
AB-4	CLASS I BRONZE	LIGHT MEDIUM BRONZE	AA-M12C22A44	AAMA 611
AB-5	COMMERCIAL BRONZE	DARK MEDIUM BRONZE	AA-M12C22A24	AAMA 611
AB-5	CLASS II BRONZE	DARK MEDIUM BRONZE	AA-M12C22A34	AAMA 611
AB-5	CLASS I BRONZE	DARK MEDIUM BRONZE	AA-M12C22A44	AAMA 611
AB-6	COMMERCIAL BRONZE	DARK BRONZE	AA-M12C22A24	AAMA 611
AB-6	CLASS II BRONZE	DARK BRONZE	AA-M12C22A34	AAMA 611
AB-6	CLASS I BRONZE	DARK BRONZE	AA-M12C22A44	AAMA 611
AB-7	COMMERCIAL BRONZE	STANDARD DARK BRONZE	AA-M12C22A24	AAMA 611
AB-7	CLASS II BRONZE	STANDARD DARK BRONZE	AA-M12C22A34	AAMA 611
AB-7	CLASS I BRONZE	STANDARD DARK BRONZE	AA-M12C22A44	AAMA 611
* AB-8	CLASS II BLACK	BLACK	AA-M12C22A34	AAMA 611
AB-8	CLASS I BLACK	BLACK	AA-M12C22A44	AAMA 611

NOTE: Class II Anodic finishes have a minimum thickness of .4 mils, Class I Anodic finishes have a minimum thickness of .7 mils

QUALITY CONTROL FOR ARCADIA INC'S ANODIZED FINISHES (Applies to class II and l anodic finishes only)

The following parameters are tested in accordance with ASTM or ISO test methods:
- A. Anodic Coating Thickness: ASTM B244 or ISO 2360
- B. Anodic Coating Density (applies to exterior architectural applications only) : ASTM B137
- C. Anodic Seal Integrity (ADT) : ASTM 8680 or ISO 2513

ARCADIA INC'S ANODIZED FINISH SPECIFICATIONS

Finish: All exposed surfaces of aluminum shall receive an architectural anodized finish (unless a commercial finish is specified) in conformance with Aluminum Association Standard #45. Processing shall be reliable acid anodizing with electrolytic deposition of inorganic pigmentation in the coating. The resulting coating shall be continuous, fully sealed and free of surface roughness, stains and blemishes.

Etching: Standard etch - medium matte, C22, unless otherwise specified.

Alloy: 6063-T6 is the standard alloy used for extruded architectural aluminum; 5005/5254 must be supplied for sheet and brake metal applications. Arcadia Inc. will not guarantee finish or color range for any other alloys processed. For all other alloys a "best effort" applies.

ARCADIA INC'S TERMS AND CONDITIONS

Extrusions: Prices are computed per lineal foot and are based on producing finish on exposed surfaces only. It is our option to process sections back to back unless otherwise specified by the customer and agreed upon verbally. A minimum perimeter of 5 ft inches is used for price determination. Any perimeter less than 5 ft inches a minimum per foot charge applies, otherwise a solid or hollow inch factor is used.

Lengths processed are 8 through 28 feet, special pricing is used for lengths less than 8 feet and greater than 28 feet (maximum is 30 feet), ask for a quotation.

Racking: Standard roof rack within 1" of each end or twist rack, our option. If end racking is used, any damage to the section within the 1" area is acceptable. Twist/rack marks will be away from the ends and two or more contacts will be required. Not all sections will accept the pressure of end racking and not all sections are adaptable to twist racking. Such sections are processed on an acceptable racking method, special pricing may apply.

Packing - Repack bundles as received, bundles are to be bare, with layer separation, wood battens, steel straps and 6x6x8 protection. Bundle size to be 300 lbs or more. Special packing requires separate pricing.

Sheet, Brake Metal, and Fabricated Parts Prices are computed per square foot or per item where applicable. The anodized finish is on exposed surfaces only. Arcadia Inc., is not liable for costs involved in replacement material resulting from loss or damage sustained from the anodizing process. Replacement material supplied by the customer will be processed at no additional cost.

Sizes- The maximum width Arcadia Inc can process is 72", the depth 48" and the length 24'. Any part over 12' long may require additional tracking due to its flimsiness. For sheet and brake metal a minimum thickness of 50 mils (0.05 inches) is required for processing.

Racking -Standard 1" rack marks on the ends of the material, some shapes may require additional rack marks due to the configuration of the part or due to the anodizing process itself. Arcadia Inc. is not responsible for fan or damaged material that requires special racking (which includes all rack marks other than the standard 1" end or twist rack marks). The color range is "best effort" only when special racking is required.

Packing - Material will be repacked as received if possible with paper or cardboard separation. Special packing is available upon request at additional cost.

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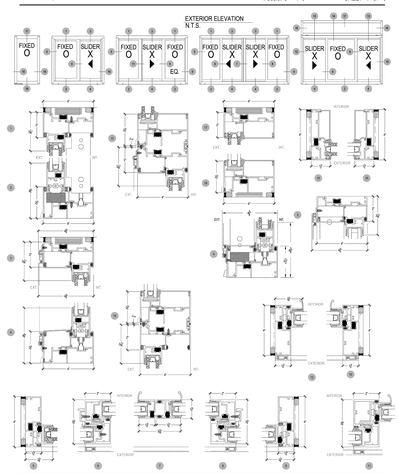
ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: ALL (1 of 2)
Scale: 3" = 1'-0"
SHEET 1 OF 6

EXTERIOR ELEVATION
N.T.S.

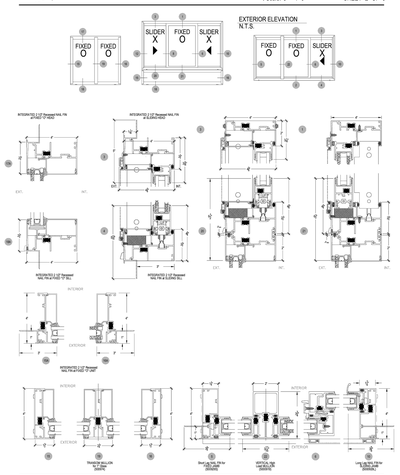


WINDOW-ARCADIA-THERMAL-ULT-500-ALL-SERIES.pdf As of: 09/24/21

arcadia

ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: ALL (2 of 2)
Scale: 3" = 1'-0"
SHEET 2 OF 6

EXTERIOR ELEVATION
N.T.S.

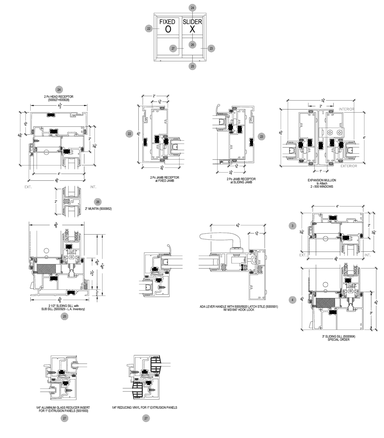


WINDOW-ARCADIA-THERMAL-ULT-500-ALL-SERIES.pdf As of: 09/24/21

arcadia

ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: Retrofit Options
Scale: 3" = 1'-0"
SHEET 3 OF 6

SERIES 500 ACCESSSORIES - OPTIONAL



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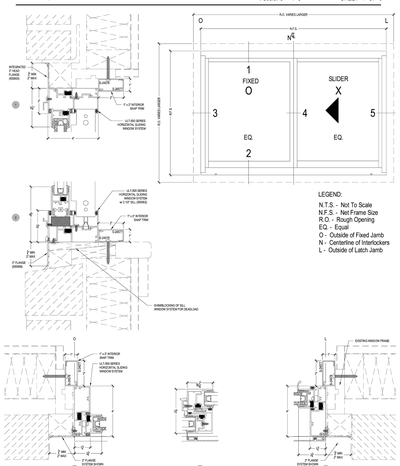
arcadia

ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: Retrofit Options
Scale: 3" = 1'-0"
SHEET 4 OF 6



LEGEND.
N.T.S. - Not To Scale
N.F.S. - Not Frame Size
R.O. - Rough Opening
EQ. - Equal
O - Outside of Fixed Jamb
N - Centerline of Interlockers
L - Outside of Latch Jamb

WINDOW-ARCADIA-THERMAL-ULT-500-ALL-SERIES.pdf As of: 09/24/21

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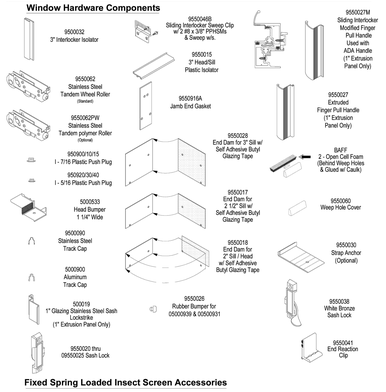
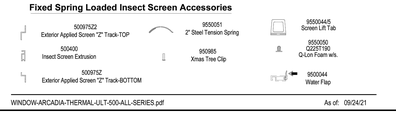
ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: Retrofit Options
Scale: 3" = 1'-0"
SHEET 5 OF 6

Window Hardware Components



Fixed Spring Loaded Insect Screen Accessories



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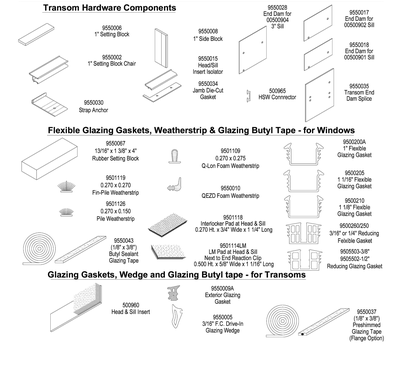
ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: Retrofit Options
Scale: 3" = 1'-0"
SHEET 6 OF 6

Transom Hardware Components



Flexible Glazing Gaskets, Weatherstrip & Glazing Butyl Tape - for Windows

Glazing Gaskets, Wedge and Glazing Butyl tape - for Transoms

WINDOW-ARCADIA-THERMAL-ULT-500-ALL-SERIES.pdf As of: 09/24/21

arcadia

Product Standards and Guide Specifications

ULT500 Series
Description: Horizontal Sliding
Function: Window
Detail: Retrofit Options
Scale: 3" = 1'-0"
SHEET 6 OF 6

1995 CSI SECTION 08520 Aluminum Windows
2004 CSI SECTION 08 91 13 Aluminum Windows

Part 1 – General

1.01 Summary
- A. Section includes:
  1. Aluminum Windows
- B. Related Sections:

1.02 References
- A. American Architectural Manufacturers Association (AAMA)
- B. American Society for Testing and Materials (ASTM)
- C. Aluminum Association (AA)
- D. National Wood Window & Door Association (NWWDA)

1.03 System Description
- A. General: In addition to requirements shown or specified, comply with:
  1. Applicable provisions of AAMA Windows and Sliding Glass Doors Manual for design, materials, fabrication and installation of component parts.
- B. Design Requirements: Arcadia ULT-500 Series HS-HC70AW90 (thermal/nonthermal) Heavy Commercial Sliding Windows 4-inch depth.
- C. Performance Requirements: Each assembly shall be tested by a recognized testing laboratory or agency in accordance with specified test methods.
  1. Conformance to HS-HC70AW90 specifications in AAMA/NWWDA 101/I.S. 2-97.
     a. Air Infiltration: Accordance with ASTM E 283.
     b. Water Resistance: Accordance with ASTM E 331.

1.04 Quality Assurance
- A. Single Source Responsibility:
  1. Obtain entrances, storefronts, ribbon walls, window walls, curtain walls, window systems, and finish through one source from a single manufacturer.
- B. Provide test reports from AAMA accredited laboratories certifying the performances as specified in 1.03.

1.05 Warranty
- A. Warranted against failure and/or deterioration of metals due to manufacturing process for a period of two (2) years.

Part 2 – Products

2.01 Manufacturers
- A. Acceptable Manufacturers:
  1. Arcadia Architectural Products, Inc., 60 Bonner Street, Stamford, CT. 203-316-8000, fax 203-316-8200.
- B. Acceptable Products:
  1. Arcadia, ULT-500 Series (thermal/nonthermal) Heavy Commercial Sliding Windows, 4" depth.

2.02 Materials
- A. All windows shall be fabricated from aluminum extrusions of 6063-T6 alloy, and temper with a minimum wall thickness of 0.100" for the sill member and a minimum of 0.072" for all other members, including frame, sash and optional sash dividers. The aluminum shall be free of defects which impair strength and appearance.
- B. Component parts and accessories shall be of aluminum alloy, stainless steel, or other noncorrosive materials which will neither deteriorate nor promote corrosion.
- C. Thermal break barrier shall provide a continuous uninterrupted thermal separation around the entire perimeter of the frame and sash and shall not be bridged by any metal conductor at any point. Thermal barrier shall consist of a two-part, chemically curing, high-strength urethane.
- D. Sill shall have a full-length nylon track cap.
- E. Sash members shall have a minimum of 3/4" glass penetration into the aluminum to provide extra protection against "blow out" during high wind conditions.
- F. Operable sash shall be equipped with two steel tandem ball bearing (all stainless steel tandem rollers and housings optional).
- G. Locking device Adams-Rite MS×1947 stainless steel mortise lock operated by a custom flush pull handle set available in either black or metallic gray powder coat.
- H. Horizontal member shall have two contact points incorporating silicone treated weather pile with center sash stop. Vertical members shall have contact points of silicone treated weather pile with mylar contact strip. All shall be held in integral extruded slots and secured to prevent movement or loss while operating sash.
- I. Fixed and/or sliding sash members shall be constructed to allow for either factory or field glazing. Sash glazing shall be accomplished using a "marine" style reusable, wraparound black flexible polyvinyl chloride material per commercial standard CS230-92 without the need for separate glazing beads or putty style bedding compounds. The glazing channel shall be provided with the unit for either 1" insulating glass or 1/4" single glass.
- J. All assembly and installation screws shall be 18-8 or 410 stainless steel.
- K. Screens made of extruded aluminum frame and screened with 18 x 16 fiber mesh.

2.03 Finish
- A. Finish all exposed areas of aluminum and components as indicated.
  1. Clear Anodized Class II (204 R1-0-A-0.7 mils thick) meeting AAMA 607.1.
  (or) 1. Dark Bronze Anodized Class 1 (0.7 mils thick) meeting AAMA 608.1.
  (or) 1. Standard finish is White PPG UC-7 1533 – baked-on enamel – polyron – AAMA 2603.2.
  (or) 1. Standard finish is Bone White PPG UC-72867 – baked-on enamel – polyron – AAMA 2603.2.
  (or) 1. Custom colors in a baked-on enamel or Duranar finish are also available – AAMA 2604.2 and AAMA 2605.2.

2.04 Fabrication
- A. Primary frame must be a minimum of 4" deep.
- B. Frame corner joint shall be secured with two stainless steel screws and must be back-caulked under the frame jambs to insure a weather-resistant seal.
- C. Profile of the fixed jamb and the latching jamb shall include two weather-stripped pockets to receive the fixed and latching stiles.
- D. Fixed and sliding panels shall have a nominal 1-1/2" depth. They shall have overlapped joins as well as the mortise type to provide strong interlocking, mechanically fastened hairline joints.
- E. Interlockers and latching stiles shall be heavy gauge tubular sections assuring precise alignment and to resist twisting under load conditions.

Part 3 – Execution

3.01 Examinations
- A. Examine conditions and verify substrate conditions are acceptable for product installation.

3.02 Installation
- A. Install in accordance with approved shop drawings and manufacturers installation instructions.

3.03 Field Quality Control
- A. Contractor's responsibility to make all necessary final adjustments to attain normal operation of each window and its mechanical hardware.

END OF SECTION

1

WINDOW-ARCADIA-THERMAL-ULT-500-ALL-SERIES.pdf As of: 09/24/21

PARCEL: 011-523-021

REVISIONS	
△ DATE	DESCRIPTION
DRAWN BY :	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE :	Building Permit

© COPYRIGHT 2026
AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN JR. No. C-8046 REN. 9-30-26 STATE OF CALIFORNIA

Scale: 4" = 1'-0"

Arcadia Door & Window Details Specifications & Notes

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Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue Sand City CA 93955
phone 831.393.1800 fax 831.393.2400
Contractor License 681958

DATE: 24 JULY 2026
CAD FILE
D-5
PAGE NO.
89
OF 90
PROJECT NM. MEALS ON WHEELS

What is a LU/LA Elevator?

The Elvoron LU/LA (Limited Use Limited Application) elevator is a cost effective way to transport the public from one landing to another. A LU/LA elevator is a power passenger elevator in which the use and application is limited by size, capacity, speed and rise. The Elvoron LU/LA elevator provides a code compliant automatic elevator with a variety of platform configurations and can service up to 6 landings. The wide selection of cab finishes and options ensure that it will blend into any setting.

What is Limited about a LU/LA elevator?
- Travel – 25 feet (7.6 meters) (check the regulations for your jurisdiction)
- Speed – 30 fpm (0.15 m/sec) nominal
- Maximum Platform Size – 18 square feet (1.67 square meters)
- Maximum Capacity – 1400 lbs (635 Kg)

Why a LU/LA Elevator?
Cost Effective - LU/LA elevators are much more cost effective than a regular passenger elevator.

Application - The LU/LA elevator is intended to be used in low rise buildings with low occupancy, where a full passenger elevator is not required. Its' application in buildings is self limiting due to the restricted travel, speed, capacity and size.

Meets ADA Requirements (USA) -
The Elvoron LU/LA elevator meets the requirements of the Americans with Disabilities Act and most other Accessibility Codes and Requirements.

Design Assistance

With over 40 years of experience, Garaventa Lift has the expertise to overcome almost any design challenge you face. Please call our Design Hotline.

1-800-663-6556 or 1-604-594-0422

Finishes

Your Elvoron elevator will be a key feature in your building. Interior design and finish are important considerations. We offer a variety of attractive and durable wall and ceiling finishes. If you're looking for something a little different, our custom shop can design an elevator to fit your vision. All Elvoron cars are supplied with basic plywood floors ready for installation of your preferred flooring material, as supplied by others.

Car Walls
Car walls are covered in Laminate Panel Sections – Fire rated, tough, easy to clean and offered in a choice of 8 standard colors. Custom laminates are also available.

Car Wall Trim
Car Wall Trim separates the car wall panels and adds the finishing touch to your elevator cab.
The standard trim is available in black or white. Custom colors and stainless steel trims are optional.

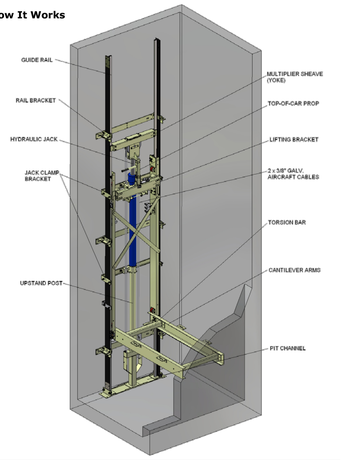
Entrance Door and Car Doors
Like a commercial elevator, the Elvoron LU/LA is equipped with two-speed horizontal sliding landing entrances and car doors. The car doors are finished to match your car wall trim. The landing entrance doors are primed and ready to be painted to match your building décor. All doors can be supplied in brushed stainless steel.

Ceiling and L.E.D. Lighting
All Elvoron LU/LA's are equipped with four recessed low-voltage L.E.D. lamps that illuminate automatically when the doors open. Ceiling choices are white, black, stainless steel or custom. White lamps are fitted into white ceilings and black into all other options. Chrome lamps are optional.

Custom Car Finishes
Your car interior can be customized to whatever unique design best suits your building project. Our custom shop offers a wide variety of wall, ceiling and fixture alternatives. We can also create elegant stainless steel and glass cars (panoramic).

Handrail
All Elvoron cars are equipped with one brushed stainless steel handrail on the control wall. Additional handrails can be mounted on the other car walls.

How It Works



Hoistway

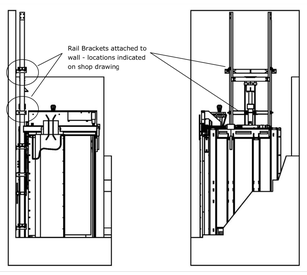
The walls of the elevator hoistway can be constructed of wood, poured concrete or concrete block. The wall behind the cylinder and guide rails must be load bearing and able to withstand the loads imposed by the elevator.

The cylinder and guide rails are mounted to the wall with steel brackets. These rail brackets are fastened to the load bearing wall at regular intervals.

The rail bracket spacing is determined during the design phase. The rail brackets are generally every 4' apart, measured vertically, depending on the load capacity, size of cab and travel height. Please see final elevator shop drawings for actual locations.

All the walls of the hoistway, especially the wall behind the rails and the entrance walls, need to be flush and plumb from floor to ceiling to within +/- 1/8". This is to allow for the required running clearances.

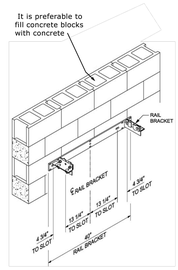
No light is required at the top of the hoistway as the car top is equipped with a standard caged light fixture for use by the mechanic during his maintenance visits. A light is required in the pit (see Construction of Pit for details).



Construction of Pit

The pit must be the same width and length as the hoistway. The majority of the weight of the lift is borne by the plunger (ram). Reactions are indicated on each project's shop drawings. A minimum 14" (355 mm) pit is required.

Overhead Clearance (Refuge Space)
135" (3429mm) is required above the upper landing level finished floor to the ceiling above to meet the refuge space required by code. On existing construction, a car top prop can be used to reduce the overhead to 114" (2895 mm).

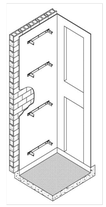


Dimensions shown are for **REFERENCE ONLY** and should not be used for site preparation or construction.

A pit ladder is required only if the pit depth exceeds 35" (900mm). Consult your Garaventa Lift representative for details as changes to finished hoistway are required.

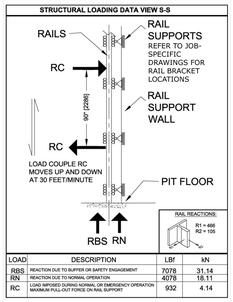
Pit Lighting
A pit light and GFI duplex receptacle, supplied by the General Contractor, are required in the pit of your Elvoron LU/LA for use by the mechanic during his maintenance visit. Consult Garaventa Lift dealer for location and routing of conduit.

Habitable space below hoistway will require the pit to be increased in depth to a minimum 16" (406mm) to accommodate the required **buffer springs**.



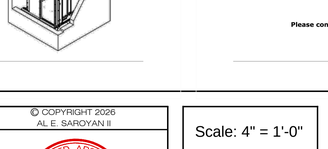
Typical construction shown:
For alternate construction methods (wood or steel stud walls), refer to a structural engineer to ensure construction method will support the loads shown on the loading diagram, page 8.

Loading Diagram



Car Sizes & Configurations

The Elvoron LU/LA is available in 5 different configurations to suit your building. Each configuration has specific car sizes. Limited custom car sizes are available - please contact Garaventa Lift.



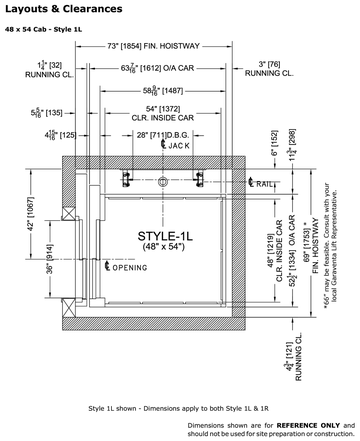
Style 1L & 1R Car sizes:
- * 48" x 54" (1220 x 1372 mm)
- 42" x 60" (1067 x 1524 mm)

Style 2 Car sizes:
- 48" x 54" (1220 x 1372 mm)
- 42" x 60" (1067 x 1524 mm)

Style 3 & 4 Car sizes:
- 51" x 51" (1295 x 1295 mm)

Layouts & Clearances

48 x 54 Cab - Style 1L



Style 1L shown - Dimensions apply to both Style 1L & 1R

Dimensions shown are for **REFERENCE ONLY** and should not be used for site preparation or construction.

Operating Controls

The controls of the Elvoron LU/LA are the same as would be found on a commercial elevator. Operation is fully automatic.

Braille Markings for the COP, Hall Stations and Hall landings are included as standard equipment.

Car Operating Panel (COP)
The Elvoron LU/LA COP is equipped with a digital floor indicator, illuminated floor buttons, alarm button, door open and door close buttons and a keyed emergency stop switch. An optional **integrated hands free phone** is available.

Car Operating Panel (COP)

Hall Stations
The Hall Station buttons illuminate when pushed. The push button itself is always made of stainless steel for maximum durability. For increased safety and security, an optional key switch allows the entire elevator to be deactivated.

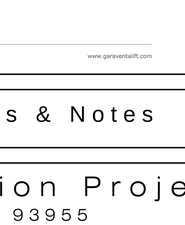
Car Direction Lantern
Mounted in the car to the car slam post opposite the COP, the Car Direction Lantern is an audio and visual signaling device that indicates direction of travel and arrival at the floor.

Hall Stations

Car Direction Lantern

Doors - Entrance and Car Doors

The Elvoron LU/LA uses commercial elevator entrance and car doors. When open the doors provide a **36" (915mm) x 80" (2032mm) clear opening**. They are two-speed horizontal doors and are equipped with full height photo-electric presence/obstruction sensors. The doors have an hour and a half fire rating.



The car doors are finished to match your car wall trim and the entrance doors are primed and ready to be painted to match your building décor. All doors can be supplied in brushed stainless steel.

Door Details - Wood and Drywall Walls

Garaventa Lift recommends that the walls on the entrance side of the hoistway be left open until the door frames are set. This allows the doors to be aligned with the centerline of the car.

Contact your local authorized Garaventa Lift representative for further details.

See Layouts & Clearances for door centerlines

Technical Information

Car Sizes:
48" x 54" (1220 x 1372mm) Style 1 + 2 only
42" x 60" (1067 x 1524mm) Style 1 + 2 only
51" x 51" (1295 x 1295mm) Style 3 + 4 only

Rated Load: Standard: 1400 lbs (635 kg)

Speed: Standard: 30 fpm (0.15 m/s) nominal speed

Optional*: 40 fpm (0.2 m/s)

Travel Range:
Standard: 25 ft (7.6 meters)
Optional*: 30 ft (9.1 meters)

Stops: Up to 6 stops

Pit Depth: Recommended pit depth of 14" (355 mm), Pit Prop standard equipment with elevator. 16" if Buffer Springs are required.

Overhead Clearance (Refuge Space):
135" (3429mm) min. standard overhead

*114" (2895mm) min. overhead in existing construction with the use of a Car Top Prop

Drive System: 1:2 Cable Hydraulic,
Heavy Duty car sling with roller guide shoes running on 8 lb. per foot steel T-rails, Quiet submersed pump and motor, Factory pre-set and tested 2-speed valve for smooth start and stop.

Power Supply:
Elevator:
Standard: 208 VAC three phase
Optional: 230 VAC single phase

Lighting: 110 VAC single phase, 15 amps

Controls:
Fully automatic push button operation, PLC Controller, integrated self-diagnostics. Digital floor indicator in car, automatic car lighting upon entry, illuminated push buttons, car arrival lanterns in car door jamb.

Doors:
36" x 80" (914 x 2032mm) two-speed horizontal sliding hoistway and car doors with 1.5 hour fire rating

***Contact Garaventa Lift**

Safety Features:
Uninterruptible Power Supply (UPS) emergency backup power lowering system, emergency manual lowering valve, safety brake system, 2 speed door operators with integral gate switch, automatic bi-directional floor leveling, emergency alarm button in car, emergency keyed stop switch in car, overspeed valve, final limit switch and low oil protection timer circuit

Unique Standard Features:
Braille markings, car direction lantern comes with audio and visual signals, full height photo-electric presence/obstruction sensors, automatic home park feature

Code Compliance
ASME A17.1, Section 5.2 LU/LA Elevators
CSA B-44, Section 5.2 LU/LA Elevators
ADA (Americans with Disabilities Act)

Popular Options:
Integrated hands free telephone, custom car finishes, additional handrails, Fireman service
(Phase 1), car top prop, buffer springs (increases your pit depth), keyed hoistway access.

Machine Room Requirements

In order to meet the code requirements, the hydraulic pump unit, GFI duplex receptacle and fused disconnect switches (elevator lighting) must be located in a dedicated machine room with a minimum overhead of 7' (2134 mm). Adequate working space in the machine room includes, clearance in front of the pump unit and the proper location of the light switch and disconnect switches. Please refer to your job specific shop drawings or contact your local authorized Garaventa Lift representative for further details.

The optimum location for your machine room is at the lowest level of the building, adjacent to the hoistway, preferably on the same side as the guide rails. The dimensions of the pump unit are 30" wide x 19 ½" deep x 66 ¼" high (762 x 495 x 1683 mm).
The controller pump assembly can be located up to 25' (7.6 m) from the hydraulic jack.

The controller and pump tank can be separated from each other by a maximum of 10'.

Please contact your Local Garaventa Lift representative for specific Machine Room Code Requirements.

Machine Room Layouts

Please contact your Local Garaventa Lift representative for specific Machine Room Code Requirements.

Machine Room Layouts (Continued)

Two dedicated PVC sleeves, at least 3" (76 mm) in diameter, will be required between the hoistway and the machine room, one sleeve for the hydraulic hose and one for the electrical conduit. This is to enable the installers to make the connection between the cylinder and the pumping unit. The sleeves should enter the hoistway at either corner of the support wall.

Contact your local authorized Garaventa Lift representative for code specific requirements and further details.

Lighting:
The machine room must be provided with at least 100 lx lighting over the pumping unit and disconnect switches.

Electrical Disconnects:
In the machine room you will need to provide two lockable fused disconnects – one 15 amp for lighting and one 40 or 30 amp for the pump unit (depends upon site voltage). Disconnect switches should be located on the strike (lock) side of the machine room door. In accordance to the electrical code, you must provide a minimum of 36" (915mm) in the United States and 39 ⅜" (1000mm) in Canada of working space in front of each disconnect switch.

The disconnect switch for the pump unit requires an auxiliary contact.

The fused disconnect switch rating and fuse rating for the lift will be shown on the shop drawings for your project.

At least one GFCI duplex receptacle connected to a 15 amp branch circuit shall be installed in the machine room.

Ventilation Requirements:
No special requirements. The elevator drive unit will generate approximately 3200 BTU per hour under normal operating conditions. Recommended temperature for elevator equipment is 50º – 90º F (15º – 32º C) and 5% – 90% non-condensing.

Mains Power Requirements

The standard motor on the pump can be ordered to suit either three phase or single phase power.

Standard: 208 VAC Three phase 30 amps
Optional: 230 VAC Single phase 40 amps

Emergency Battery Lowering
In case of a power outage the elevator is provided with a second power source that allows the car to be lowered to the lowest landing. While descending, the car can stop and the passenger can exit the car on any landing along the way.

ELEVATOR GENERAL, ACCESSIBILITY & SAFETY NOTES

Meals on Wheels - 1020 Auto Center Parkway, Seaside, California

PROJECT-SPECIFIC DESIGN BASIS	Manufacturer / model: Garaventa Lift Elvoron LU/LA commercial elevator or approved equal	Service: 2 landings / 1 floor of travel	Nominal travel: 10'-0" floor-to-floor	Cab: 48" W x 54" D nominal clear	Rated load: 1,400 lb	Nominal speed: 30 fpm
FINAL DIMENSIONS AND REQUIREMENTS SHALL BE TAKEN FROM ACCEPTED JOB-SPECIFIC SHOP DRAWINGS.	Entrances: 36" W x 80" H clear, automatic two-speed horizontal sliding	Entry style: Verify 1L, 1R or 2	Minimum pit: 14"; 16" where buffers are required	Overhead: 135" standard; reduced existing-condition option only when approved.	Drive: Per accepted vendor selection	Status: Basis of design - not a shop drawing

IMPORTANT - CONFIRM LU/LA CODE PATH

This note set assumes a **commercial Garaventa Lift Elvoron LU/LA elevator**, not an Elvoron private-residence variant, installed under **ASME A17.1/CSA B44 as adopted and amended by the California Code of Regulations Title 8 Elevator Safety Orders**, with the **2025 California Building Code (CBC) Chapter 11B-206.2.5 exception** and the **City of Seaside and CalOSHA Elevator Unit** accepting the proposed device. If the exception is not accepted, provide a full passenger elevator complying with CBC Section 11B-407 and all related requirements.

GENERAL AND REGULATORY

1. Provide a complete, operational, code-compliant commercial LU/LA passenger elevator system, including car, entrances, controls, drive equipment, guide rails, supports, wiring, emergency communications, signs, testing and accessories.
2. Comply with the 2025 California Building Code, 2025 California Fire Code, 2025 California Electrical Code, California Code of Regulations Title 8 Elevator Safety Orders, and ASME A17.1/CSA B44 as adopted and amended by the authorities having jurisdiction.
3. Provide accessible features in accordance with CBC Sections 11B-206.8 and 11B-408. Where requirements conflict, the more restrictive requirement shall govern unless a code exception is approved.
4. Installation shall be performed by a California licensed elevator contractor. Elevator contractor shall submit the required Notice of Intent to Install and coordinate State inspection and permit to operate with the Cal/OSHA Elevator Unit.
5. Do not place the elevator in public service before final inspections, acceptance tests, correction of deficiencies and issuance of a current State permit to operate. Post the operating permit in the car as required.
6. Elevator is for passenger accessibility and is not a freight elevator. Do not use the elevator for construction materials, palletized food, wheeled equipment or loads exceeding its rated capacity unless specifically approved by the manufacturer and AHJ.

SUBMITTALS AND COORDINATION

1. Submit job-specific shop drawings before construction of the pit, hoistway, entrances, rail support wall, machine space or equipment supports. Planning-guide dimensions are reference information only.
2. Shop drawings shall show clear hoistway dimensions, pit and overhead, cab and door clearances, landing configuration, rail and bracket locations, structural reactions, equipment access, power, heat loads, fire ratings, finishes and all work by other trades.
3. Field-verify the 10'-0" floor-to-floor dimension, finished-floor elevations, opening locations, structural conditions and available overhead. Resolve discrepancies before fabrication or placement of concrete, framing or embeds.
4. Coordinate power requirements with architectural, structural, fire sprinkler, fire alarm, electrical and mechanical drawings. No change to the approved elevator layout is permitted without written review by the elevator contractor and Architect.
5. Provide complete operation and maintenance manuals, wiring diagrams, diagnostic information, test reports, keys, special tools and manufacturer warranty at project closeout.

ACCESSIBILITY

1. Provide an automatic LU/LA elevator with a clear car width of 42 inches minimum and clear depth of 54 inches minimum. The selected nominal 48-inch by 54-inch cab shall maintain required clear dimensions after wall finishes, handrails and operating fixtures are installed.
2. Provide automatic horizontal sliding car and hoistway doors with 36-inch by 80-inch clear opening as indicated by the basis-of-design manufacturer. Verify final clear opening on accepted shop drawings.
3. Provide call buttons, hall signals, audible and visible arrival indicators, tactile characters, Grade 2 Braille, car controls and emergency controls complying with CBC Sections 11B-407 and 11B-409.
4. Provide a support rail on at least one car wall. Top of rail shall be 31 inches minimum and 35 inches maximum above car floor, with 1-1/2-inch minimum clearance from adjacent surfaces and structural capacity for a 250-pound load.
5. Cab floor shall be firm, stable and slip resistant. Finished floor transitions at landings shall comply with CBC Section 11B-303 and shall not interfere with door operation or required leveling tolerances.
6. Maintain an accessible route and required door maneuvering clearances at each landing. Keep call stations, emergency devices and signs within accessible reach ranges and free of protruding-object hazards.

HOISTWAY, PIT AND STRUCTURAL

1. Provide a continuous hoistway enclosure and pit opening protection with fire-resistance ratings required by CBC Sections 707.14.1 and 713.4, including openings for pipes, penetrations, door frames and equipment interfaces.
2. Hoistway clear inside area and finished-shaft dimensions, Construct hoistway square, smooth and plumb for its full height within the elevator manufacturer's tolerance, basis-of-design guide indicates plus or minus 1/8 inch.
3. Provide the minimum 14-inch pit depth required by the basis-of-design manufacturer. Provide 16 inches minimum where buffer springs are required, including where applicable due to occupied space below. Final depth shall be per accepted shop drawings and State approval.
4. Provide 135 inches minimum overhead above upper landing finished floor for the standard basis of design. A reduced existing-condition overhead using a car-top prop shall be used only where expressly approved by the manufacturer, structural engineer and AHJ.
5. Structural Engineer shall design and detail the rail support wall, brackets, embeds, headers, pit slab, equipment supports and surrounding framing for all dead, live, impact and seismic loads shown on accepted elevator shop drawings.
6. Provide seismic restraint and anchorage for the elevator and its components in accordance with CBC Chapter 16, ASCE 7 and ASME A17.1/CSA B44 as applicable. Coordinate anchor locations with shop drawings.
7. Keep the pit dry and protected from groundwater and surface water. Coordinate waterproofing and approved drainage or sump provisions without creating an unapproved connection to the sanitary or storm system.
8. Do not install unrelated piping, ducts, wiring, equipment or access panels in the hoistway, pit or dedicated elevator equipment space.

ELECTRICAL, FIRE ALARM AND COMMUNICATION

1. Provide dedicated elevator power, lighting power, disconnects, overcurrent protection, auxiliary contacts and grounding as required by the California Electrical Code and accepted elevator shop drawings. Ratings shown in manufacturer planning literature are preliminary only.
2. Provide lockable disconnecting means in approved, accessible locations. Maintain required working clearances and identify all disconnects and circuits.
3. Provide permanent pit lighting, pit light switch and GFCI receptacle. Where a hydraulic machine room is selected, provide permanent equipment-room lighting and GFCI receptacle and maintain the manufacturer's required temperature and humidity range.
4. Provide separate, supervised emergency two-way communication in the elevator car with both audible and visible communication modes, capable of identifying the elevator location and operating whenever the building is occupied.
5. Provide CBC Section 1009.8 two-way communication station at the accessible upper-floor elevator landing unless the Building Official approves a listed exception. Coordinate monitoring, power, signage and operating instructions with the fire/life-safety drawings.
6. Coordinate smoke detection, fire alarm interfaces, elevator recall or emergency operation, shunt trip and sprinkler supervision with the elevator contractor, fire alarm contractor, sprinkler contractor and Fire Marshal. Provide only those functions required for the approved installation.
7. Coordinate sprinklers in the hoistway, pit and elevator equipment spaces with NFPA 13, the California Fire Code and the approved elevator equipment. Protect electrical equipment from water discharge as required.

SAFETY AND OPERATION

1. Provide hoistway and car-door interlocks so the elevator cannot run unless doors are closed and locked and landing doors cannot open unless the car is within the permitted unlocking zone.
2. Provide full-height photoelectric door-reopening protection. Door closing shall be smooth and shall not create a trapping or impact hazard.
3. Provide automatic bidirectional floor leveling and maintain required landing accuracy under all loading conditions.
4. Provide manufacturer-standard safety brake system, overspeed protection, final limit switch, emergency alarm, keyed emergency stop, low-oil protection where hydraulic, emergency manual lowering and battery-backed emergency lowering.
5. Emergency lowering shall deliver the car to an available landing and permit passenger exit in accordance with the approved control sequence. Emergency access and lowering devices shall remain secured from unauthorized use.
6. Post required elevator identification, capacity, operating permit and fire-emergency signs. Elevator shall not be identified or used as an accessible means of egress unless specifically designed, protected and approved for that purpose.
7. Keep landing lobbies, doors, call stations and emergency communication equipment unobstructed at all times.

CONSTRUCTION SAFETY

1. Guard all open hoistway entrances with code-compliant, secured barriers from the time openings are created until doors and permanent protection are installed. Warning tape alone is not acceptable.
2. Only authorized elevator personnel may enter the hoistway, pit, car top or elevator equipment space. Provide controlled access and maintain keys in accordance with the approved site safety plan.
3. Apply lockout/tagout procedures before work on energized, moving or hydraulic equipment. Do not bypass interlocks, door protection or safety circuits except by authorized personnel performing approved tests.
4. Protect elevator components from water, dust, impact, welding debris and unauthorized operation. Keep the pit and equipment areas clean, dry and adequately illuminated.
5. Do not use the permanent elevator for construction service unless the manufacturer, elevator contractor, Building Official and State inspector approve the use and required temporary protections in writing.
6. Coordinate overhead work so no person works above or below another person in the hoistway without approved protection and communication procedures.

TESTING, TURNOVER AND MAINTENANCE

1. Elevator contractor shall perform all required acceptance inspections and tests, including rated-load, safety, door, leveling, alarm, emergency communication, emergency lowering and fire alarm interface tests, witnessed where required by the State.
2. Correct all inspection deficiencies and obtain the State permit to operate before owner occupancy or public use.
3. Demonstrate normal and emergency operation to the Owner's designated representatives. Provide written procedures for entrapment response, emergency communication and shutdown.
4. Provide a full maintenance agreement with a California C-11 licensed elevator service company. Service frequency and records shall comply with Title 8 Elevator Safety Orders and the conditions of the operating permit.
5. Owner shall maintain a current permit, required inspection records, emergency communication service and maintenance access for the life of the elevator. Safety devices shall not be altered or disabled.

References: 2025 CBC 11B-206.2.5, 11B-206.8, 11B-408 and Chapter 30; CCR Title 8 Elevator Safety Orders; Garaventa Lift Elvoron LU/LA Design & Planning Guide 37161-N-OP. Verify local amendments, final shop drawings and AHJ requirements.

Prepared 2026-07-04 | Permit-set note draft

PARCEL: 011-523-021

REVISIONS		
△	DATE	DESCRIPTION
DRAWN BY :	C.M.T.	
CHECKED BY:	A.E.S.	
PURPOSE :	Building Permit	

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AL E. SAROYAN II

LICENSED ARCHITECT AL E. SAROYAN JR. No. C-8046 REN. 9-30-26 STATE OF CALIFORNIA

Scale: 4" = 1'-0"

Elvoron Elevator Details Specifications & Notes

Meals On Wheels Interior Renovation Project

1020 Auto Center Pkwy Sea Side California 93955

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DATE: 24 JULY 2026
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PROJECT NM. MEALS ON WHEELS