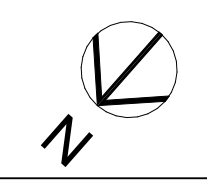


**1** NEW 1ST FLOOR EXITING PLAN  
 SCALE: 1/4" = 1'-0"



**OCCUPANCY LEGEND**

- RESIDENTIAL (R-3)
- BUSINESS (R-3, ACCESSORY)
- GARAGE (U)

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

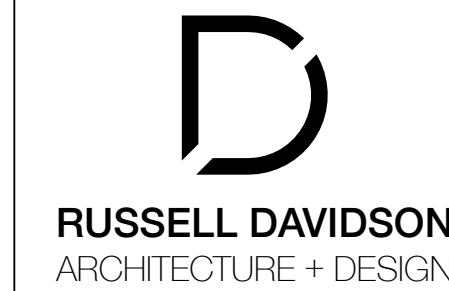
**EXIT & ACCESSIBILITY PLAN**

**G2.1**



# AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)



YES APPLICABLE  
NOT APPLICABLE  
RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)  
RESPON. PARTY

**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.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

**Note:** Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

**Note:** On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

**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.

**Exceptions:**

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

### DIVISION 4.1 PLANNING AND DESIGN

**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 4 RESIDENTIAL MANDATORY MEASURES

**SECTION 4.102 DEFINITIONS**

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

**FRENCH DRAIN.** A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

**WATTLES.** Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

**4.106 SITE DEVELOPMENT**

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre soil and are part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a locally enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html))

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or 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:

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

**Exception:** Additions and alterations not altering the drainage path.

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

**Exceptions:**

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
  - Where there is no local utility power supply or the local utility is unable to supply adequate power.
  - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

**4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1 1/8 inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

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

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. 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 a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

**Exceptions:**

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.** The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

**Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

**Notes:**

- Construction documents shall show locations of future EV spaces.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**2.EV Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

**Exception:** Areas of parking facilities served by parking lifts.

**3.EV Chargers.** Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

**4.106.4.2.2.1 Electric vehicle charging stations (EVCS).** Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

**Exception:** Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.2.1.1 Location.** EVCS shall comply with at least one of the following options:

- The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

**Exception:** Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.** The charging spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

**4.106.4.2.2.1.3 Accessible EV spaces.** In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.3 EV space requirements.**

1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1 1/8 inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

**Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

**Notes:**

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

### DIVISION 4.2 ENERGY EFFICIENCY

**4.201 GENERAL**

**4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

### DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

**4.303 INDOOR WATER USE**

**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

**Note:** All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**4.303.1.1 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.

**4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 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.

**4.303.1.3.2 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 only allow one shower outlet to be in operation at a time.

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

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 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.

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

**4.303.1.4.5 Pre-rinse spray valves.** When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:** The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

PRODUCT CLASS [spray force in ounces force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A). Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)]

**4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.** Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

**4.303.3 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.

**NOTE:** THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

**4.304 OUTDOOR WATER USE**

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

**NOTES:**

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

### DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

**4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE**

**4.406.1 RODENT PROOFING.** Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

**4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**

**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

**Exceptions:**

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

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

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

**4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

**Notes:**

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at [www.hcd.ca.gov/CALGreen.html](http://www.hcd.ca.gov/CALGreen.html) may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

### 4.410 BUILDING MAINTENANCE AND OPERATION

**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
  - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
  - Roof and yard drainage, including gutters and downspouts.
  - Space conditioning systems, including condensers and air filters.
  - Landscape irrigation systems.
  - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building, provide readily accessible area(s) that serves all buildings on the site 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 locally enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

### DIVISION 4.5 ENVIRONMENTAL QUALITY

**SECTION 4.501 GENERAL**

**4.501.1 Scope**  
The provisions of this chapter shall outline means of reducing the quality 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 4.502 DEFINITIONS**

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

**AGRI-FIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**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 panels, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959  
APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED: DATE  
SCALE: AS NOTED  
DRAWN BY: RPD  
CHECKED BY: RPD  
JOB: ---

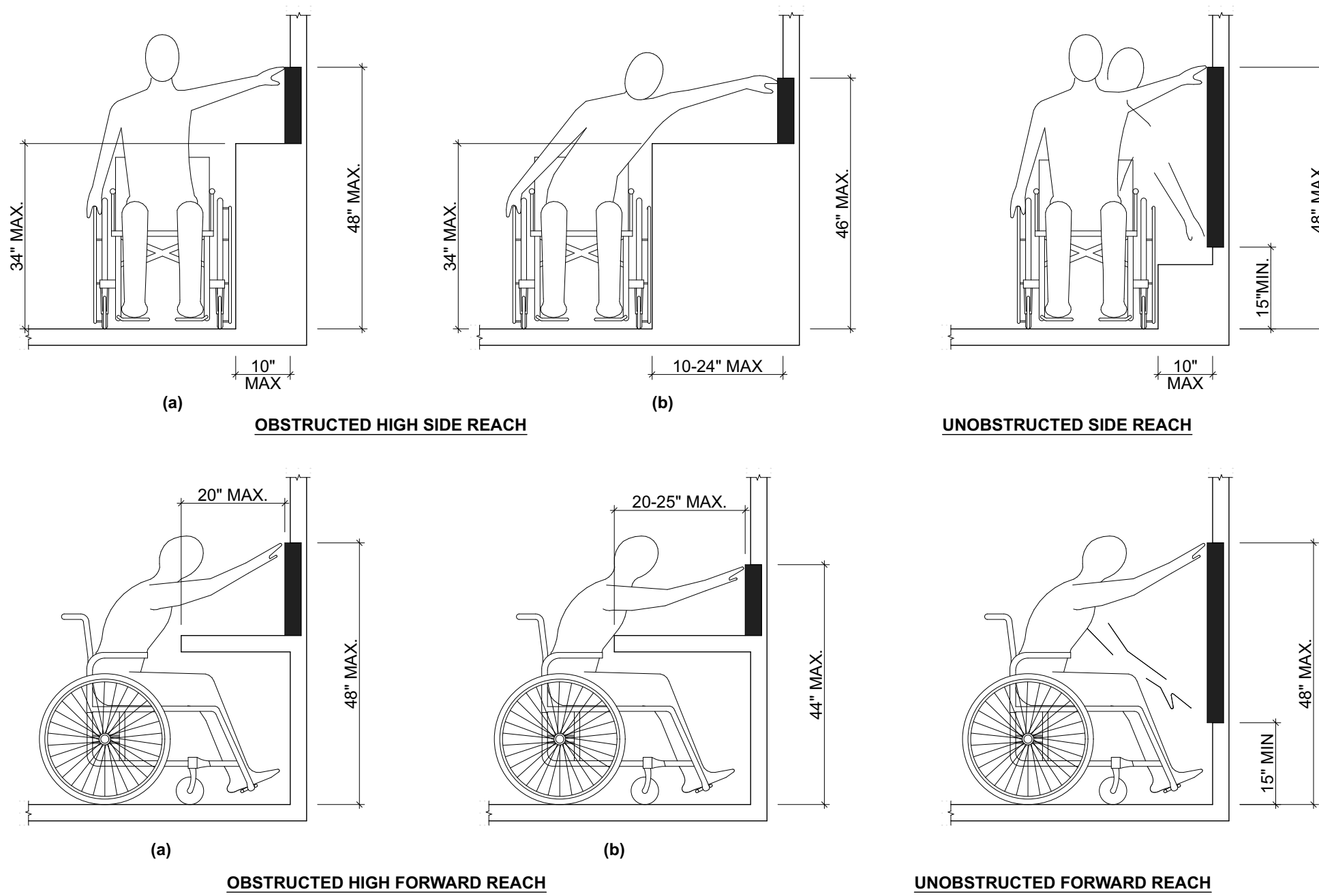
CGBC

G3.0

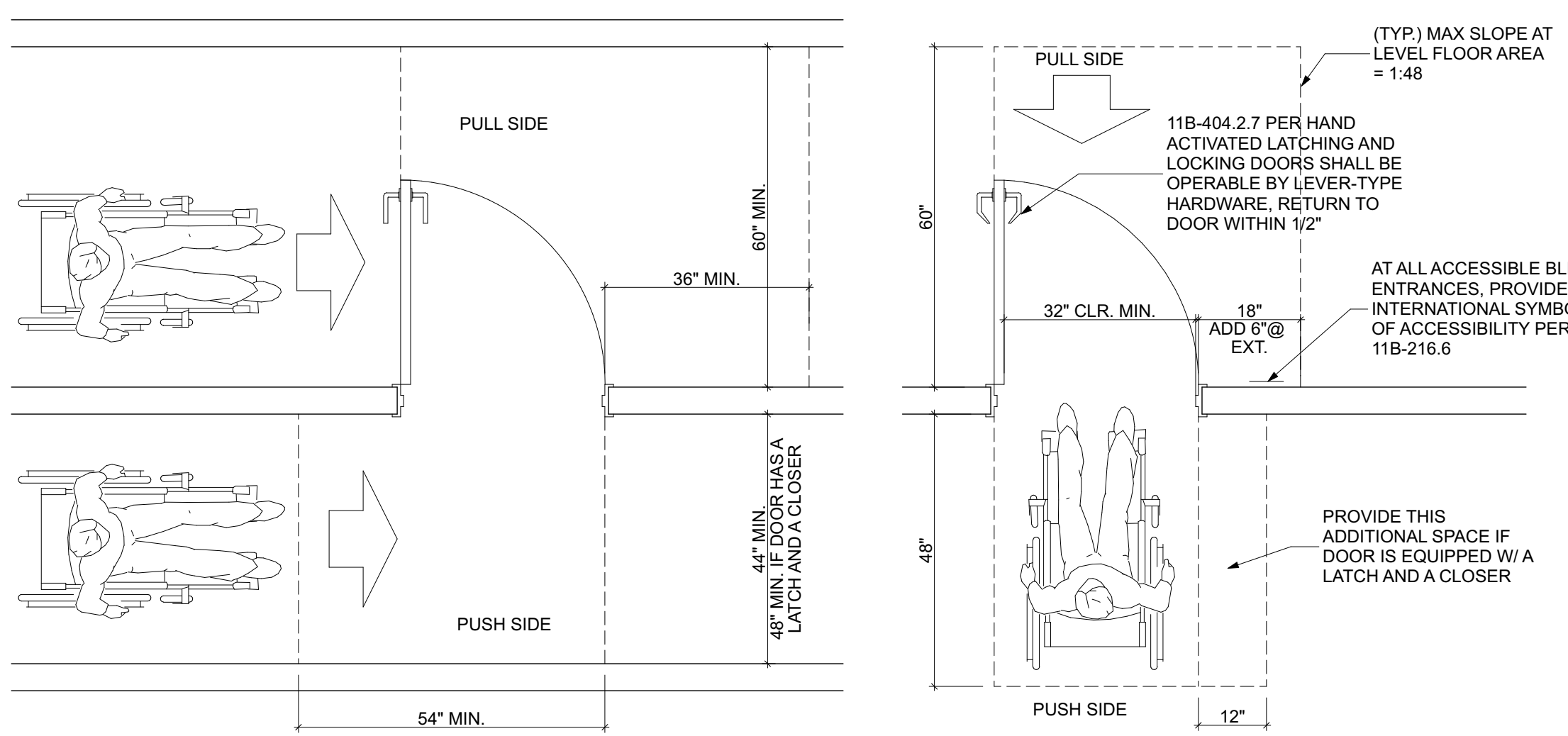




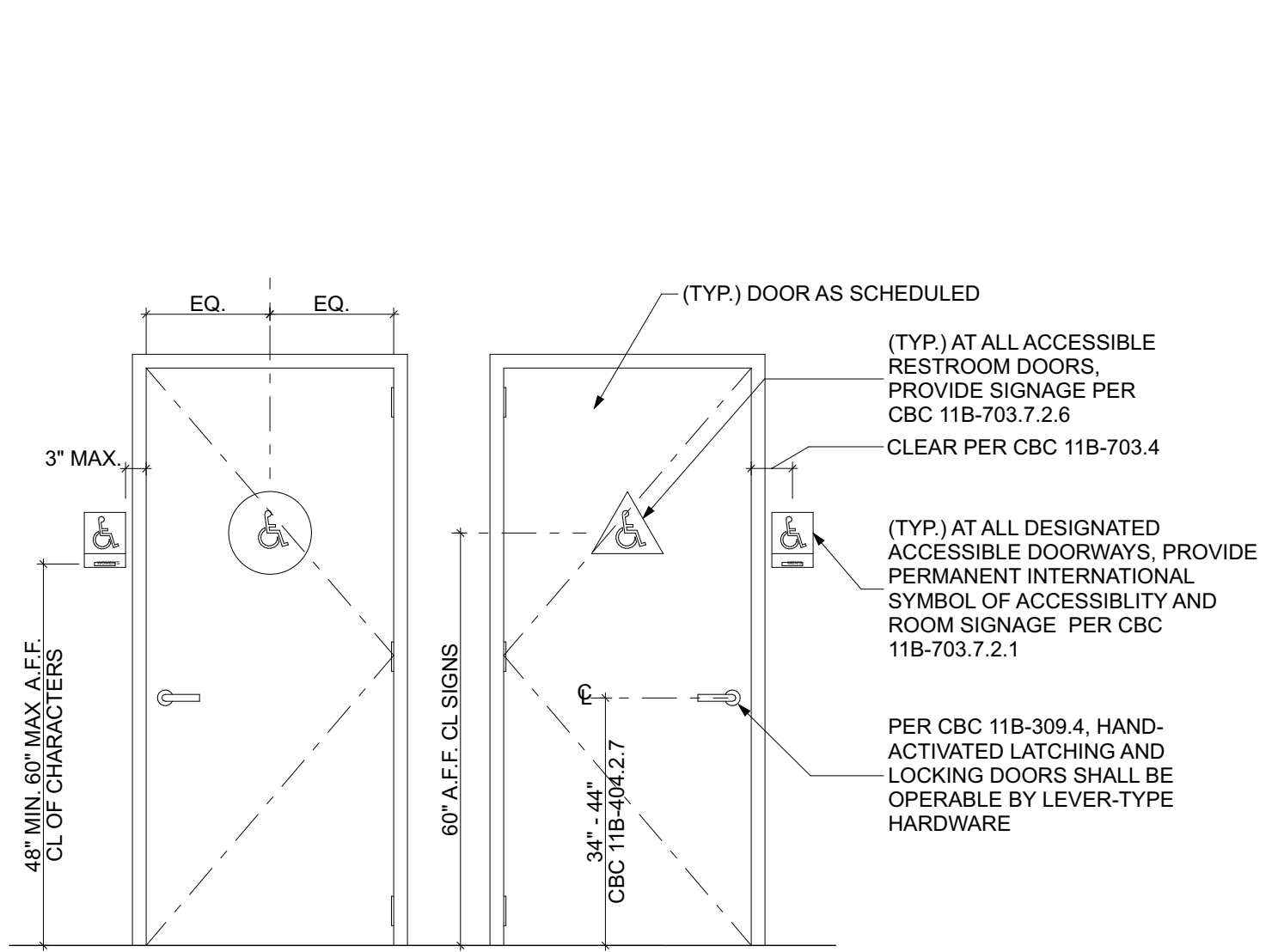




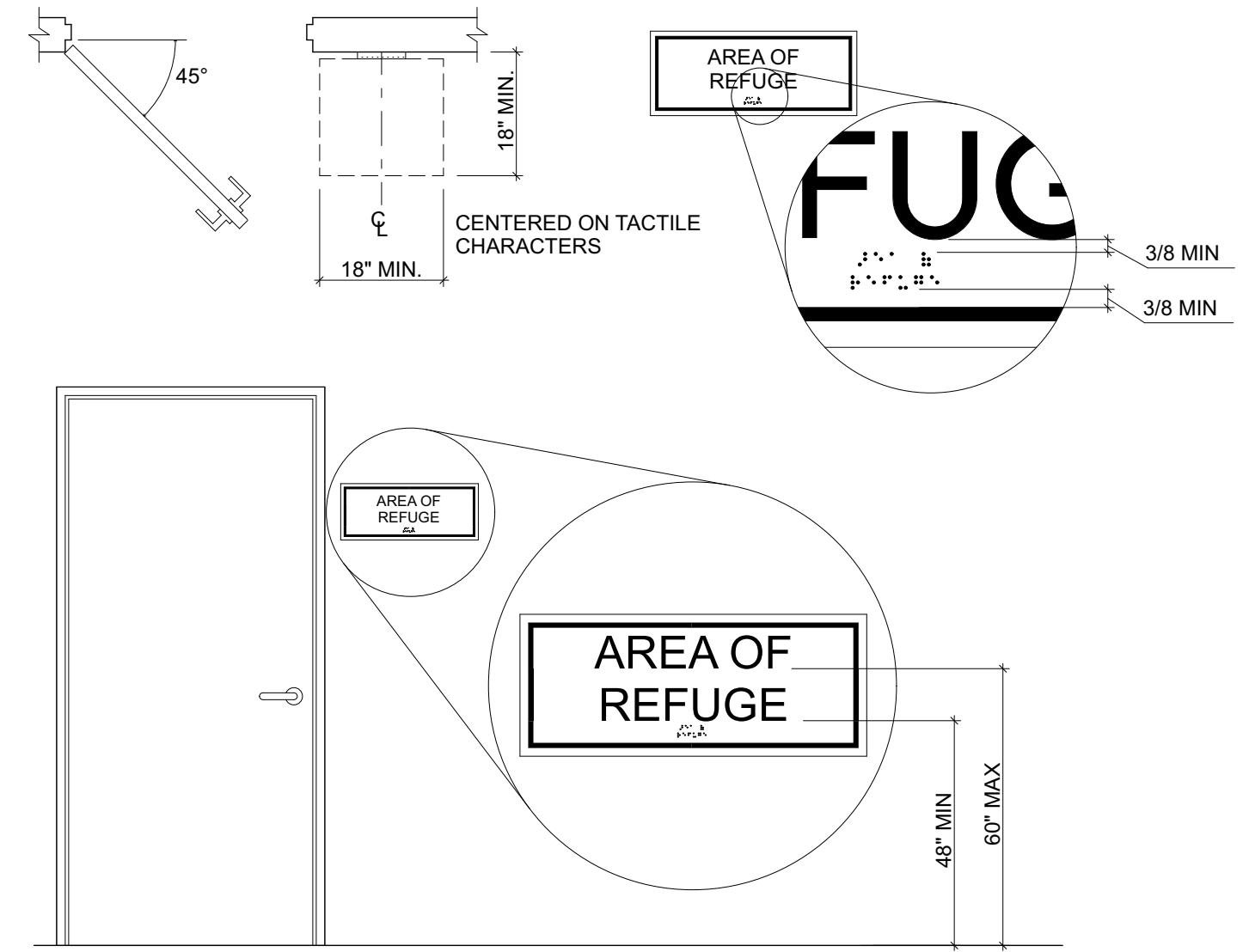
**7 FORWARD & SIDE REACH**  
SCALE: 1/2" = 1'-0"



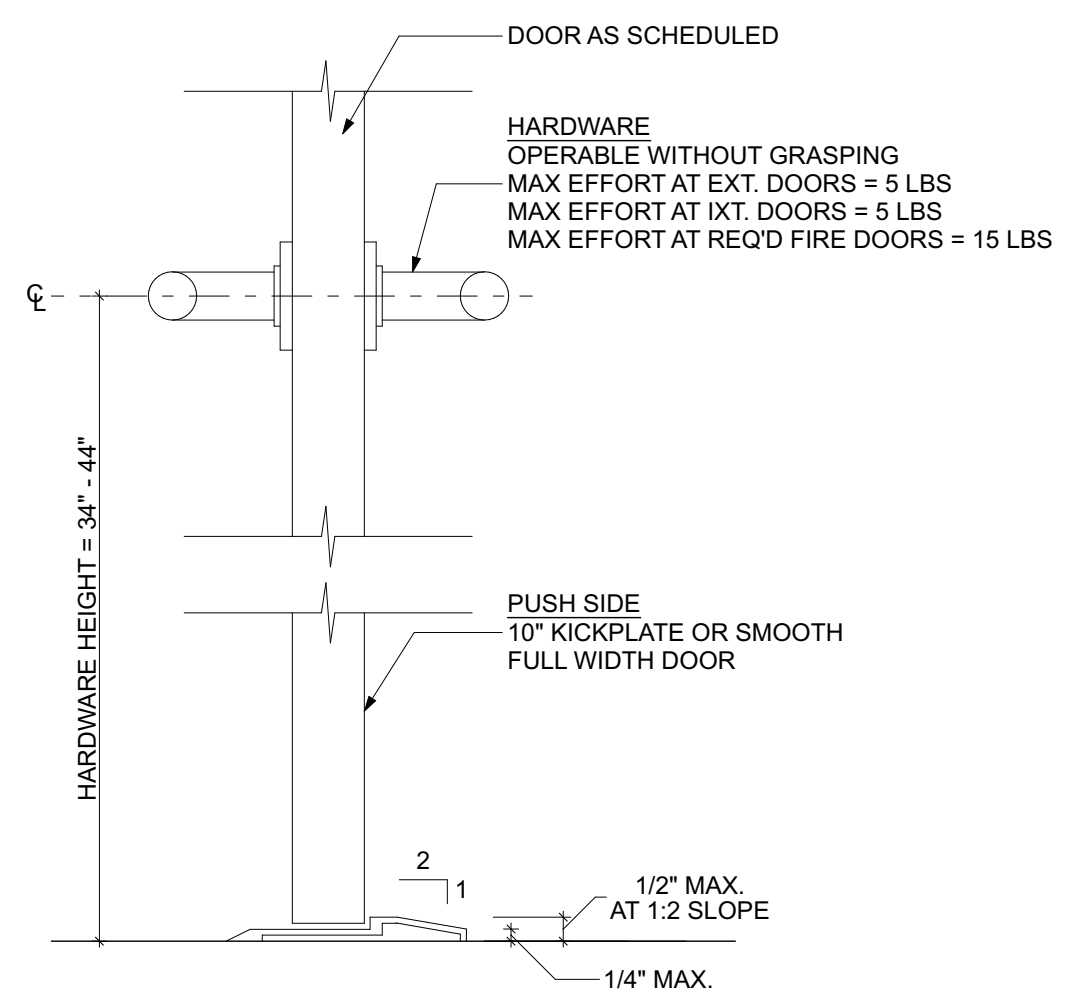
**8 LEVEL MANUEVERING CLEARANCE AT DOORS**  
SCALE: 1/2" = 1'-0"



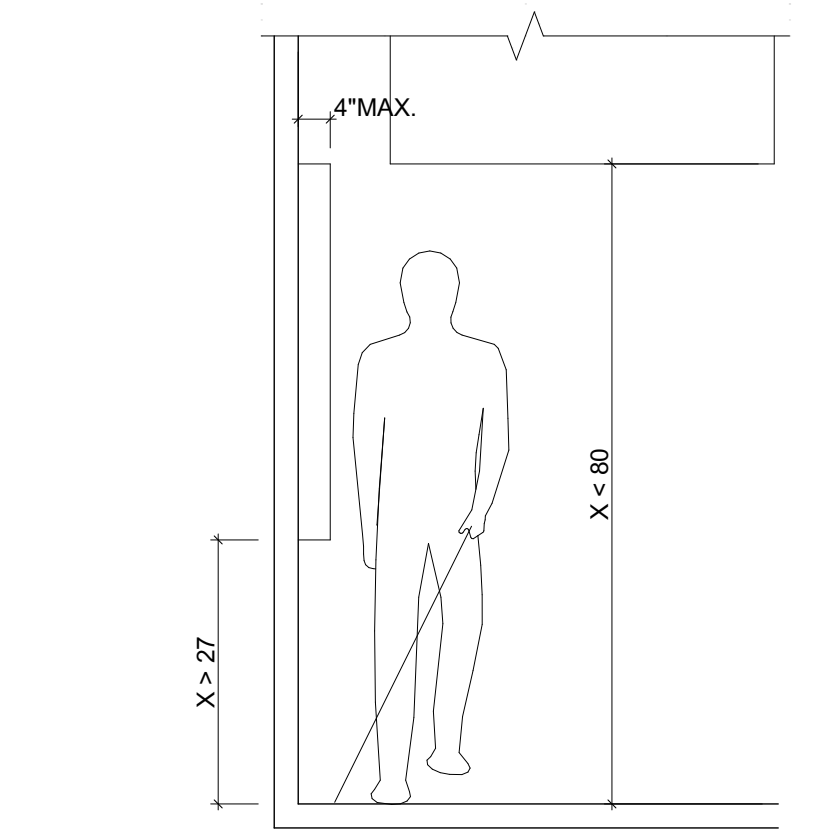
**7 DISABLED ACCESS DOOR SIGNAGE**  
SCALE: 1/2" = 1'-0"



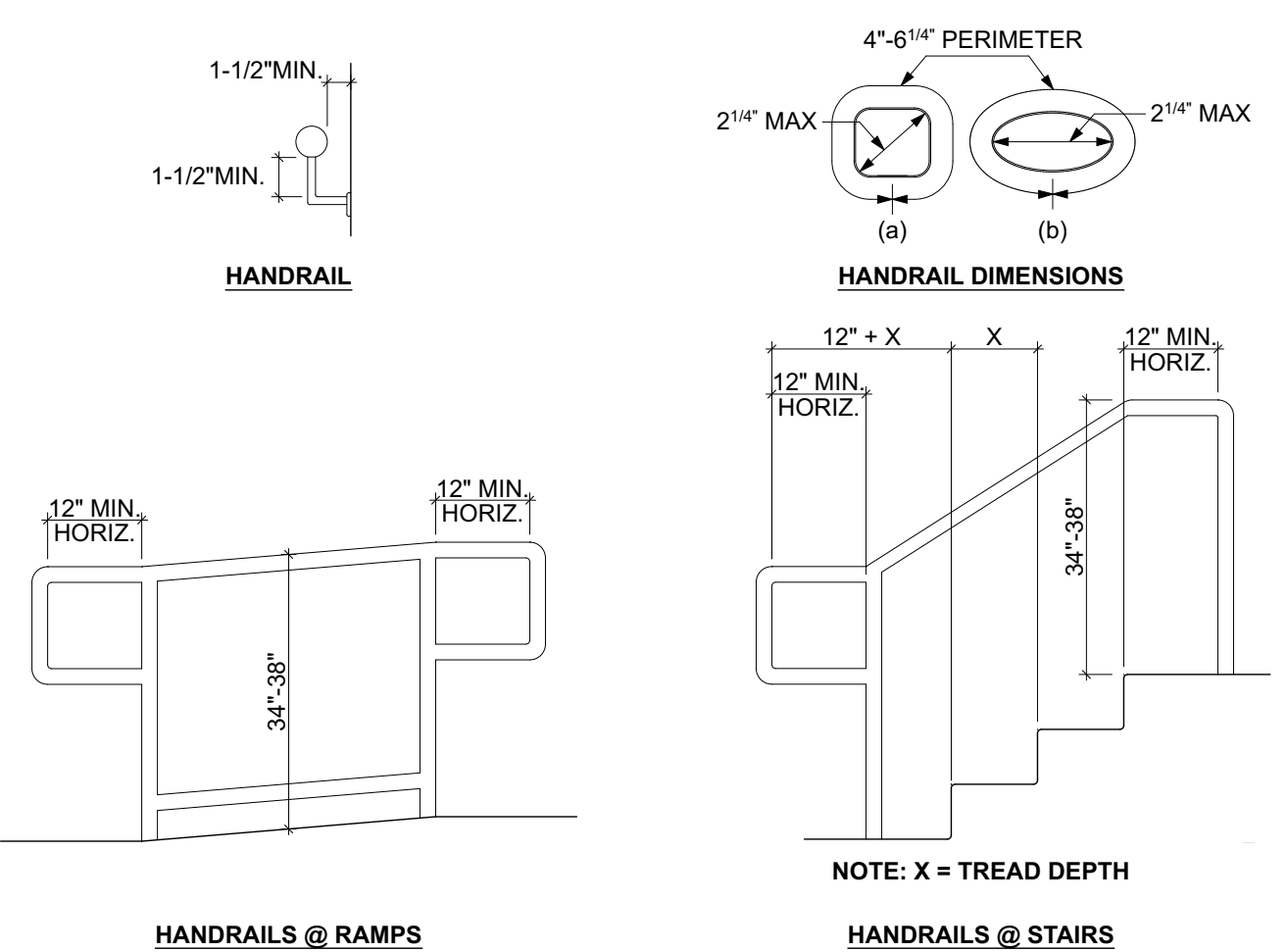
**6 TACTILE SIGNAGE**  
SCALE: 1/2" = 1'-0"



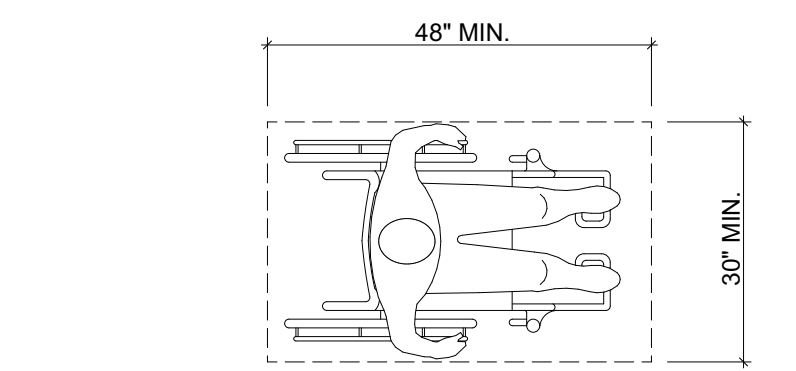
**5 DISABLED ACCESS DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



**4 LIMITS OF PROTRUDING OBJECTS**  
SCALE: 1/2" = 1'-0"



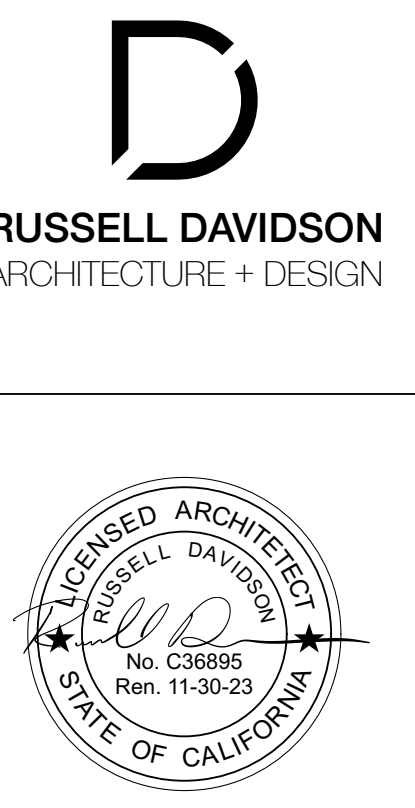
**3 HANDRAIL**  
SCALE: 1/2" = 1'-0"



**2 CLEAR FLOOR SPACE**  
SCALE: 1/2" = 1'-0"

**ACCESSIBILITY NOTES:**

- A CLEAR OPENING OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
- WHERE THE DOORS ARE LOCATED WITHIN THE ACCESSIBLE ROUTE, THE DOOR LANDING IS REQUIRED TO HAVE A DEPTH CLEARANCE OF 60 INCHES MINIMUM IN THE DIRECTION OF THE DOOR SWING. THE DEPTH CLEARANCE SHALL BE 48 INCHES IN THE OPPOSITE DIRECTION OF DOOR SWING OR:
  - IF APPROACH CAN BE MADE FROM THE LATCH SIDE, THE CLEARANCE DEPTH CAN BE 44 INCHES IF THE DOOR HAS NO CLOSER.
  - IF APPROACH CAN BE MADE FROM THE STRIKE SIDE AND THE DOOR, THE CLEARANCE DEPTH CAN BE 44 INCHES IF IT HAS NEITHER LATCH NOR CLOSER (CBC 1003.3.3.2)
- DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E. LEVER) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR AND THE DOOR SHALL HAVE A 10" KICK-PLATE. (CBC 11B-404.2.7, 11B-404.2.10)
- THE FORCE FOR PUSHING OR PULLING OPEN EXTERIORS ACCESSIBLE EGRESS DOORS IS 5 LB. AND 15 LB AT REQUIRED FIRE DOORS. (CBC 11B-404.2.9)
- LANDINGS AT DOORS SHALL BE LEVEL EXCEPT THAT EXTERIOR DOOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4" PER FT (2% SLOPE). (CBC 11B-404.2.4)
- WHEN THE ACCESSIBLE DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN. (CBC 11B-404.2.8.1)
- WHERE THERE IS A CARPET DOORMAT, ACCESSIBILITY WILL BE MAINTAINED AND THE DOORMAT SHALL BE SECURELY ATTACHED; EXPOSED EDGES SHALL BE FASTENED TO FLOOR SURFACES AND HAVE A TRIM ALONG ENTIRE LENGTH OF THE EXPOSED EDGE. PILE HEIGHT SHALL BE NO MORE THAN 1/2". CHANGES IN LEVEL OF 1/4" MAX SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (CBC 11B-303 AND CBC 11B-302.2)
- 4" STRIKE SIDE X 60" DEEP CLEARANCE AT EXTERIOR DOORS. THE TOTAL CLEARANCE DIMENSIONS ON THE PULL SIDE OF THE DOOR ARE 60"x60" (36" DOOR WIDTH PLUS 24" SIDE STRIKE). (CBC 11B-404.2.4)
- EXIT DOORS SHALL HAVE WITH AN ILLUMINATED EXIT SIGN AND TACTILE SIGNAGE WITH SPECIAL PROVISIONS PER (CBC 1007.9)
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED PER CBC 1008.1.9.4.
- EXIT DOORS ARE TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. HOWEVER, KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT DOOR HAS A DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE DOOR MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE. (CBC 1008.1.9.3)
- FLOORS AND WALL BASE FINISH MATERIALS, IN OTHER THAN DWELLING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES. (CBC 1210.2.1)
- WALLS AND PARTITIONS, WALLS AND PARTITIONS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 1210.2)
  - DWELLING UNITS AND SLEEPING UNITS.
  - TOILET ROOMS THAT ARE NOT ACCESSIBLE TO THE PUBLIC AND WHICH HAVE NOT MORE THAN ONE WATER CLOSET. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE. (CBC 2010.2)



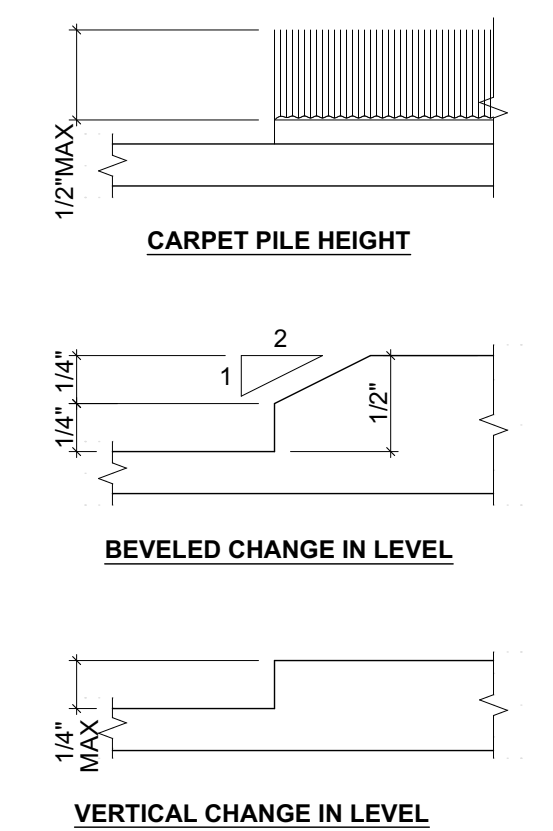
**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959  
APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**TYPICAL ACCESSIBILITY DETAILS**

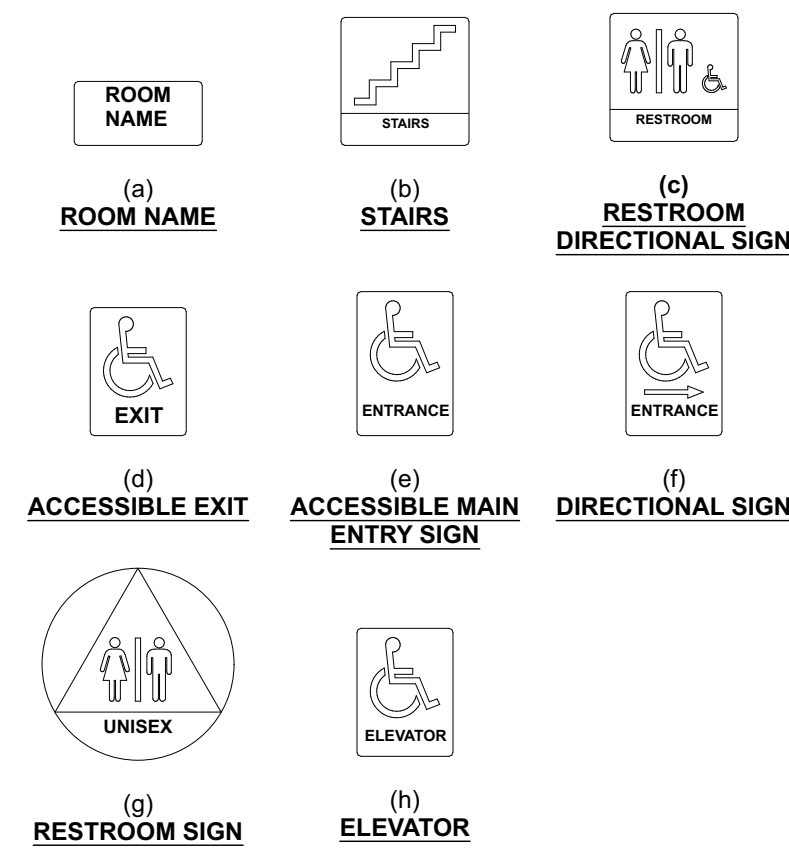


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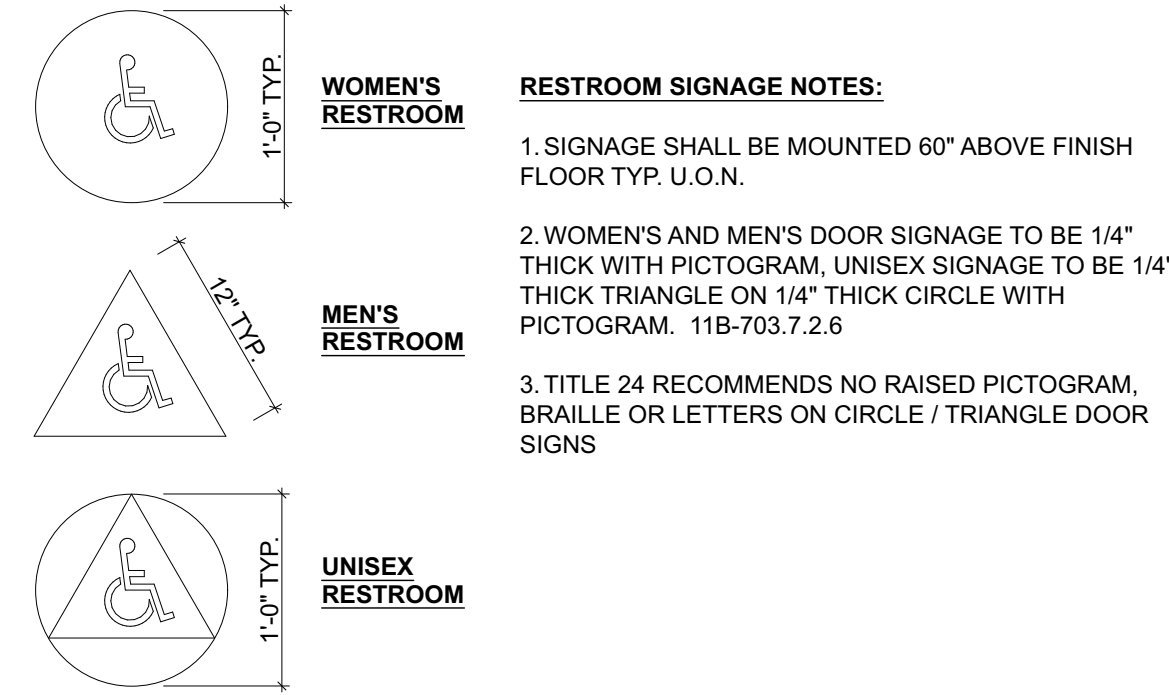


**ACCESSIBILITY NOTES:**

- ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITHIN ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS NOT TO ENCRoACH INTO PEDESTRIAN WAYS. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES WIDE MINIMUM AND 18 INCHES DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 11B-305.7. WHEN USED, WING WALLS OR BARRIERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES VERTICALLY FROM THE FLOOR OR GROUND SURFACE. (11B-302.9)
- THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNITS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AND CLEARANCES REQUIRED AT OTHER FIXTURES, AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. (11B-604.3.2)
- FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 11B-309 EXCEPT THEY SHALL BE LOCATED 44 INCHES MAXIMUM ABOVE THE FLOOR. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS COMPLYING WITH SECTION 11B-604.2 (11B-604.6)
- TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 11B-309.4 AND SHALL BE 7 INCHES MINIMUM AND 9 INCHES MAXIMUM IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER. THE OUTLET OF THE DISPENSER SHALL BE BELOW THE GRAB BAR, 19 INCHES MINIMUM ABOVE THE FINISH FLOOR AND SHALL NOT BE LOCATED BEHIND GRAB BARS. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROLS DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. (11B-604.7)
- TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 11B-404 EXCEPT THAT IF THE APPROACH IS FROM THE PUSH SIDE OF THE COMPARTMENT DOOR, CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION. DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR SHALL BE 4 INCHES MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 11B-404.2.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE. DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT OVERLAP THE CLEARANCE REQUIRED AT A WATER CLOSET. (11B-604.8.1.2)
- A SHOWER SPRAY UNIT WITH A HOSE 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HANDHELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120 F (49°C) MAXIMUM. (11B-605.6)
- THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2 INCH HIGH MAXIMUM IN ACCORDANCE WITH SECTION 11B-303. (11B-605.7)
- SHOWER FLOOR OR GROUND SURFACE, FLOOR OR GROUND SURFACES OF SHOWERS SHALL COMPLY WITH SECTION 11B-302.1 AND SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE. (11B-605.9)
- A SEAT IN A STANDARD ROLL-IN TYPE SHOWER COMPARTMENT SHALL BE A FOLDING TYPE. SHALL BE INSTALLED ON THE SIDE WALL ADJACENT TO THE CONTROLS, AND SHALL EXTEND FROM THE BACK WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. A SEAT IN AN ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT SHALL BE A FOLDING TYPE. SHALL BE INSTALLED ON THE FRONT WALL OPPOSITE THE BACK WALL, AND SHALL EXTEND FROM THE ADJACENT SIDE WALL TO A POINT WITHIN 3 INCHES OF THE COMPARTMENT ENTRY. THE TOP OF THE SEAT SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE BATHROOM FINISH FLOOR. WHEN FOLDED, THE SEAT SHALL EXTEND 6 INCHES MAXIMUM FROM THE MOUNTING WALL. SEATS SHALL COMPLY WITH SECTION 11B-610.3.1 OR 11B-610.3.2. (11B-610.3)
- ALL DIMENSIONS ARE TO FINISHED INTERIOR OR EXTERIOR WALL FINISH. VERIFY IN FIELD.



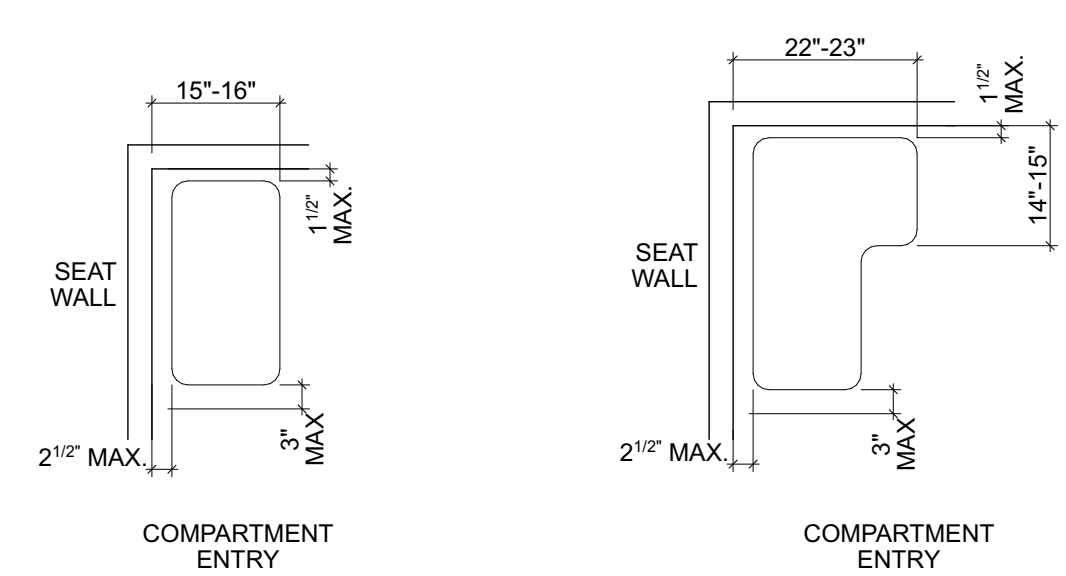
**5 ACCESSIBLE SIGNAGE**  
SCALE: 1" = 1'-0"



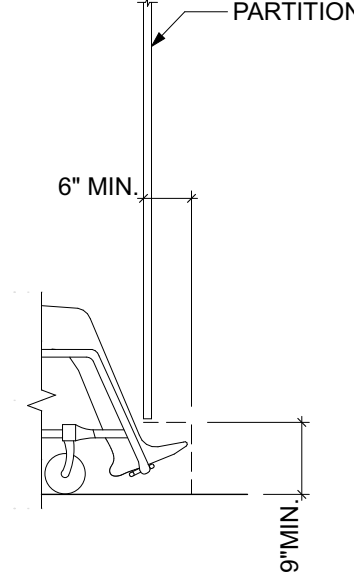
**6 (TYP) RESTROOM SIGNAGE**  
SCALE: 1" = 1'-0"

**RESTROOM SIGNAGE NOTES:**

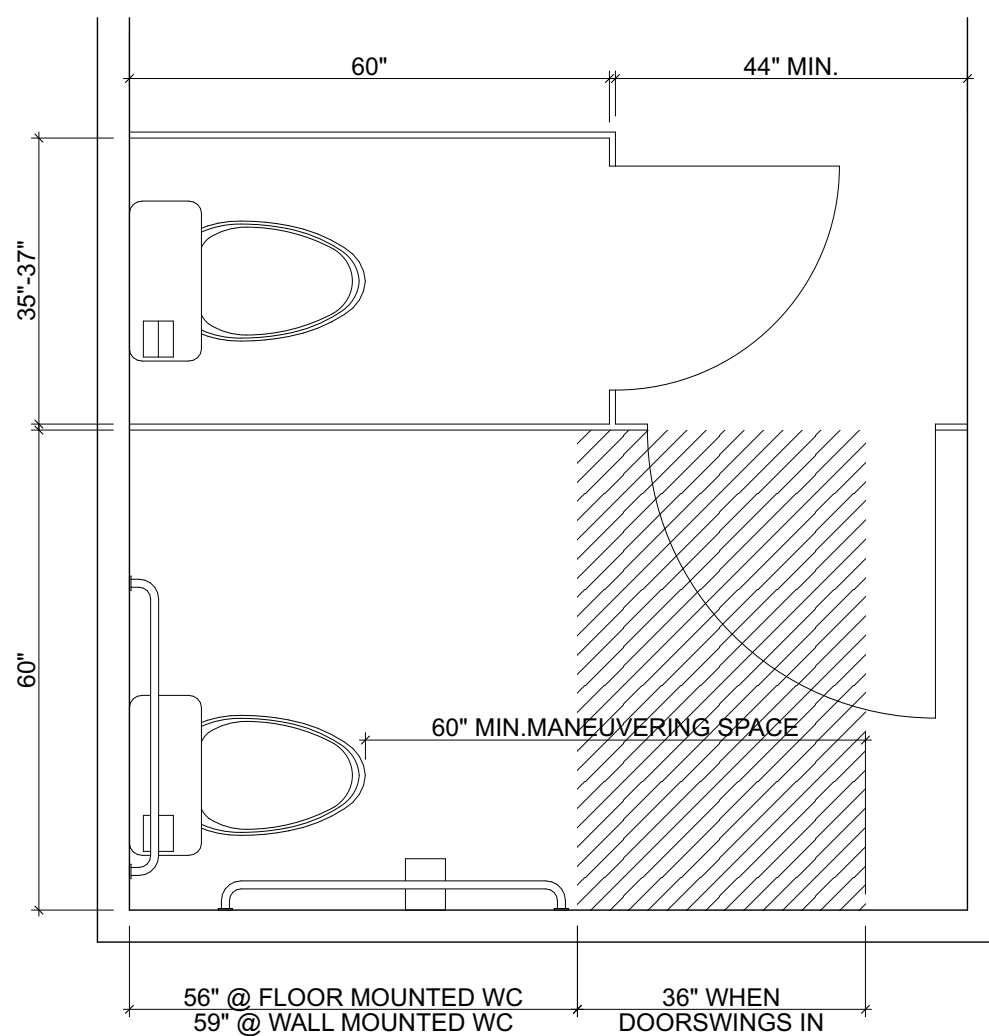
- SIGNAGE SHALL BE MOUNTED 60" ABOVE FINISH FLOOR TYP. U.O.N.
- WOMEN'S AND MEN'S DOOR SIGNAGE TO BE 1/4" THICK WITH PICTOGRAM. UNISEX SIGNAGE TO BE 1/4" THICK TRIANGLE ON 1/4" THICK CIRCLE WITH PICTOGRAM. 11B-703.7.2.6
- TITLE 24 RECOMMENDS NO RAISED PICTOGRAM, BRAILLE OR LETTERS ON CIRCLE / TRIANGLE DOOR SIGNS



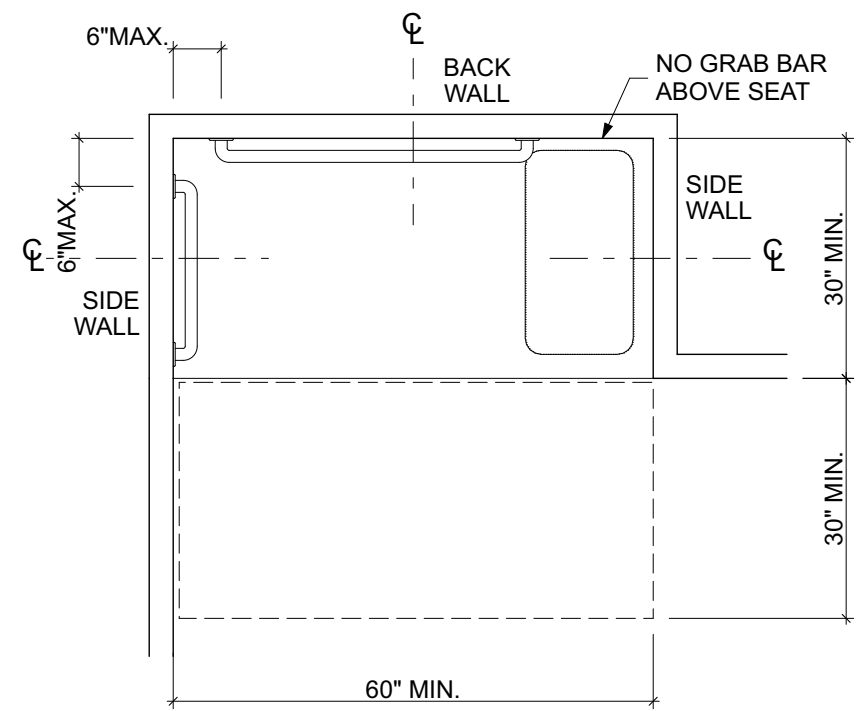
**7 SHOWER COMPARTMENT SEAT**  
SCALE: 1/2" = 1'-0"



**8 TOILET COMPARTMENT TOE CLEARANCE**  
SCALE: 1/2" = 1'-0"

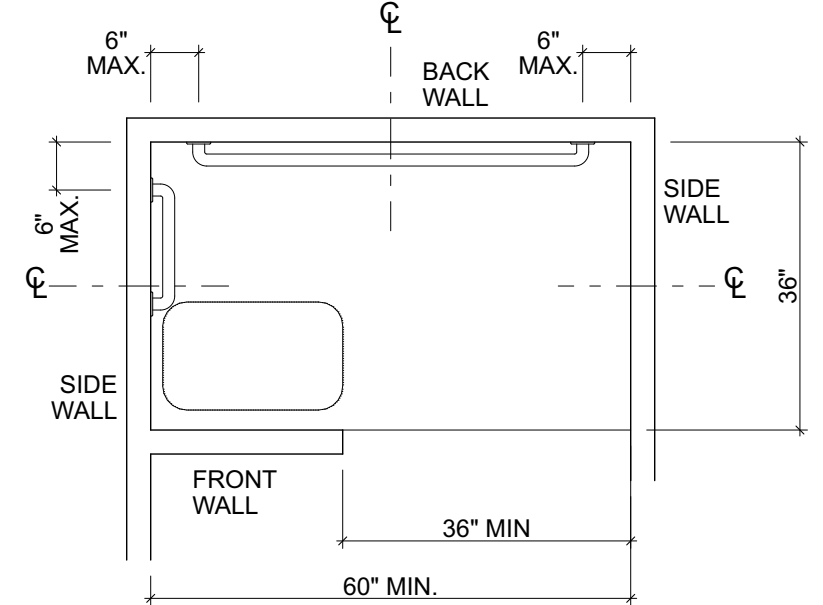


**4 (TYP) MULTI-OCCUPANCY RESTROOM**  
SCALE: 1/2" = 1'-0"



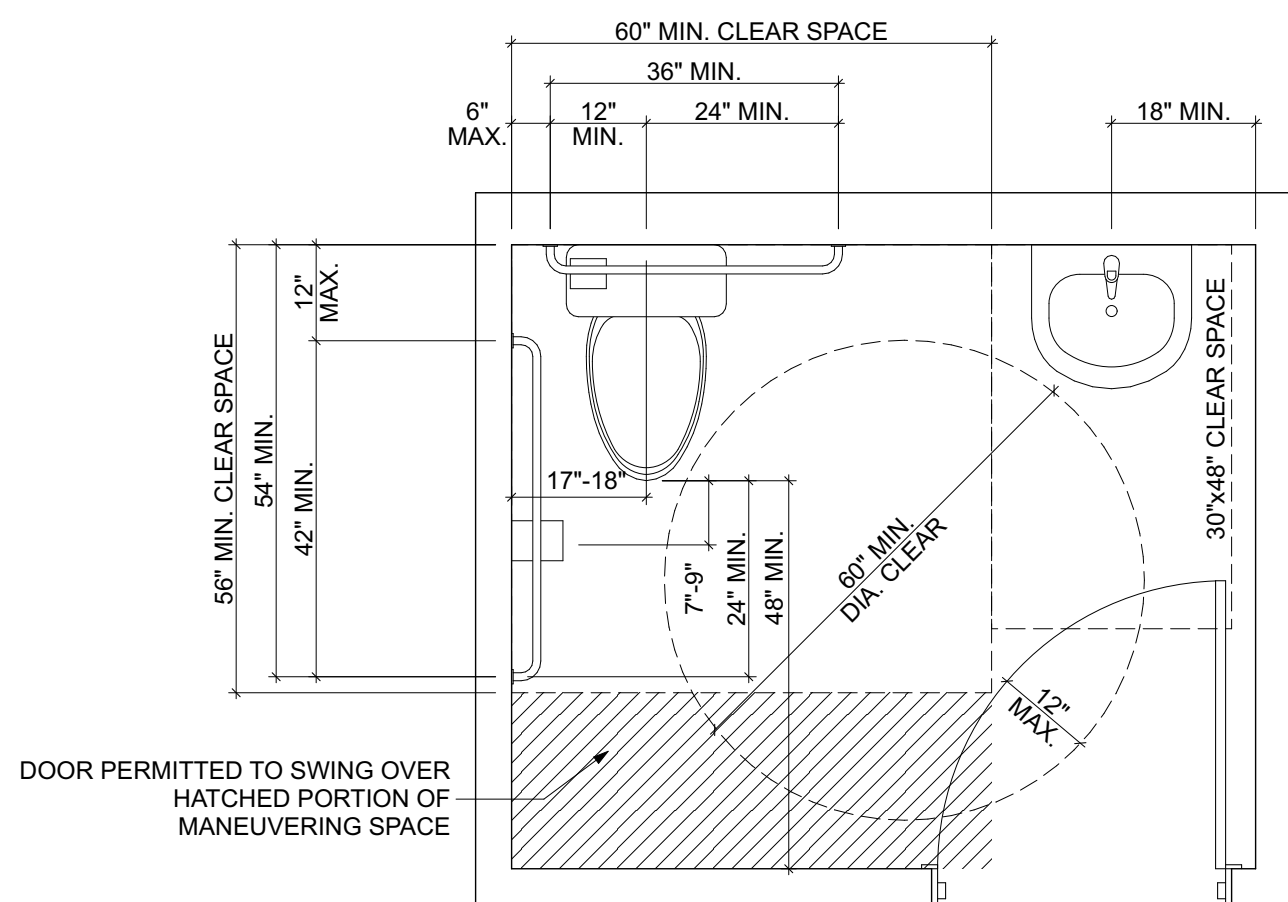
**9 ROLL-IN TYPE SHOWER COMPARTMENT**  
SCALE: 1/2" = 1'-0"

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES

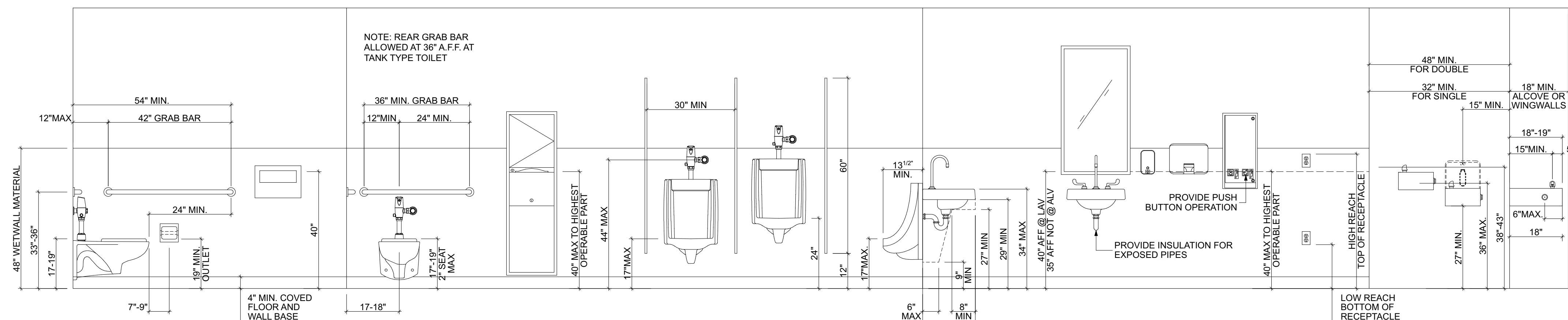


**3 ALTERNATE ROLL-IN TYPE SHOWER COMPARTMENT**  
SCALE: 1/2" = 1'-0"

NOTE: INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES



**2 (TYP) ACCESSIBLE RESTROOM**  
SCALE: 1/2" = 1'-0"



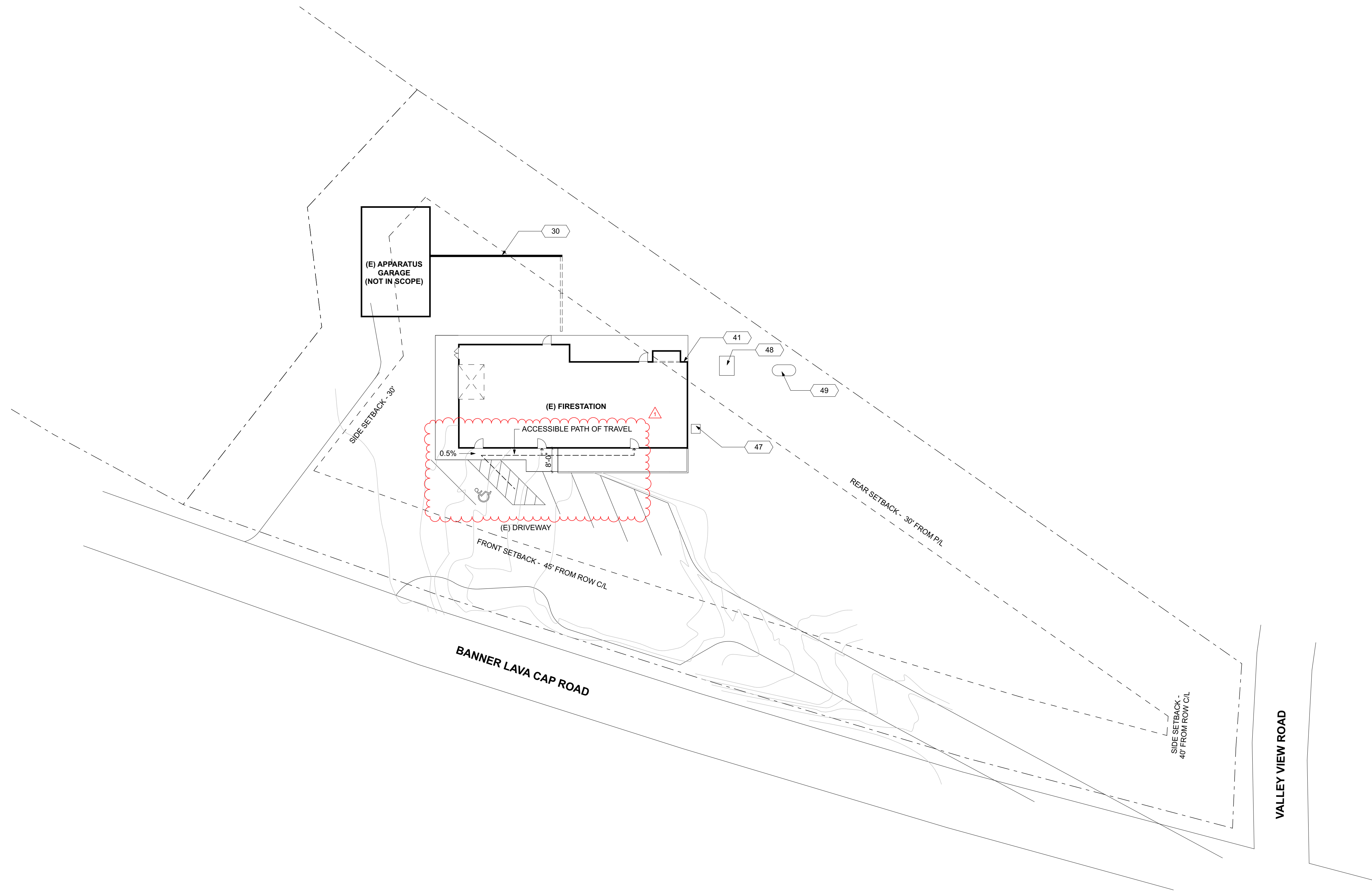
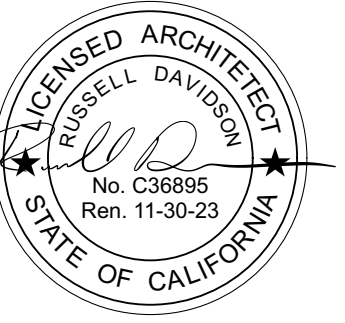
**1 FIXTURE MOUNTING HEIGHTS**  
SCALE: 1/2" = 1'-0"

ID	NAME	DATE
1	REV 1	11/8/23

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**TYPICAL ACCESSIBILITY DETAILS**





1 SITE PLAN  
SCALE: 1" = 20'

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959  
APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

**SITE NOTES**

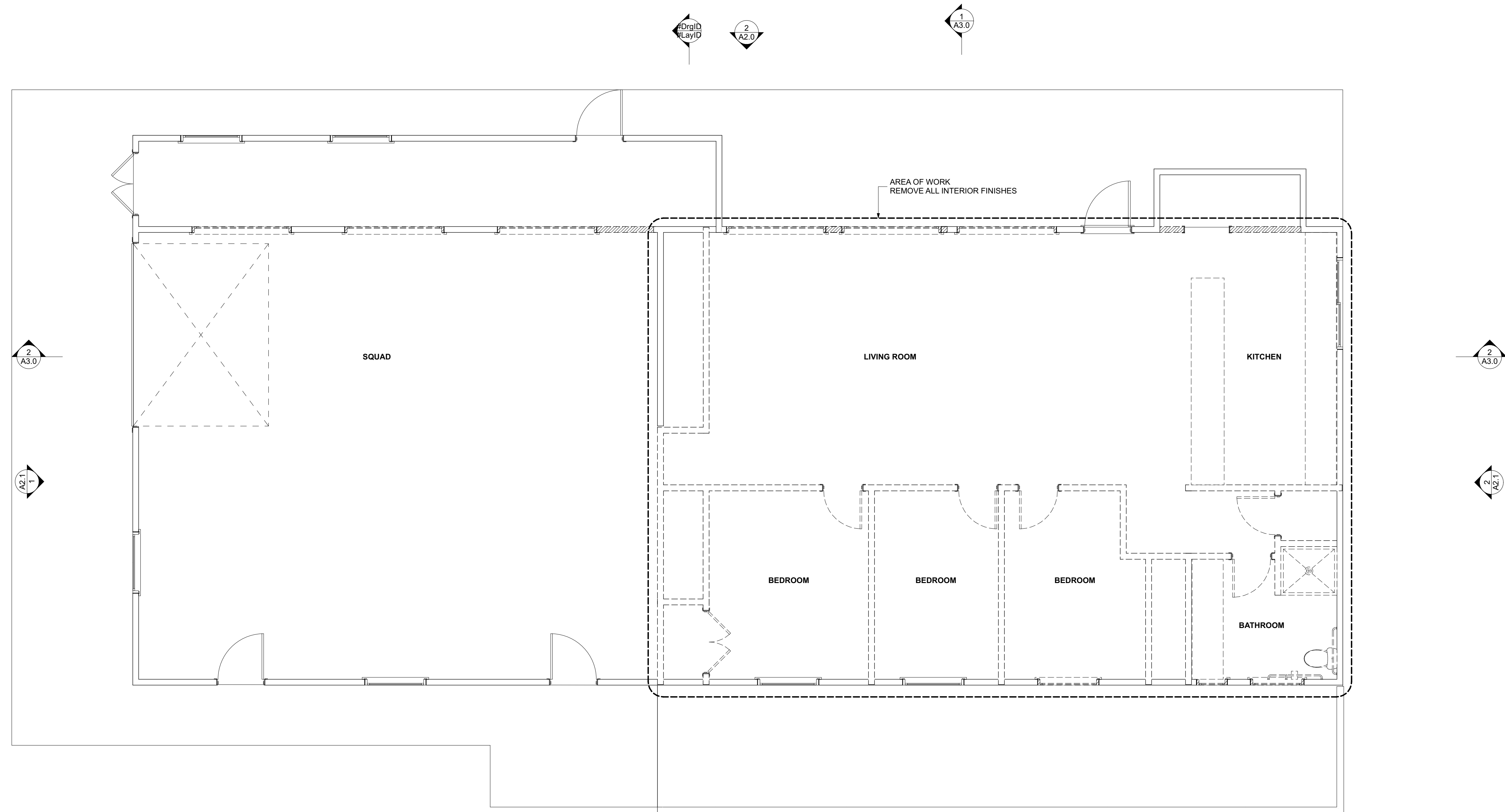
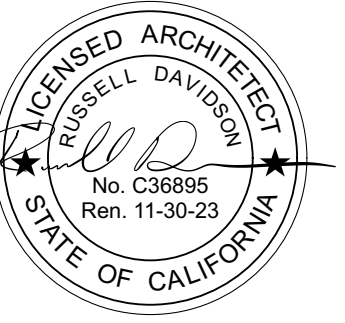
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.  
  
EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
- PROJECT WILL COMPLY WITH LOCAL AHJ STORM WATER REQUIREMENTS.

SUBMITTED:	DATE
SCALE	AS NOTED
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**SITE PLAN**

**A0.1**



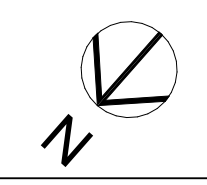


**2** 1ST FLOOR DEMO PLAN  
 SCALE: 1/4" = 1'-0"

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23



**KEYNOTES**

**PLAN NOTES**

**LEGEND**

- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X" MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
- PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

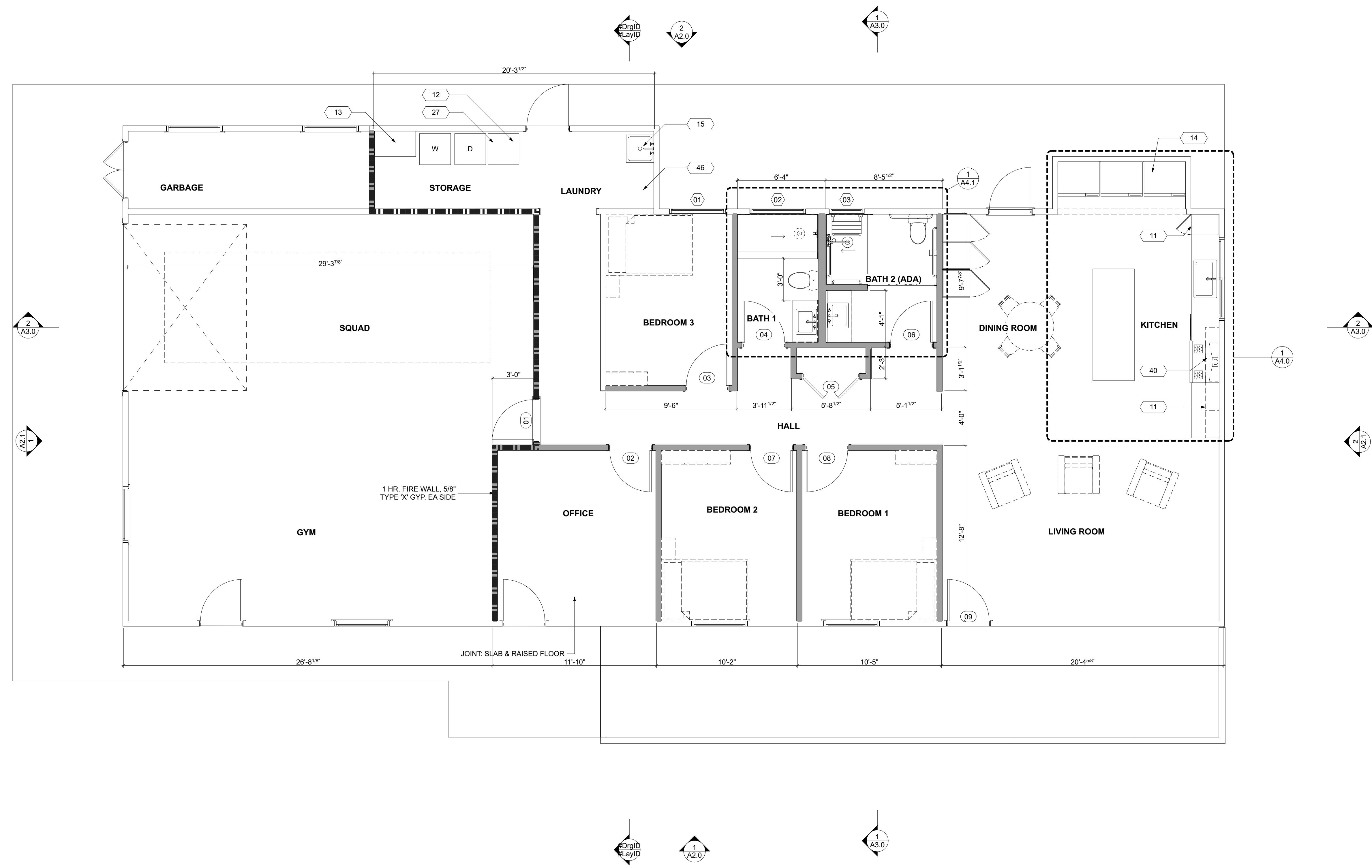
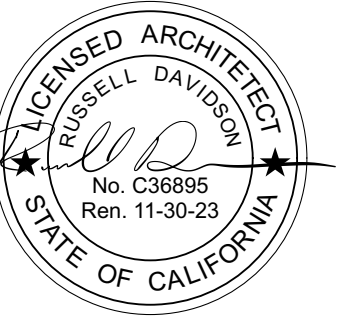
- (E) WALL
- WALL TO BE DEMOLISHED

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JOB:	---

**EXISTING & DEMOLITION PLANS**

**A1.0**





**1 NEW 1ST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 11 CASEWORK, S.I.D.
- 12 ICE MACHINE
- 13 COUNTERTOP
- 14 FRIDGE/FREEZER
- 15 UTILITY SINK
- 27 FLOOR DRAIN
- 40 HOOD
- 46 TANKLESS WATER HEATER

**PLAN NOTES**

1. ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
4. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X' MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
5. SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
7. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
8. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

**LEGEND**

- (E) WALL
- (N) WALL

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959  
APN: 037-280-016

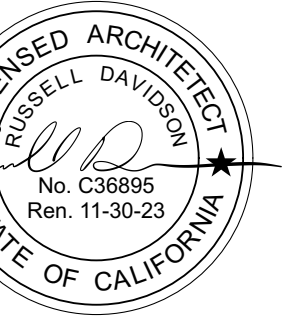
ID	NAME	DATE
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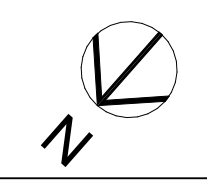
**FLOOR PLAN**

**A1.1**








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



**LEGEND**

-  (E) CONC. SLAB
-  TILE
-  VINYL PLANK

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

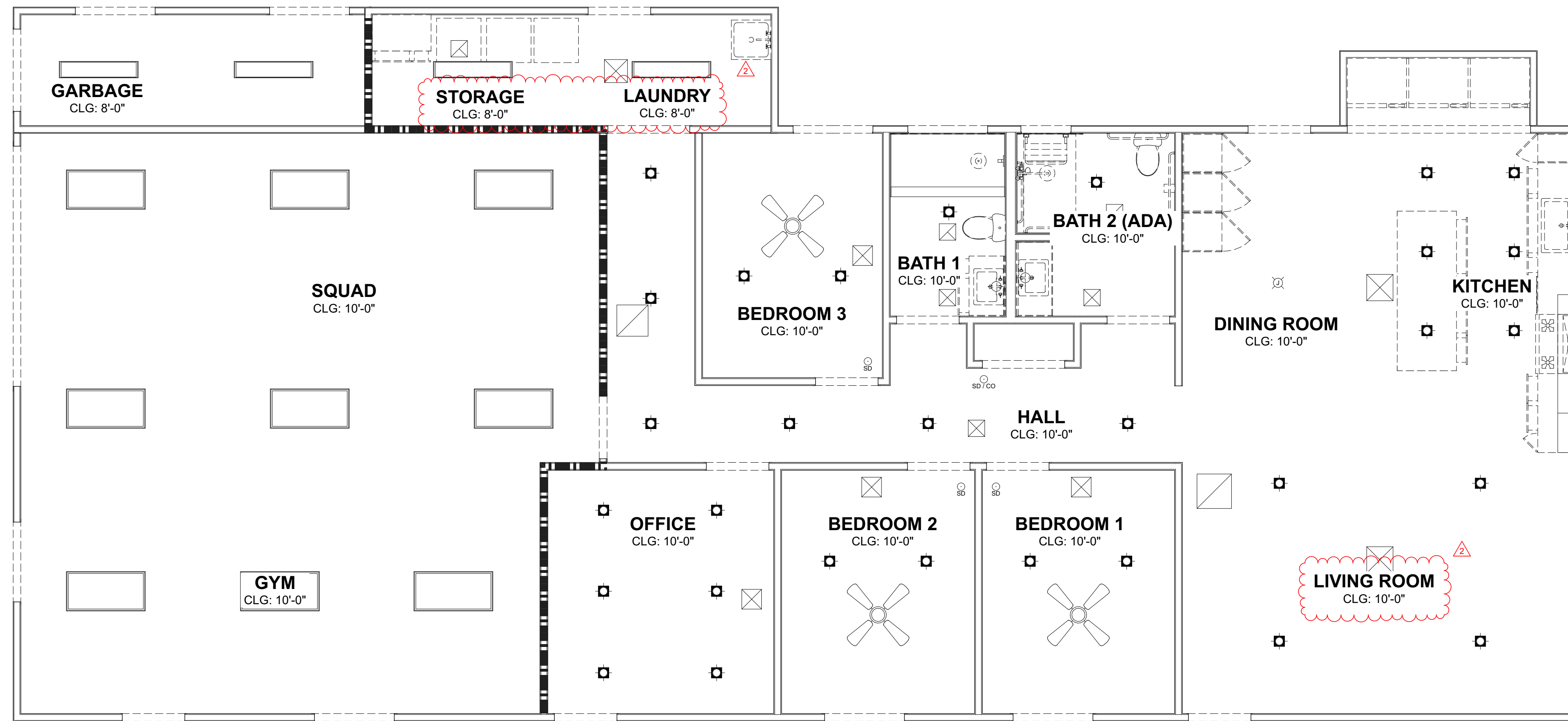
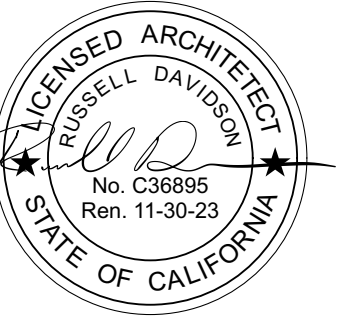
ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**FINISH FLOOR PLAN**

**A1.2**



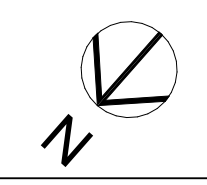


**3** 1ST FLOOR REFLECTED CEILING PLAN  
 SCALE: 1/4" = 1'-0"

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23
2	ADDENDUM 2	3/15/24



**KEYNOTES**

**PLAN NOTES**

- WHERE BEAMS, PIPES AND OR OTHER CONSTRUCTION DETAILS PREVENT THE USE OF STANDARD RECESSED FIXTURES, SHALLOW RECESSED FIXTURES SHALL BE USED. (FIXTURE CUTS SHALL BE SUBMITTED FOR APPROVAL BY ARCHITECT OR ENGINEER.)
- THE G.C. AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCES OF ALL DUCTWORK, LIGHTING AND OTHER CEILING HEIGHTS SHOWN ON THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION.
- CEILING HEIGHTS SHALL BE AS SHOWN ON ARCHITECTS REFLECTED CEILING PLAN AND ANY DEVIATION FROM HEIGHTS SHOWN SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL
- PRIOR TO CLOSING UP ANY CEILING, ANY PLENUM SYSTEMS (HVAC, PLUMBING & ELECTRICAL) SHALL BE INSPECTED AND WHERE REQUIRED, TESTED BY CONTRACTORS, ENGINEERS AND PROPER AUTHORITIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- WHERE CALIFORNIA FRAMING OCCURS PROVIDE MIN. 22" x 30" ACCESS THROUGH EXISTING ROOF SHEATHING.

**LEGEND**

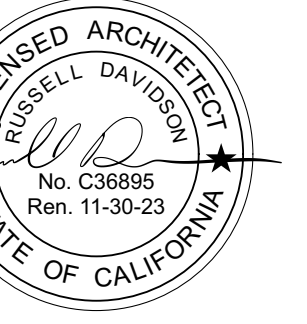
	DUPLEX OUTLET		CO, SMOKE, COMBO DETECTOR
	GFCI DUPLEX OUTLET		HOSE BIB
	OVERHEAD GFCI DUPLEX OUTLET		GAS
	FLOOR OUTLET		ELECTRICAL PANEL
	WATERPROOF DUPLEX OUTLET		FAN / LIGHT COMBO
	220V DUPLEX OUTLET		J-BOX
	SWITCHED DUPLEX OUTLET		RECESSED LIGHT
	SWITCH		WALL MOUNTED LIGHT
	3-WAY SWITCH		WALL MOUNTED MOTION LIGHT
	DIMMER SWITCH		UNDERCOUNTER LIGHT
	VACANCY SWITCH		FLOURESCENT LIGHT
	TV JACK		CEILING FAN
	TELEPHONE JACK		

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**REFLECTED CEILING PLAN**

**A1.3**





**STATION 86 RENOVATION**

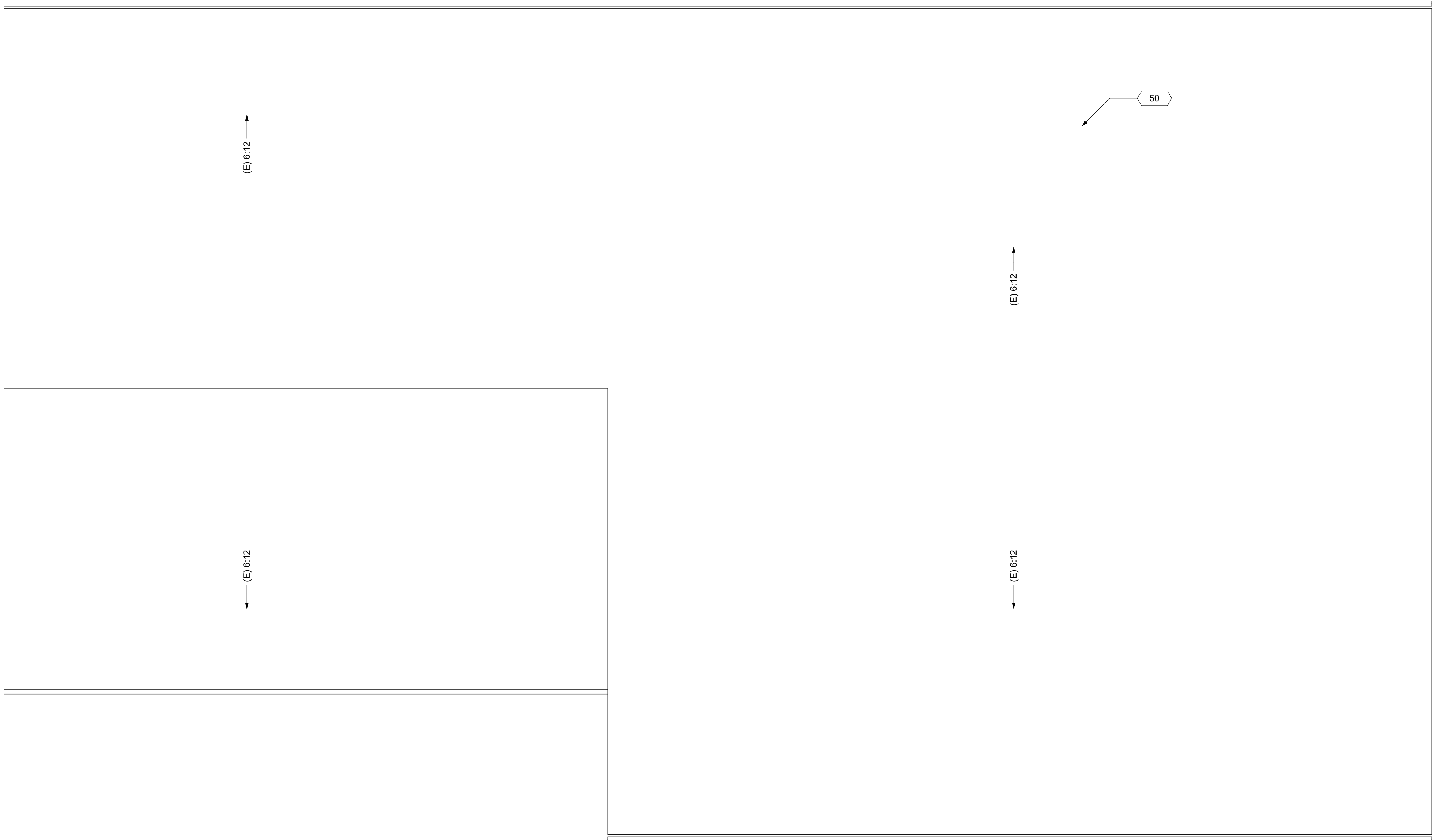
12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959  
APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**ROOF PLAN**

**A1.4**



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

**KEYNOTES**

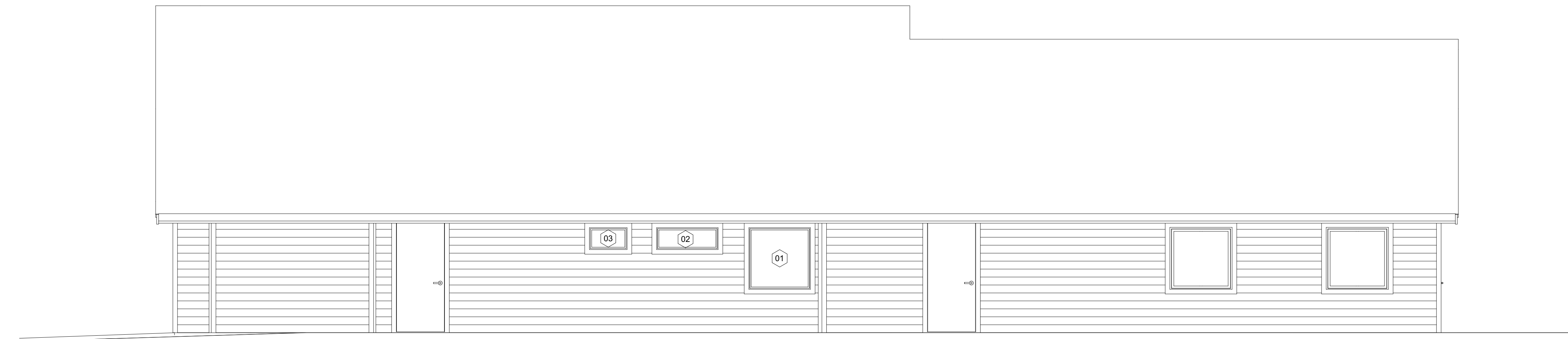
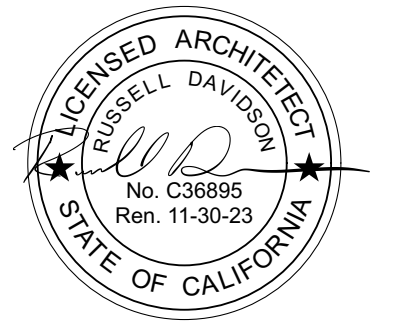
50 (E) COMPOSITION ROOF

**PLAN NOTES**

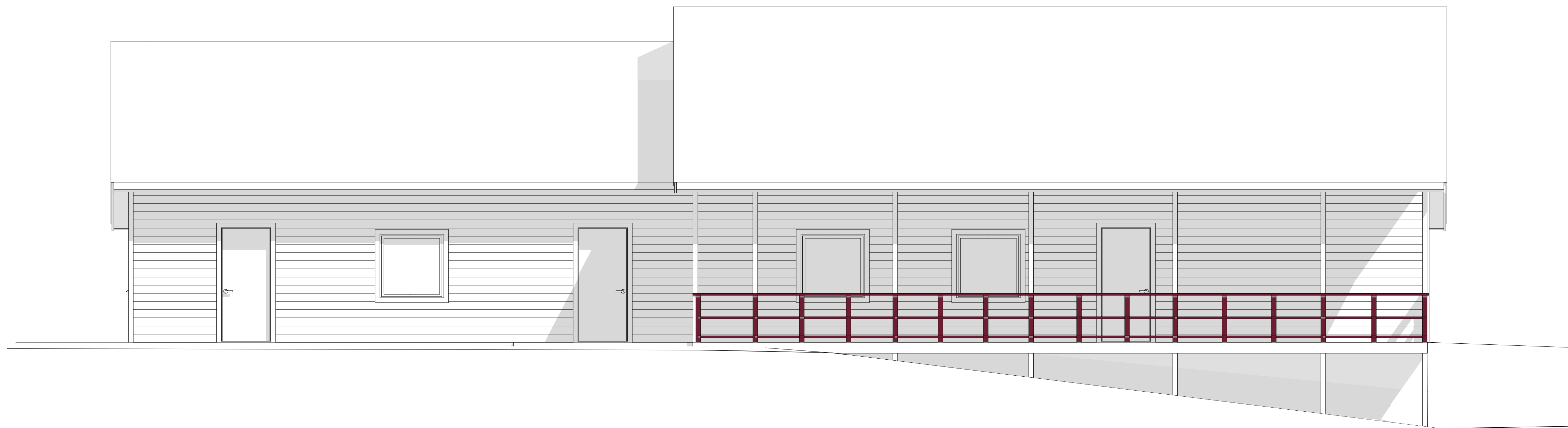
- ALL DIMENSIONS TO FACE OF FRAMING, U.N.O.
- ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION 4. REFER TO PLANS FOR CLARIFICATION OF DIM.
- SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS X 1 DOOR SYMBOL WINDOW SYMBOL 1 KEYNOTE ELEVATION 'X'-X" MARKER DETAIL DRAWING REF. ELEVATION CALLOUT T TEMPERED GLASS
- SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED. STEEL IS TO BE ASTM A3.
- ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
- PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

**LEGEND**





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



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

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

**KEYNOTES**

**PLAN NOTES**

- IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - FIRE-STOPPING WITH APPROVED MATERIALS
  - ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
  - OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SKYLIGHTS SHALL BE TEMPERED GLASS.
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
  - THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
- EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
    - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
    - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
  - IGNITION-RESISTANT MATERIAL
- PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)

DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):

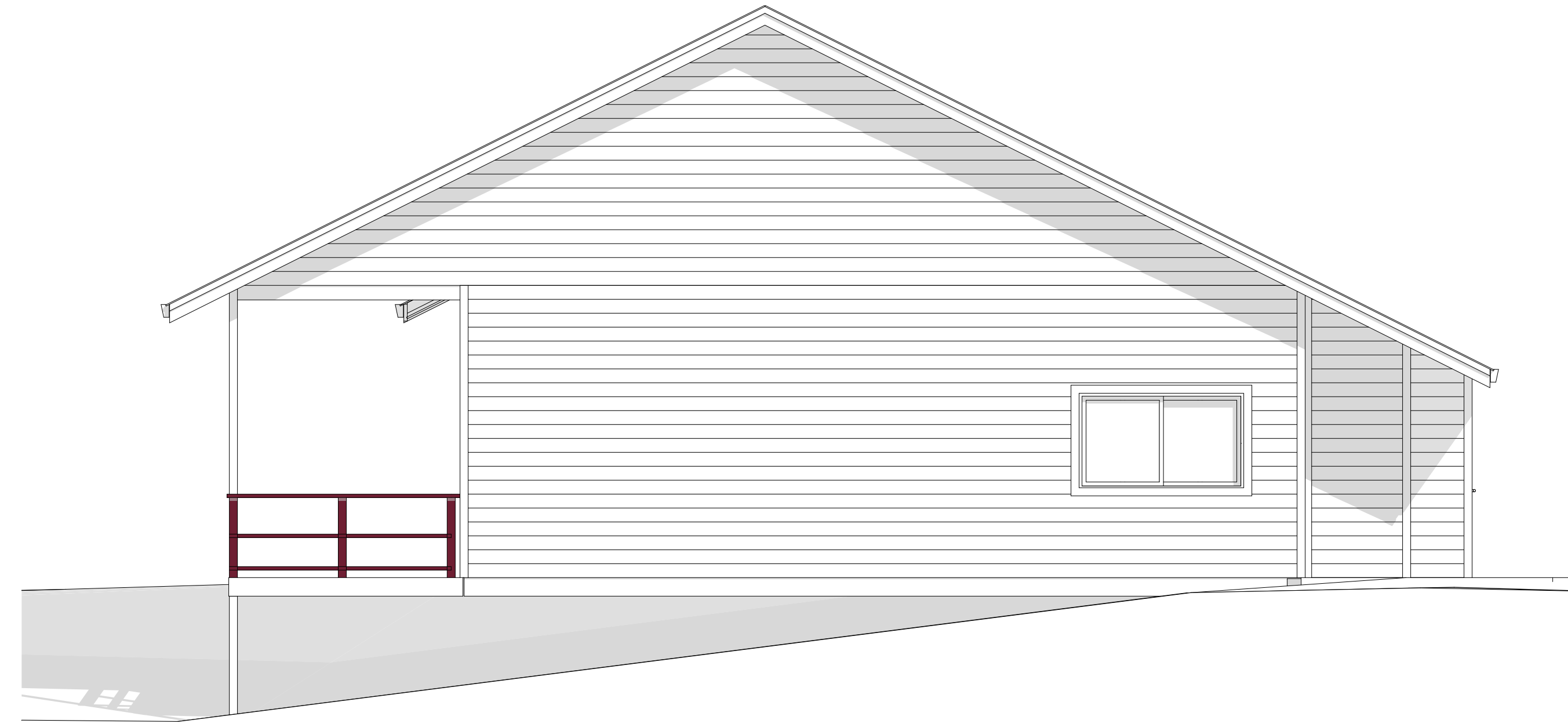
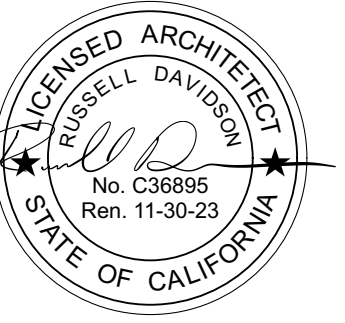
  - NON-COMBUSTIBLE MATERIAL
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
  - WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
  - DOOR OVERLAPS ONTO JAMBS AND HEADERS
  - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
- FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**BUILDING ELEVATIONS**

**A2.0**





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



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

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

**KEYNOTES**

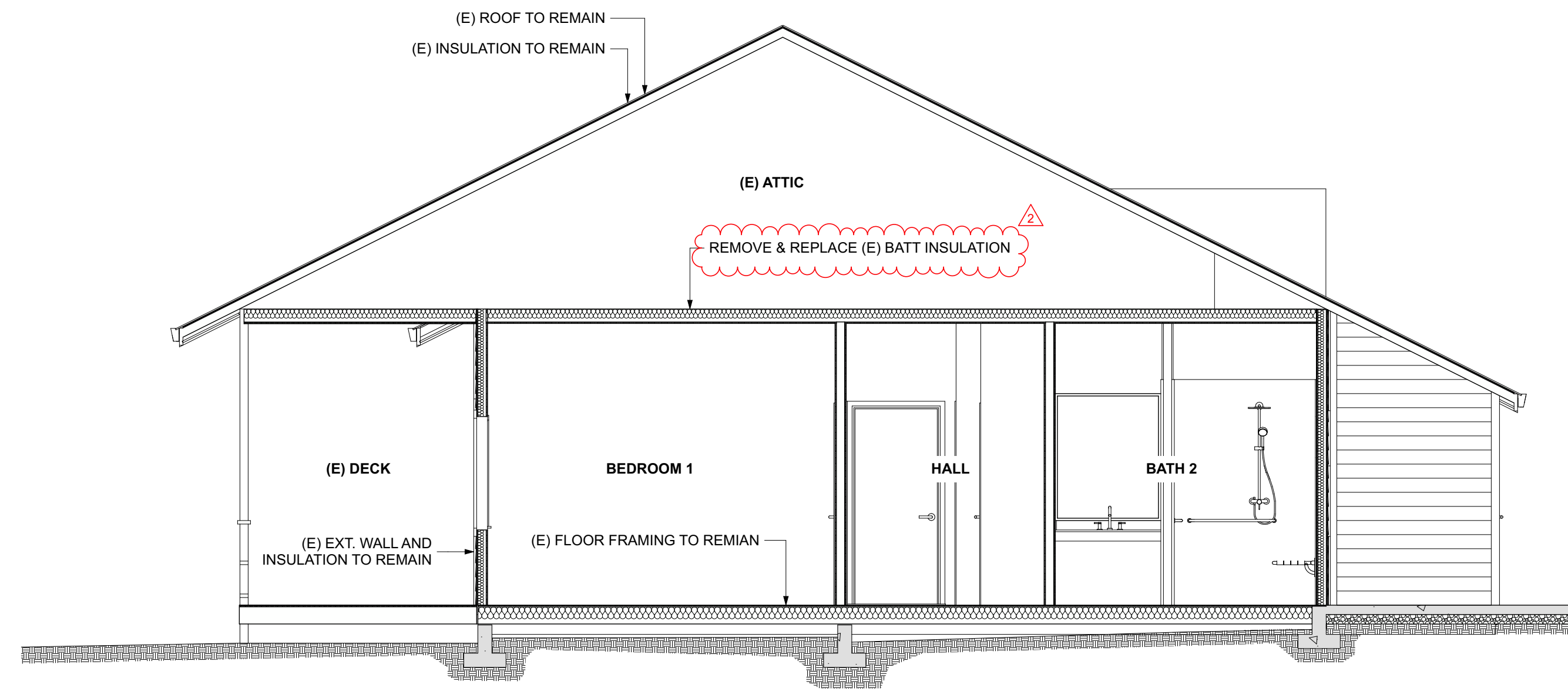
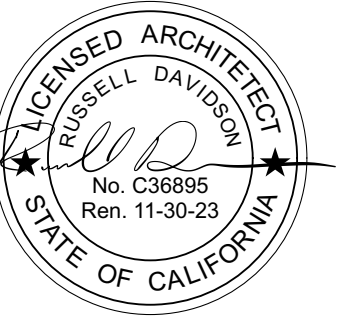
**PLAN NOTES**

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.
  - A. FIRE-STOPPING WITH APPROVED MATERIALS
  - B. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
  - C. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
  - A. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
  - B. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
  - C. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - A. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
    - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
    - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
  - B. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
  - A. NON-COMBUSTIBLE MATERIAL
  - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - D. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
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 DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
  - A. NON-COMBUSTIBLE MATERIAL
  - B. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - C. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - D. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS
  - A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
- B. DOOR OVERLAPS ONTO JAMBS AND HEADERS
- C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
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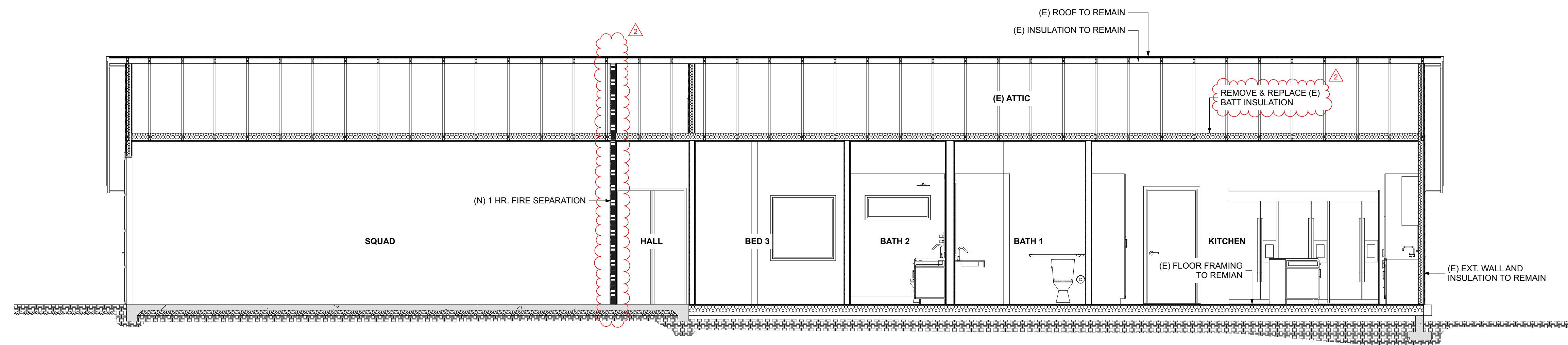
SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**BUILDING ELEVATIONS**

**A2.1**



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



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

**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23
2	ADDENDUM 2	3/15/24

**KEYNOTES**

**PLAN NOTES**

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  - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

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DRAWN BY:	RPD
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JOB:	---

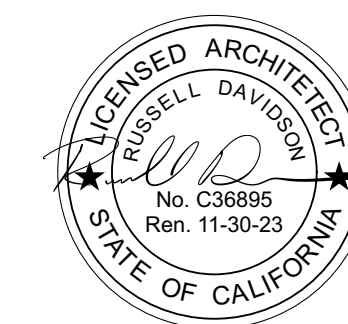
**BUILDING SECTIONS**

**A3.0**





RUSSELL DAVIDSON  
ARCHITECTURE + DESIGN



**STATION 86 RENOVATION**

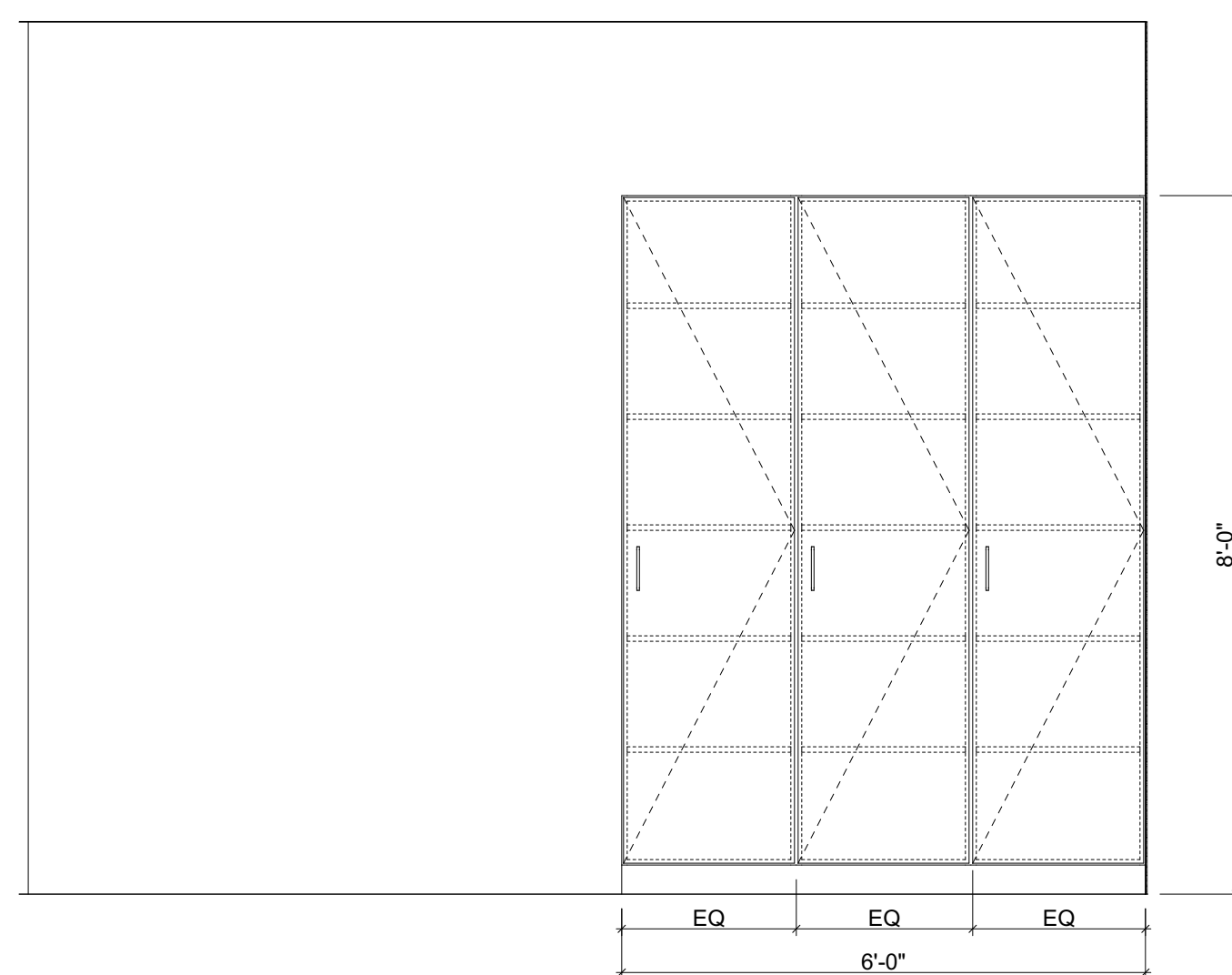
12337 BANNER LAVA CAP ROAD  
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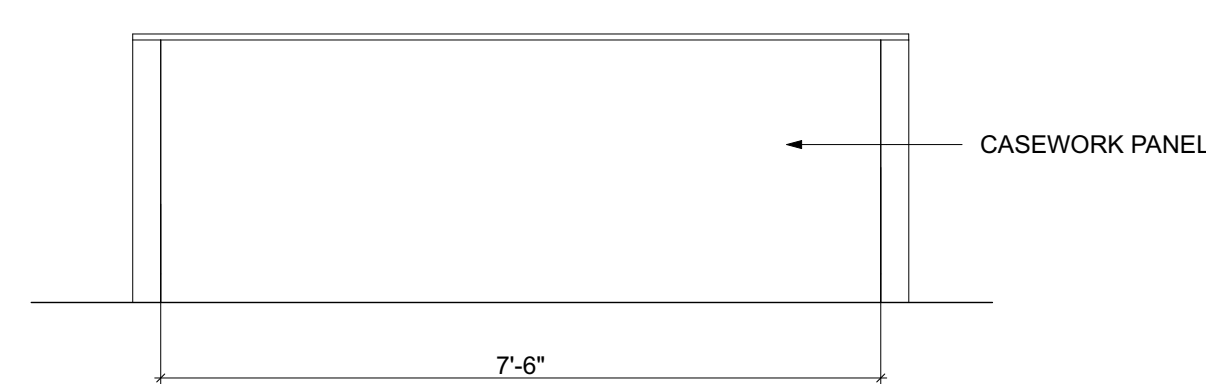
SUBMITTED:	DATE
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DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**INTERIOR  
ELEVATIONS**

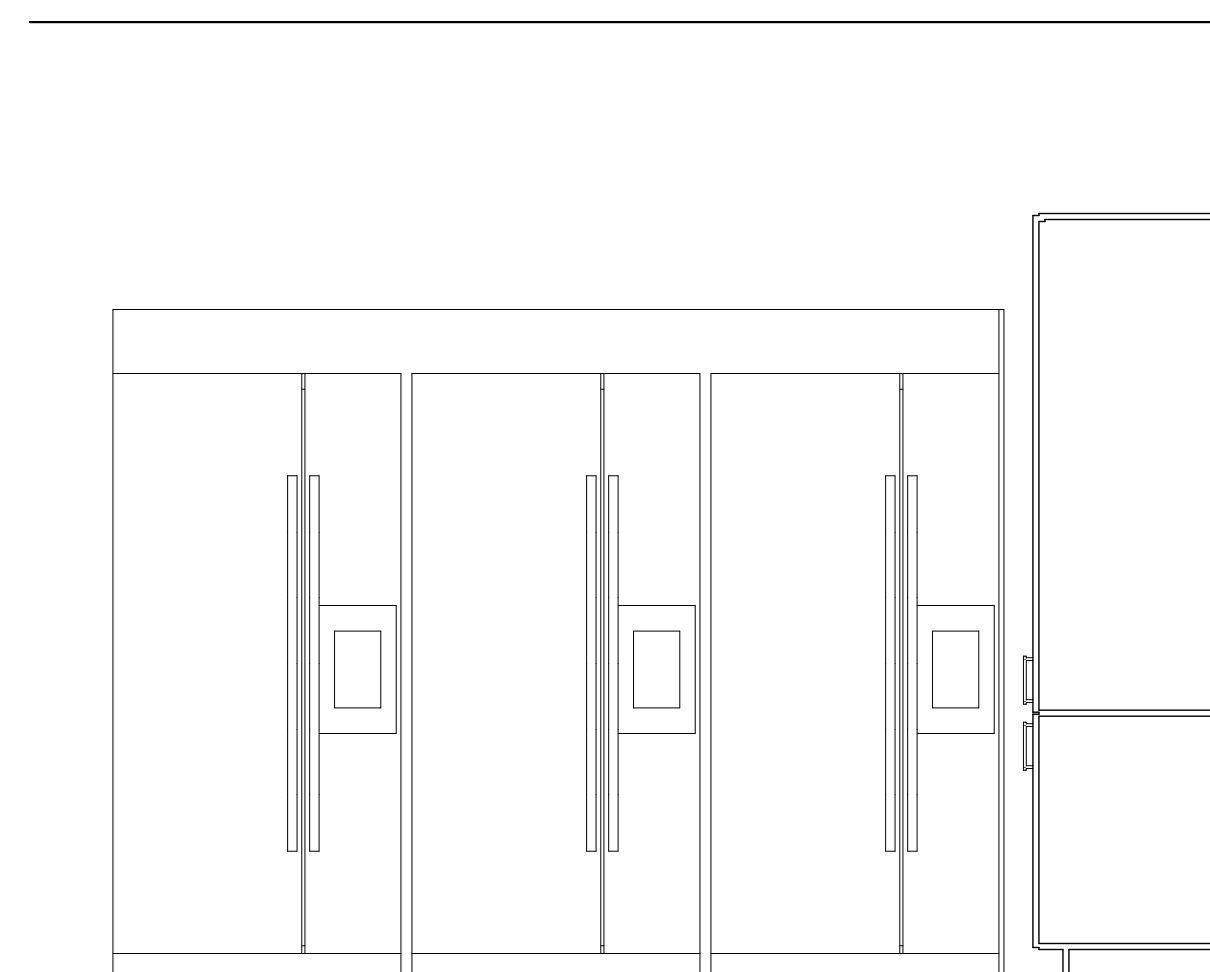
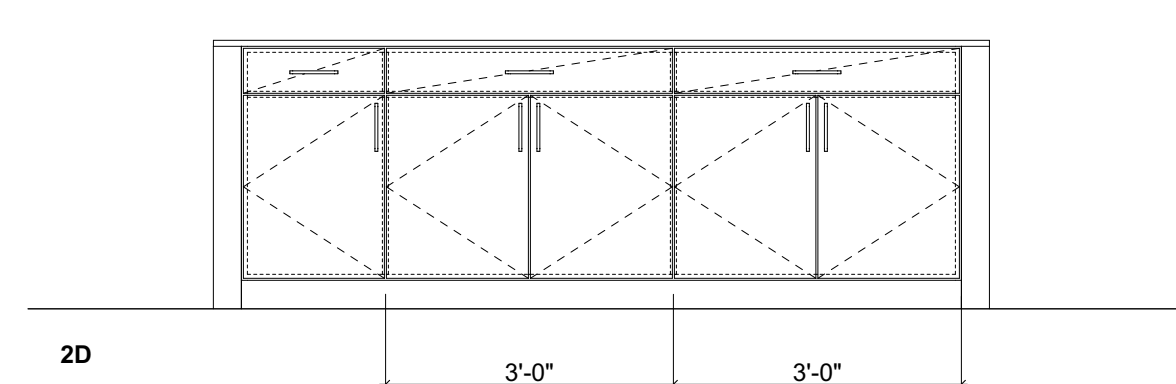
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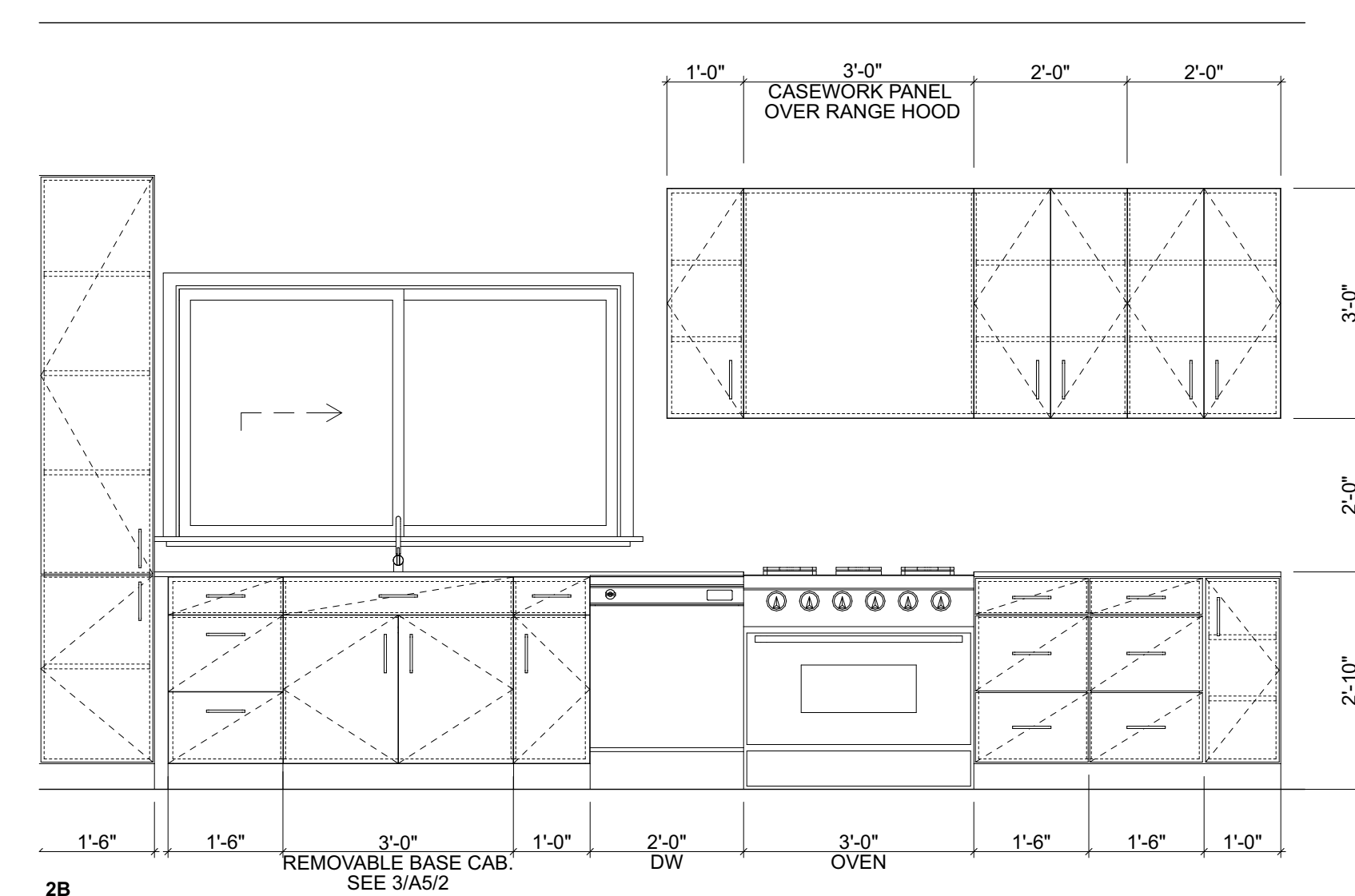
**4 DINING ROOM**  
SCALE: 1/2" = 1'-0"



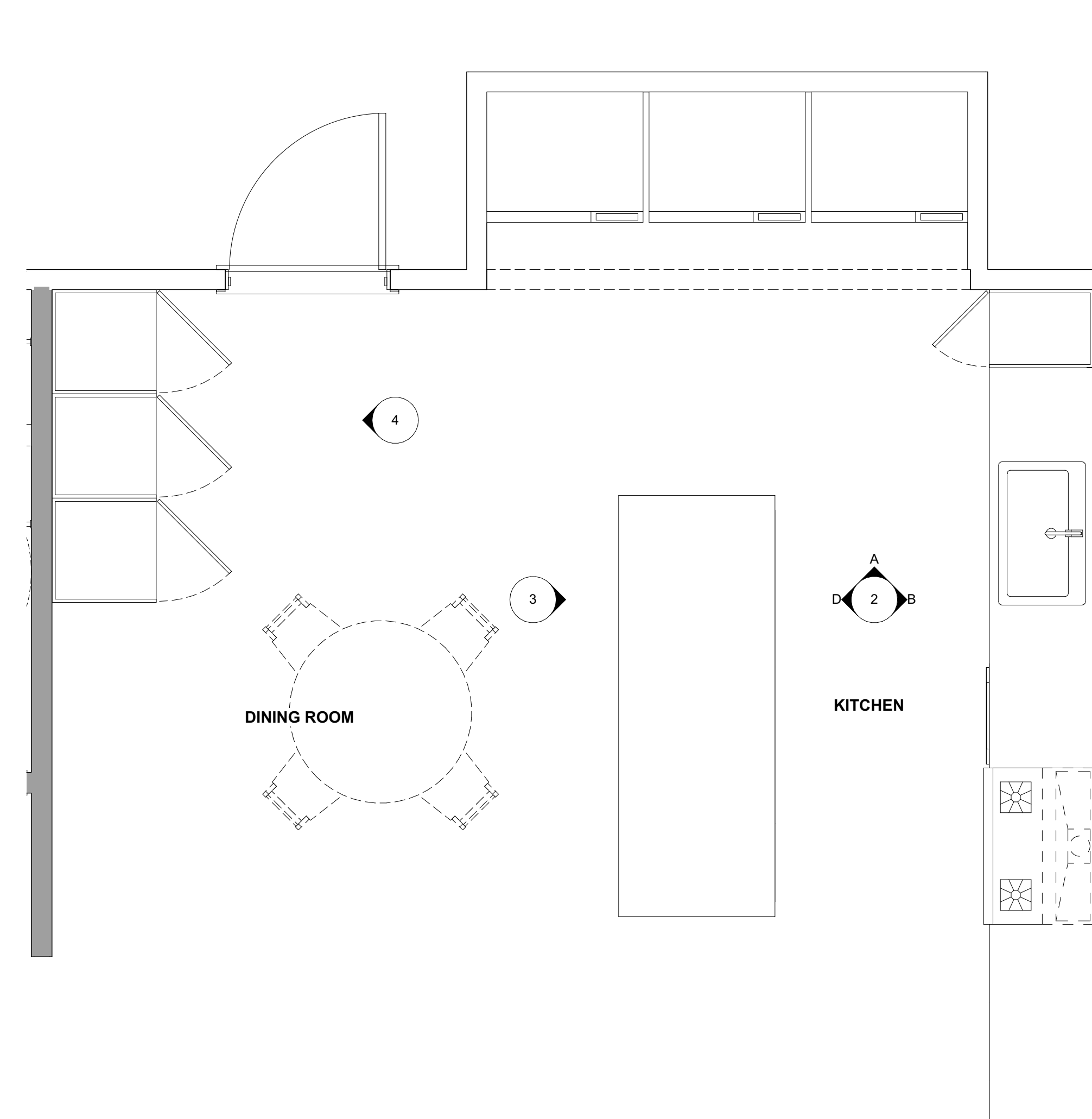
**3 KITCHEN**  
SCALE: 1/2" = 1'-0"



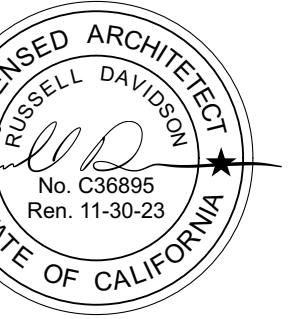
2A



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



**1 ENLARGED KITCHEN PLAN**  
SCALE: 1/2" = 1'-0"



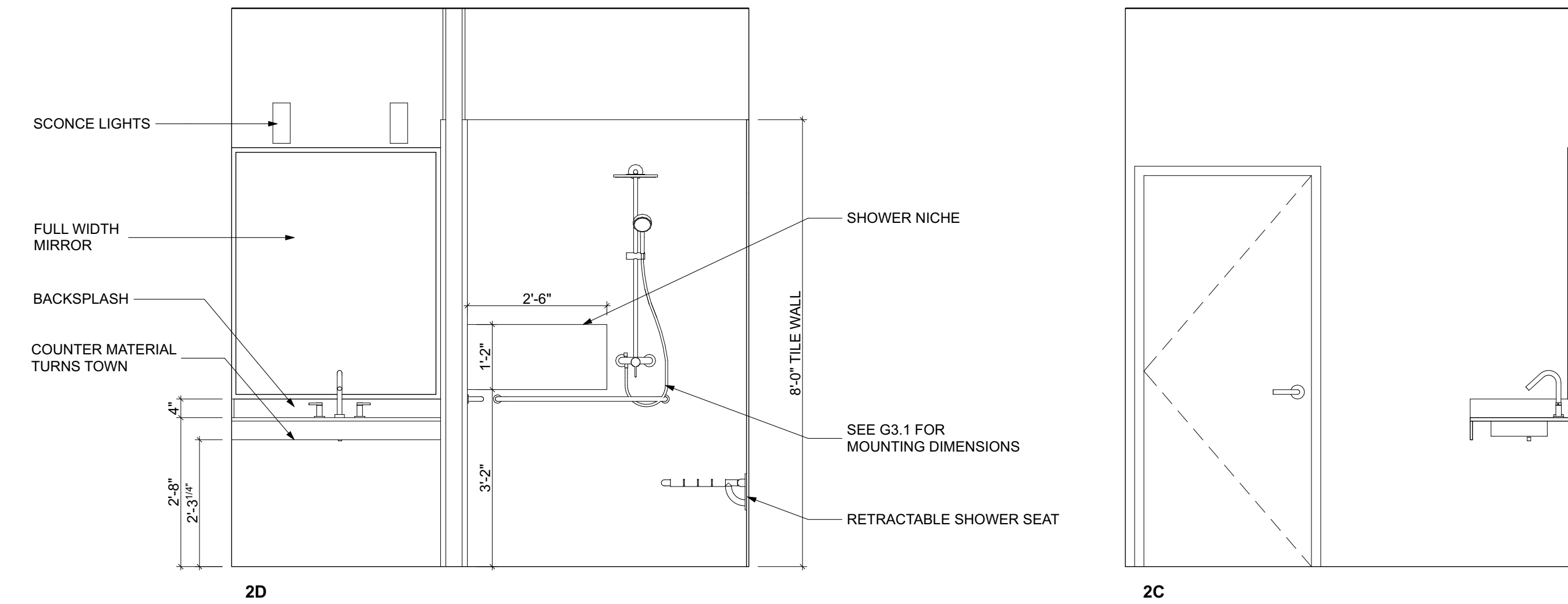
**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23

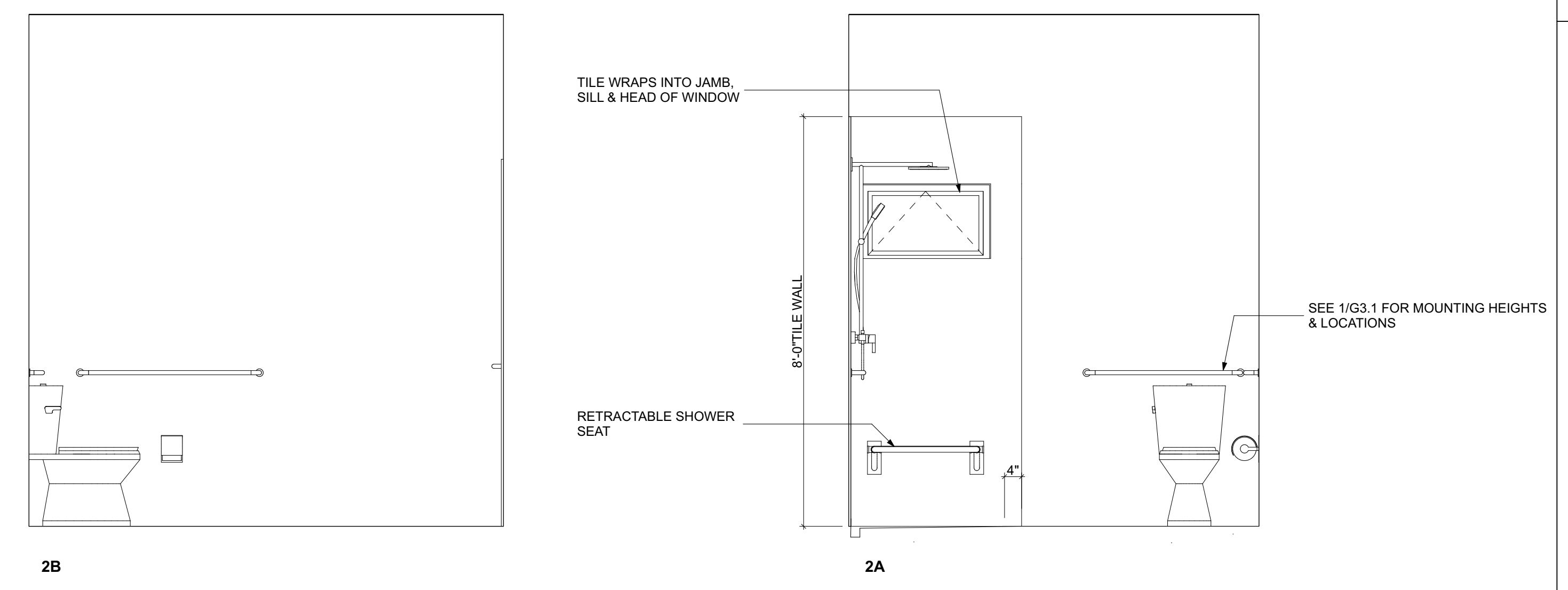
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 DRAWN BY: RPD  
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 JOB: ---

**INTERIOR ELEVATIONS**



**2D**

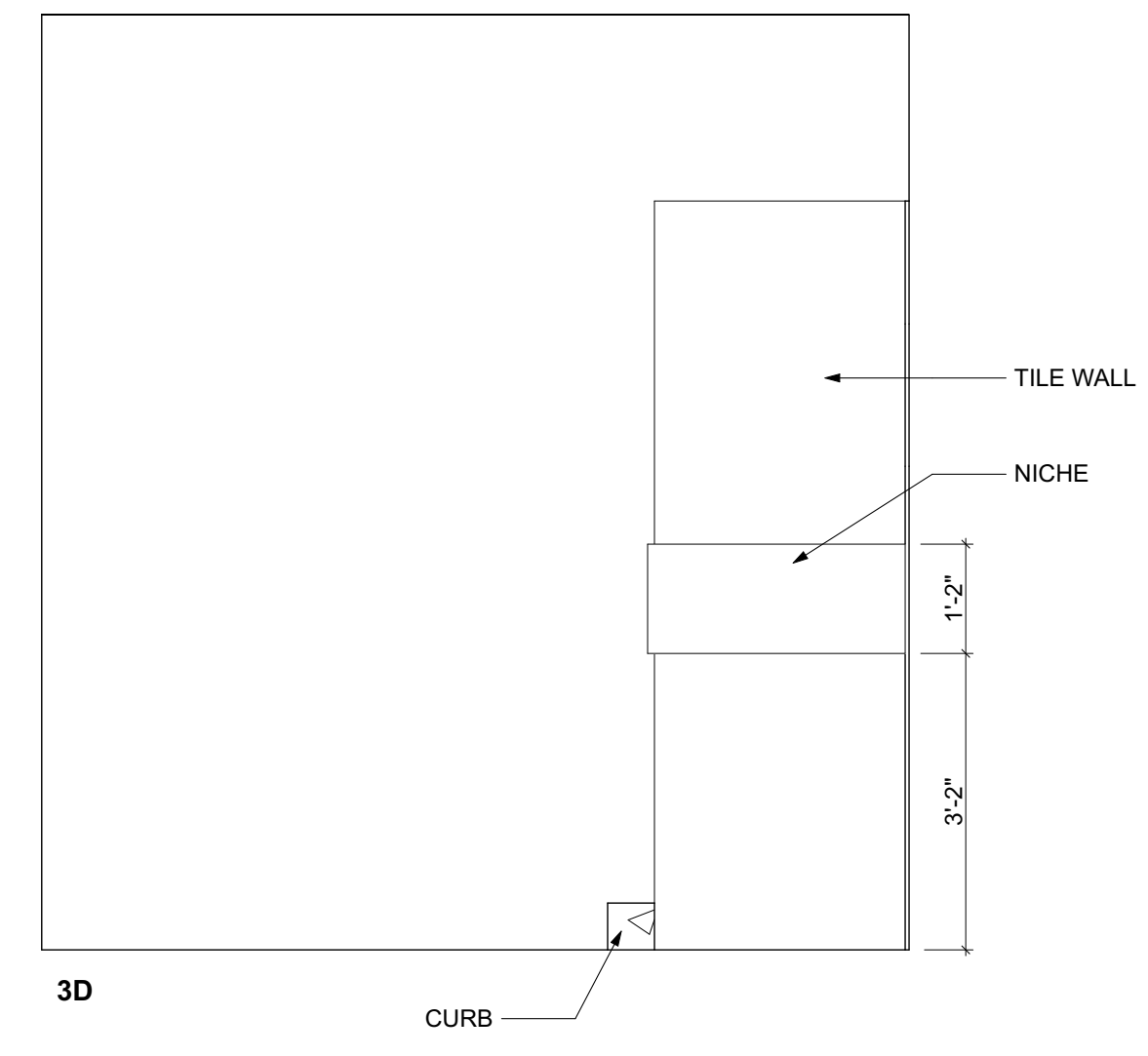
**2C**



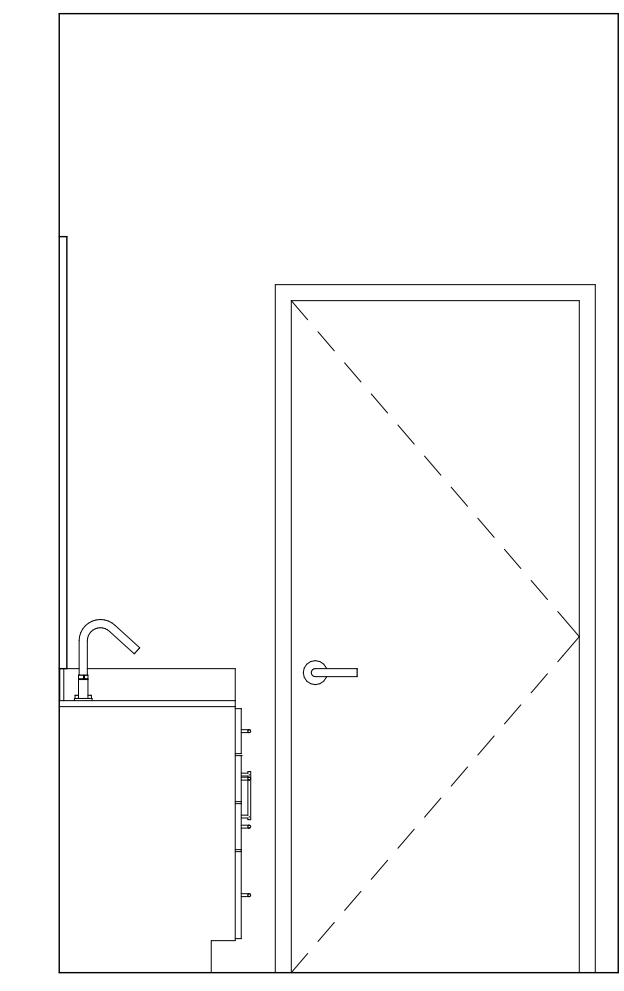
**2B**

**2A**

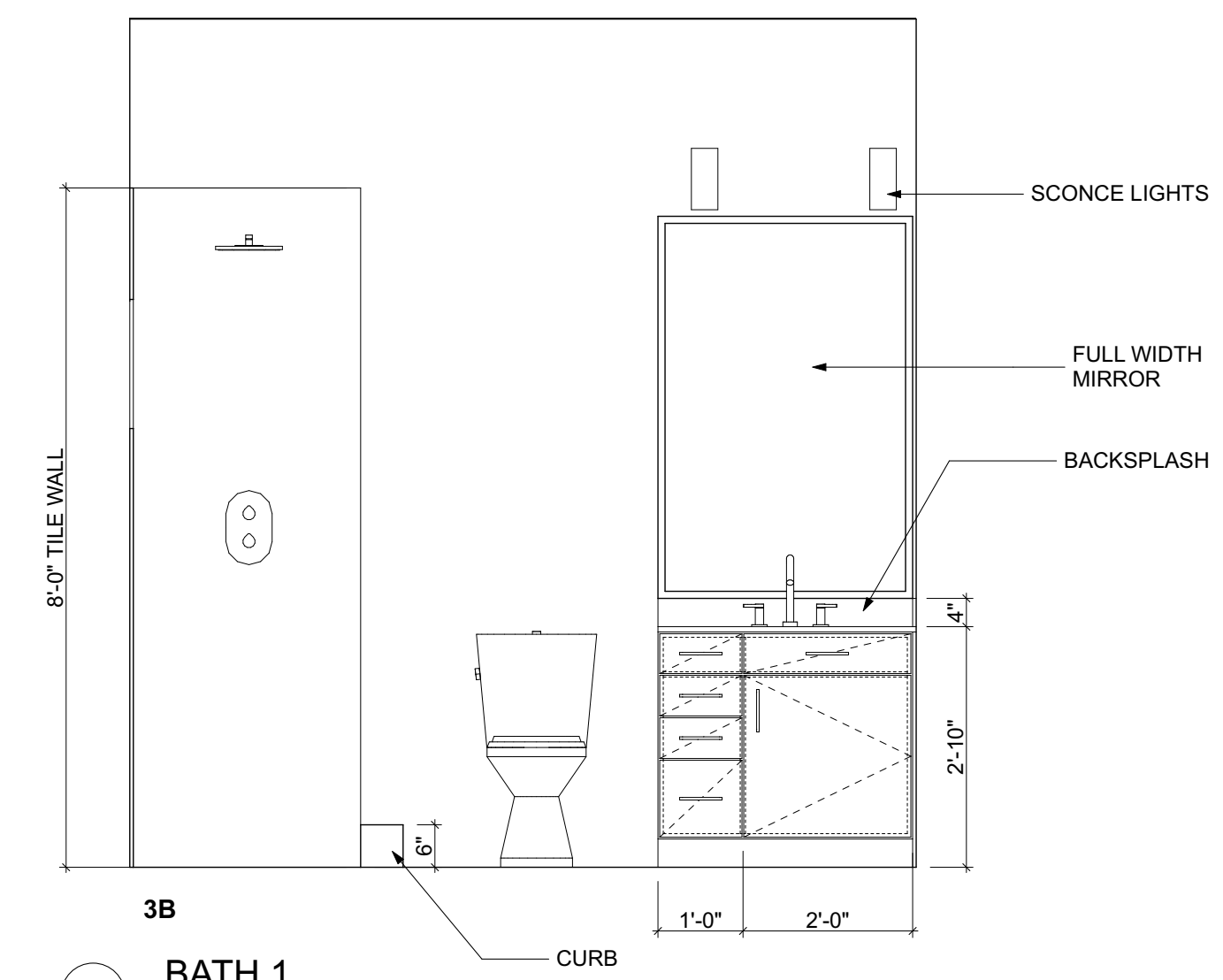
**2 BATH 2 (ADA)**  
 SCALE: 1/2" = 1'-0"



**3D**

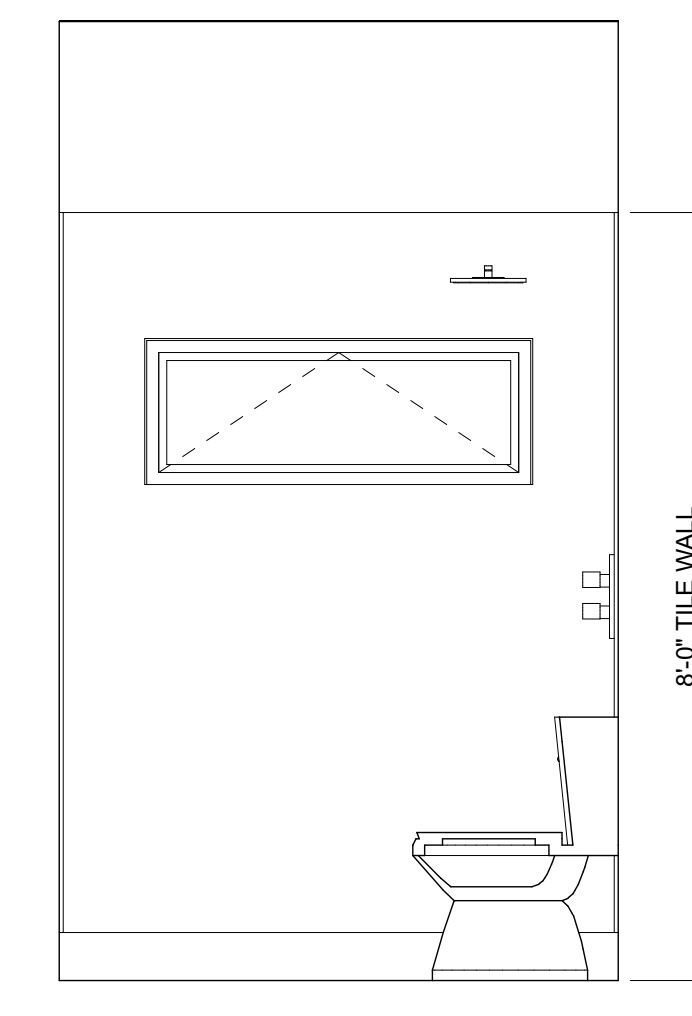


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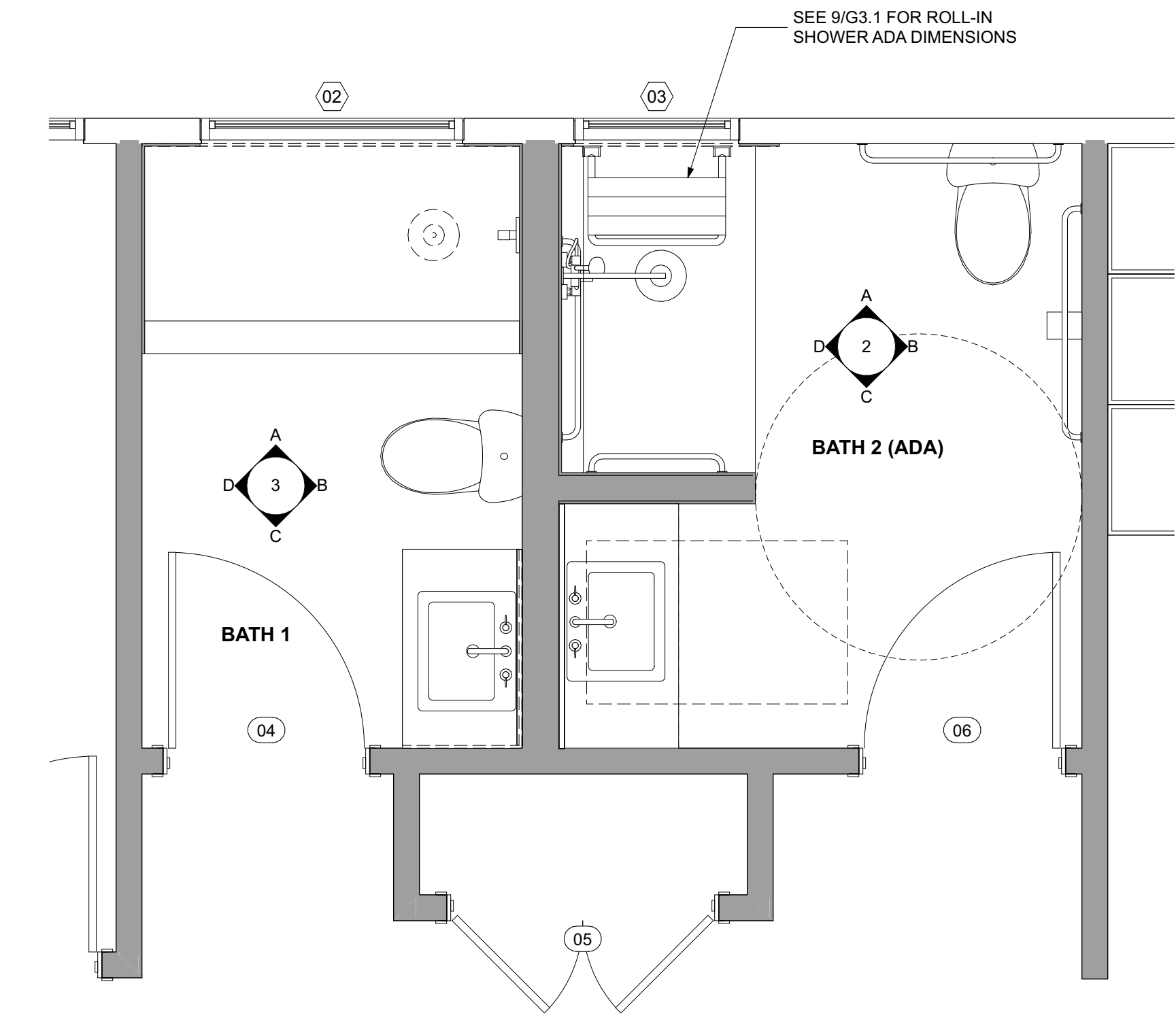


**3B**

**3 BATH 1**  
 SCALE: 1/2" = 1'-0"



**3A**

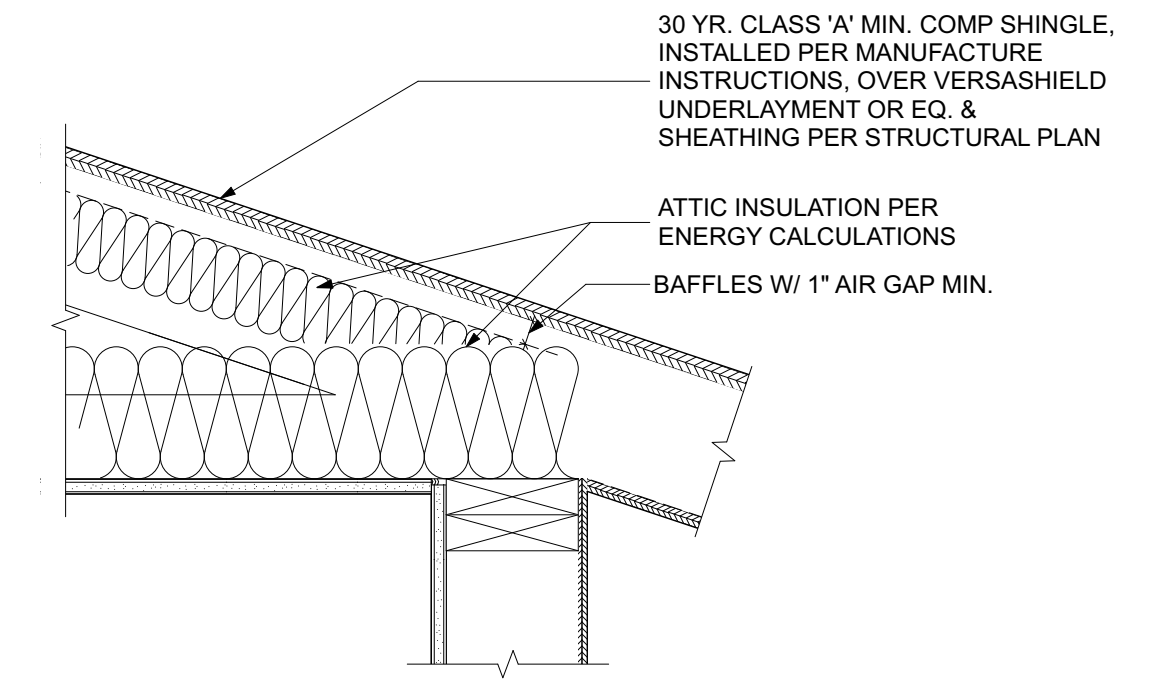
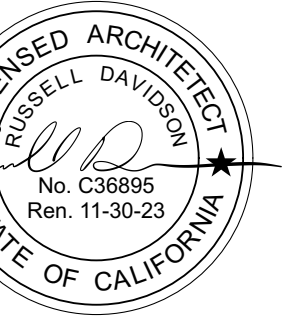


**1**

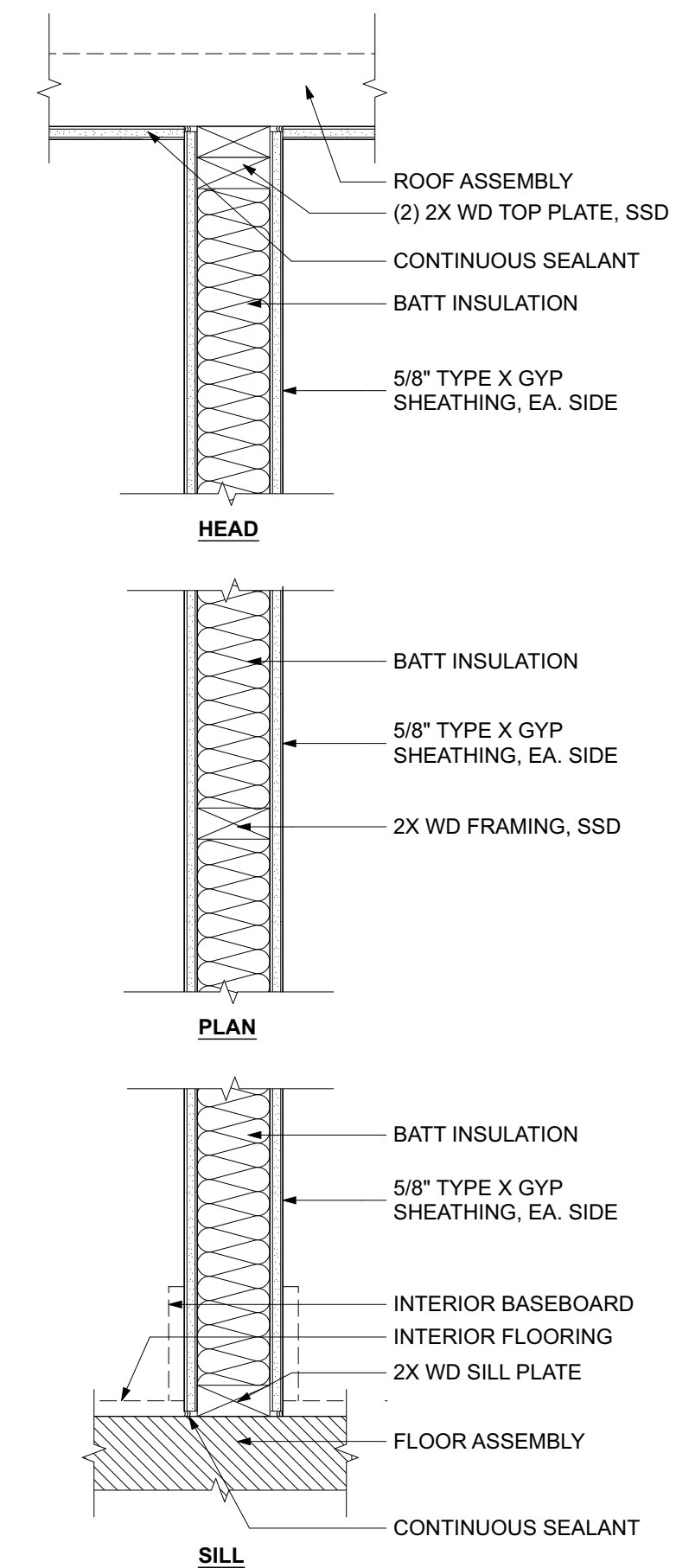
**ENLARGED BATHROOM PLAN**  
 SCALE: 1/2" = 1'-0"

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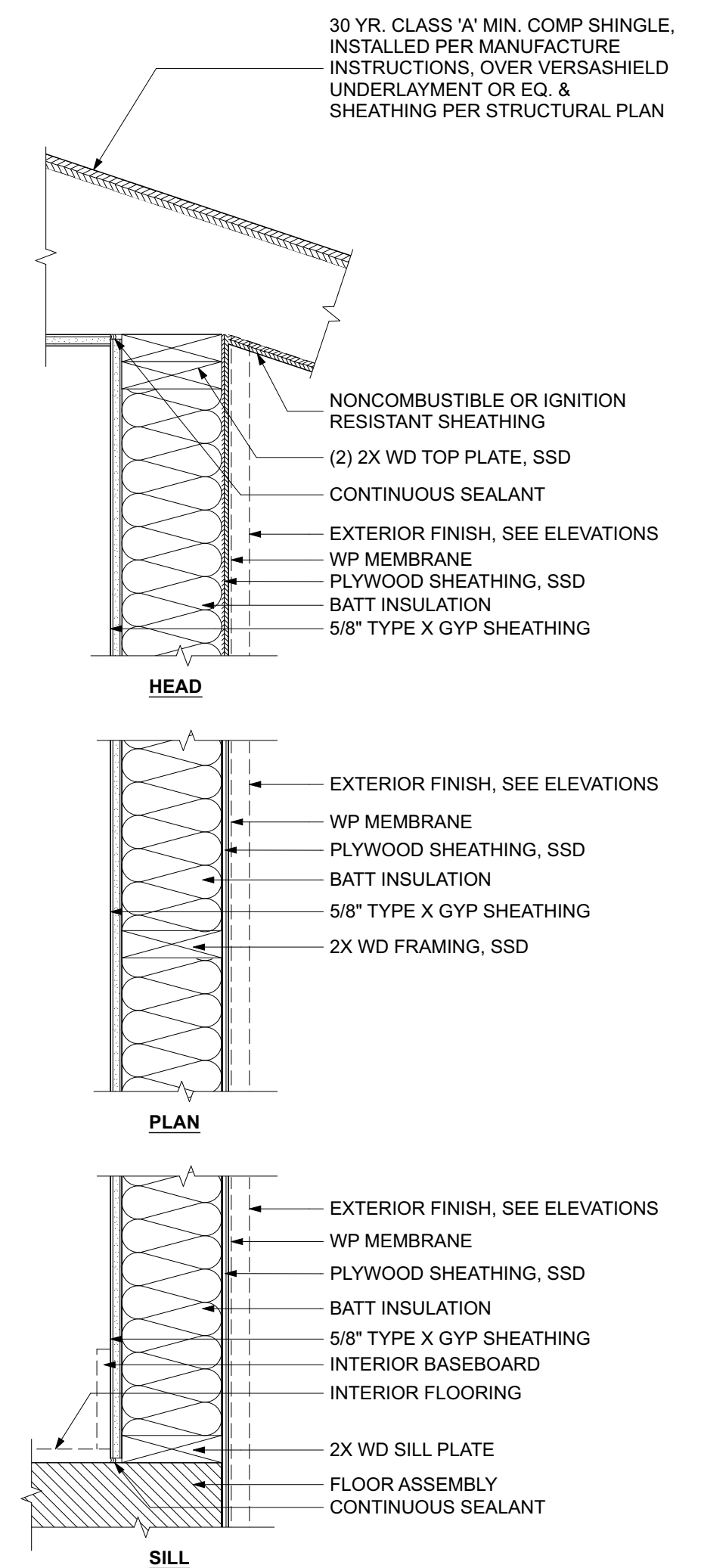


**16** ROOF ASSEMBLY  
 SCALE: 1 1/2" = 1'-0"



INTERIOR WALL TYPE 1

**2** INTERIOR WALL ASSEMBLY  
 SCALE: 1 1/2" = 1'-0"



EXTERIOR WALL TYPE 1

**1** EXTERIOR WALL ASSEMBLY  
 SCALE: 1 1/2" = 1'-0"

**STATION 86 RENOVATION**

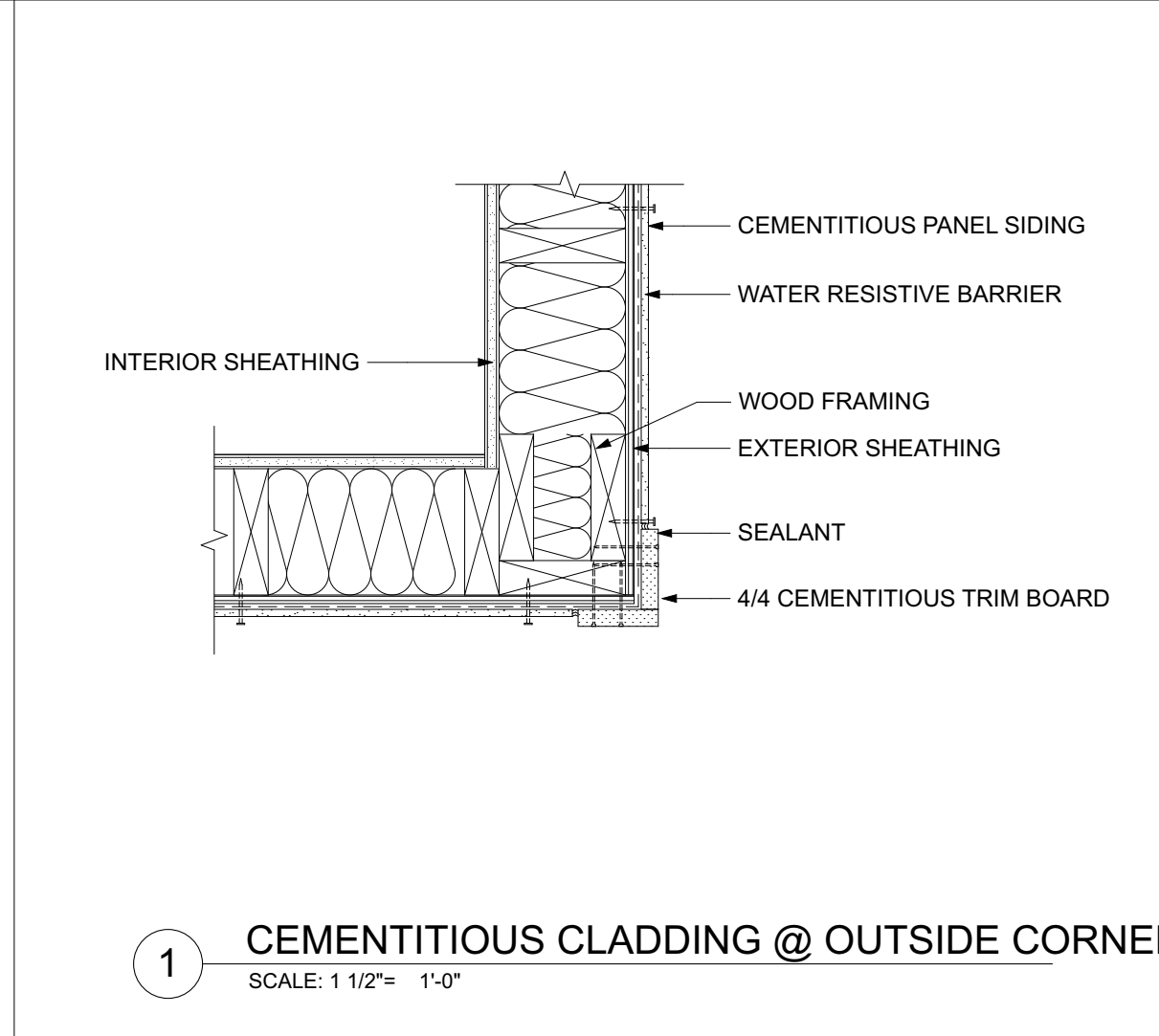
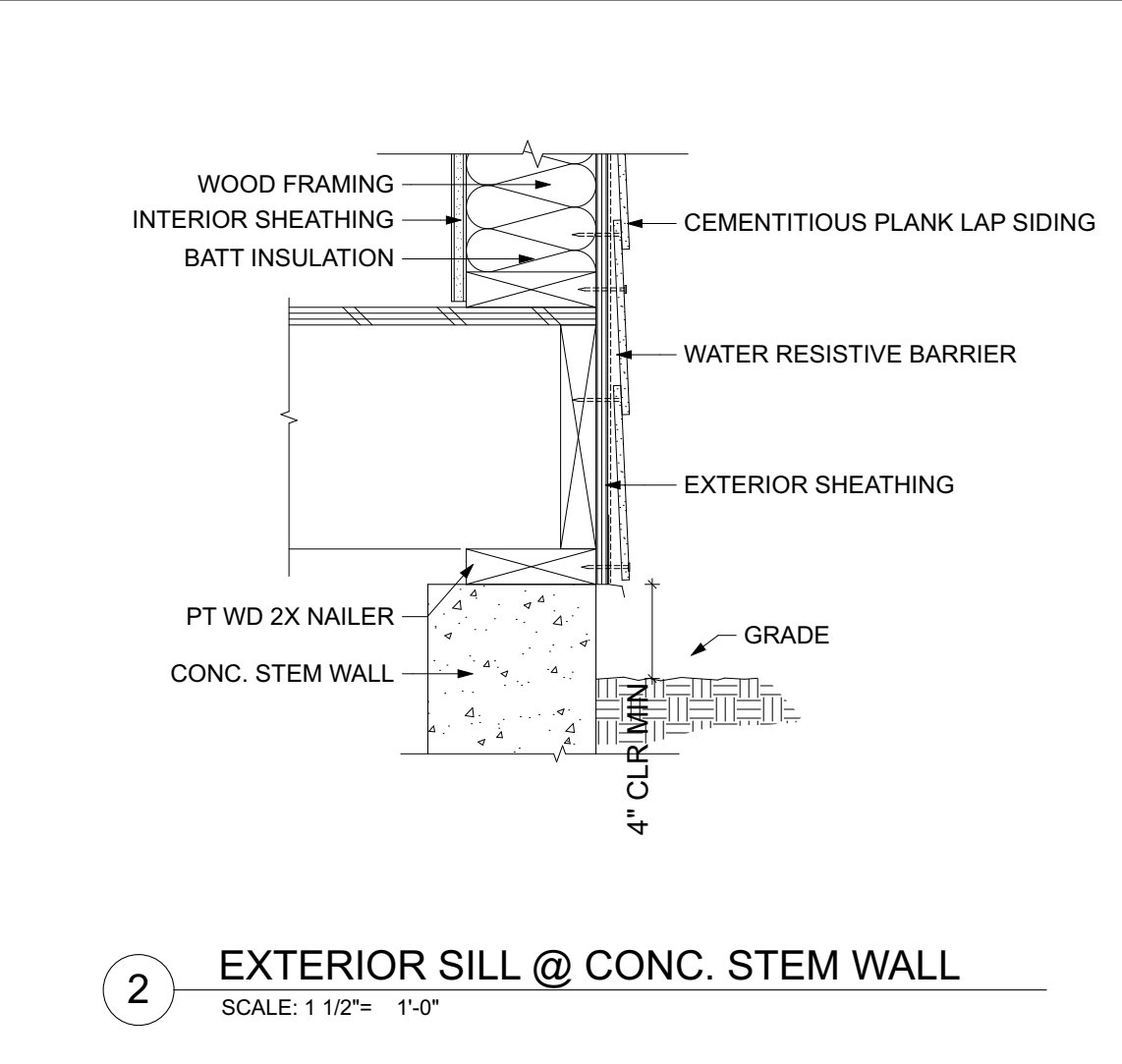
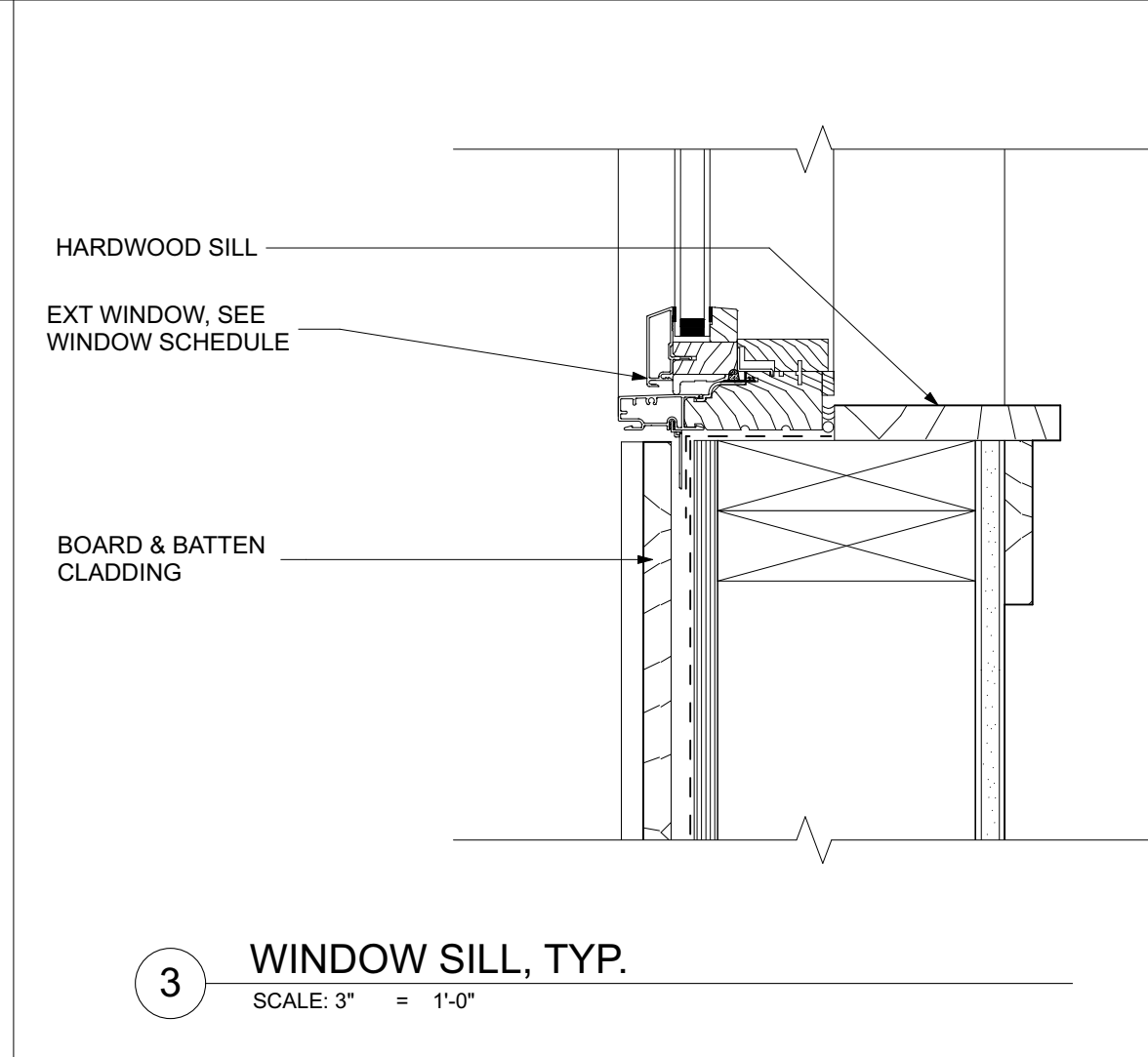
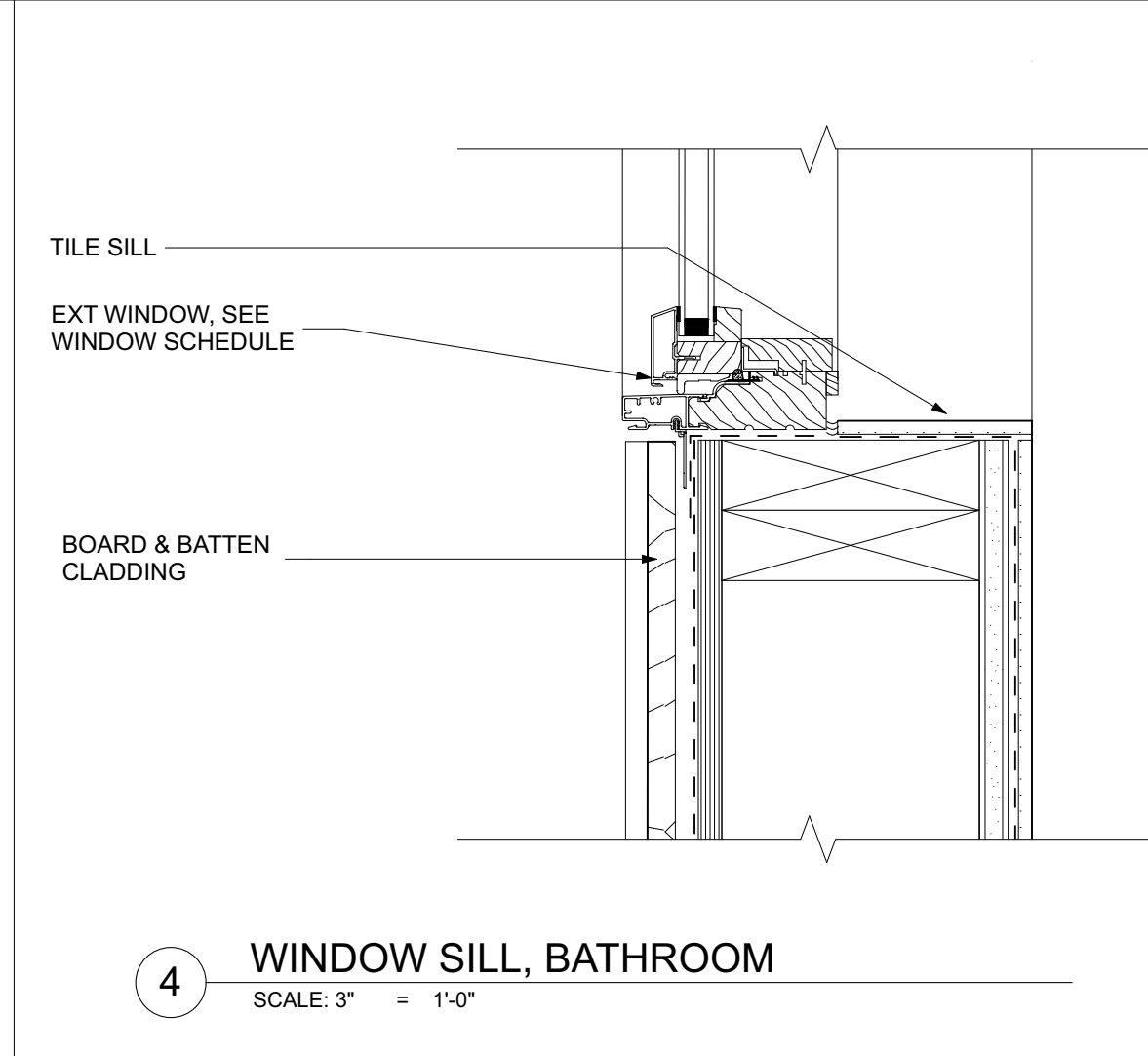
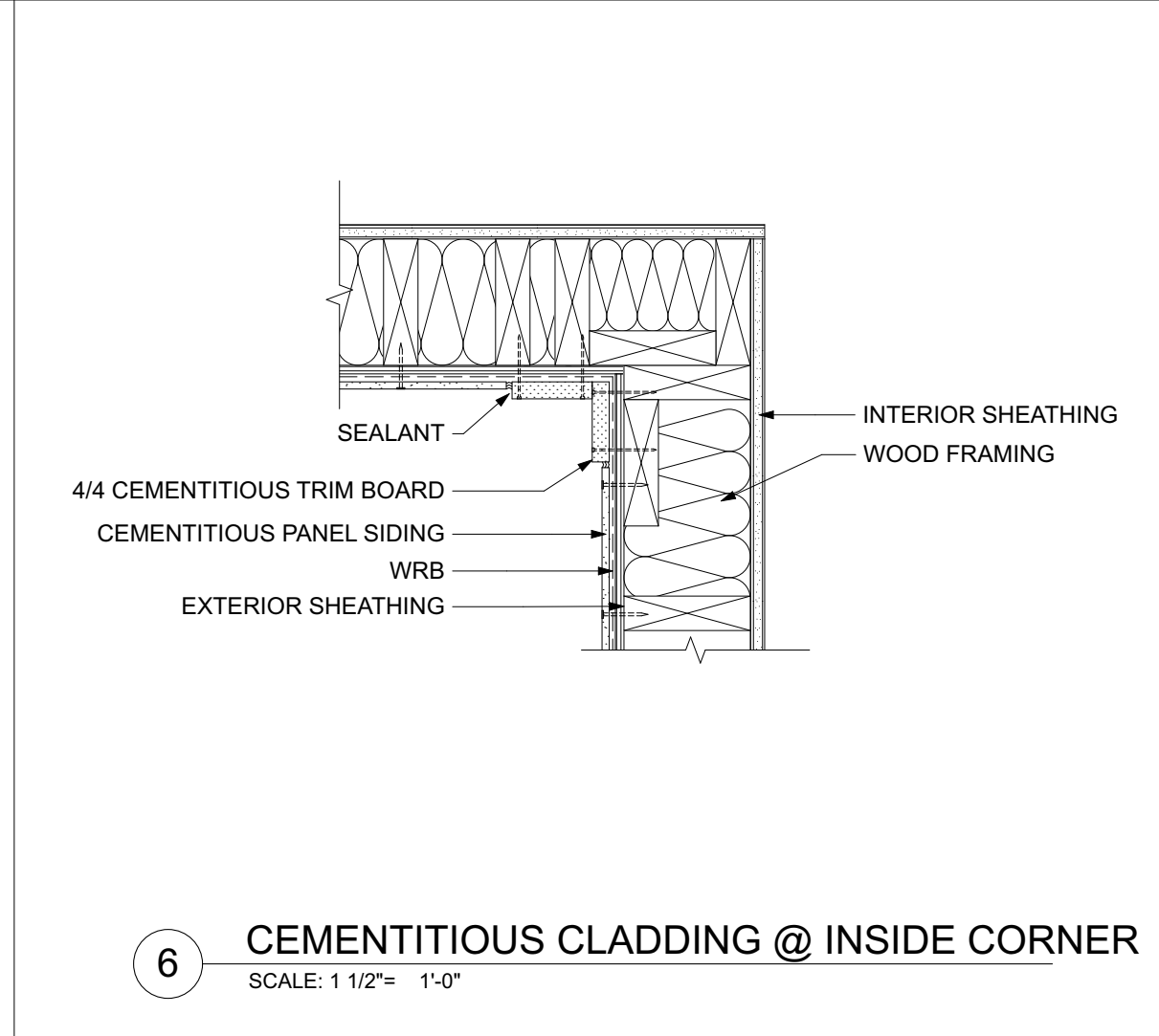
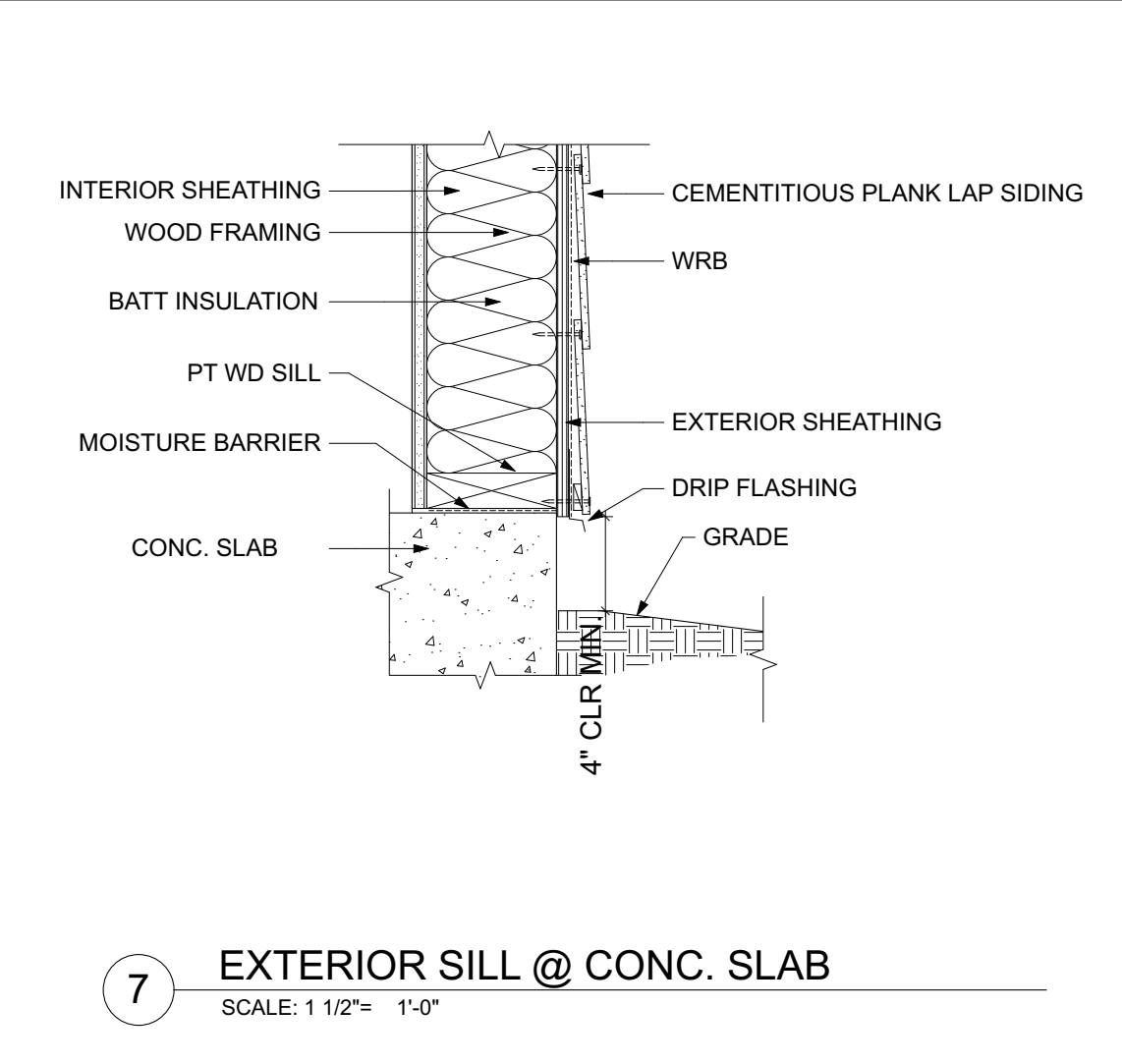
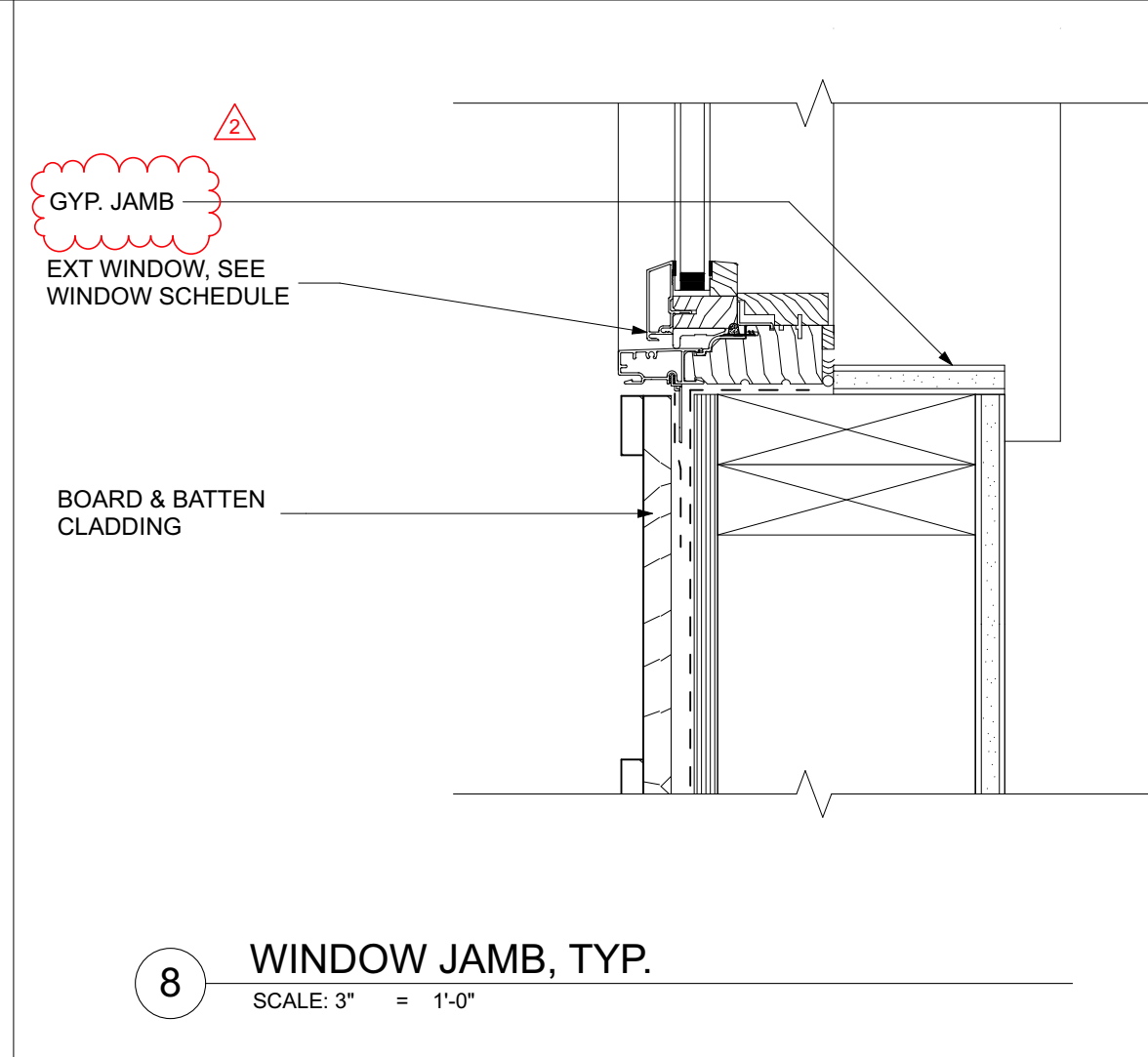
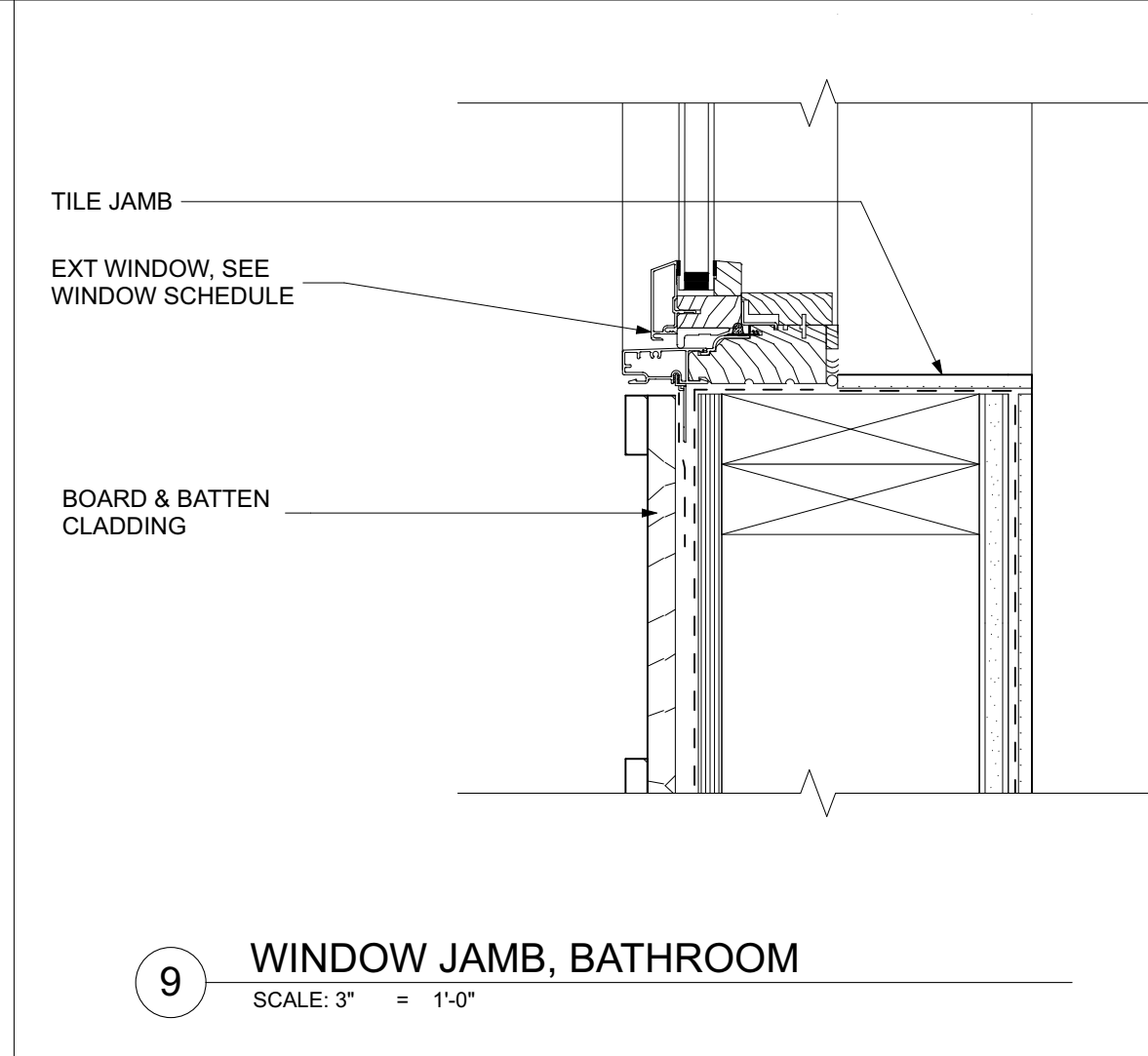
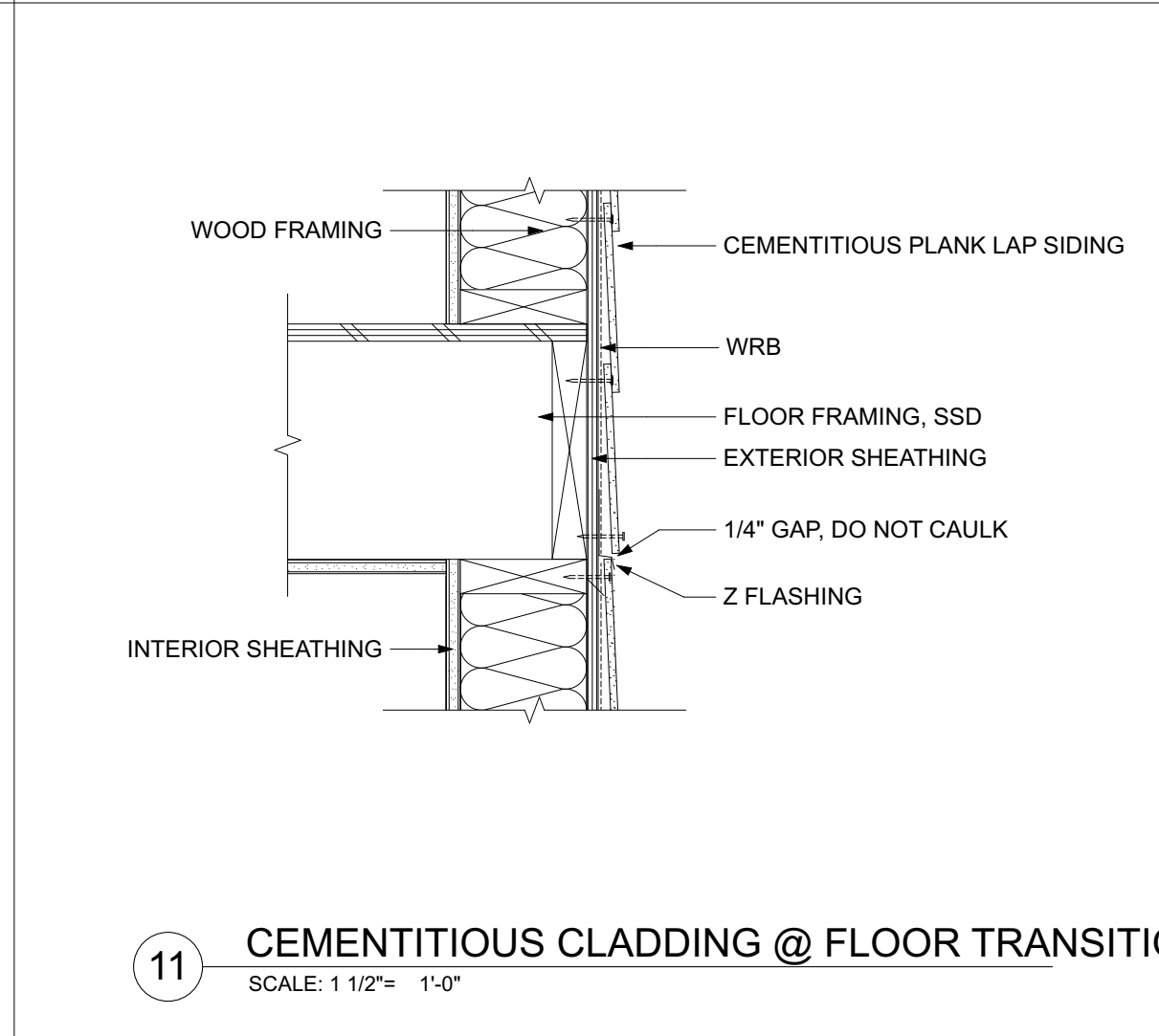
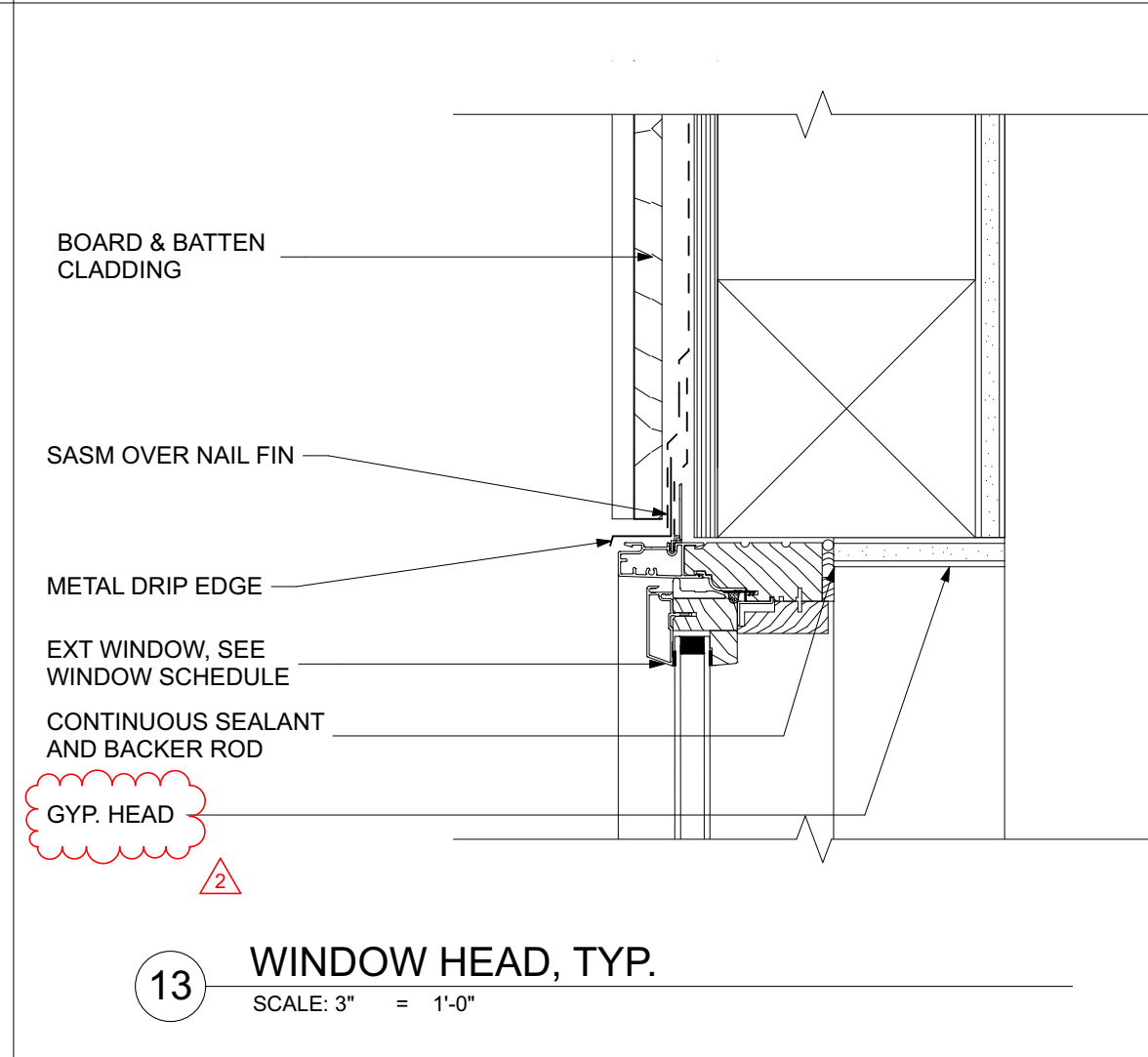
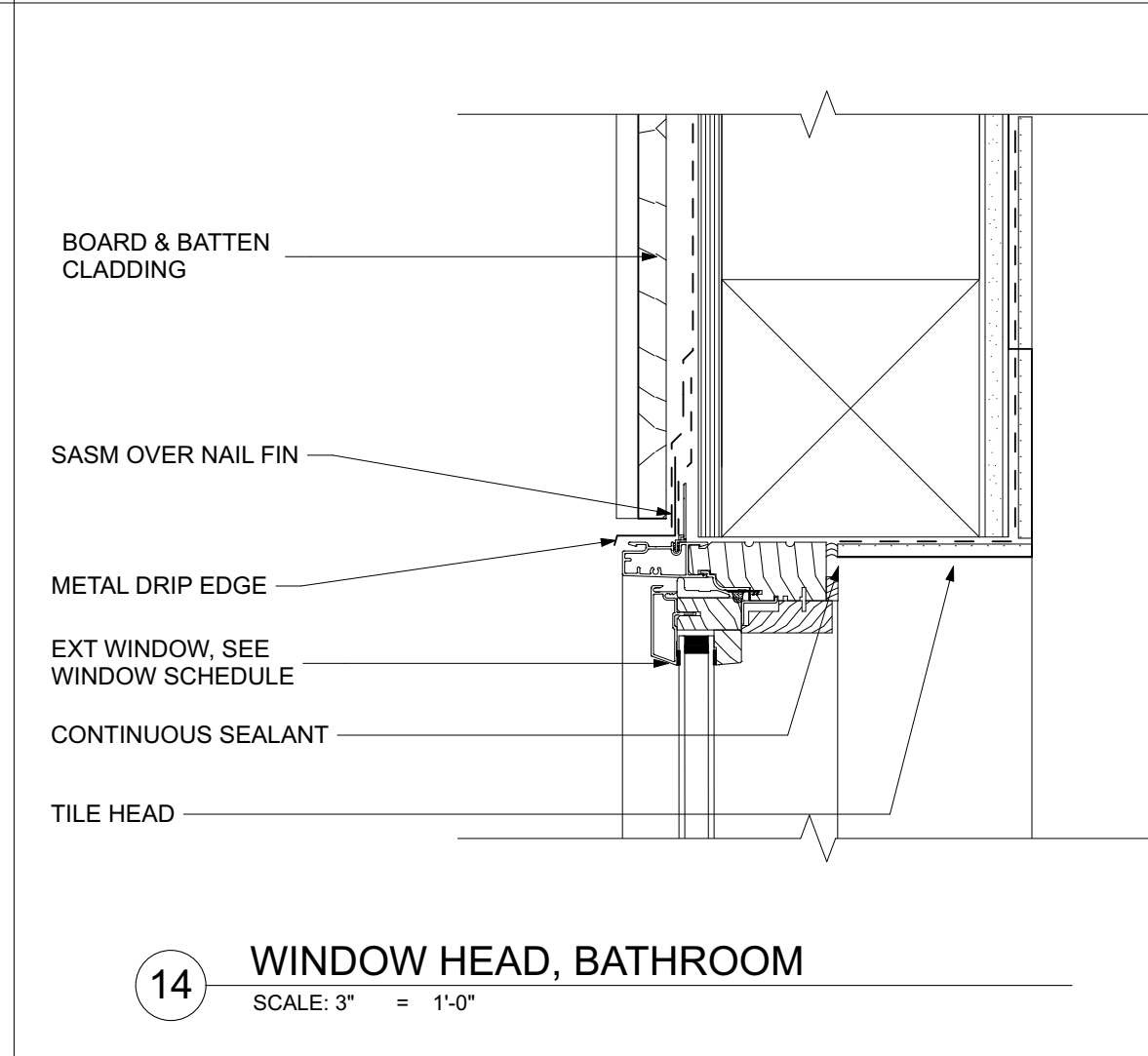
12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

ID	NAME	DATE
		11/8/23

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**TYPICAL WALL  
 ASSEMBLY  
 DETAILS**

**A5.0**



**STATION 86 RENOVATION**

12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
 APN: 037-280-016

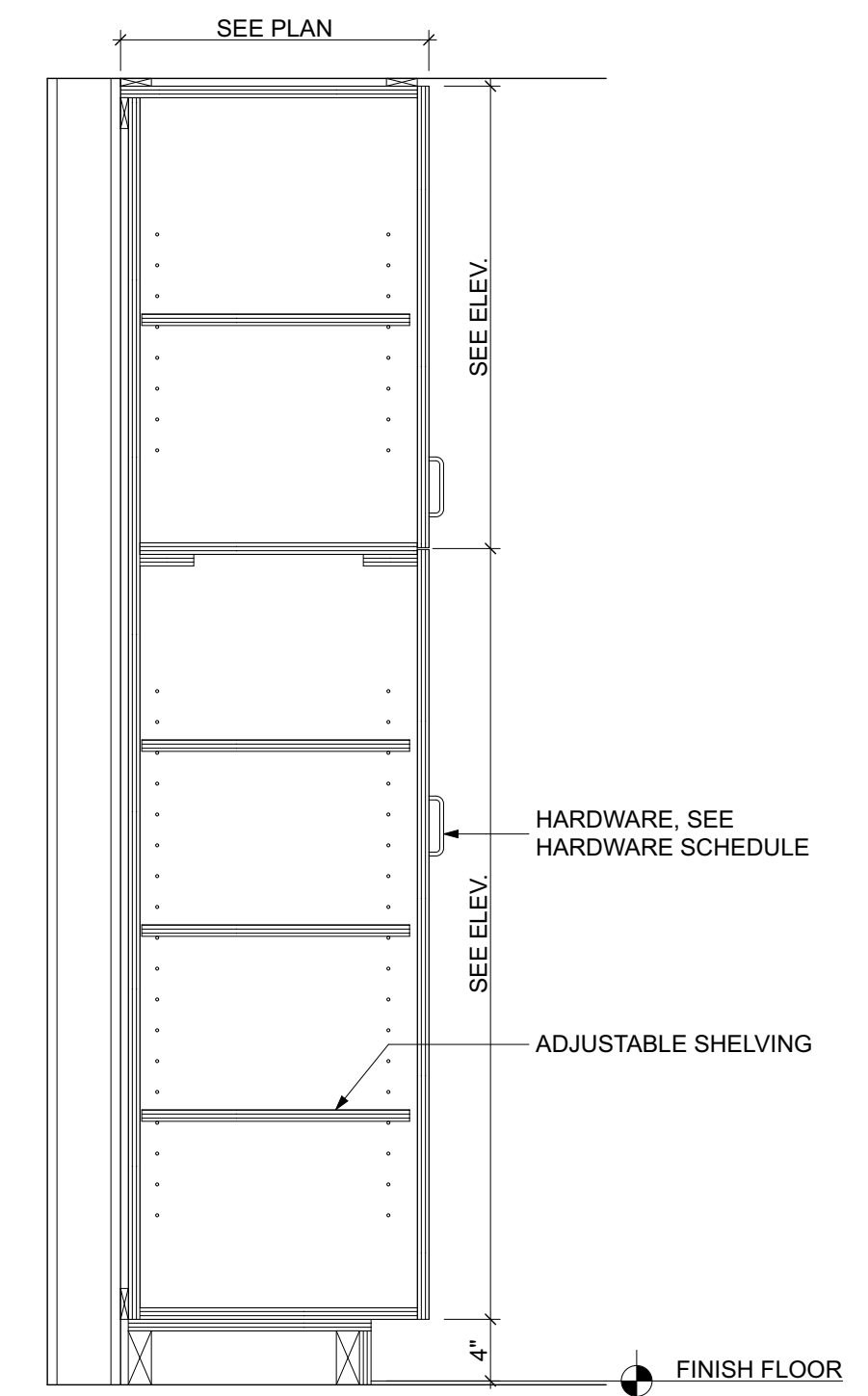
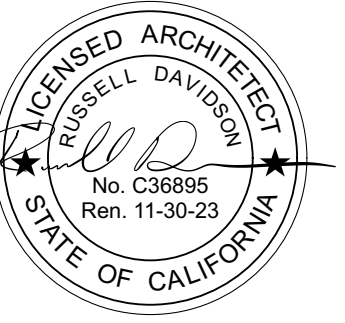
ID	NAME	DATE
15	Change	11/8/23
16	Change	3/15/24

SUBMITTED:	DATE
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

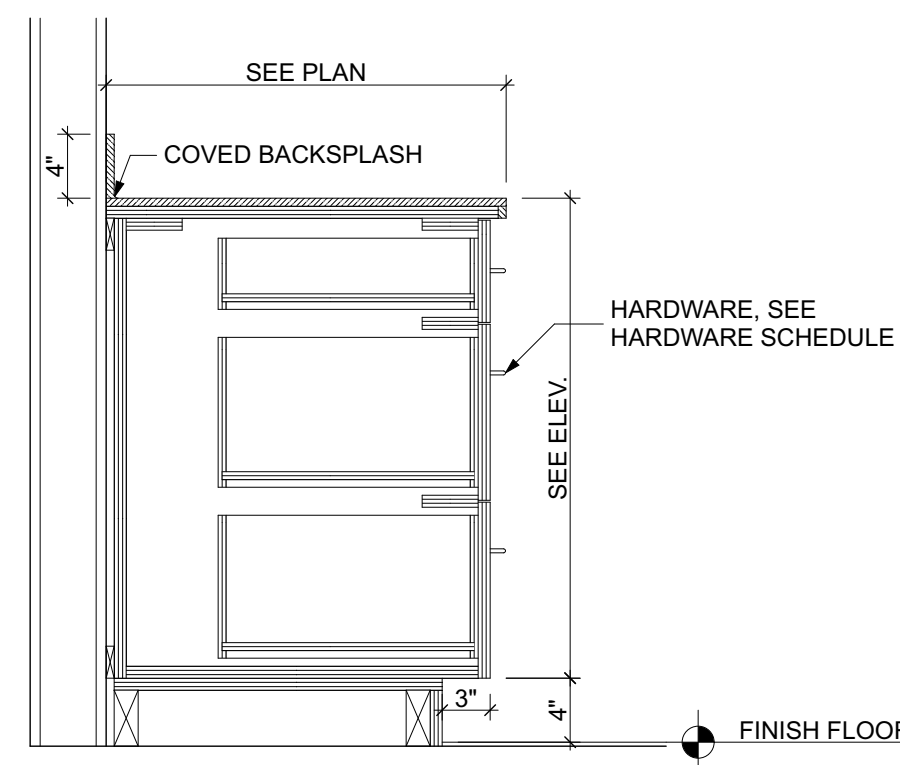
**DETAILS**

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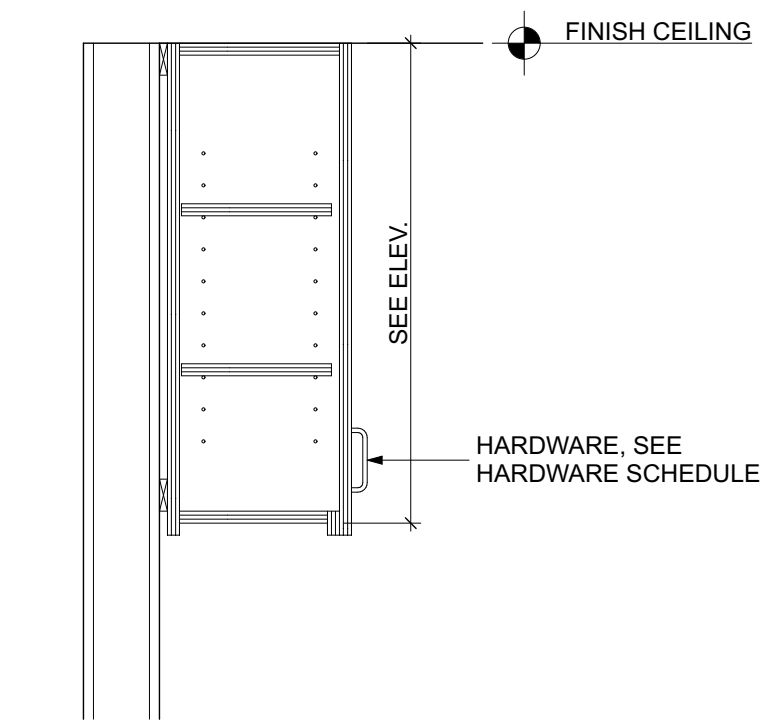




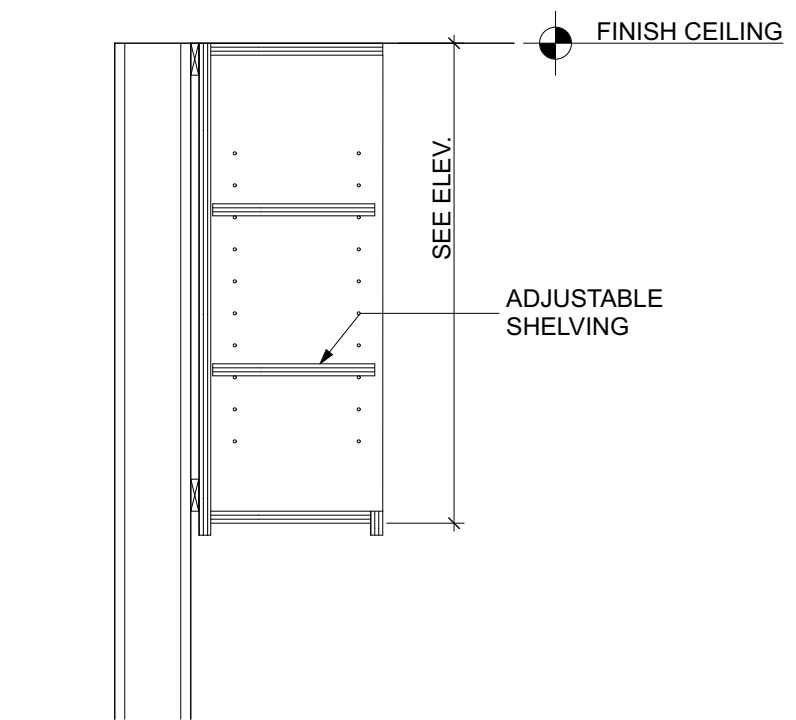
**9 FULL HEIGHT STORAGE**  
 SCALE: 1" = 1'-0"



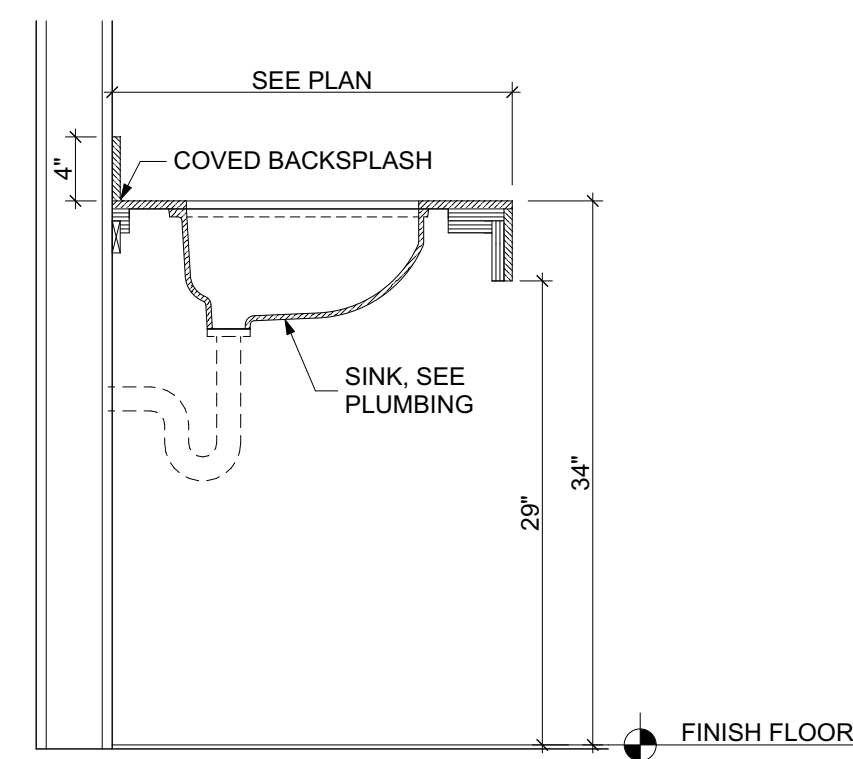
**8 DRAWER BASE**  
 SCALE: 1" = 1'-0"



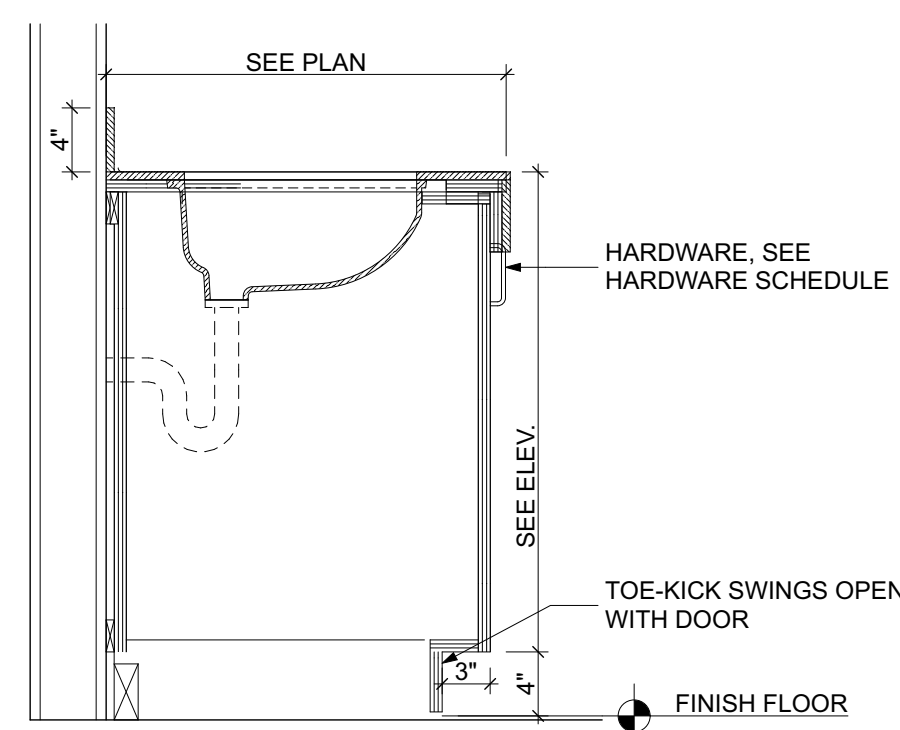
**6 UPPER CABINET**  
 SCALE: 1" = 1'-0"



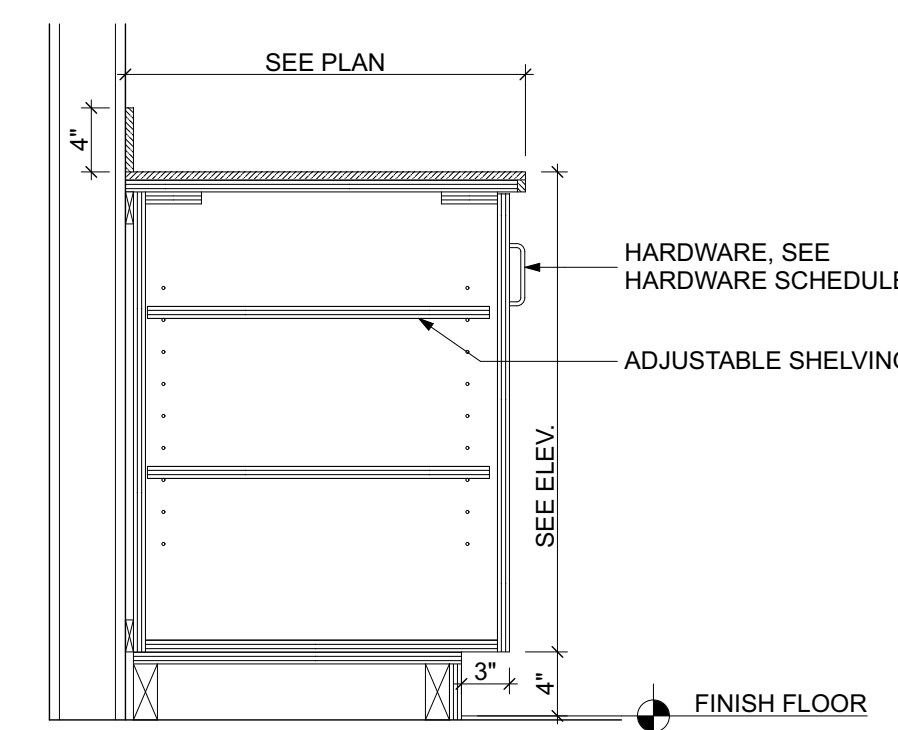
**5 OPEN SHELVING**  
 SCALE: 1" = 1'-0"



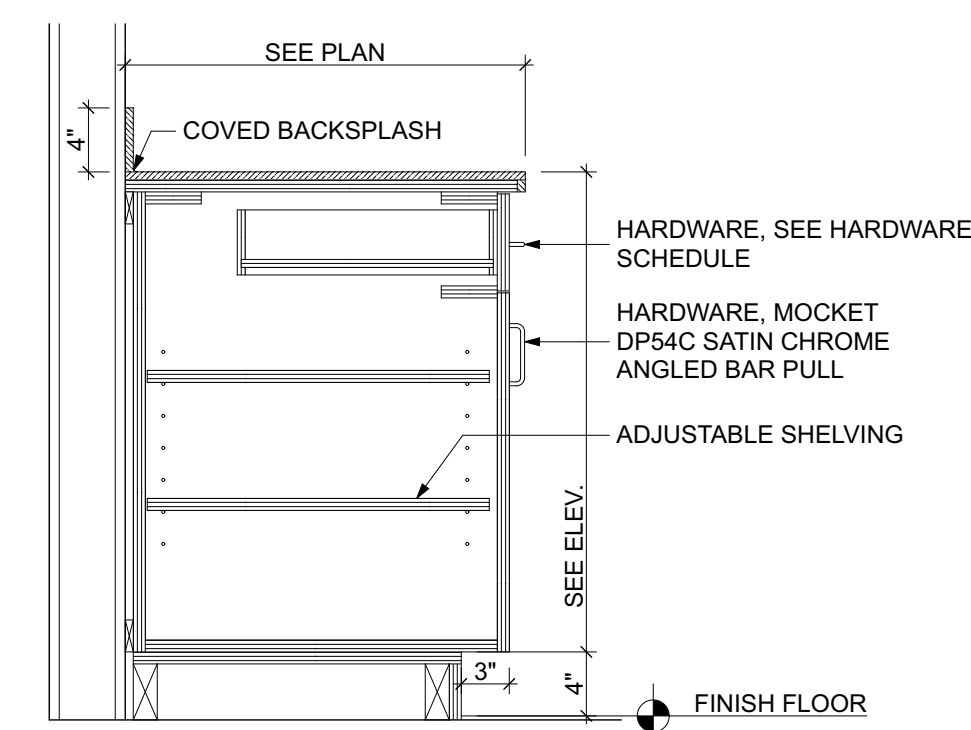
**4 LAVATORY**  
 SCALE: 1" = 1'-0"



**3 ROLL UNDER CABINET**  
 SCALE: 1" = 1'-0"



**2 DOOR BASE**  
 SCALE: 1" = 1'-0"



**1 DOOR & DRAWER**  
 SCALE: 1" = 1'-0"

**STATION 86 RENOVATION**

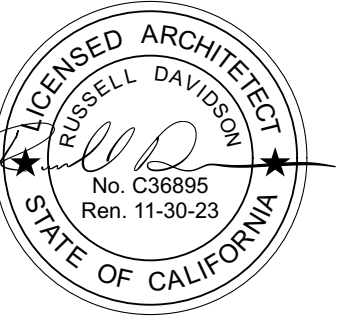
12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
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1	REV 1	11/8/23

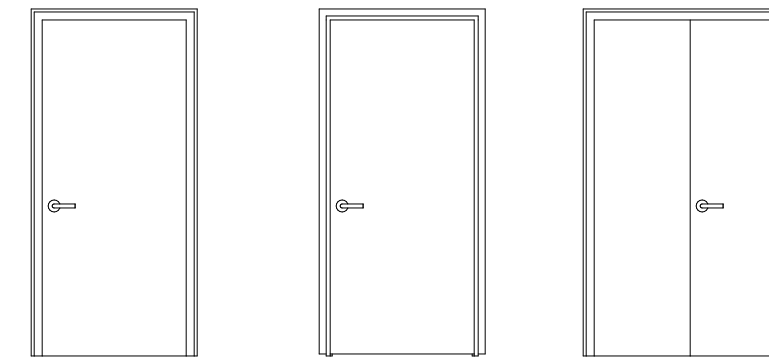
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SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**MILLWORK DETAILS**

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DOOR SCHEDULE														
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MODEL	MATERIAL	FINISH	HARDWARE	CLOSER	FIRE RATING	REMARKS
01	SQUAD	B	INT	3'-0"	7'-0"	1/2"				PTD	TYPE 2	Y	45 MIN.	
02	OFFICE	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
03	BEDROOM 3	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
04	BATH 1	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
05	HALL	C	INT	4'-0"	7'-0"	1/2"			SCWD	PTD	TYPE 4	N		
06	BATH 2 (ADA)	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
07	BEDROOM 2	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
08	BEDROOM 1	A	INT	3'-0"	7'-0"	1/2"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
09	LIVING ROOM	B	EXT	3'-0"	7'-0"	1/2"	ANDERSEN	STRAIGHTLINE #334	SCWD/GLASS	FACTORY	TYPE 1	N		

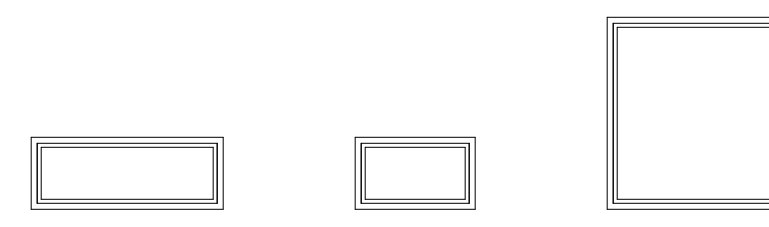


A B C

02, 03, 04, 06, 07, 08 01, 09 05

**2 DOOR TYPES**  
 SCALE: 1" = 1'-0"

WINDOW SCHEDULE							
ID	TYPE	LOCATION	W	H	MFG	FRAME MATL	REMARKS
01	CASEMENT	BEDROOM 3	4'-0"	4'-0"	JELD-WEN		
02	AWNING	BATH 1	4'-0"	1'-6"	JELD-WEN		
03	AWNING	BATH 2 (ADA)	2'-6"	1'-6"	JELD-WEN		



AWNING AWNING CASEMENT

02 03 01

**1 WINDOW TYPES**  
 SCALE: 1" = 1'-0"

**STATION 86 RENOVATION**

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 APN: 037-280-016

ID	NAME	DATE
1	REV 1	11/8/23
2	ADDENDUM 2	3/15/24

SUBMITTED:	DATE
SCALE	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

**DOOR & WINDOW SCHEDULES**

**A6.0**

**DOOR NOTES**

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 11/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

**WINDOW NOTES**

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 30 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
  - THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
  - THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH ONE TEMPERED PANE. HAVE A FIRE RESISTANCE RATINGS OF 20 MINUTES OR MEET THE REQUIREMENTS OF SFM 12-7A-2.

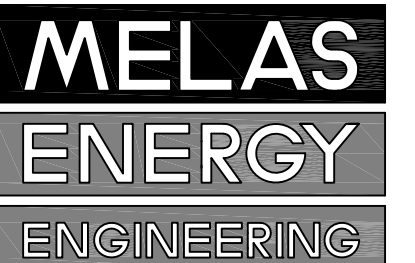


HVAC LEGEND	
	12"x6" SUPPLY DIFFUSER SIZE AND FLOW RATE LISTED. ARROWS INDICATE THROW PATTERN.
	24"x10" RETURN GRILLE, SIZE AND FLOW RATE LISTED.
	4"x10" CEILING EXHAUST GRILLE, SIZE AND FLOW RATE LISTED.
	RECTANGULAR SUPPLY AIR CROSS SECTION
	RECTANGULAR RETURN AIR CROSS SECTION
	RECTANGULAR EXHAUST AIR CROSS SECTION
	THERMOSTAT
	BALANCING DAMPER
	RIGID DUCT
	FLEXIBLE DUCT
	EQUIPMENT TAG
AC	ABOVE CEILING
HP	HEAT PUMP
FC	FAN COIL UNIT
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTSIDE AIR

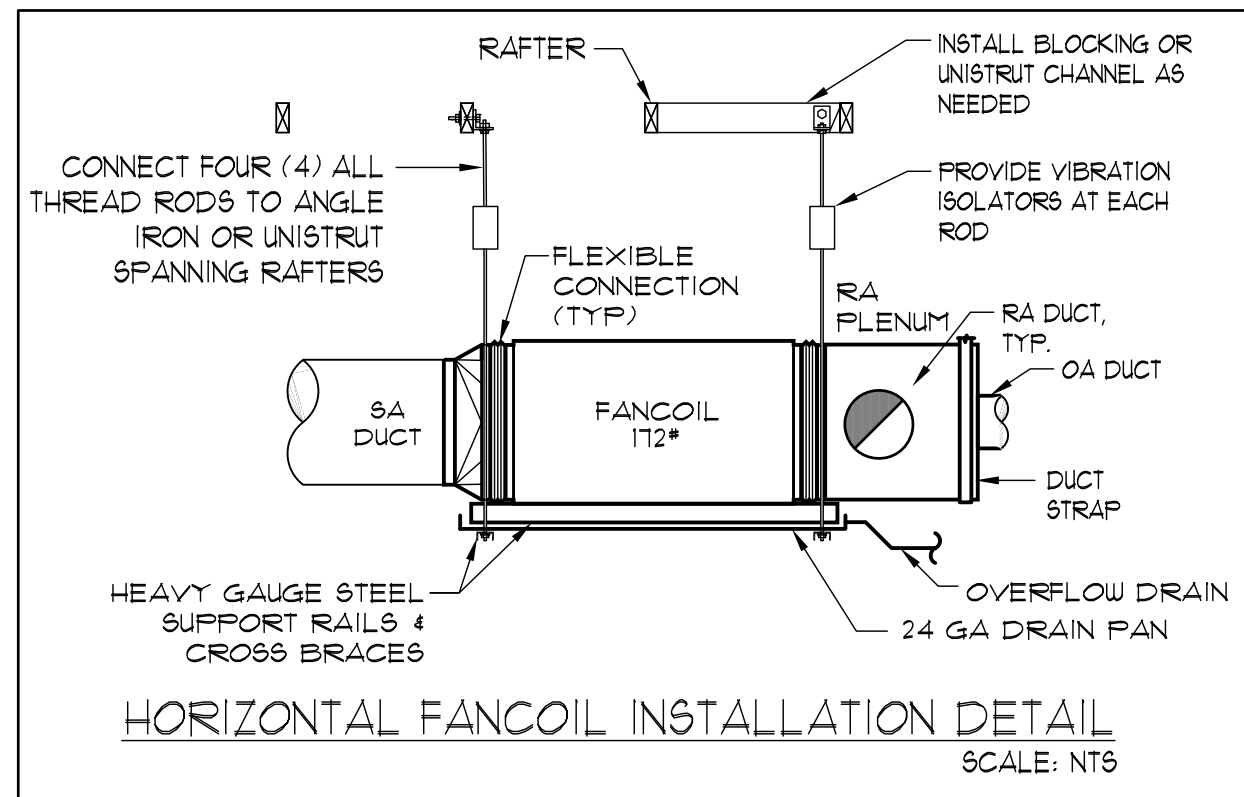
## HVAC NOTES

- SCOPE OF WORK**
    - REMOVE EXISTING FURNACE AND CONDENSING UNIT.
    - REMOVE EXISTING DUCTING, DIFFUSERS AND GRILLES.
    - PATCH SURFACES WHERE REGISTERS AND GRILLES HAVE BEEN REMOVED. PATCH TO MATCH EXISTING CONDITION.
    - ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS DISCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ARCHITECT AND ENGINEER'S ATTENTION TO REVISE PLANS AS NECESSARY.
    - INSTALL NEW INVERTER DRIVEN VARIABLE SPEED HEAT PUMP AS INDICATED ON PLANS.
    - INSTALL NEW EXHAUST FANS.
    - INSTALL ALL NEW DUCTING.
  - FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF HVAC WORK INDICATED ON THE DRAWINGS. ALSO PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
  - IT IS THE INSTALLING CONTRACTOR'S RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
  - ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF EQUIPMENT INDICATED TO BE REMOVED, UNLESS OTHERWISE INSTRUCTED BY THE OWNER. EXISTING REFRIGERANT SHALL BE RECLAIMED AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE 1990 CLEAN AIR ACT AMENDMENT.
  - THE CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- CONTROLS - GENERAL**
- THE VENTILATION SYSTEM SHALL BE WIRED TO OPERATE CONTINUOUSLY DURING OCCUPIED HOURS. DURING UNOCCUPIED HOURS THE UNIT SHALL CYCLE ON AND OFF WITH A DEMAND FOR HEATING AND COOLING.
  - ROOM THERMOSTATS SHALL BE PROGRAMMABLE WITH 5-1-1 DAY PROGRAMMING AND 24-HOUR HEATING AND COOLING SETBACK CAPABILITY.
  - THERMOSTATS SHALL HAVE DEMAND RESPONSIVE CAPABILITIES IN ACCORDANCE WITH CEC SECTION 10212(A). ALL THERMOSTATS MUST BE CERTIFIED OPEN/DRIVE 2.0A OR OPEN/DRIVE 2.0B VIRTUAL END NODE (VEN) CAPABLE AND BE CAPABLE OF COMMUNICATING WITH THE VEN USING A WIRED OR WIRELESS BIDIRECTIONAL COMMUNICATION PATHWAY.
- ETHERMOSTATS SHALL BE INSTALLED WHERE INDICATED ON PLANS, 48 INCHES ABOVE FINISHED FLOOR LEVEL.**
- INSTALLING SUB-CONTRACTOR SHALL PROVIDE ENGINEER WITH COMPLETE CONTROL SCHEMATIC INCLUDING SUBMITTALS FOR EACH COMPONENT.
  - LOW VOLTAGE WIRING FOR CONTROLS AND SENSORS IS THE RESPONSIBILITY OF THE MECHANICAL/HVAC CONTRACTOR. ALL CONDUIT PULLS (AND LOW VOLTAGE WIRING INSTALLATION) IS TO BE COORDINATED WITH ELECTRICAL CONTRACTOR DURING CONSTRUCTION.
  - AIR DIFFUSERS AND RETURN/EXHAUST GRILLES SHALL BE SHOEMAKER OR EQUAL. PROPOSED MODEL NUMBERS FOR DIFFERENT APPLICATIONS ARE AS FOLLOWS:
 

APPLICATION	MODEL #	REMARKS
CLG GYPSUM SUPPLY	MA (W/OBD)	MODULAR CORE THROW PATTERN INDICATED
CLG GYPSUM RETURN	915	HORIZONTAL BAR FIXED BLADE
CLG GYPSUM EXHAUST	600	EGGCRATE GRILLE
EXTERIOR LOUVER	4525	STORM RESISTANT, DRAINABLE BLADE EXTERIOR LOUVER WITH BIRDSCREEN
  - FOR THE EXACT LOCATION OF DIFFUSERS AND GRILLES REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
  - PROVIDE CAM-FARR, 2 INCH DEEP, MERV-13 FILTERS IN RETURN AIR FLENUM OF AIR HANDLERS. INSTALL DOWNSTREAM OF RETURN AIR AND FRESH AIR INTAKE.
  - OUTSIDE AIR INTAKE SHALL BE A MINIMUM OF 10 FEET AWAY OR 3 FEET BELOW EXHAUST AIR DISCHARGE OR PLUMBING VENTS. COVER AIR INTAKE WITH 1" MESH WIRE.
  - SLOPE ALL CONDENSATE LINES AT 1/4" PER FOOT. PRIMARY CONDENSATE SHALL TERMINATE OUTSIDE A MINIMUM OF 6" ABOVE GRADE WITH A DOWNWARD ELBOW OR INDIRECTLY TO APPROVED PLUMBING FIXTURE. SECONDARY CONDENSATE SHALL TERMINATE IN A CONSPICUOUS LOCATION. PIPING SHALL BE 3/4" SCHEDULE 40 FVC UNLESS OTHERWISE NOTED.
  - DUCT MATERIAL AND SEALING:**
    - DUCTING IN CONCEALED LOCATION SHALL BE GALVANIZED SHEET METAL. PRE-INSULATED FLEX DUCT MAY BE USED AS LEADERS (5' MAX.) TO AND FROM AIR TERMINALS. PER CMC 03.4.1, DUCT SHALL BE MANUFACTURED IN ACCORDANCE WITH CHAPT. 6 OF THE 2022 CMC AND SMACNA GUIDELINES.
    - PRE-INSULATED FLEX DUCT SHALL HAVE AN R-VALUE + 8.0.
    - FACTORY-FABRICATED DUCT SYSTEMS SHALL COMPLY WITH UL181.
    - METAL TO METAL JOINTS SHALL BE SEALED WITH MASTIC SEALANT TO PROVIDE AIRTIGHT PROTECTION PRIOR TO INSULATION. APPLY SEALANT ACCORDING TO MANUFACTURER'S RECOMMENDATION.
    - INNER LINING OF FLEX DUCTING SHALL BE SECURELY FASTENED WITH A FAN DUCT STRAP. THE EXTERIOR LINING (INSULATION) SHALL BE SECURELY TAPED TO THE SHEET METAL FITTING.
  - WHERE TURNS AND/OR TRANSITIONS EXCEED 45 DEGREES USE SHEET METAL FITTINGS AND ELBOWS. PROVIDE SHEET METAL SLEEVES FOR ALL SPLICES.
  - CORRUGATED ALUMINUM FLEX DUCT SHALL NOT BE ALLOWED.
  - ALL TAPES AND MASTIC SEALANTS SHALL COMPLY WITH UL181, UL 181A, OR UL181B.
  - INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 15 DEGREES DIVERGENCE WHEREVER POSSIBLE. DIVERGENCE UPSTREAM OF EQUIPMENT SHALL NOT EXCEED 20 DEGREES. CONVERGENCE DOWNSTREAM SHALL NOT EXCEED 30 DEGREES.
  - SUPPORTS AND HANGERS FOR DUCTING SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA MECHANICAL CODE AND IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. DUCTS SHALL BE SUPPORTED AT EACH CHANGE OF DIRECTION, SUPPORTS AND 8' INTERVALS (MIN.).
  - WRAP ALL UNLINED CONCEALED SUPPLY AND RETURN DUCTS WITH O.C. FIBERGLASS DUCT WRAP OR JM MICROLITE, 2" THICK AND 1" PER CUBIC FOOT DENSITY. WRAP INSULATION ENTIRELY AROUND DUCT AND WIRE SECURELY IN PLACE WITH #6 WIRE 12" O.C. ON EACH SIDE OF STANDING SEAM AND OVER INSULATION JOINT. LAP ALL INSULATION JOINTS 3" MIN. INSULATE DUCTS TIGHT AGAINST OTHER WORK BEFORE HANGING IN PLACE.
  - DUCTS WITHIN 5 FEET OF AIR MOVING DEVICE SHALL BE LINED ON THE INTERIOR WITH 1" QUENS CORNING TYPE 150 AEROFLEX, OR EQUAL. MATERIAL HAS A 'K' OF 0.28 (BTU/HR-FT<sup>2</sup>-F).
  - AT TIME OF ROUGH INSTALLATION OR DURING STORAGE OF THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HVAC SYSTEM, ALL DUCTING AND RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
  - AIR DISTRIBUTION SYSTEM SHALL BE BALANCED WITH AN APPROVED AND CALIBRATED AIR FLOW MEASURING DEVICE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). PROVIDE INDICATED AIR FLOW RATES (WITHIN ±5%). PROVIDE OWNER WITH COMPLETE AIR BALANCE REPORT.
  - NO DUCTED OR NON-DUCTED AIR MOVING DEVICE SHALL TERMINATE IN ATTIC.
  - INSULATE CONDENSATE LINE WITH ARMSTRONG® 1/2" WALL THICKNESS "DG TUBO-SLIT", COND=0.23 (BTU-IN/HR.-F) AT 15°F IN ACCORDANCE WITH ASTM C 111 OR C 518 WITH THIRD PARTY TESTING SUPERVISION.



ENERGY & MECHANICAL CONSULTANTS  
541 UREN STREET  
NEVADA CITY, CA 95959  
PHONE (530) 265-2492  
FAX (530) 265-2273



## HVAC EQUIPMENT SCHEDULE

SYMBOL	AREA SERVED	COOLING			HEATING		FAN			ELECT.					MFGR & MODEL NO.	WEIGHT (LBS)	EFFICIENCY	REMARKS
		TOTAL (BTU/HR)	SENSIBLE (BTU/HR)	COIL EDB/EWB (°F)	HIGH INPUT/OUTPUT (BTU/HR)	DB (°F)	CFM	S.P. (WC)	O.A. (CFM)	VOLTAGE	MCA	COMP. LRA	FUSE/MOCP					
FC-1	FIRE STATION	47,000	38,500	80/63	54,000	47	1,485	0.8	375	208/230 V. 1 PHASE	5.63	---	15	MITSUBISHI # PVFY-P54NAMU-E1	172	---	MULTI-POISE FANCOIL, INSTALL IN HORIZONTAL POSITION DIMENSIONS: W=21-5/8", H=21", L=54-1/4" SUSPEND FAN FROM ROOF FRAMING L=13-3/8", W=9-1/2", H=7-7/8", 6" DUCT CONNECTION	
HP-1	FIRE STATION	47,000	38,500	80/63	54,000	47	---	---	---	208/230 V. 1 PHASE	36	---	50	MITSUBISHI # MKZ-SM60NAM	302	HSPF = 10.7 SEER = 17.8 EER = 11.1	GROUND MOUNTED OUTDOOR HEAT PUMP SOUND - 46 DBA DIMENSIONS: W=41-11/32", D=18", H=52-11/16"	

NOTES:  
1. INSTALL EQUIPMENT ACCORDING TO MANUFACTURER'S RECOMMENDATION.

## EXHAUST FAN SCHEDULE

SYMBOL	QTY.	AREA SERVED	DESCRIPTION	CFM	FAN			ELECT.			MFGR & MODEL NO.	WEIGHT (LBS)	SONES	REMARKS
					S.P. (WC)	RPM	VOLTAGE	BHP	WATTS					
EF-1	1	LAUNDRY	IN-LINE EXHAUST FAN	200	0.4	---	115 V. 1 PHASE	---	53.2	PANASONIC WHISPERLINE™ FV-20-NLF1	19.1	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER FAN SHALL BE ENERGIZED BY FAN IN FC-1 SUSPEND FAN FROM ROOF FRAMING	
EF-2	1	BATH 1	CEILING CABINET FAN	110	0.25	---	115 V. 1 PHASE	---	12.5	PANASONIC WHISPERGREENFIT™ FV-0511VF1	11.2	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER EXHAUST FAN SHALL HAVE 6" DUCT CONNECTION FAN HAS 3 HIGH SPEED SETTINGS: 50, 80, OR 110 CFM FAN SHALL BE ENERGIZED BY ROOM LIGHT SWITCH	
EF-3	1	BATH 2	CEILING CABINET FAN	110	0.25	---	115 V. 1 PHASE	---	12.5	PANASONIC WHISPERGREENFIT™ FV-0511VF1	11.2	1.2	UNIT HAS BUILT-IN BACKDRAFT DAMPER EXHAUST FAN SHALL HAVE 6" DUCT CONNECTION FAN HAS 3 HIGH SPEED SETTINGS: 50, 80, OR 110 CFM FAN SHALL BE ENERGIZED BY ROOM LIGHT SWITCH	

NOTES:  
(1) INSTALL/MOUNT EXHAUST FANS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.  
(2) FIELD LOCATE DUCT TERMINATIONS FOR EXHAUST FANS. THEY SHALL NOT TERMINATE IN ATTIC OR WITHIN 3 FEET OF OPERABLE DOOR OR WINDOW.

STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD  
NEVADA CITY, CA 95959

HVAC NOTES AND SPECIFICATIONS

Project Title:

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Sheet Title:

Revisions:

No.	Date:	By:	Description:
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Plot Date: 9/11/2023

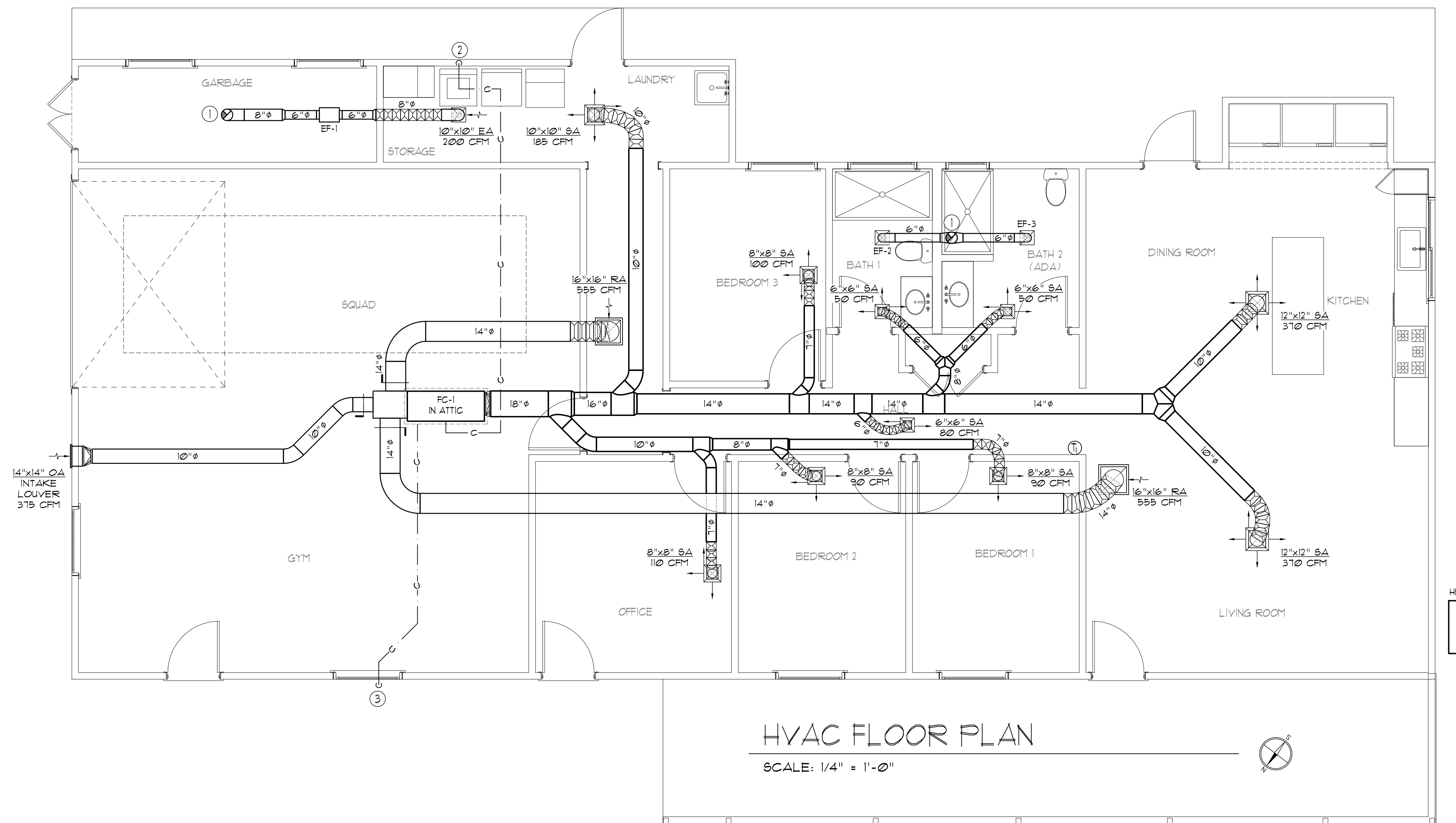
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Scale: as noted

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**HVAC FLOOR PLAN**

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

KEYED NOTES

- 8" EA DUCT THROUGH ROOF TO GREENHECK GRSSR-B RELIEF HOOD
- TERMINATE PRIMARY CONDENSATE INDIRECTLY TO WASHER WALL BOX DRAIN
- TERMINATE SECONDARY CONDENSATE WITH DOWNWARD ELBOW OVER WINDOW AT EXTERIOR SOFFIT

**STATION 86 RENOVATION**  
 12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959  
**HVAC FLOOR PLAN**

Project Title:  
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 Sheet Title:

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## PIPE MATERIAL SCHEDULE

### SANITARY WASTE & VENTING MATERIALS

- (A) DRAINAGE WASTE AND VENT PIPING SHALL BE SCHEDULE 40 A53 DRY PIPE CAST IRON OR OTHER APPROVED MATERIAL HAVING A SMOOTH AND UNIFORM BORE. FITTINGS SHALL BE MADE OF SIMILAR MATERIAL.  
EXCEPTION:  
1) NO HUB CAST IRON SHALL BE USED WHERE SLOPE OF WASTE LINE IS LESS THAN 1/4 IN PER FOOT, OR WHERE WASTE PIPING IS ROUTED BETWEEN FLOORS OR RISERS IN WALLS.
- (A) VENT PIPING SHALL EXTEND 12 INCHES ABOVE THE ROOF (MIN.) AND SHALL BE FLASHED WITH GALVANIZED ROOF JACKS AND RUBBER WATERPROOF VENT COLLARS. THE MINIMUM VENT SIZE AT VENT EXTENSION THROUGH ROOF SHALL BE 3" (MIN.) TO PREVENT FROST/SNOW CLOSURE. THE CHANGE IN DIAMETER SHALL BE MADE INSIDE THE BUILDING AT LEAST ONE (1) FOOT BELOW THE ROOF. VENTS SHALL BE PLACED ADJACENT TO UPPER RIDGE OF ROOF AND SHALL BE PROTECTED BY "MURPHY SPLITTER" OR METAL FORMED CRICKET APPROVED BY ADMINISTRATIVE AUTHORITY.

### POTABLE WATER PIPING

- (A) SCHEDULE 40 P.V.C. PIPE MEETING THE REQUIREMENTS OF ASTM D 1785 MAY BE USED FOR COLD WATER DISTRIBUTION OUTSIDE THE BUILDING. FITTINGS SHALL BE IN COMPLIANCE ASTM 2464.
- (B) WATER PIPE AND FITTINGS SHALL BE TYPE K COPPER, ASTM B88. COPPER PIPING SHALL BE JOINED WITH VIEGA PRESS FITTING. ALL MATERIAL USED WITHIN THE WATER SUPPLY SYSTEM, EXCEPT VALVES AND SIMILAR DEVICES, SHALL BE OF SIMILAR MATERIAL, EXCEPT WHERE OTHERWISE APPROVED BY THE ADMINISTRATIVE AUTHORITY.
- (C) ALL PIPING 2" AND SMALLER MAY BE NON-BARRIER PEX TUBING BY UPONOR, VIEGA, OR EQUAL. PEX TUBING SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM A916-08 AND F811. FITTINGS SHALL BE ZERO LEAD FITTINGS MEETING THE REQUIREMENTS OF ASTM F1807. PEX PIPING SHALL MEET THE REQUIREMENTS OF SECTION 60412 OF THE 2016 CPC. POTABLE PEX PIPING PLACED IN SOIL SHALL BE SLEEVED WITH IN ACCORDANCE WITH TABLE 6041 (FOOTNOTE 2). THE FOLLOWING ARE EXCEPTIONS TO THE USE OF PEX PIPING:  
(1) PIPING WITHIN 18 INCHES OF WATER HEATER SHALL BE TYPE L COPPER.

### FUEL GAS PIPING

- (A) SCHEDULE 40 BLACK STEEL PIPE, ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWED (THROUGH 2"). PROVIDE GAS COCK, DIRT LEG AND UNION AT EACH CONNECTION. GAS PIPING SHALL NOT BE BURIED BELOW SLAB UNLESS SPECIFICALLY INDICATED ON PLANS AND MEETING THE REQUIREMENTS OF CPC SECTION 12116.
- (B) BURIED GAS PIPING MAY BE BLACK STEEL PIPE WITH FACTORY WRAPPED PLASTIC COVER AS APPROVED BY LOCAL ADMINISTRATIVE AUTHORITY, ASTM A53, SCHEDULE 40 BLACK, WITH MALLEABLE IRON OR FORGED STEEL FITTINGS, SCREWED (THROUGH 2").

## PLUMBING NOTES

### 1. SCOPE OF WORK

- REMOVE ONE BATHROOM AND ADD TWO (2) NEW BATHROOMS.
  - REVISED PLUMBING IN KITCHEN.
  - REFER TO ARCHITECTURAL DEMOLITION PLANS FOR PLUMBING FIXTURES TO BE REMOVED.
  - REPLACE EXISTING WATER HEATER WITH NEW ON-DEMAND WATER HEATERS.
  - FIELD VERIFY PIPING CONFIGURATION. ANY ALTERATION FROM WHAT IS INDICATED ON PLANS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
  - REMOVE EXISTING PIPING NOT SHOWN TO BE REUSED ON PLANS.
2. ALL WATER AND WASTE PLUMBING INSTALLATION WORK AND ALL PLUMBING MATERIALS SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE.
3. IT IS THE INSTALLING CONTRACTORS' RESPONSIBILITY TO ASSURE ALL MECHANICAL SYSTEMS FUNCTION PROPERLY, SAFELY, AND MEET ALL LOCAL, STATE AND REGIONAL CODES.
4. ALL WORK SHALL CONFORM TO THE ACCEPTED STANDARDS OF THE TRADE. THE ENGINEER IS TO BE NOTIFIED IF ANY SUBSTITUTIONS ARE SEEN TO BE NECESSARY.
5. HOT AND COLD-WATER PIPE SIZING IS BASED ON CHART A 105.1 OF THE 2022 CPC AT THE FRICTION LOSS PER 100 FT INDICATED ON WATER AND WASTE SERVICE CALCULATIONS.
6. GAS PIPING SIZED ACCORDING TO TABLE 1216.2(1) OF THE 2022 CPC. PIPE SIZING FOR NATURAL GAS LESS THAN 2 PSI WITH PRESSURE DROP = 0.5 IN.W.C.
- DISTANCE FROM METER TO FURTHEST APPLIANCE = 65 FEET.
  - FITTING EQUIVALENT LENGTH = 40 FEET.
  - USE 125 FEET ROW IN TABLE 1216.2(1).
7. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION. AT GAS CONNECTIONS, PROVIDE GAS COCK, DIRT LEG, UNION AND FLEX CONNECTION.
8. CONTRACTOR SHALL PARTICIPATE IN BID WALK-THRU AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. BIDS SHALL BE ADJUSTED TO ACCOMMODATE ANY EXISTING CONDITIONS WHICH ARE NOT SHOWN ON PLANS AND ARE VISIBLE DURING WALK-THRU. ANY AND ALL DEVIATIONS FROM PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
9. CONTRACTOR SHALL VERIFY SITE DIMENSIONS, NO CHANGE ORDERS WILL BE ALLOWED FOR CONDITIONS WHICH COULD BE VERIFIED BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. NO CHANGE ORDERS WILL BE ALLOWED FOR ITEMS THAT COULD HAVE BEEN COORDINATED IN THE FIELD.

### 11. PLUMBING FIXTURES NOT SPECIFIED ON PLANS SHALL BE SELECTED BY INSTALLING SUB-CONTRACTOR AND SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL. FIXTURES SHALL MEET 2022 CPC AND CAL-GREEN CODES. MAXIMUM FLOW RATES SHALL BE AS FOLLOWS:

- SINKS 1.8 GPM
- LAVATORIES (RESIDENTIAL) 1.2 GPM
- LAVATORIES (COMMERCIAL) 0.5 GPM
- SHOWERS 1.8 GPM
- WATER CLOSETS 1.25 GPF
- URINALS 0.125 GPF
- METERING FAUCETS 0.25 GAL/CYCLE

### 12. FURNISH AND INSTALL ALL MATERIALS AND PERFORM ALL LABOR NECESSARY FOR A COMPLETE INSTALLATION OF PLUMBING WORK INDICATED ON THE DRAWINGS. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN REASONABLY BE INFERRED OR TAKEN AS BELONGING TO THE WORK AND NECESSARY TO PROVIDE THE COMPLETE SYSTEM.

### 13. PROVIDE ALL NECESSARY PLUMBING CONNECTIONS TO EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OR SECTION OR BY OWNERS. PROVIDE SHUTOFF VALVES OR STOPS AT EACH CONNECTION.

### 14. PIPING IS TO BE FIELD LOCATED IN SUCH A WAY AS TO AVOID OBSTACLES, MEET CALIFORNIA PLUMBING CODE (CPC) REQUIREMENTS AND ALLOW SERVICE CLEARANCE TO AREAS AND EQUIPMENT THAT MAY REQUIRE SERVICING.

### 15. ALL HORIZONTAL WASTE / VENT PIPES SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT. IF EXISTING INVERT ELEVATION DOES NOT FOR 1/4" PER FOOT, 1/8" PER FOOT WILL BE ALLOWED WITH THE WASTE PIPING UPSIZED.

### 16. HORIZONTAL VENT PIPE SHALL BE SO GRADED AND CONNECTED AS TO DRIP BACK BY GRAVITY TO THE DRAINPIPE IT SERVES PER 2022 CPC 905.2. VENT PIPE SHALL TERMINATE A MINIMUM OF 10 FEET FROM FRESH AIR INTAKE.

### 17. INSULATE ALL POTABLE HOT WATER SUPPLY & RETURN PIPING WITH K-FLEX 3/4" WALL THICKNESS INSUL-TUBE OR EQUAL. CONDUCTIVITY = 0.23 (BTU-IN/HR-FT) AT 75°F IN NON-CONDITIONED SPACE, IN ACCORDANCE WITH ASTM G111 OR C816.

### 18. FOR EXACT LOCATION OF PLUMBING FIXTURES AND MOUNTING HEIGHTS, SEE ARCHITECTURAL ELEVATIONS.

### 19. PIPING SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH CHAPTER 3 OF THE 2022 CPC WITH SUPERSTRUT HANGERS, OR EQUAL. PROVIDE ISOLATORS AT ALL HANGERS WHERE PIPING IS NOT INSULATED.

### 20. TRAP PRIMERS SHALL BE PROVIDED FOR ALL FLOOR DRAINS.

### 21. CLEANOUTS IN FIRE RATED WALLS SHALL HAVE BOTH METAL BODY AND COVER CONSISTENT WITH PIPE MATERIAL SCHEDULE.

### 22. PLUMBING VENTS SHALL BE AT LEAST 10' FROM OR 3' ABOVE ANY DOOR, OPENABLE WINDOW, MECHANICAL AIR INTAKE, OR OTHER INLETS INTO THE BUILDING PER CPC 906.2.

### 23. DISINFECTION OF WATER SYSTEM

- PRIOR TO FINAL INSPECTION, CLEAN AND DISINFECT DOMESTIC HOT AND COLD-WATER PIPING CONNECTED TO DOMESTIC WATER MAINS.
- PIPING SHALL BE STERILIZED WITH A MIXTURE OF 2 POUNDS CHLORINATED LIME TO EACH 1000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE).
- RETAIN THE MIXTURE IN PIPES 24 HOURS AND FLUSH IT THOROUGHLY WITH POTABLE WATER PRIOR TO PLACING IT IN SERVICE.
- PERFORM ALL WORK PER AWWA STANDARD PROCEDURES FOR DISINFECTING WATER MAINS AND AS REQUIRED BY LOCAL BUILDING AND HEALTH DEPARTMENT CODES.

### 24. GAS PIPE TESTING

- ALL TESTING SHALL BE IN COMPLIANCE WITH SECTION 1316 OF THE 2010 CALIFORNIA MECHANICAL CODE.
- TEST ALL NEW PIPING AT FOUR (4) TIMES THE WORKING PRESSURE BUT NOT LESS THAN 3 PSI FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS. ANY LOSS IN PRESSURE DURING THAT TIME PERIOD WILL BE SEEN AS A LEAK IN THE SYSTEM. CONNECTIONS BETWEEN NEW PIPING AND EXISTING PIPING SHALL BE TESTED USING SOAP AND WATER OR OTHER APPROVED LEAK-DETECTING FLUID.
- ALL JOINTS AND WELDS SHALL BE LEFT EXPOSED FOR EXAMINATION DURING TEST.
- REPAIR ANY LEAKS FOUND BY REMAKING THE JOINT. DO NOT USE CAULKING OR SIMILAR METHODS TO CORRECT LEAKS. AFTER LEAKS ARE REPAIRED, AGAIN TEST THAT PORTION OF THE SYSTEM AS DESCRIBED ABOVE.

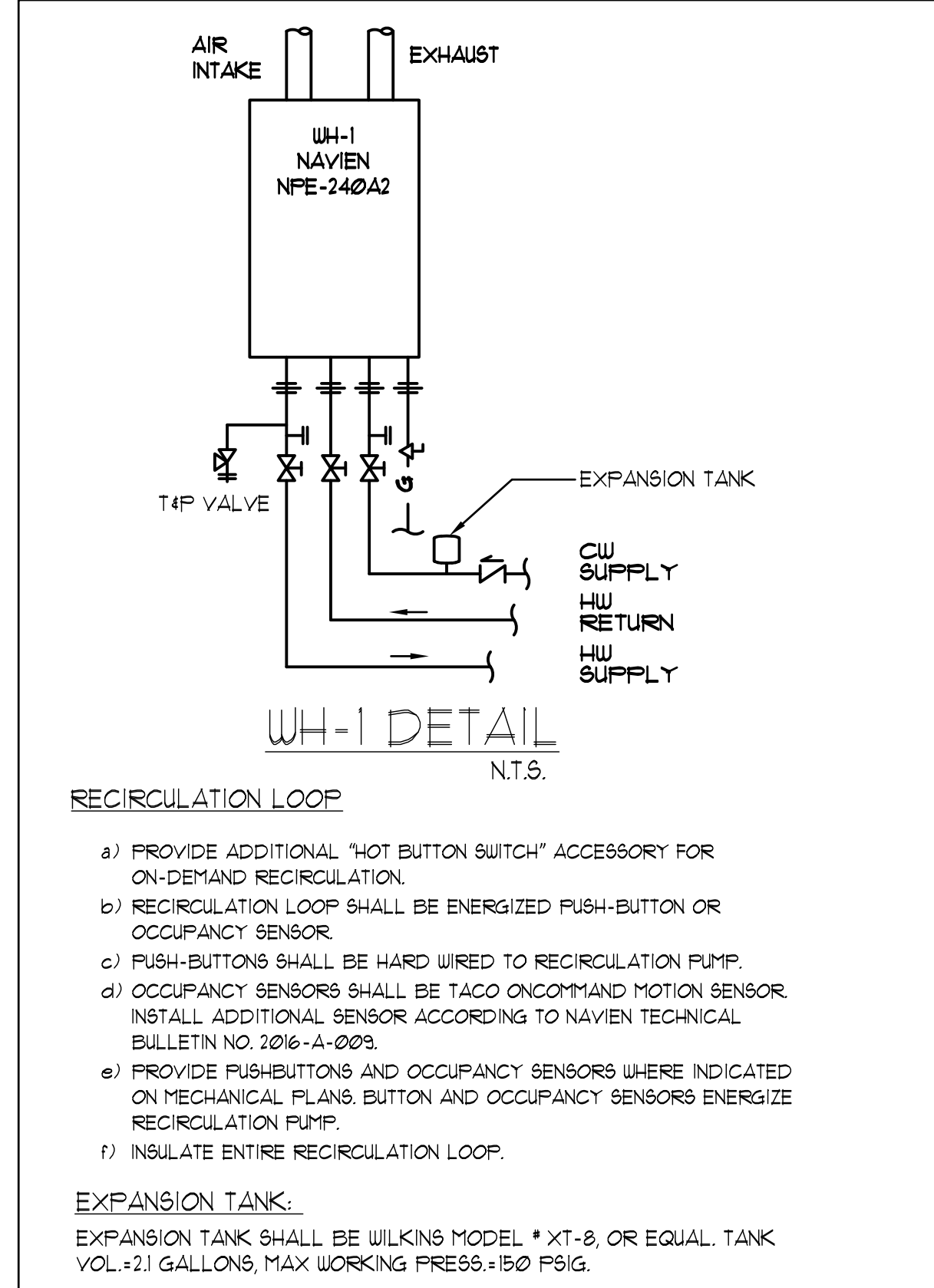
### 25. TESTING OF PIPING

- (A) ALL PIPING SHALL TESTED AT COMPLETION OF ROUGH-IN. TEST IN ACCORDANCE WITH THE FOLLOWING SCHEDULE TO SHOW NO LOSS IN PRESSURE OR VISIBLE LEAKS AFTER A MINIMUM DURATION OF FOUR (4) HOURS AT THE TEST PRESSURE INDICATED.

SYSTEM TESTED	TEST PRESSURE PSIG	TEST WITH
ALL SOIL, WASTE, DRAIN AND VENT PIPING WITHIN BUILDINGS.	150 PSIG	FILL WITH WATER TO TOP OF HIGHEST JOINT IN SYSTEM. ALLOW TO STAND 2 HOURS OR LONGER AS DIRECTED BY INSPECTOR.
ALL HOT TEMPERED AND COLD PIPING.	150 PSIG	WATER

## PLUMBING SYMBOLS AND LEGEND

AC	ABOVE CEILING
UC	UNDER COUNTER
BF	BELOW FLOOR
BS	BELOW SLAB
BG	BELOW GROUND
IW	IN WALL
SM	SURFACE MOUNT
VR	VENT RISER
VTR	VENT THRU ROOF
WD,R	WASTE DROP, RISER
GW	GREASE WASTE
WH	WATER HEATER (SEE SCHEDULE)
CU,RD	COLD WATER RISER DROP
HU,RD	HOT WATER RISER DROP
HURT	HOT WATER RETURN
WCO, GCO	WALL CLEANOUT, GRADE CLEANOUT
P.O.C.	POINT OF CONNECTION
FS	FLOOR SINK
CLEANOUT	
	CW COLD WATER PIPING
	HW HOT WATER PIPING
	HURT HOT WATER RETURN PIPING
	W SANITARY WASTE PIPING
	V VENT PIPING
	IND INDIRECT WASTE LINE
	SHUT OFF VALVE (SOV) (LINE SIZED)
	G GAS PIPING, SIZE INDICATED
	G GAS FLOW IN KBTU/HR INDICATED IN PARENTHESES
	G GAS REGULATOR
	G GAS SHUT-OFF BIBB



## PLUMBING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	MFGR. & MODEL No.	NOTES
FS	FLOOR SINK	J.R. SMITH 320-Y02	ENAMEL 3/4 GRATE, 2"Ø NO-HUB OUTLET
WCO	WALL CLEANOUT	ZURN Z-1468	ROUND STAINLESS STEEL WALL ACCESS COVER WITH BRONZE RAISED HEX HEAD PLUG

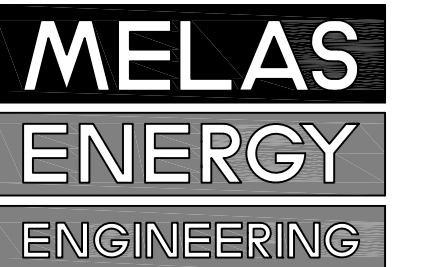
NOTE: SEE ARCHITECTURAL PLANS FOR OTHER PLUMBING FIXTURE SPECIFICATIONS

## PLUMBING EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MFGR. & MODEL No.	SPECIFICATIONS	ACCESSORIES
WH-1	NPE SERIES TANKLESS GAS WATER HEATER	NAVIEN NPE-240A2	TANKLESS WATER HEATER, UEF=0.95 RECOVERY = 5.8 GPM AT 67°F RISE INPUT = 13,300 - 199,900 BTU/HR DIMENSIONS: 17.3"W x 13.2"D x 27.4" HT POWER: 120V, 350W, 4A	1. PROVIDE 2" PVC INTAKE AND EXHAUST VENTS THROUGH ROOF 2. PROVIDE HARDWIRED PUSH BUTTONS AND OCCUPANCY SENSORS TO ENERGIZE RECIRCULATION PUMP, LOCATION OF CONTROLS INDICATED ON PLANS. 4. DRAIN T&P TO EXTERIOR PER CODE 5. DRAIN CONDENSATE INDIRECTLY TO MOP SINK

## WATER AND WASTE SERVICE CALCULATIONS STATION 86

Fixtures	Quantity	FIXTURE COUNT/DHW (EXISTING BUILDING A)				D.H.W. (GPH)
		Water	Waste	Water	Waste	
Water Closet FT	2	2.5	4	0	5	8
Lavatory	2	1	1	6	2	12
Shower	2	2	3	30	4	60
Washer/Lau Sink	1	4	3	30	4	30
Dishwasher	1	2	3	30	2	30
Mop Sink	1	3	3	30	3	30
Kitchen Sink	1	1.5	3	30	1.5	30
Hose Bibb (1st)	1	2.5	0	0	2.5	0
Hose Bibbs (Each Additional)	3	1	0	0	3	0
<b>Total</b>	<b>14</b>				<b>27</b>	<b>192</b>
Hot Water FU's		16.5 X 0.75 =		12.3	(9 GPM)	
Peak Flow =	20	(GPM)		(Ref. Chart A-3 2022 CPC)		
Pressure Available at Site					65 psi	
Pressure Booster					0 psi	
Total Available Pressure					65 psi	
3/4" Meter Loss at 20 GPM					5.1 psi	
Elevation Rise (Ft)	10				4.3 psi	
Backflow Preventer Loss					10 psi	
Required Residual Pressure required for WC					15 psi	
Equivalent pipe length from meter to most remote fixture					200 ft	
Friction Loss Available Pressure					30.6 psi	
Maximum Allowable Friction Loss (psi/100FT)					15.3	
Minimum required water pipe size (inches)					1	
Minimum required waste pipe size (inches)					3	
Piping Outside the Building -				Sched. 40 PVC		
Piping downstream of SOV -				PEX		



ENERGY & MECHANICAL CONSULTANTS  
541 UREN STREET  
NEVADA CITY, CA 95959  
PHONE (530) 265-2492  
FAX (530) 265-2213



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PLUMBING NOTES AND SPECIFICATIONS

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Plot Date: 9/11/2023

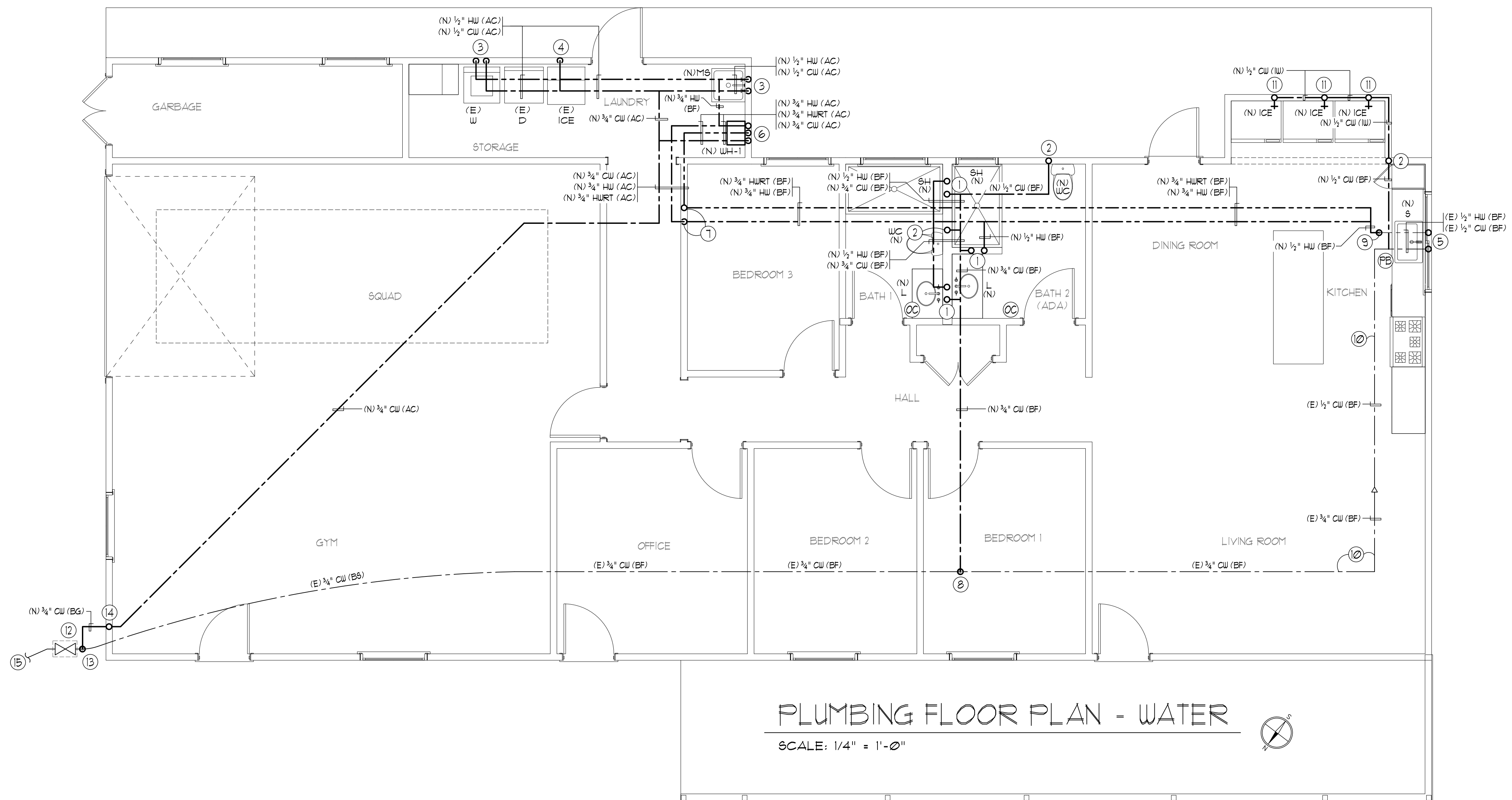
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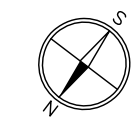
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**PLUMBING FLOOR PLAN - WATER**

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



- KEYED NOTES**
1. (N) 1/2" HU & CU RISERS
  2. (N) 1/2" CU RISER
  3. (N) 1/2" HU & CU DROPS
  4. (N) 1/2" CU DROP
  5. (E) 1/2" HU & CU RISERS
  6. (N) 3/4" CU & HURT DROPS & HU RISER FROM (N) WH-1
  7. (N) 3/4" HURT RISER, HU DROP
  8. CONNECT (N) 3/4" CU PIPE TO (E) 3/4" CU PIPE (BF)
  9. CONNECT (N) 1/2" HU PIPE TO (E) 1/2" HU PIPE SERVING SINK, REMOVE REMAINING ABANDONED HU PIPING
  10. REMOVE AND CAP CU PIPING BRANCHES SERVING REMOVED FIXTURES, RETAIN CU PIPING SERVING (E) HOSE BIBBS, (OPTION: REPLACE COMPLETE SECTIONS OF CU SUPPLY PIPING TO SIMPLIFY PIPING SYSTEM)
  11. (N) CU CONNECTION TO (N) ICE MAKER BOX, VERIFY WITH OWNER LOCATIONS AND QUANTITY NEEDED
  12. (E) S.O.V. IN VALVE BOX
  13. CONNECT (N) 3/4" CU PIPE TO (E) CU PIPE DOWN STREAM OF (E) S.O.V. (BG)
  14. (N) 3/4" CU RISER TO ATTIC
  15. (E) CU SUPPLY TO (E) WATER METER AT STREET

Project Title: **STATION 86 RENOVATION**

Project Location: **12337 BANNER LAVA CAP ROAD  
 NEVADA CITY, CA 95959**

Sheet Title: **PLUMBING FLOOR PLAN - WATER**

Revisions:			
No.	Date:	By:	Description:
-	-	-	-
-	-	-	-

Plot Date:	9/11/2023
Job #	23-235
Scale	as noted
Date 1st Issued	9-11-2023
Sheet Number	P1.2























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<b>Mechanical Systems</b>		NRC-CMCH-1	
<b>CERTIFICATE OF COMPLIANCE</b>			
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Project Address:	12337 Banner Lava Cap Rd.	Date Prepared:	9/11/2023

<b>A. GENERAL INFORMATION</b>			
01 Project Location (city)	Nevada City	04 Total Conditioned Floor Area	1,441
02 Climate Zone	11	05 Total Unconditioned Floor Area	0
03 Occupancy Types Within Project:		06 # of Stories (Habitable Above Grade)	1
<ul style="list-style-type: none"> <li>Classroom</li> <li>Hotel/Motel</li> <li>Office</li> <li>Support Areas</li> <li>All Other Occupancies</li> </ul>			

<b>B. PROJECT SCOPE</b>			
This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)(2) for alterations.			
01	02	03	04
Air System(s)	Wet System Components	Dry System Components	
<input type="checkbox"/> Heating Air System <input type="checkbox"/> Cooling Air System <input type="checkbox"/> Mechanical Controls <input type="checkbox"/> Mechanical Controls (existing to remain, altered or new)	<input type="checkbox"/> Water Economizer <input type="checkbox"/> Pumps <input type="checkbox"/> System Piping <input type="checkbox"/> Cooling Towers <input type="checkbox"/> Chillers <input type="checkbox"/> Boilers	<input type="checkbox"/> Air Economizer <input type="checkbox"/> Electric Resistance Heat <input type="checkbox"/> Fan Systems <input type="checkbox"/> Ductwork (existing to remain, altered or new) <input type="checkbox"/> Ventilation <input type="checkbox"/> Zonal Systems/ Terminal Boxes	

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<b>C. COMPLIANCE RESULTS</b>									
Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, or the table indicated as not compliant for guidance.									
01	02	03	04	05	06	07	08	09	10
System Summary 110.1, 110.2, 110.3, 110.4, 140.4, 170.2(c)	Pumps 140.4(k), 170.2(c)(4)	Fan/Economizers 140.4(c), 140.4(e), 170.2(c)	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	Terminal Box 140.4(f), 170.2(c)(4)(8)	Distribution 120.3, 140.4(i), 160.2, 160.3	Exhaust Air Heat Recovery 140.4(j) & 170.2(c)(4D)	Cooling Towers 110.2(b)(2)	Compliance Results	
Yes	AND	AND	AND	AND	AND	AND	AND	AND	COMPLIES
Mandatory Measures Compliance (See Table Q for Details)									

<b>D. EXCEPTIONAL CONDITIONS</b>									
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.									

<b>E. ADDITIONAL REMARKS</b>									
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.									

<b>F. HVAC SYSTEM SUMMARY (DRY &amp; WET SYSTEMS)</b>									
Space Conditioning System Information									
01	02	03	04	05	06				
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat				
HVAC	1	Single zone	Alteration		<input type="checkbox"/>				

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<b>F. HVAC SYSTEM SUMMARY (DRY &amp; WET SYSTEMS)</b>										
Dry System Equipment Sizing (Includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)										
01	02	03	04	05	06	07	08	09	10	11
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a) and 170.2(c)(3)	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available <sup>1</sup> 140.4(a) and 170.2(c)(1)	Equipment Sizing per Mechanical Schedule (kBtu/h)	Heating Output <sup>1,3</sup>	Cooling Output <sup>1,3</sup>	Load Calculations <sup>1,4</sup>			
HVAC	Unitary Heat Pumps	Air-cooled, split (1 phase)	NA: Altered per 141.0(b)(2) and 180.2(b)(2)	23.34	54	0	44.79	38.5	76.68	51.54

<b>F. HVAC SYSTEM SUMMARY (DRY &amp; WET SYSTEMS)</b>										
Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)										
01	02	03	04	05	06	07	08	09		
Name or Item Tag	Size Category (Btu/h)	Rating Condition (TR)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency		
HVAC	<65,000	HSPF2	7.5	9	SEER2	14.3	17			

<b>G. PUMPS</b>										
This section does not apply to this project.										
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<b>H. FAN SYSTEMS &amp; AIR ECONOMIZERS</b>										
This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)(1), and 170.2(c)(4A) for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.										
01	02	03	04	05	06	07	08	09	10	11
System Name	HVAC	Quantity	Fan System Status	Alteration	System all other Zoning	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	1,485	Site Elevation
01	02	03	04	05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (ft <sup>3</sup> /min)	Water Gauge (wg)	Fan Allowance w/ft <sup>2</sup> (cm)	Design Electrical Input Power Method	Motor Nameplate Horsepower	Design Electrical Input Power (kW)	NA: Altered packaged AC or HP <54 kBtu/h
Supply Fan Base Allowance (kW)	Exhaust/Return/Relief/Transfer Fan Base Allowance (kW)	Fan System Allowance (kW) <sup>1</sup>								

<b>H. FAN SYSTEMS &amp; AIR ECONOMIZERS</b>										
Footnotes: Fans serving spaces with design background noise goals below NC35										
Low-turbulence single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.										
Fan system allowance includes fan system base allowance.										
Filter pressure loss can only be counted once per fan system.										
Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.										
Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRC-CMCH-1 document.										

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<b>H. EXHAUST AIR HEAT RECOVERY 140.4(j), 170.2(c)(4D)</b>										
01	02	03	04	05	06	07	08	09	10	11
Fan System Name	City	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(j) & 170.2(c)(4D)	Exhaust Air Heat Recovery 140.4(j) & 170.2(c)(4D)	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass
Fan Energy Index (FEI)										
Name or Item Tag										
FEI Exception										

<b>I. SYSTEM CONTROLS</b>										
This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)(4D) 170.2(j)(4L) or requirements in 141.0(b)(2) for altered space conditioning systems.										
01	02	03	04	05	06	07	08	09		
System Name	System Zoning	Conditioned Floor Area Being Served (ft <sup>2</sup> )	Thermostats 110.2(b) & (c), 120.2(a) & 180.2(b)(2)	Shut-Off Controls 120.2(a) & 160.3(a)(2)	Isolation Zone 120.2(a) & 120.2(j) & 160.3(a)(2)	Demand Response 140.4(j) & 170.2(c)(4D)	Supply Air Temp. Reset 140.4(k) & 170.2(c)(4D)	Window Interlocks per 140.4(n) & 170.2(j)(4D)		
HVAC	Single zone	<= 25,000 ft <sup>2</sup>	Setback	4 Hour Timer	NA: Single Zone	DR Totat per 110.12	Included	NA: Auto-closing doors		

Footnotes: Gravity gas wall heaters, gravity floor heaters, gravity room heaters, non-central electric heaters, fireplaces or decorative gas appliances, wood stoves are not required to have setback thermostats.

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<b>J. VENTILATION AND INDOOR AIR QUALITY</b>										
This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1, 120.2(e)(2) 140.4(j) and 140.4(i) for all nonresidential and hotel/motel and 141.0(b)(2)(i)(160.2, 160.3(a)(2), 170.2(j)(4L), 170.2(j)(4M) for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflow may be shown on the plans or the calculations can be presented in a spreadsheet.										
01	02	03	04	05	06	07	08	09	10	11
System Name	HVAC	System Design OA CFM Airflow <sup>1</sup>	531	System Design Transfer Air CFM	0	Air Filtration per 120.1(i) 141.0(b)(2) and 160.2(c)(2) <sup>1</sup>	Provided			
08	09	10	11	12	13	14	15	16	17	18
Space Name or Item Tag	Occupancy Type <sup>6</sup>	Conditioned Floor Area (ft <sup>2</sup> )	# of Shower heads/toilets	# of people <sup>7</sup>	Required Min CFM	Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)(3), 120.1(d)(5), and 120.1(e)(3) 160.2(c)(5D) 160.2(c)(5E) 160.2(c)(5D)	DCV	NA: Not required per 120.1(d)(3)
Baths	Toilet, private	145	2	0	100	220		DCV	NA: Not required per 120.1(d)(3)	
Living Room	Classroom (ages 5-18)	349	2	132.6	140	0		DCV	NA: Not required per 120.1(d)(3)	

<b>J. VENTILATION AND INDOOR AIR QUALITY</b>										
Footnotes: System CFM should include both mechanical and natural ventilation for the zone/system										
Air filtration requirements apply to the following three system types per 120.1(c)(1A): space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.										
Uniform Mechanical Code may have more stringent ventilation requirements, the most stringent code requirement takes precedence.										
See Standards Tables 120.1-A and 120.1-B.										
For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.										

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<b>K. VENTILATION AND INDOOR AIR QUALITY</b>										
Footnotes: System CFM should include both mechanical and natural ventilation for the zone/system										
Air filtration requirements apply to the following three system types per 120.1(c)(1A): space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.										
Uniform Mechanical Code may have more stringent ventilation requirements, the most stringent code requirement takes precedence.										
See Standards Tables 120.1-A and 120.1-B.										
For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.										

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<b>L. DISTRIBUTION (DUCTWORK AND PIPING)</b>										
Footnotes: System CFM should include both mechanical and natural ventilation for the zone/system										
Air filtration requirements apply to the following three system types per 120.1(c)(1A): space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.										
Uniform Mechanical Code may have more stringent ventilation requirements, the most stringent code requirement takes precedence.										
See Standards Tables 120.1-A and 120.1-B.										
For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.										

<b>L. DISTRIBUTION (DUCTWORK AND PIPING)</b>										
This table is used to show compliance with mandatory pipe insulation requirements found in 120.3 and mandatory requirements found in 120.4(g) for duct sealing.										
01	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I vapor retarder. All penetrations and joints of which shall be sealed.									
Duct Leakage Testing										
The answers to the questions below apply to the following duct systems:										
	HVAC	NA/ Common Use: Duct leakage testing shall not exceed 6% per NA7.5.3 required for these systems?	No							

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<b>L. DISTRIBUTION (DUCTWORK AND PIPING)</b>										
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01	Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather shall be installed with a cover suitable for outdoor service. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space shall have a Class I vapor retarder. All penetrations and joints of which shall be sealed.									
Duct Leakage Testing										
The answers to the questions below apply to the following duct systems:										
	HVAC	NA/ Common Use: Duct leakage testing shall not exceed 6% per NA7.5.3 required for								