

ABBREVIATIONS

Table with columns for abbreviations and their corresponding full names. Includes items like ANCHOR BOLT, ABOVE, AIR CONDITIONING, etc.

SYMBOLS

Table showing various symbols used in drawings, such as detail symbols, section details, building sections, and elevation markers.

GENERAL NOTES

- List of 28 general notes detailing contractor responsibilities, including examining premises, providing materials, and ensuring compliance with codes.

PROJECT TEAM

OWNER: NEVADA COUNTY CONSOLIDATED FIRE DISTRICT
ARCHITECT: RUSSELL DAVIDSON ARCHITECTURE + DESIGN
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER: OPTIMIZED ENERGY AND FACILITIES CONSULTING

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE

PROJECT DATA

SITE DATA: ADDRESS 12337 BANNER LAVA CAP ROAD, NEVADA CITY, CA 95959
BUILDING ANALYSIS: OCC. GROUP: R3, U; CONST. TYPE: V-B; FIRE SPRINKLERS: NO

SCOPE OF WORK

PROJECT CONSISTS OF THE FOLLOWING WORK: INTERIOR RENOVATION OF EXISTING FIRE STATION INCLUDES NEW KITCHEN, BATHROOMS AND BEDROOMS.

DEFERRED SUBMITTALS

THE FOLLOWING SUBMITTALS WILL BE DEFERRED:

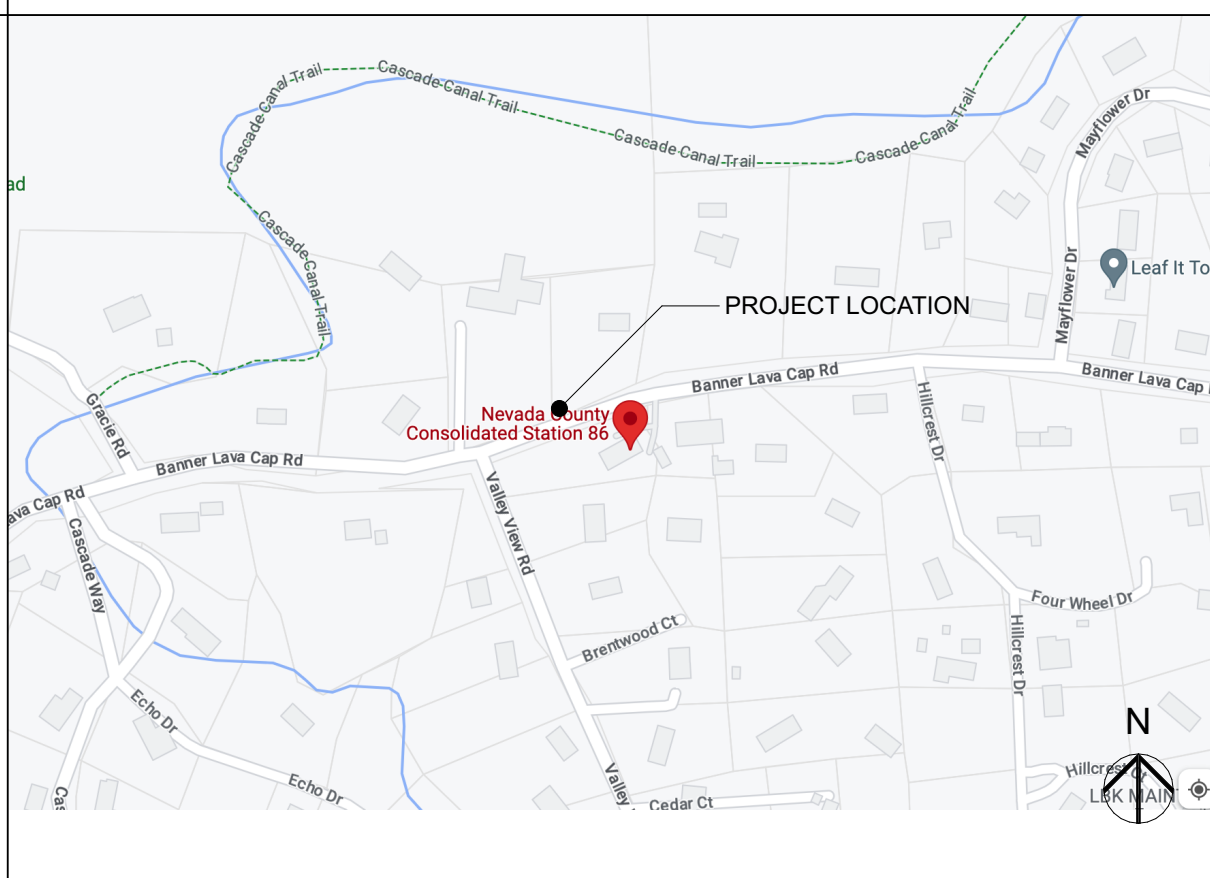
SPECIAL INSPECTIONS

THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED:

SHEET INDEX

Table listing sheet titles and general notes. Includes titles like T1.0 TITLE SHEET, G1.0 GENERAL NOTES, and various diagrams and details.

VICINITY MAP

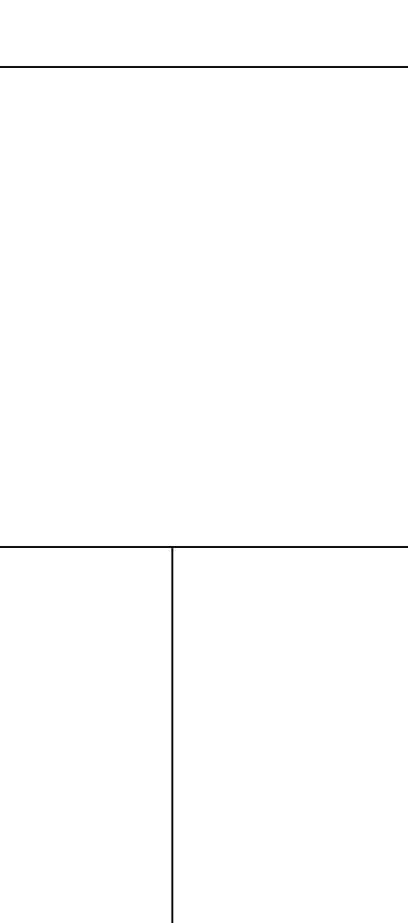


RUSSELL DAVIDSON ARCHITECTURE + DESIGN logo and professional seal.

STATION 86 RENOVATION title block with address: 12337 BANNER LAVA CAP ROAD, NEVADA CITY, CA 95959.

Project information table with columns for ID, NAME, DATE and a large T1.0 sheet number.

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STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016

Table with 3 columns: ID, NAME, DATE. Row 1: 01, RFI 01, Progress

SUBMITTED: 11/20/2024
SCALE: AS NOTED
DRAWN BY: RPD
CHECKED BY: RPD
JOB: ---

GENERAL NOTES

G1.0

GENERAL

- 1. Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an operable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ledgers, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36". (R324.6.2.2)

FOUNDATIONS & CONCRETE SLABS

- 1. Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft. distance, a 2-5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Imperious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R403.2)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- 1. Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)

FLOORS

- 1. Under-floor areas with storage, fuel-fired equipment or electric-powered equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13)

WALLS

- 1. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & R324.10.7)

ROOF

- 1. Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (R802.5.2.1)

GENERAL

- 4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.

GARAGE AND CARPORT

- 1. Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 3/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.6 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & R-302.6)

STAIRWAYS & RAMPS

- 1. Stair landings required every 127" of vertical rise. (CRC R311.7.3)

ELECTRICAL

- 1. No electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment & 6-8" high for headroom. (CEC 110.26)

GENERAL

- Outside of each separate sleeping area in the immediate vicinity of bedrooms

PLUMBING

- 1. Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)

MECHANICAL

- 1. All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)

GENERAL

- 2. Isolation water valves required for instantaneous water heaters 6.8Btu/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(c)(6))

WILDLAND URBAN INTERFACE (WUI)

- 1. Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)

GREEN BUILDING

- 1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall 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 (CGSBC 4.106.2):

Construction Waste Management Worksheet (Weight Method) - CW 3

Table with columns: Waste Material Type, Recycled, Reused, Diverted, Non-Recycled (Disposed), Notes. Includes a 'Total' row at the bottom.

Step 1 - Insert weight totals into Columns A, B, and D where appropriate. Step 2 - Add Column A to Column B and insert total into Column C for total diverted weight. Step 3 - Add each column down and enter totals in the boxes provided.

Construction Waste Management Worksheet (Volume Method) - CW 2

Table with columns: Waste Material Type, Recycled, Reused, Diverted, Non-Recycled (Disposed), Notes. Includes a 'Total' row at the bottom.

Step 1 - Insert volume totals into Columns A, B, and D where appropriate. Step 2 - Add Column A to Column B and insert total into Column C for total diverted volume. Step 3 - Add each column down and enter totals in the boxes provided.

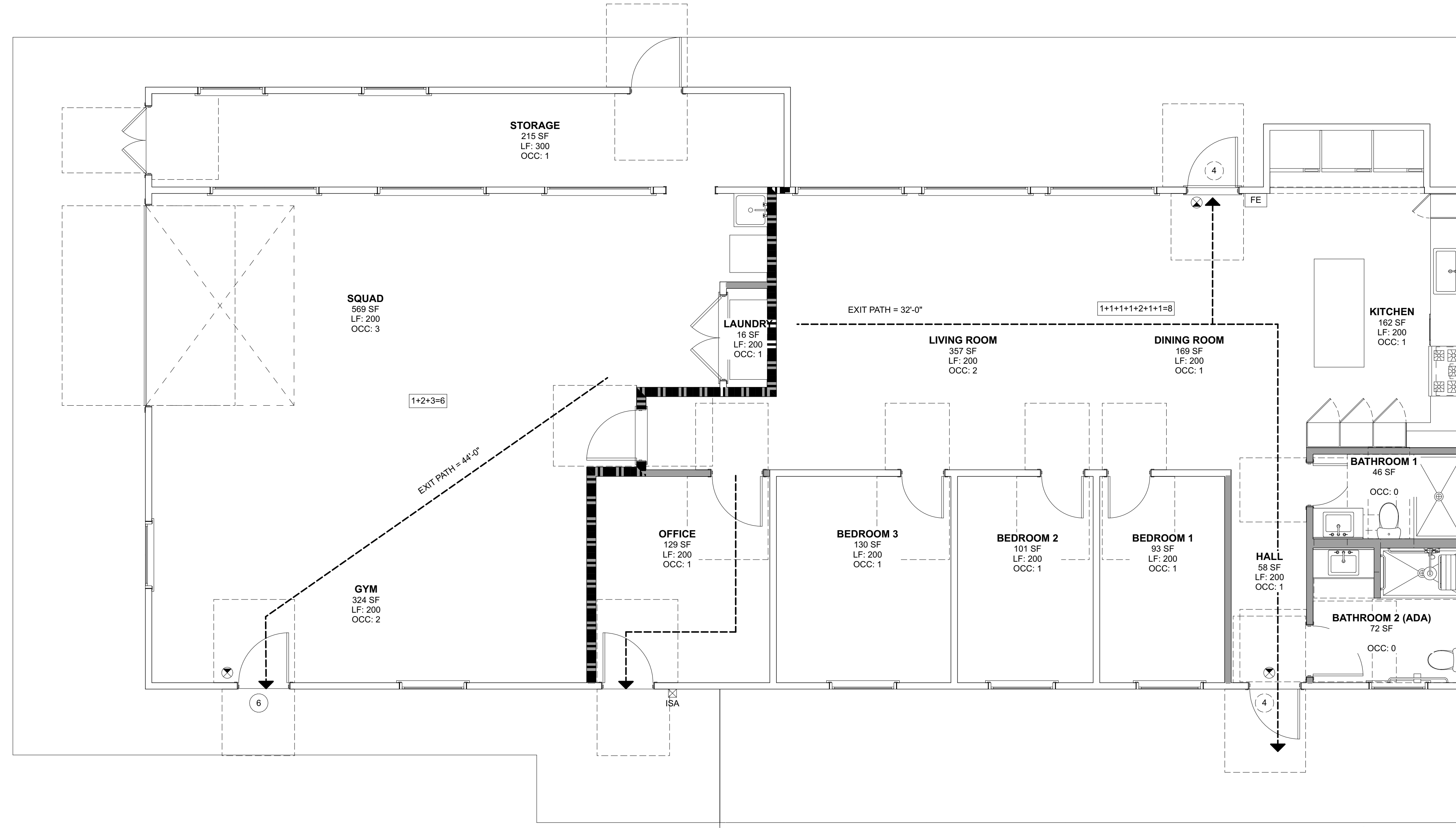
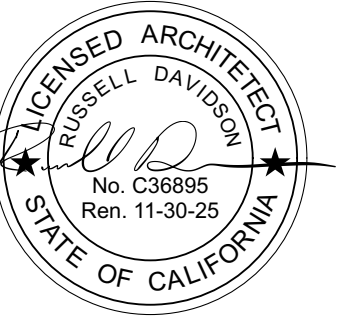
Instructions for Weight or Volume Method:

- Choose which method of construction waste tracking to be used throughout the project. Choose either the Weight Method or the Volume Method, but do not use different methods on the same worksheet.

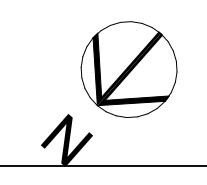
Examples of weights and volumes of some typical construction waste materials:

Table with 4 columns: Material, Range of pounds per cubic yard, Typical pounds per cubic yard, Typical cubic yards per ton. Lists materials like Asphalt roofing, Concrete, Gypsum Drywall, etc.

Standard Conversions: 1 cubic yard equals 27 cubic feet 1 ton equals 2000 pounds



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



PLAN LEGEND	
	NONRATED WALL
	1 HR. FIRE WALL
ROOM NAME ###	ROOM IDENTIFICATION
AREA ###	LOAD FACTOR
OCCUPANCY ###	OCCUPANCY

EGRESS LEGEND	
EXITING ANALYSIS SYMBOLS	
	OCCUPANT LOAD OF SPECIFIC ROOM SF / FLOOR AREA ALLOWANCE PER OCCUPANT = OCCUPANT LOAD ARROW SHOWS DIRECTION OF TRAVEL
	ESTIMATED OCCUPANT LOAD TO EXIT FROM MAIN AREA, TYPICALLY 1/2 OR 1/3 THE MAIN AREA OCCUPANT LOAD ARROW SHOWS DIRECTION OF TRAVEL
	COMBINED OCCUPANT LOAD WHEN MULTIPLE LOADS DUMP INTO A SINGLE AREA
	OCCUPANT LOAD AT EXTERIOR DOOR USED FOR MINIMUM CLEAR DOOR WIDTH CALCULATION.
	OCCUPANT LOAD AT STAIR USED FOR MINIMUM STAIR WIDTH CALCULATION.
	ACCESSORY USE = 0 OCCUPANT LOAD
	COMMON PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL, REFER TO SITE PLAN

FIRE EXTINGUISHERS	
	FIRE EXTINGUISHER AND BRACKET: SURFACE WITH SIGNAGE
	FIRE EXTINGUISHER: SEMI RECESSED WITH SIGNAGE
HARDWARE	
	TYPICAL NON LATCHING HARDWARE AT EXIT DOORS. PANIC DEVICE (EXIT DEVICE) AT LATCHING DOORS.
EXIT SIGNS (ILLUMINATED)	
	ILLUMINATED EXIT SIGN

SIGNAGE LEGEND	
	TACTILE EXIT SIGN: "EXIT" (CBC 1011.1.1011.4) • EACH GRADE LEVEL EXTERIOR DOOR WHICH LEADS DIRECTLY TO EXTERIOR.
	TACTILE EXIT SIGN: "EXIT ROUTE" (CBC 1011.1.1011.4) • EACH EXIT DOOR OR EXIT PATH WHICH INCLUDES AN EXIT SIGN THAT LEADS DIRECTLY TO A GRADE LEVEL EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN. • EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN.
	RESTROOM DOOR MOUNTED IDENTIFICATION SIGN:
	RESTROOM WALL MOUNTED IDENTIFICATION SIGN: "MEN" OR "WOMEN" WITH WHEELCHAIR
	PERMANENT AND TACTILE ROOM IDENTIFICATION SIGN
	ACCESSIBLE ENTRANCE SIGN: "INTERNATIONAL SYMBOL OF ACCESSIBILITY"

	SITE ACCESSIBLE ENTRANCE SIGN
	FIRE EXTINGUISHER SIGNAGE
	MAXIMUM OCCUPANCY SIGNAGE: "MAXIMUM OCCUPANCY SHALL NOT EXCEED [FILL IN]" • THE OCCUPANT LOAD OF OUTDOORS AREA SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE PER CBC 1004.7. MOUNT SIGN ON WALL AT 8'-0" AFF TO TOP OF SIGN.
	FIRE SPRINKLER RISER ROOM SIGNAGE
	UTILITY ROOM SIGNAGE
NOTE: 1. REFER TO SITE PLAN AND DETAILS FOR SITE SIGNAGE NOT ATTACHED TO BUILDING OR LOCATED WITHIN BUILDING.	

STATION 86 RENOVATION

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

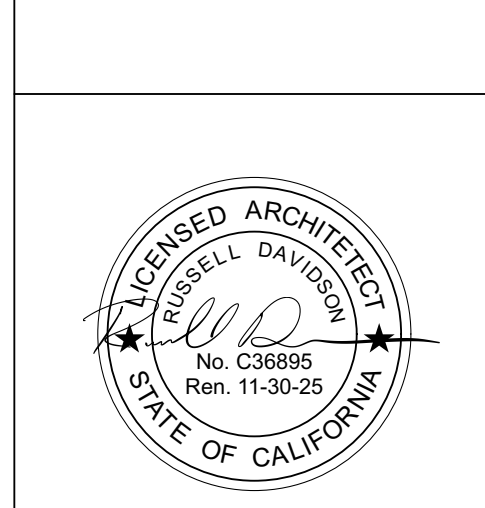
ID	NAME	DATE
01	RFI 01	Work in Progress

SUBMITTED:	11/20/2024
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)



RESPON. PARTY: YES (ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

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

301.1.1 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.
Note: 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:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [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 fully 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)

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:
1. 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:
1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. 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-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 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:
1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
2. 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:
a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
b. 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:
a. Construction documents shall show locations of future EV spaces.
b. 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 transformer(s) 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-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.

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.

4.106.4.2.4 Identification. 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.

4.106.4.2.5 Electric vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

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:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. 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 ounce 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

Table 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 ounce-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 retail 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:
1. 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:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. 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:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. 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:
a. 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.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers and air filters.
d. Landscape irrigation systems.
e. 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 site, 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 fully 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)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FFAE) 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 fuel gases to the outside atmosphere.

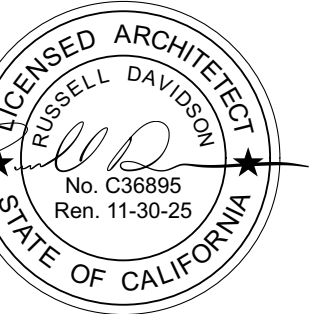
STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016

ID	NAME	DATE
01	RFI 01	Work in Progress

SUBMITTED:	11/20/2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

CGBC

G3.0



Station 86/Arch/CAD/Current/Station 86 Revision.pdf

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O3/g ROG).
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article.
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature.
4.503 FIREPLACES
4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.
4.504.2 FINISH MATERIAL POLLUTANT CONTROL.
4.504.2.1 Adhesives, Sealants and Caulks.
4.504.2.2 Paints and Coatings.
4.504.2.3 Aerosol Paints and Coatings.
4.504.2.4 Verification.

TABLE 4.504.1 - ADHESIVE VOC LIMIT. (Less Water and Less Exempt Compounds in Grams per Liter)
ARCHITECTURAL APPLICATIONS
INDOOR CARPET ADHESIVES
CARPET PAD ADHESIVES
OUTDOOR CARPET ADHESIVES
WOOD FLOORING ADHESIVES
RUBBER FLOOR ADHESIVES
SUBFLOOR ADHESIVES
CERAMIC TILE ADHESIVES
VCT & ASPHALT TILE ADHESIVES
DRYWALL & PANEL ADHESIVES
COVE BASE ADHESIVES
MULTIPURPOSE CONSTRUCTION ADHESIVE
STRUCTURAL GLAZING ADHESIVES
SINGLE-PLY ROOF MEMBRANE ADHESIVES
OTHER ADHESIVES NOT LISTED
SPECIALTY APPLICATIONS
PVC WELDING
CPVC WELDING
ABS WELDING
PLASTIC CEMENT WELDING
ADHESIVE PRIMER FOR PLASTIC
CONTACT ADHESIVE
SPECIAL PURPOSE CONTACT ADHESIVE
STRUCTURAL WOOD MEMBER ADHESIVE
TOP & TRIM ADHESIVE
SUBSTRATE SPECIFIC APPLICATIONS
METAL TO METAL
PLASTIC FOAMS
POROUS MATERIAL (EXCEPT WOOD)
WOOD
FIBERGLASS

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)
SEALANTS
ARCHITECTURAL
MARINE DECK
NONMEMBRANE ROOF
ROADWAY
SINGLE-PLY ROOF MEMBRANE
OTHER
SEALANT PRIMERS
ARCHITECTURAL
NON-POROUS
POROUS
MODIFIED BITUMINOUS
MARINE DECK
OTHER

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS
COATING CATEGORY
FLAT COATINGS
NON-FLAT COATINGS
NONFLAT-HIGH GLOSS COATINGS
SPECIALTY COATINGS
ALUMINUM ROOF COATINGS
BASEMENT SPECIALTY COATINGS
BITUMINOUS ROOF COATINGS
BITUMINOUS ROOF PRIMERS
BOND BREAKERS
CONCRETE CURING COMPOUNDS
CONCRETE/MASONRY SEALERS
DRIVEWAY SEALERS
DRY FOG COATINGS
FAUX FINISHING COATINGS
FIRE RESISTIVE COATINGS
FLOOR COATINGS
FORM-RELEASE COMPOUNDS
GRAPHIC ARTS COATINGS (SIGN PAINTS)
HIGH TEMPERATURE COATINGS
INDUSTRIAL MAINTENANCE COATINGS
LOW SOLIDS COATINGS
MAGNESITE CEMENT COATINGS
MASTIC TEXTURE COATINGS
METALLIC PIGMENTED COATINGS
MULTICOLOR COATINGS
PRETREATMENT WASH PRIMERS
PRIMERS, SEALERS, & UNDERCOATERS
REACTIVE PENETRATING SEALERS
RECYCLED COATINGS
ROOF COATINGS
RUST PREVENTATIVE COATINGS
SHELLACS
CLEAR
OPAQUE
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS
STAINS
STONE CONSOLIDANTS
SWIMMING POOL COATINGS
TRAFFIC MARKING COATINGS
TUB & TILE REFINISH COATINGS
WATERPROOFING MEMBRANES
WOOD COATINGS
WOOD PRESERVATIVES
ZINC-RICH PRIMERS

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.
4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.
4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:
4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content.
4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

TABLE 4.504.5 - FORMALDEHYDE LIMITS:
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION
PRODUCT
CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE
HARDWOOD PLYWOOD COMPOSITE CORE
PARTICLE BOARD
MEDIUM DENSITY FIBERBOARD
THIN MEDIUM DENSITY FIBERBOARD

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.
4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5
4.505.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:
4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

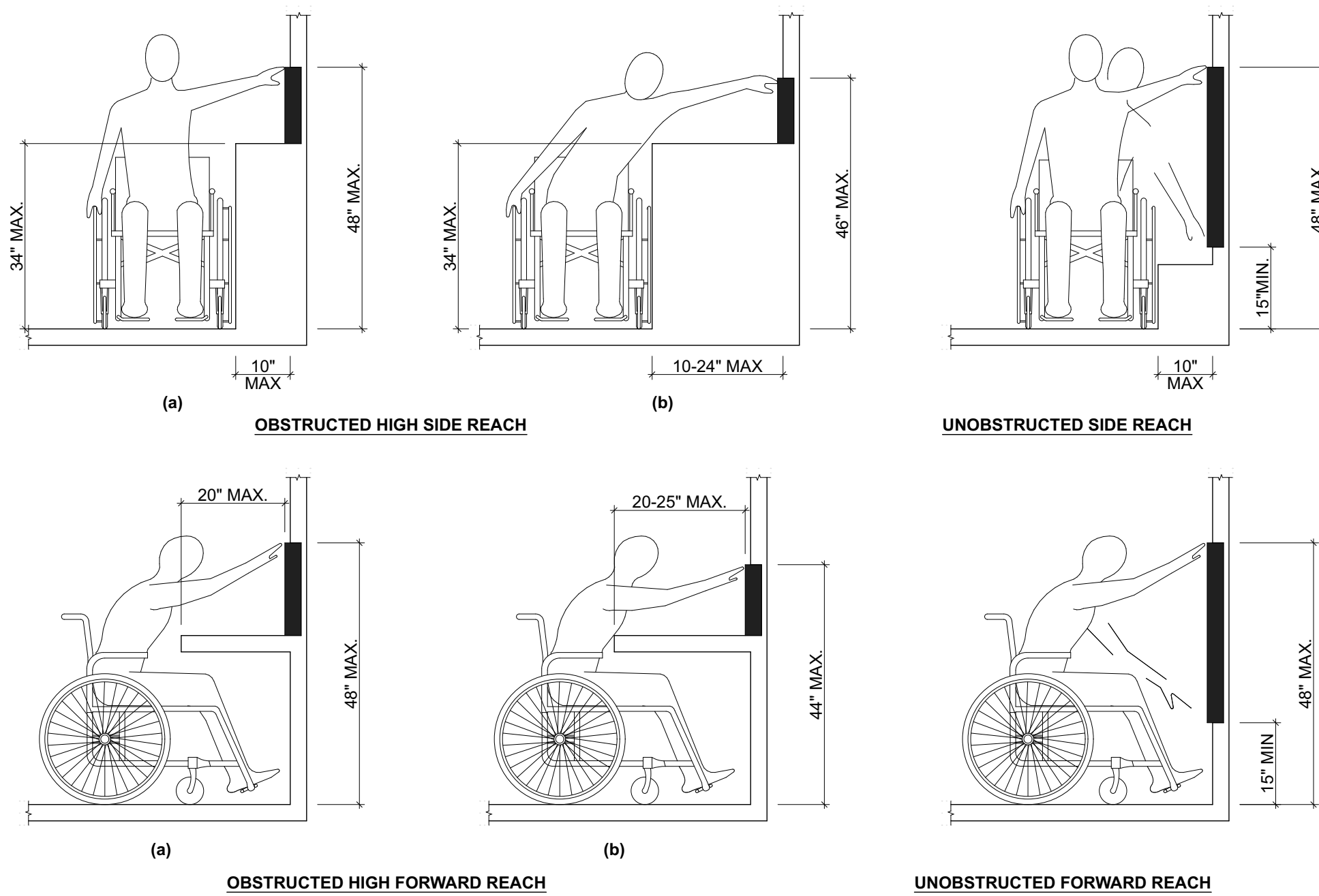
CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program.
702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code.
703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance.

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.
1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code.
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

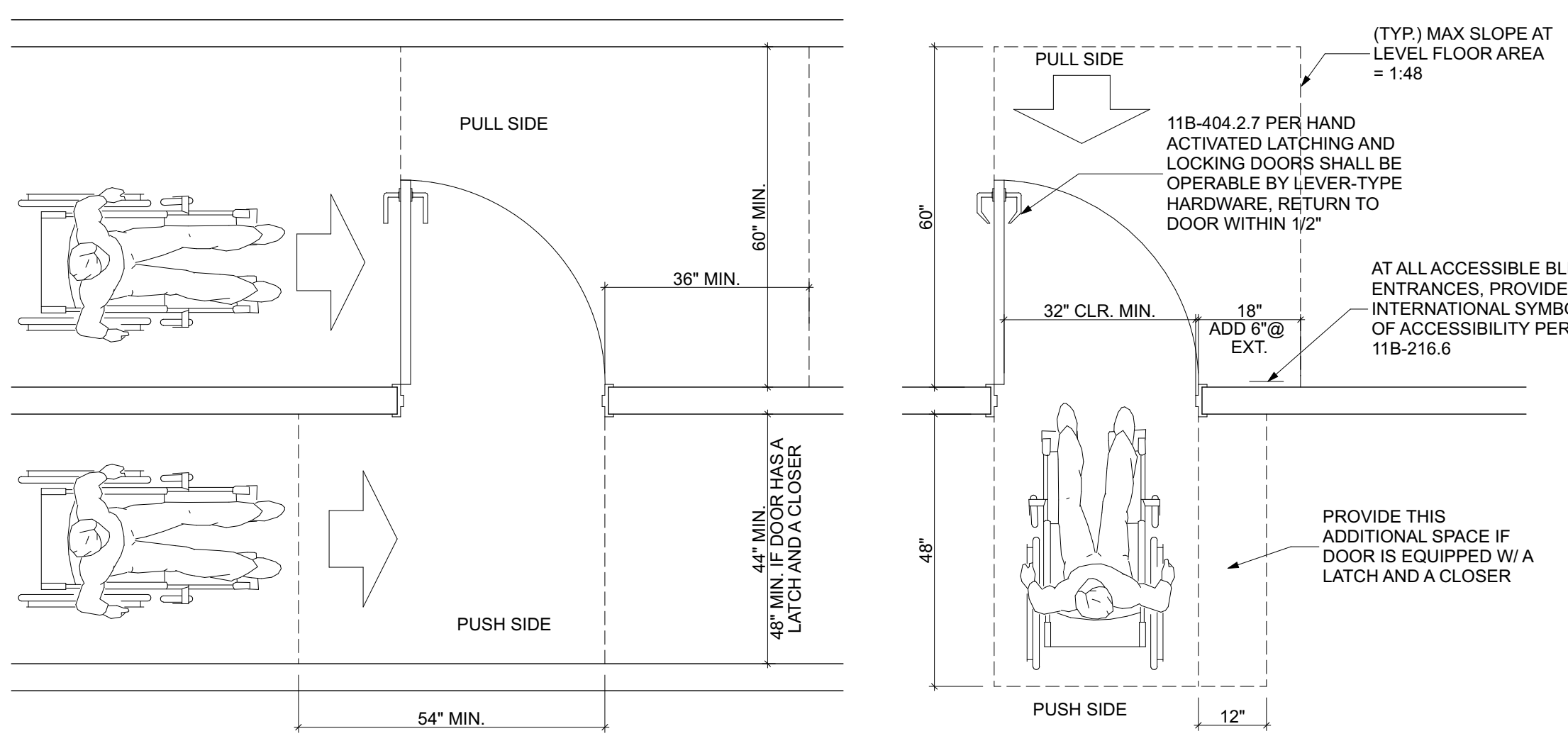
1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Table with 3 columns: ID, NAME, DATE
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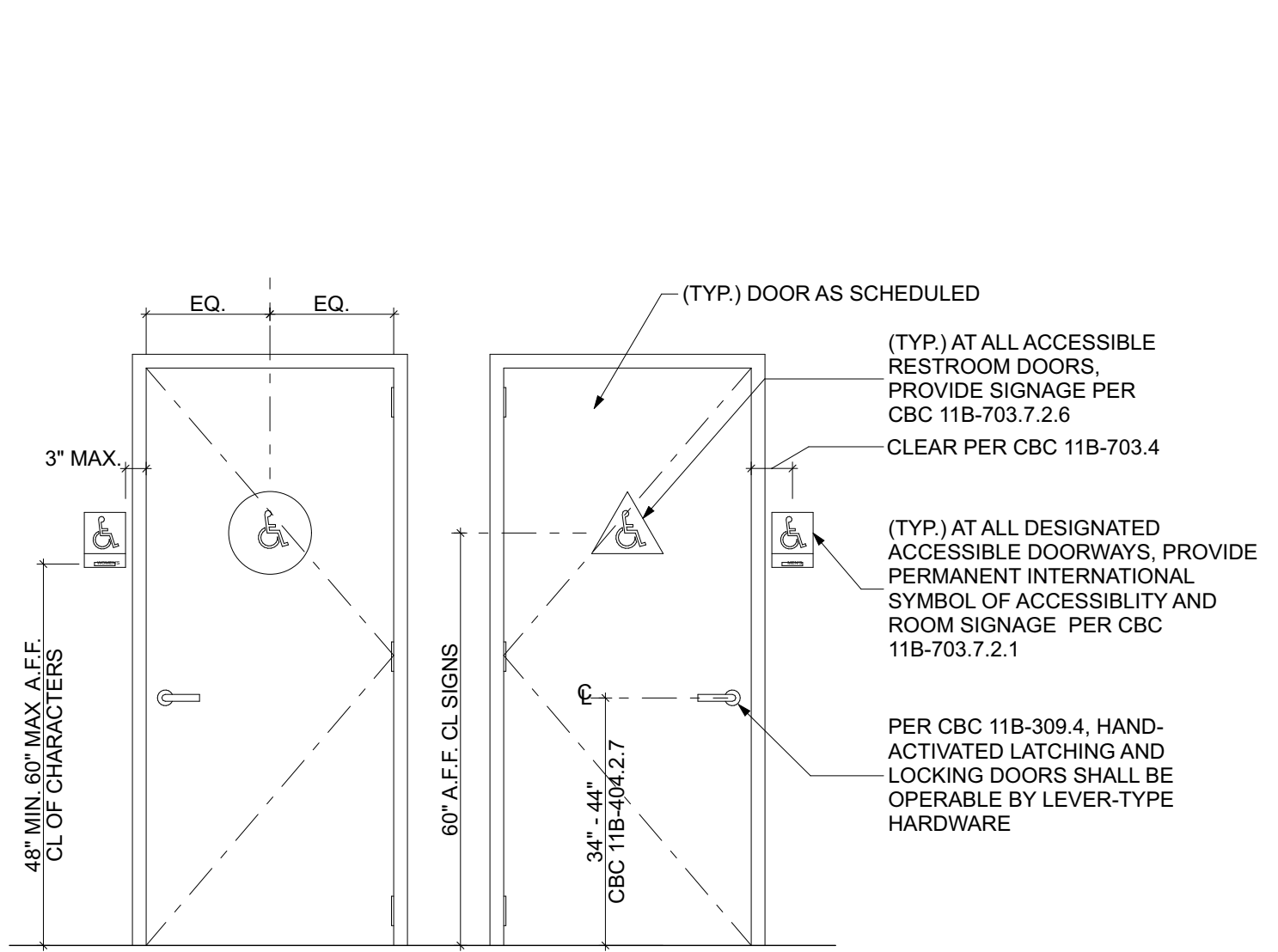
STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016
CGBCS
G3.1



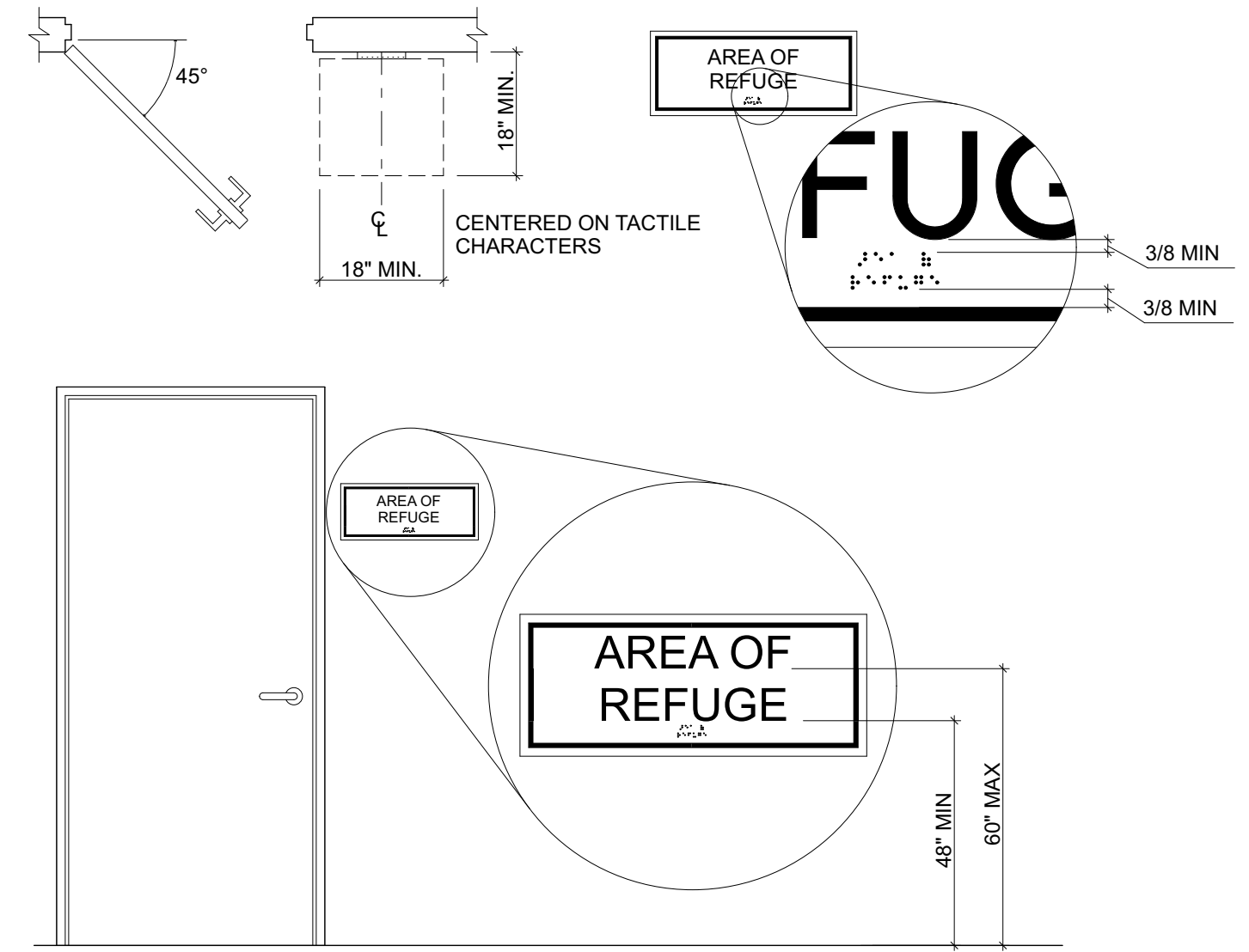
7 FORWARD & SIDE REACH
 SCALE: 1/2" = 1'-0"



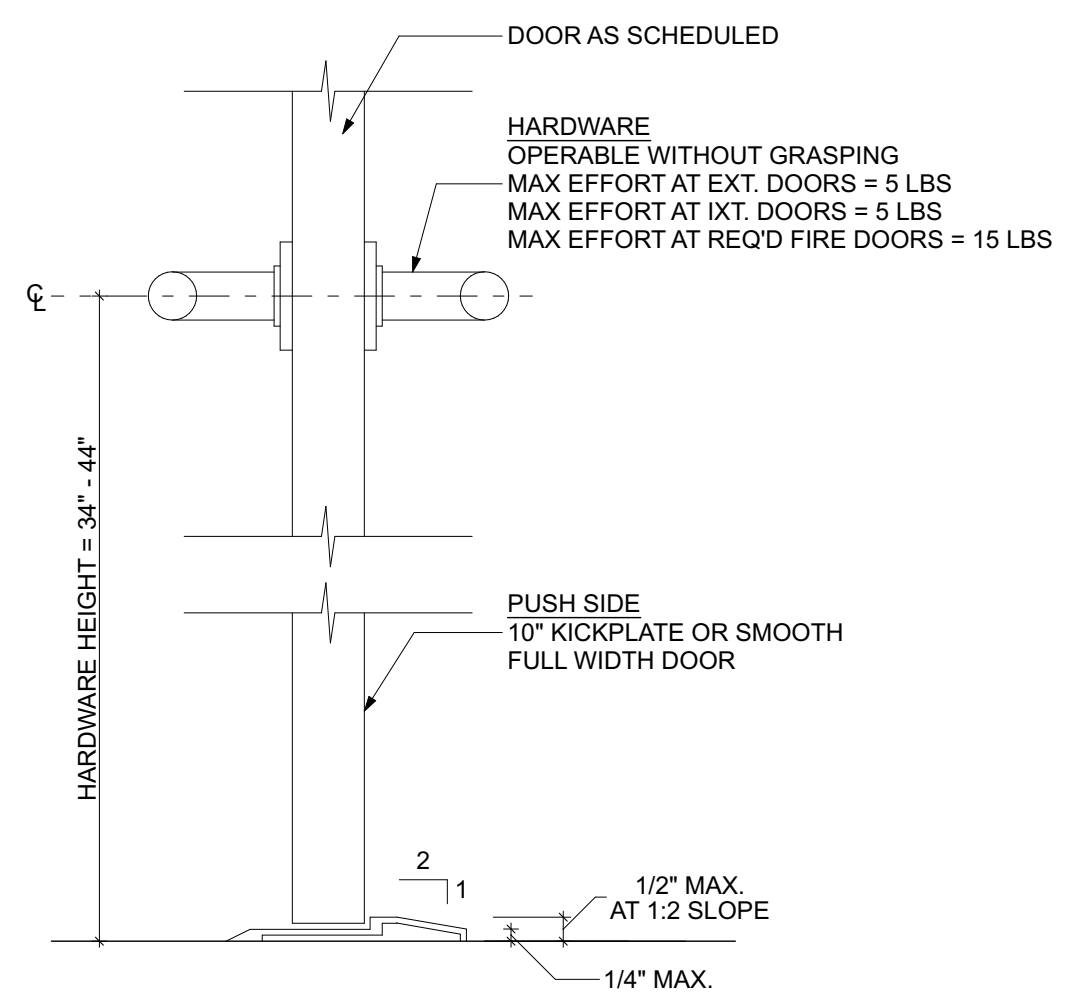
8 LEVEL MANUEVERING CLEARANCE AT DOORS
 SCALE: 1/2" = 1'-0"



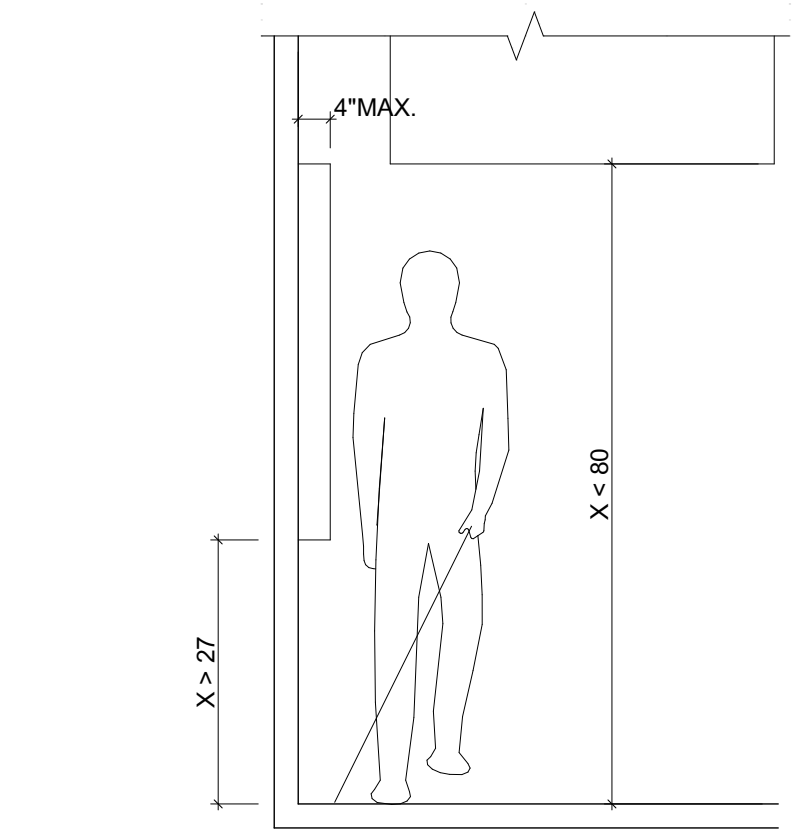
7 DISABLED ACCESS DOOR SIGNAGE
 SCALE: 1/2" = 1'-0"



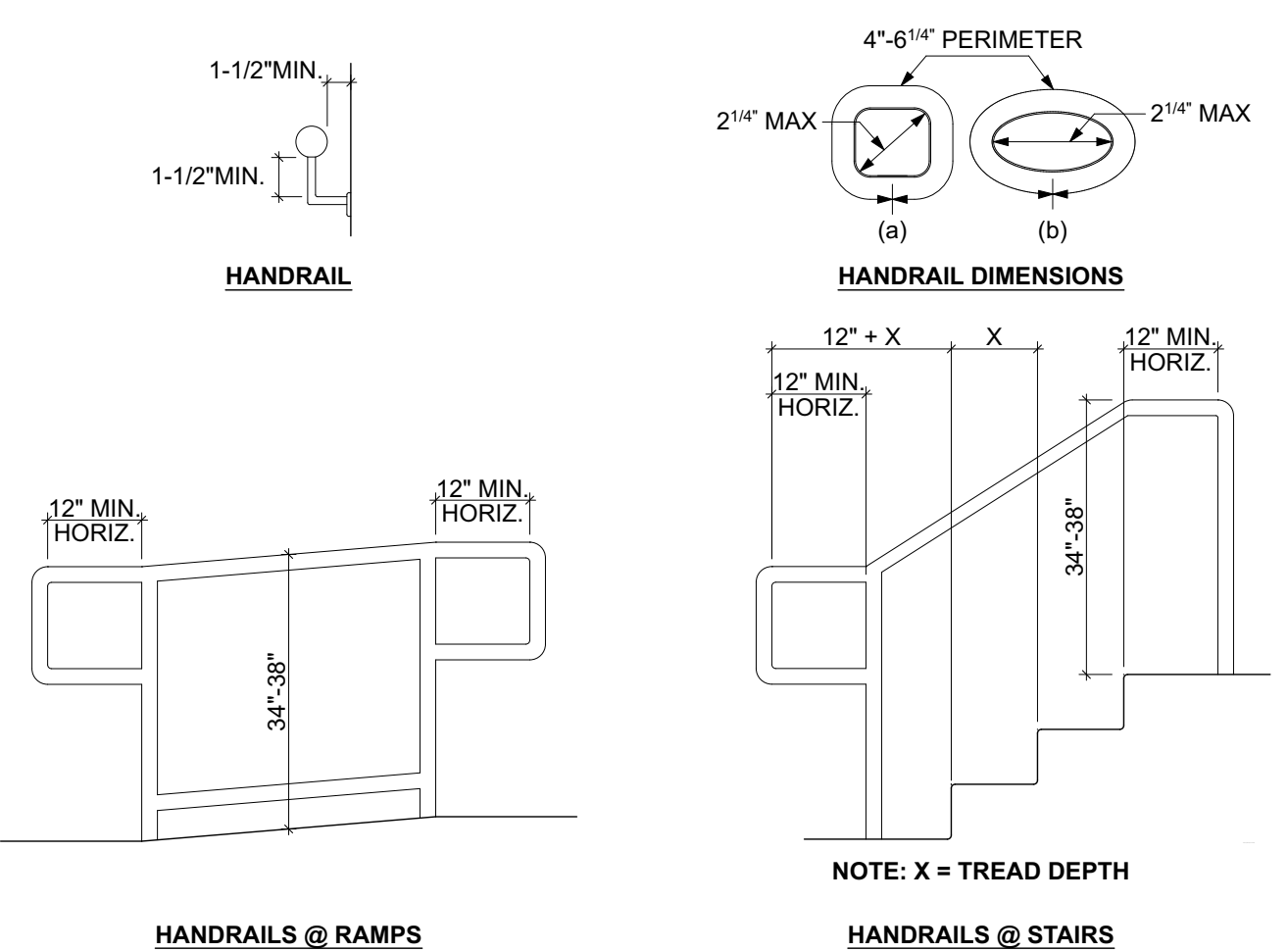
6 TACTILE SIGNAGE
 SCALE: 1/2" = 1'-0"



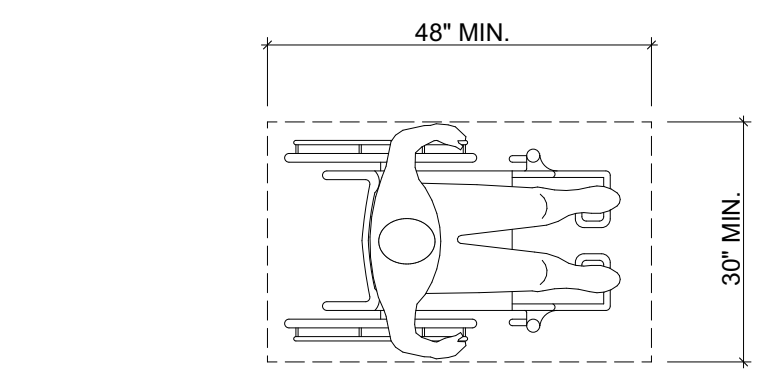
5 DISABLED ACCESS DOOR THRESHOLD
 SCALE: 3" = 1'-0"



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



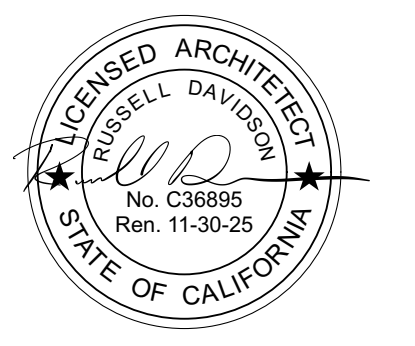
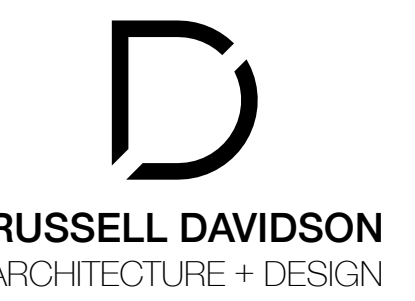
3 HANDRAIL
 SCALE: 1/2" = 1'-0"



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" X 60" (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

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WORK IN PROGRESS

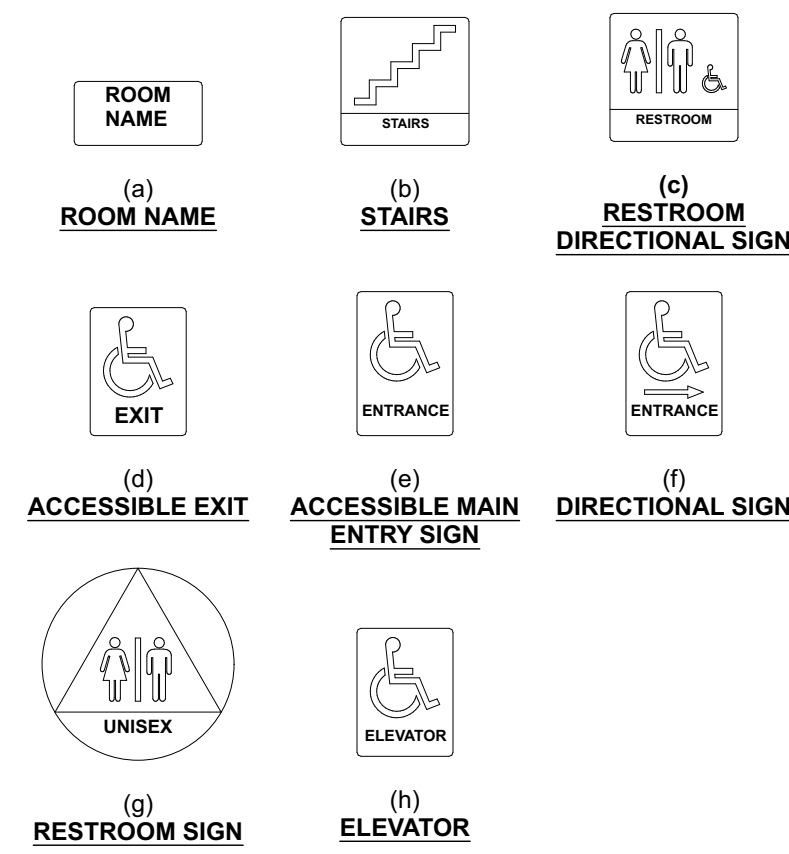
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CHECKED BY:	RPD
JOB:	---

TYPICAL ACCESSIBILITY DETAILS

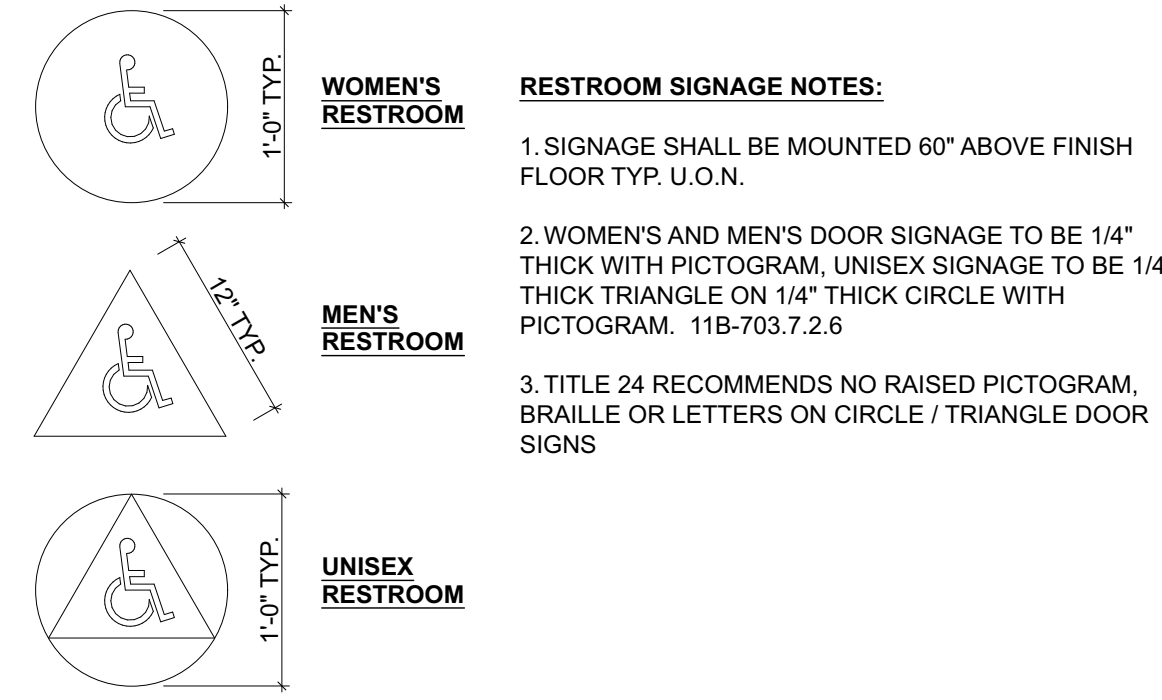
G4.0

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.



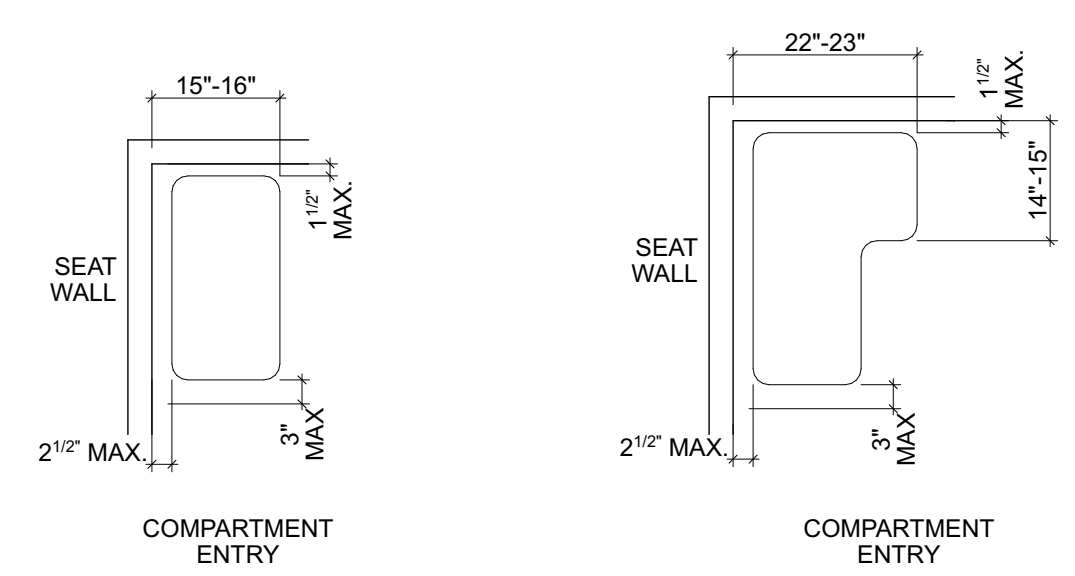
5 ACCESSIBLE SIGNAGE
SCALE: 1" = 1'-0"



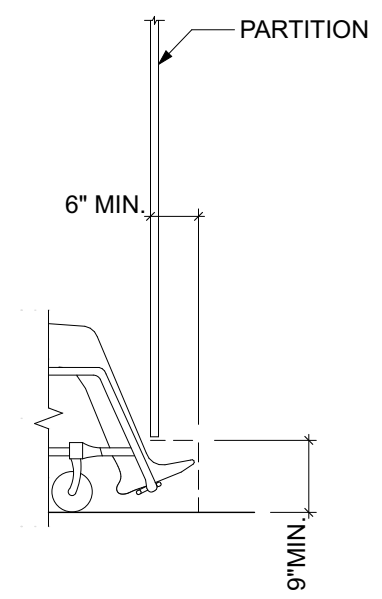
6 (TYP) RESTROOM SIGNAGE
SCALE: 1" = 1'-0"

RESTROOM SIGNAGE NOTES:

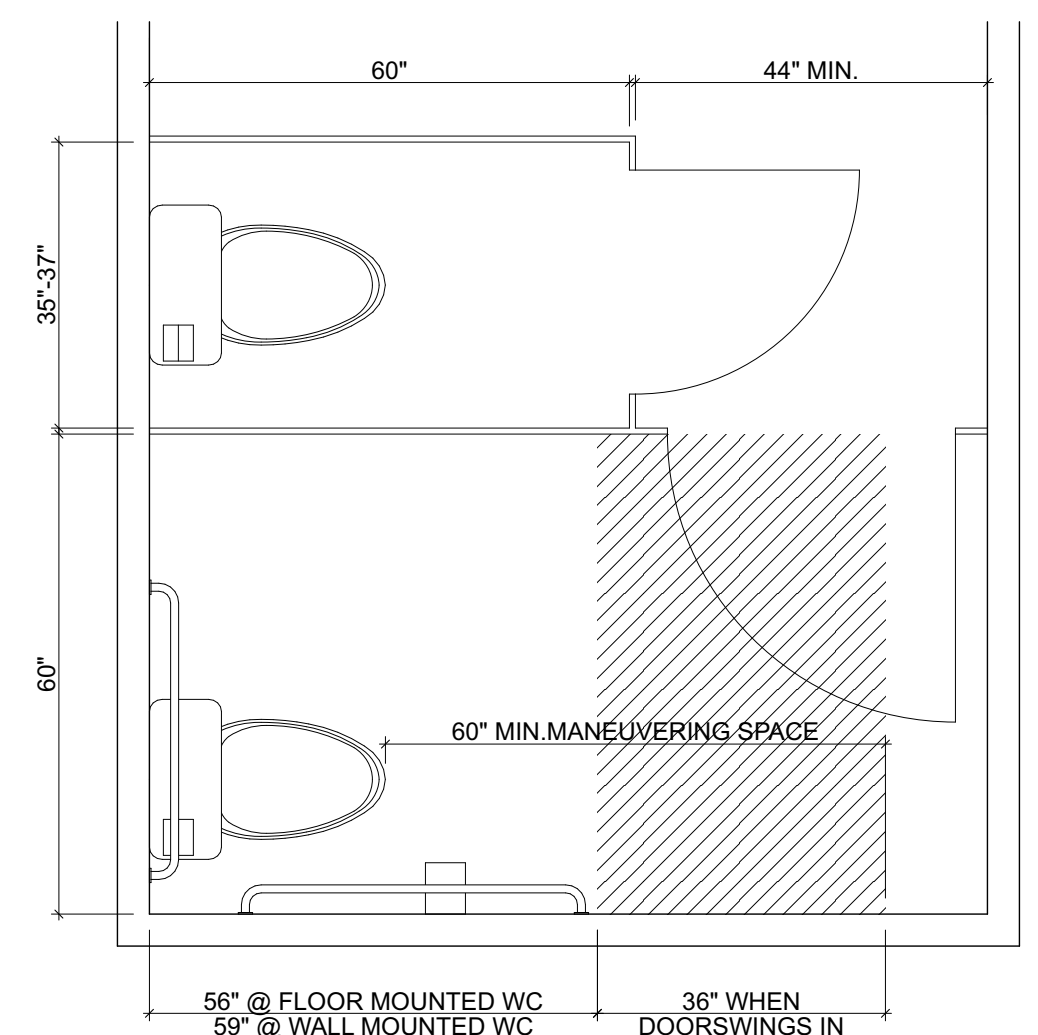
- SIGNAGE SHALL BE MOUNTED 60" ABOVE FINISH FLOOR TYP. U.O.N.
- WOMEN'S AND MEN'S DOOR SIGNAGE TO BE 1/4" THICK WITH PICTOGRAM. UNISEX SIGNAGE TO BE 1/4" THICK TRIANGLE ON 1/4" THICK CIRCLE WITH PICTOGRAM. 11B-703.7.2.6
- TITLE 24 RECOMMENDS NO RAISED PICTOGRAM, BRAILLE OR LETTERS ON CIRCLE / TRIANGLE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



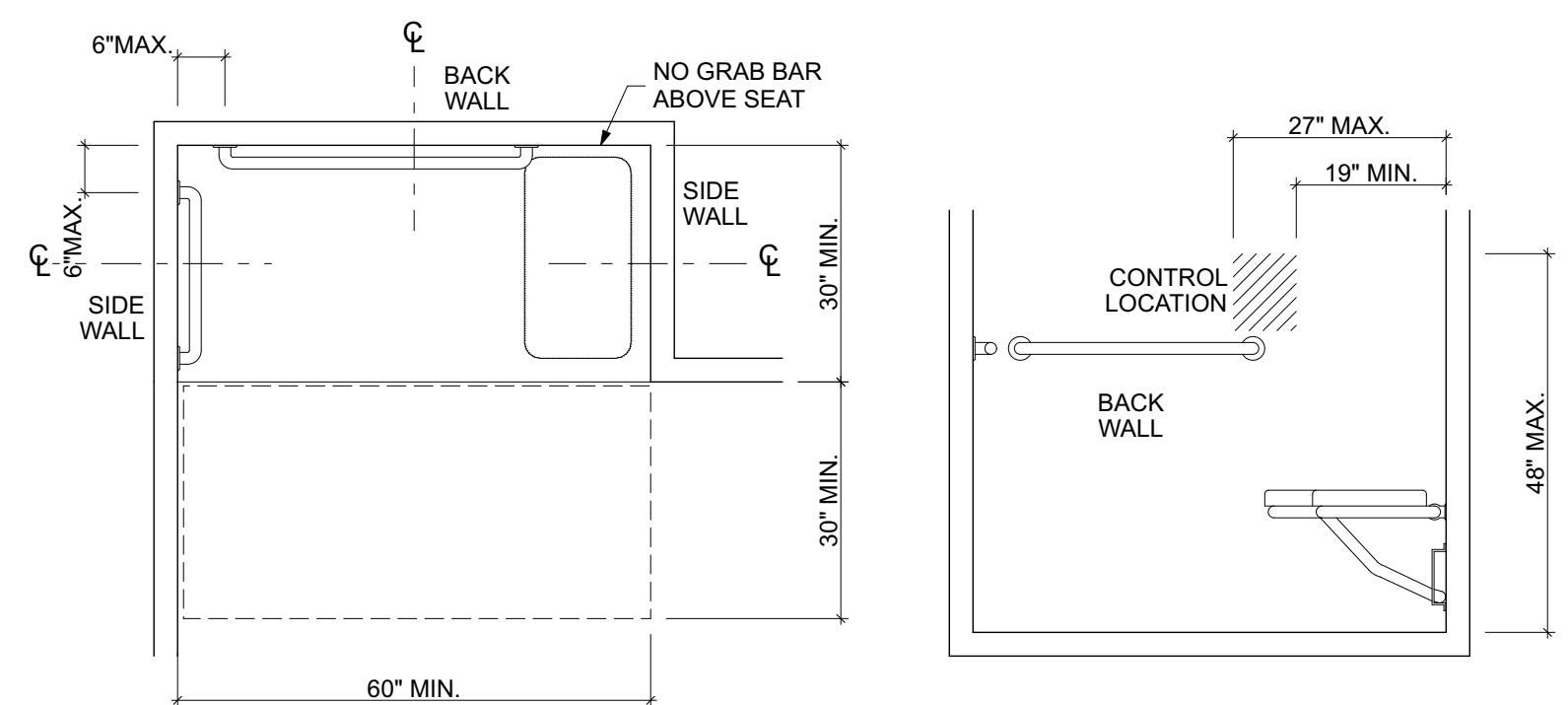
7 SHOWER COMPARTMENT SEAT
SCALE: 1/2" = 1'-0"



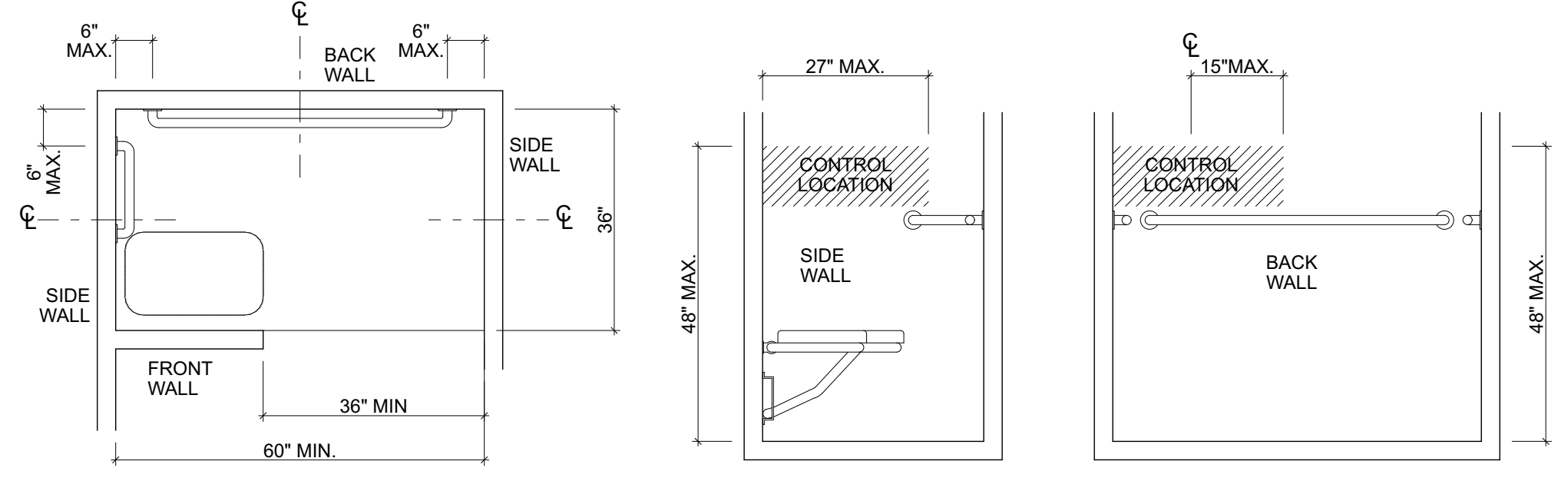
8 TOILET COMPARTMENT TOE CLEARANCE
SCALE: 1/2" = 1'-0"



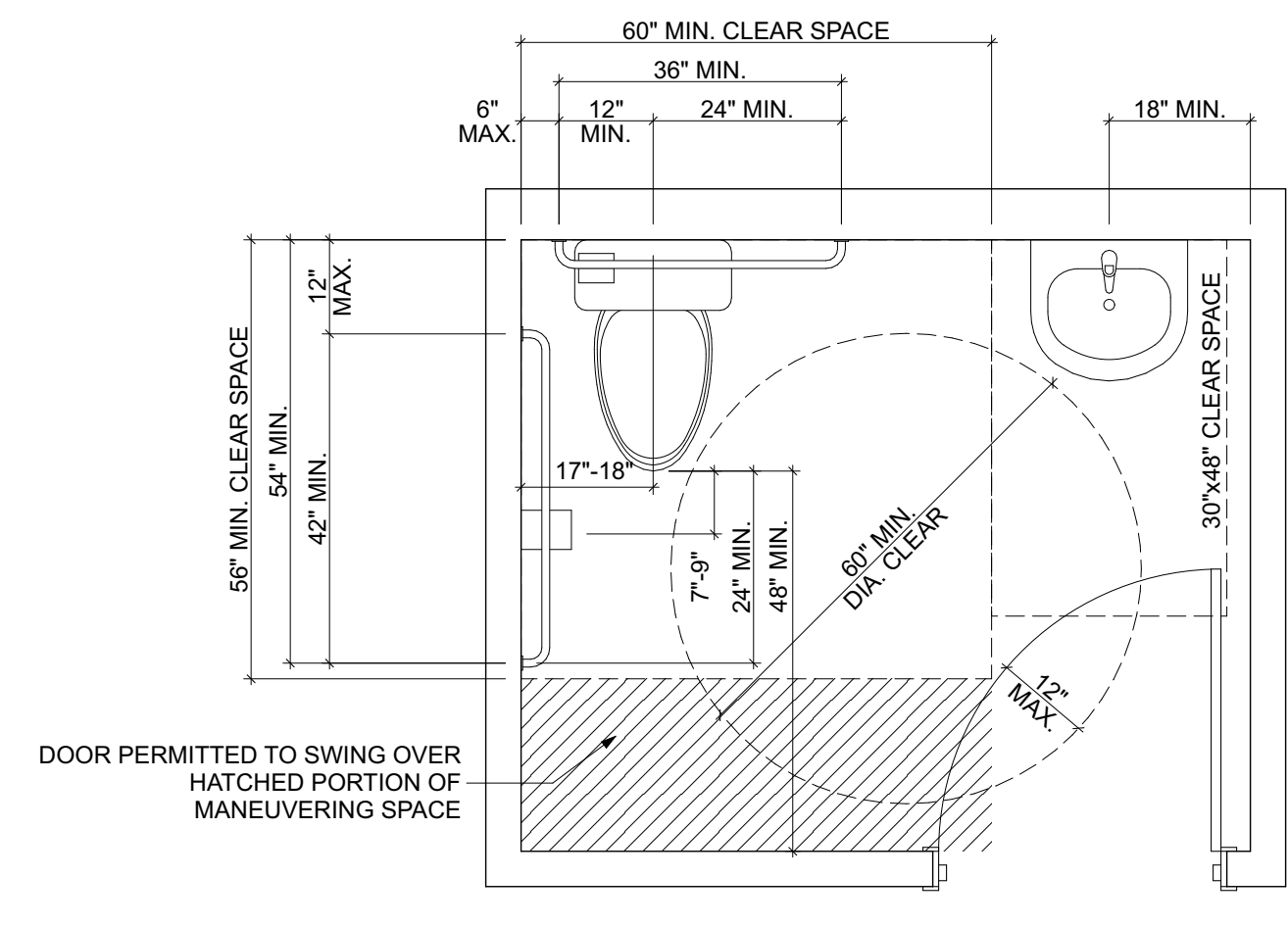
4 (TYP) MULTI-OCCUPANCY RESTROOM
SCALE: 1/2" = 1'-0"



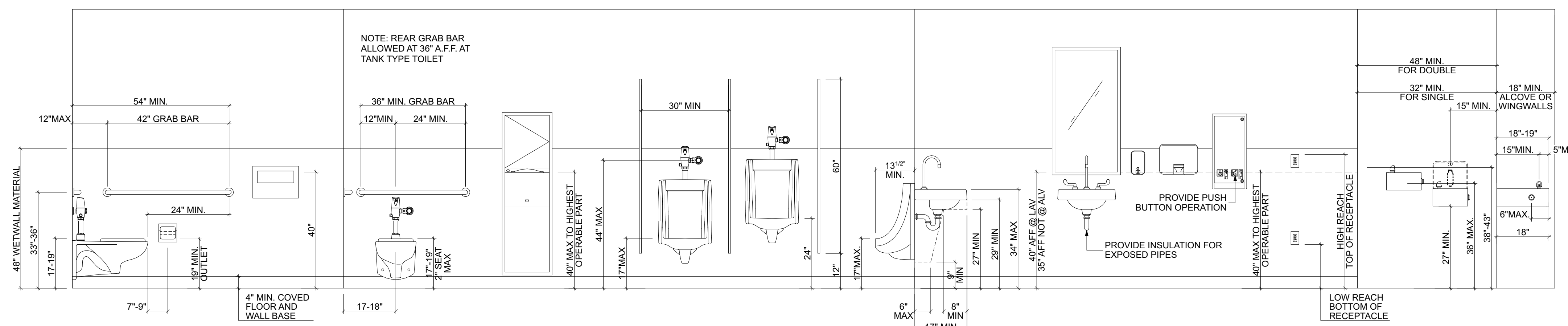
9 ROLL-IN TYPE SHOWER COMPARTMENT
SCALE: 1/2" = 1'-0"



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



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



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

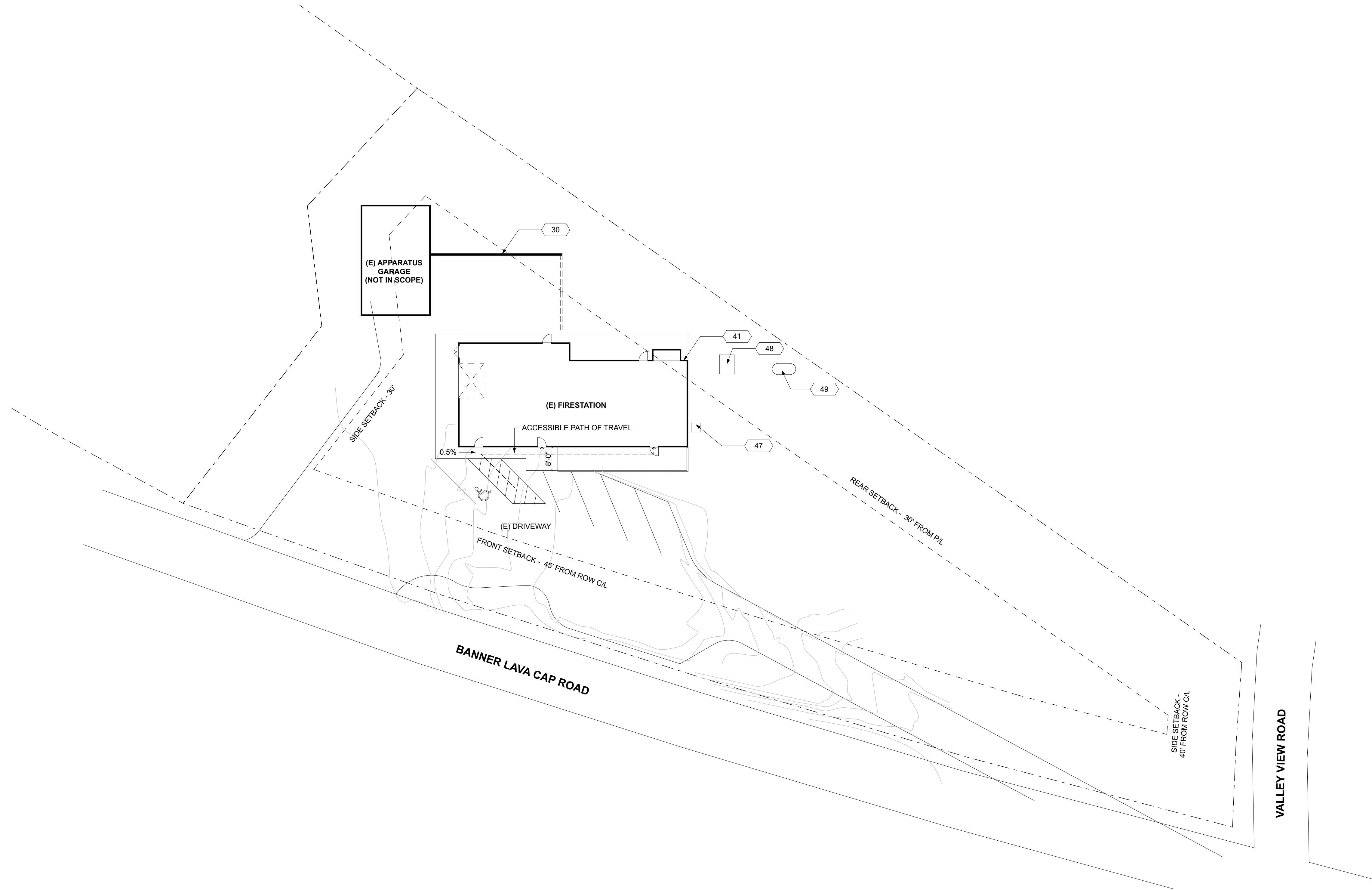
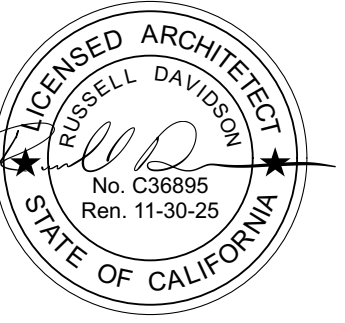
STATION 86 RENOVATION

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TYPICAL ACCESSIBILITY DETAILS



1 SITE PLAN
 SCALE: 1" = 20'

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SITE PLAN

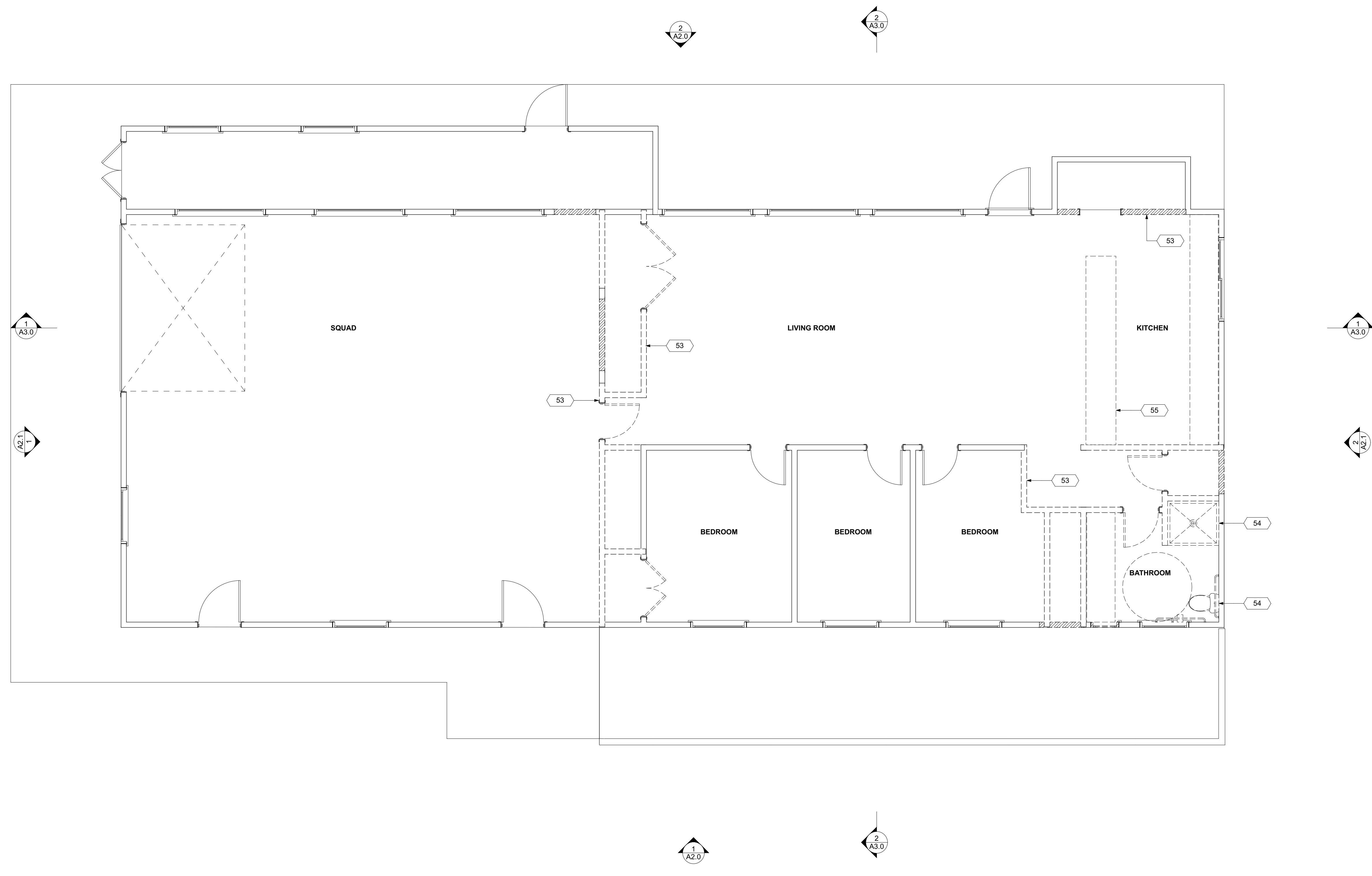
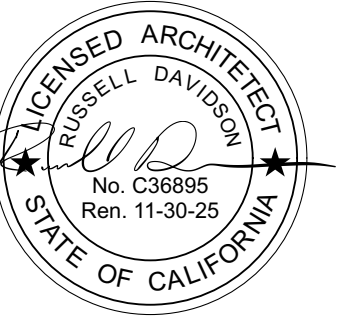
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SITE NOTES

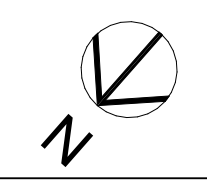
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

 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.

- 30 (E) RETAINING WALL
- 41 (E) ELECTRICAL SERVICE PANEL & METER
- 47 (E) AC CONDENSER UNIT
- 48 (E) BACKUP GENERATOR
- 49 (E) PROPANE TANK



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



KEYNOTES

- 53 REMOVE (E) WALL
- 54 REMOVE (E) FIXTURES
- 55 REMOVE (E) CASEWORK

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. 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
- WALL TO BE DEMOLISHED

STATION 86 RENOVATION

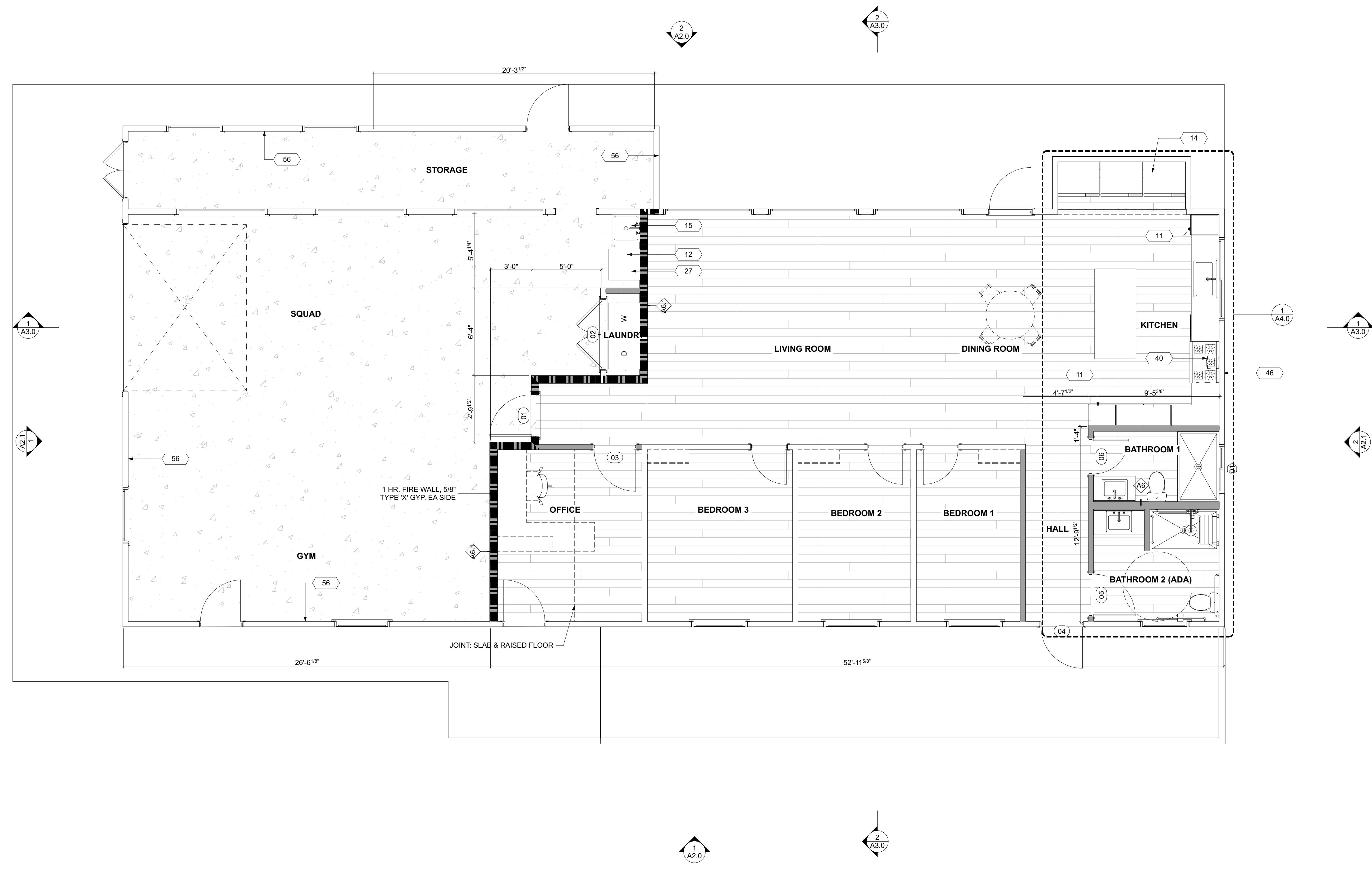
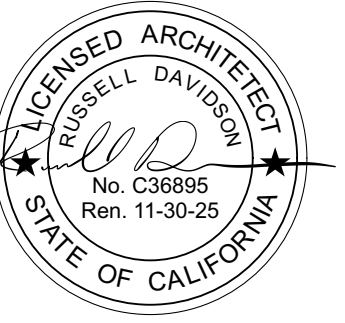
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EXISTING & DEMOLITION PLANS

A1.0



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

KEYNOTES

- 11 CASEWORK, S.I.D.
- 12 ICE MACHINE
- 14 FRIDGE/FREEZER
- 15 UTILITY SINK
- 27 FLOOR DRAIN
- 40 HOOD
- 46 TANKLESS WATER HEATER
- 56 INSULATE (E) WALL

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.
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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
- REFER TO A5.0 FOR PARTITION TYPES
(TYP) INT IS A4 U.O.N.
(TYP) EXT IS K6 U.O.N.

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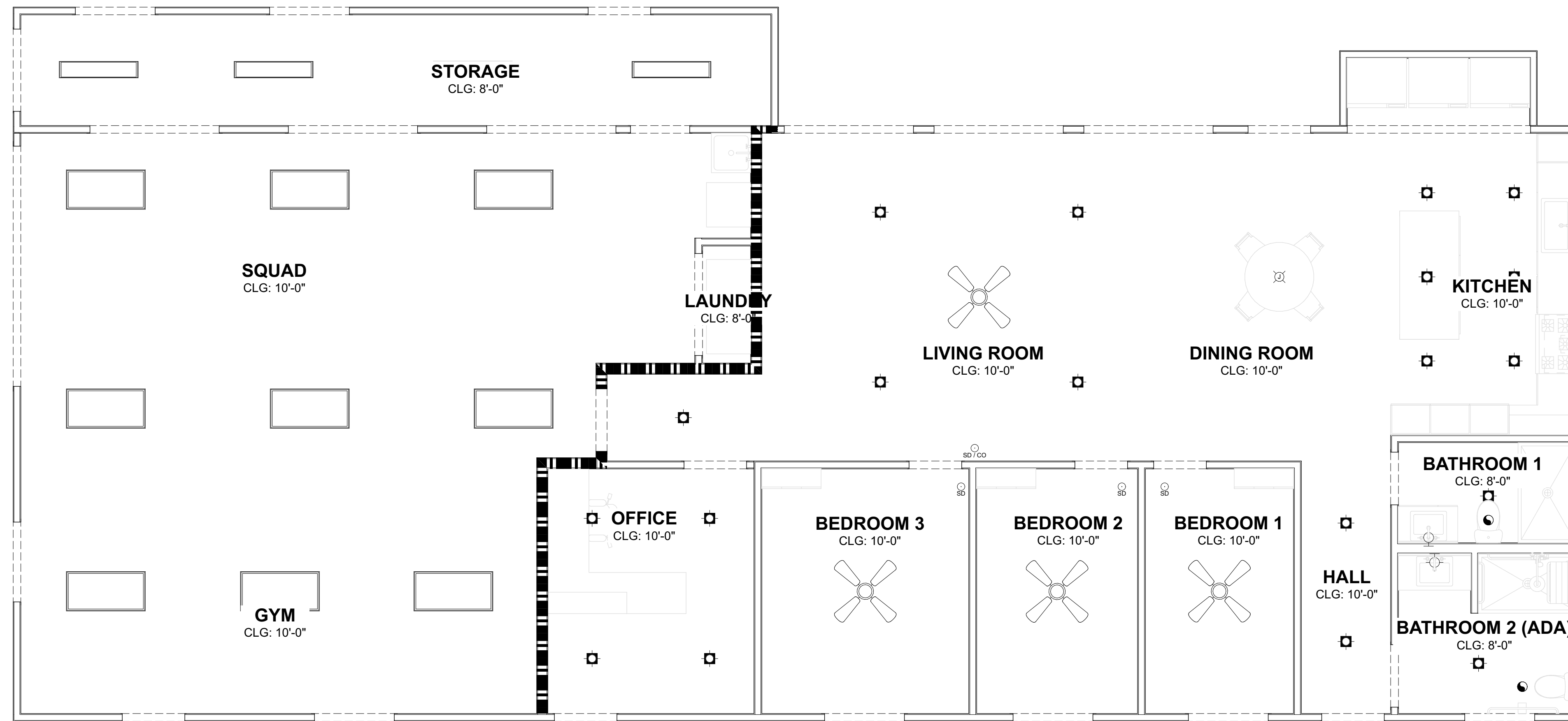
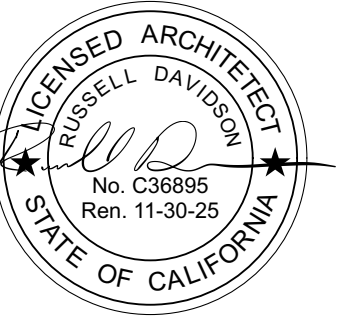
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FLOOR PLAN

A1.1



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

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REFLECTED CEILING PLAN

A1.2

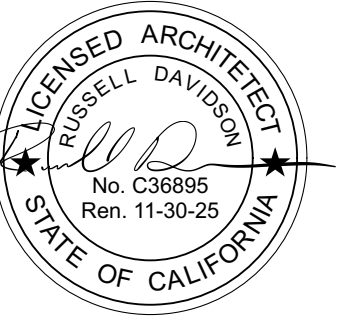
KEYNOTES

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 | | |



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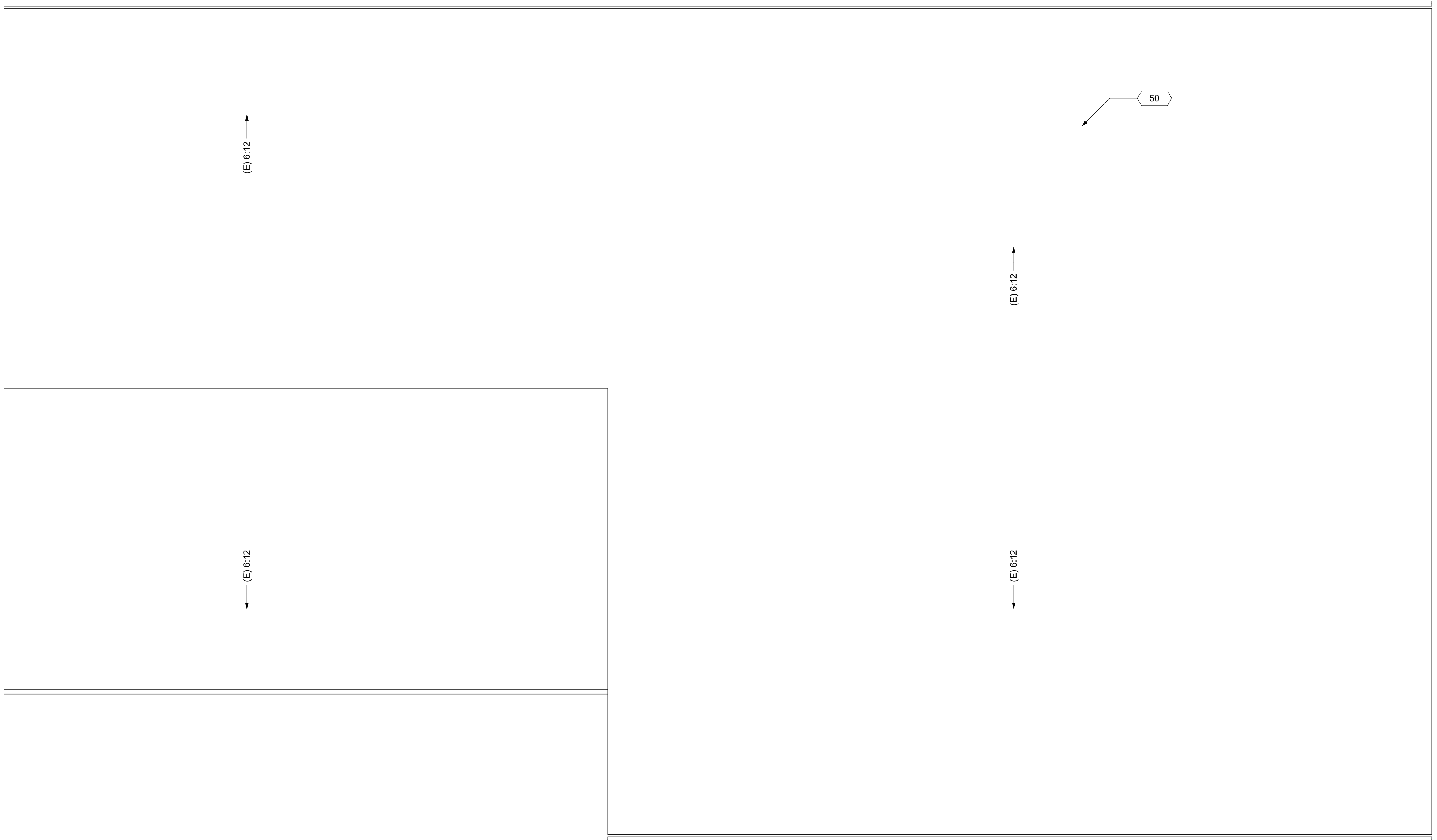
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ROOF PLAN

A1.3



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

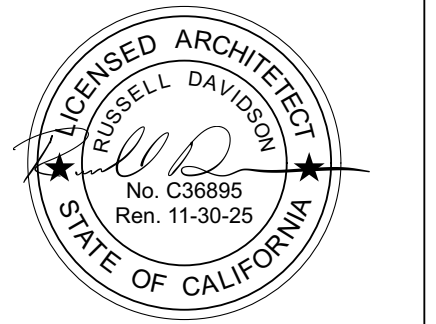
KEYNOTES

50 (E) COMPOSITION ROOF

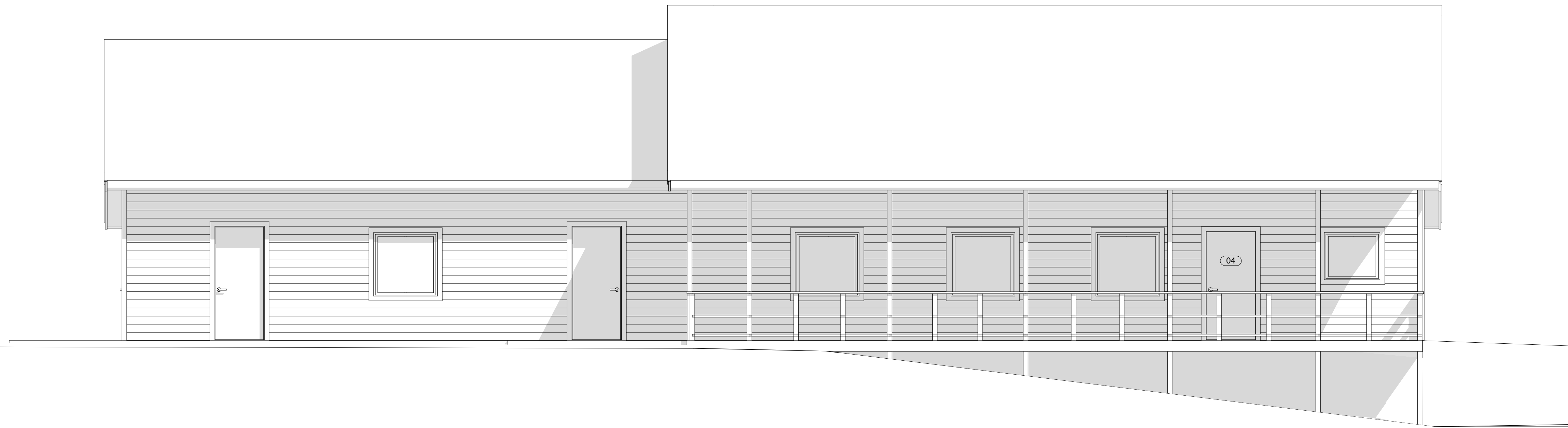
PLAN NOTES

- 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
01	RFI 01	Work in Progress

KEYNOTES

PLAN NOTES

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 - FIRE-STOPPING WITH APPROVED MATERIALS
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- 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.
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 - 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
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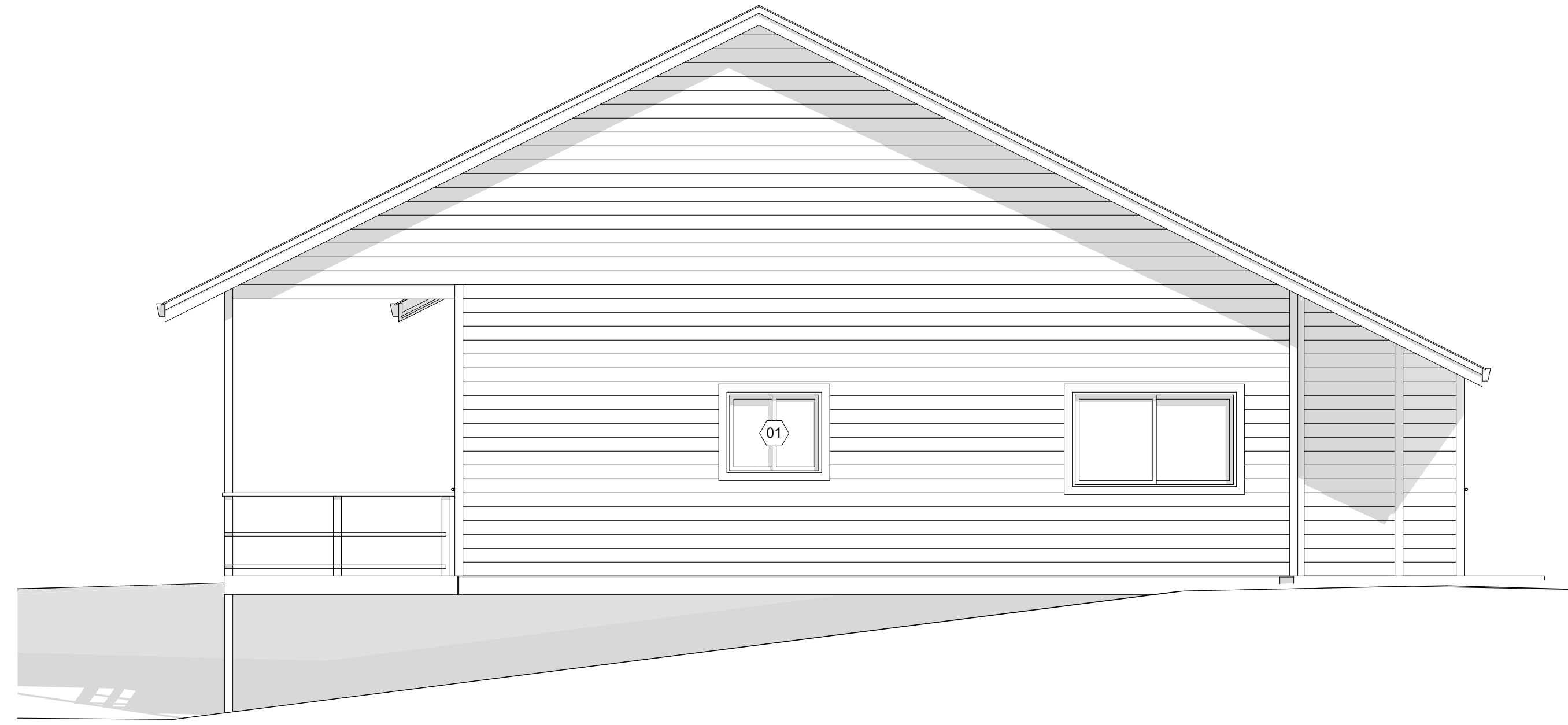
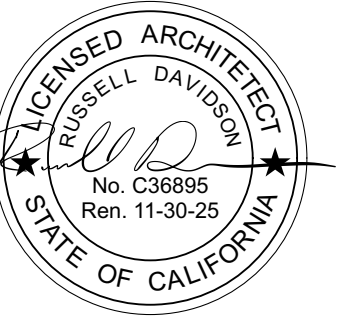
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 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
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 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
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- 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:
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 - MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

SUBMITTED:	11/20/2024
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
01	RFI 01	Work in Progress

WORK IN PROGRESS

KEYNOTES

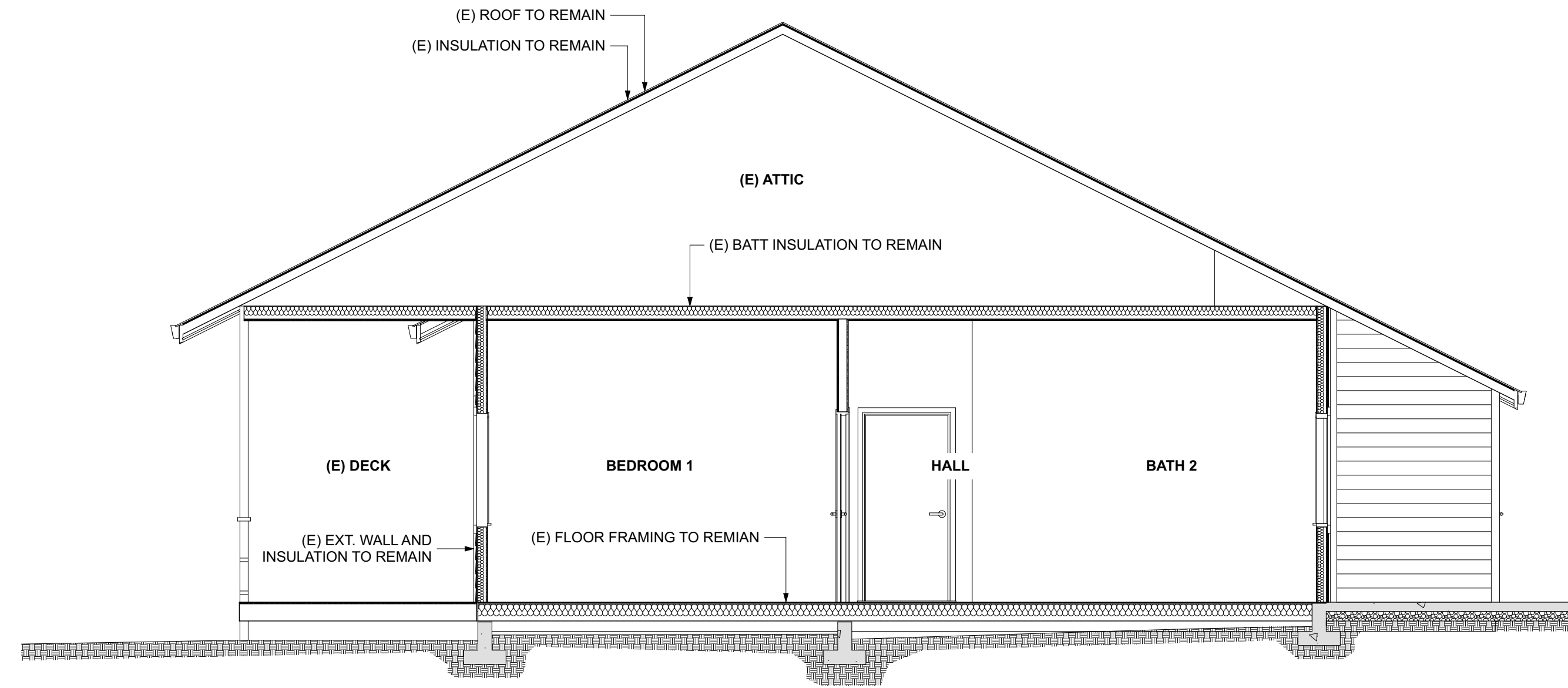
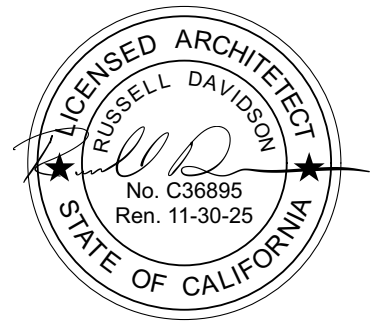
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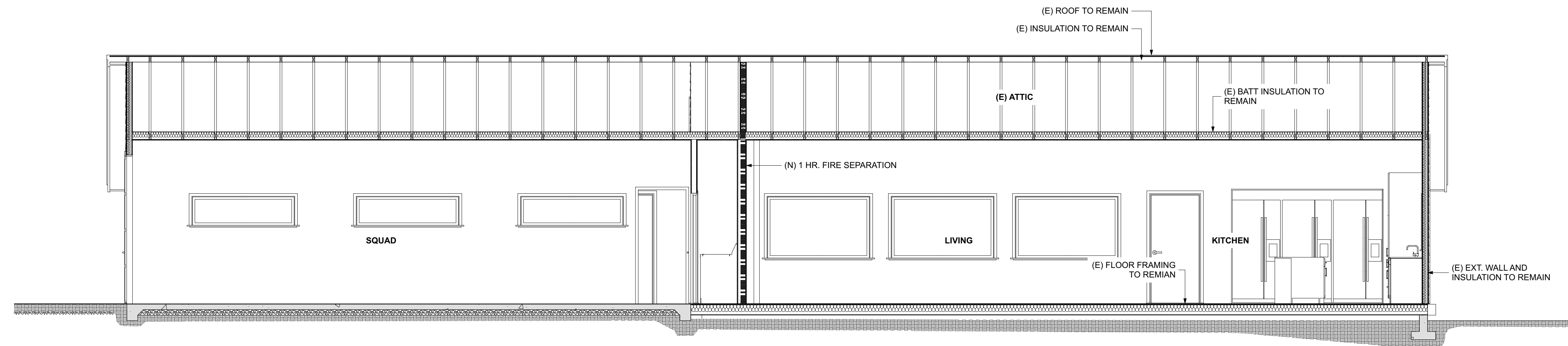
SUBMITTED:	11/20/2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

BUILDING ELEVATIONS

A2.1



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



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

KEYNOTES

PLAN NOTES

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STATION 86 RENOVATION

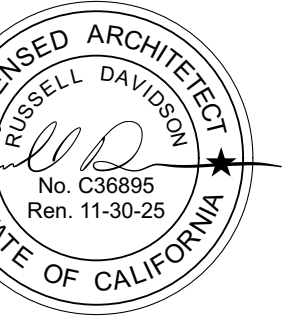
12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
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SUBMITTED:	11/20/2024
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CHECKED BY:	RPD
JOB:	---

BUILDING SECTIONS

A3.0



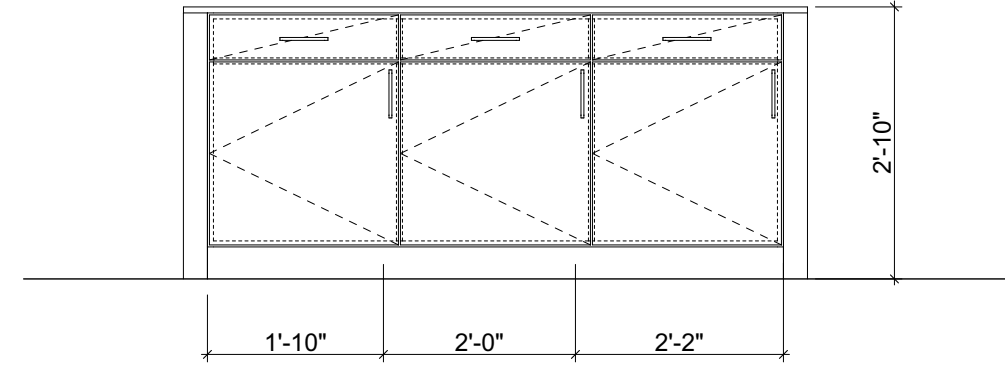
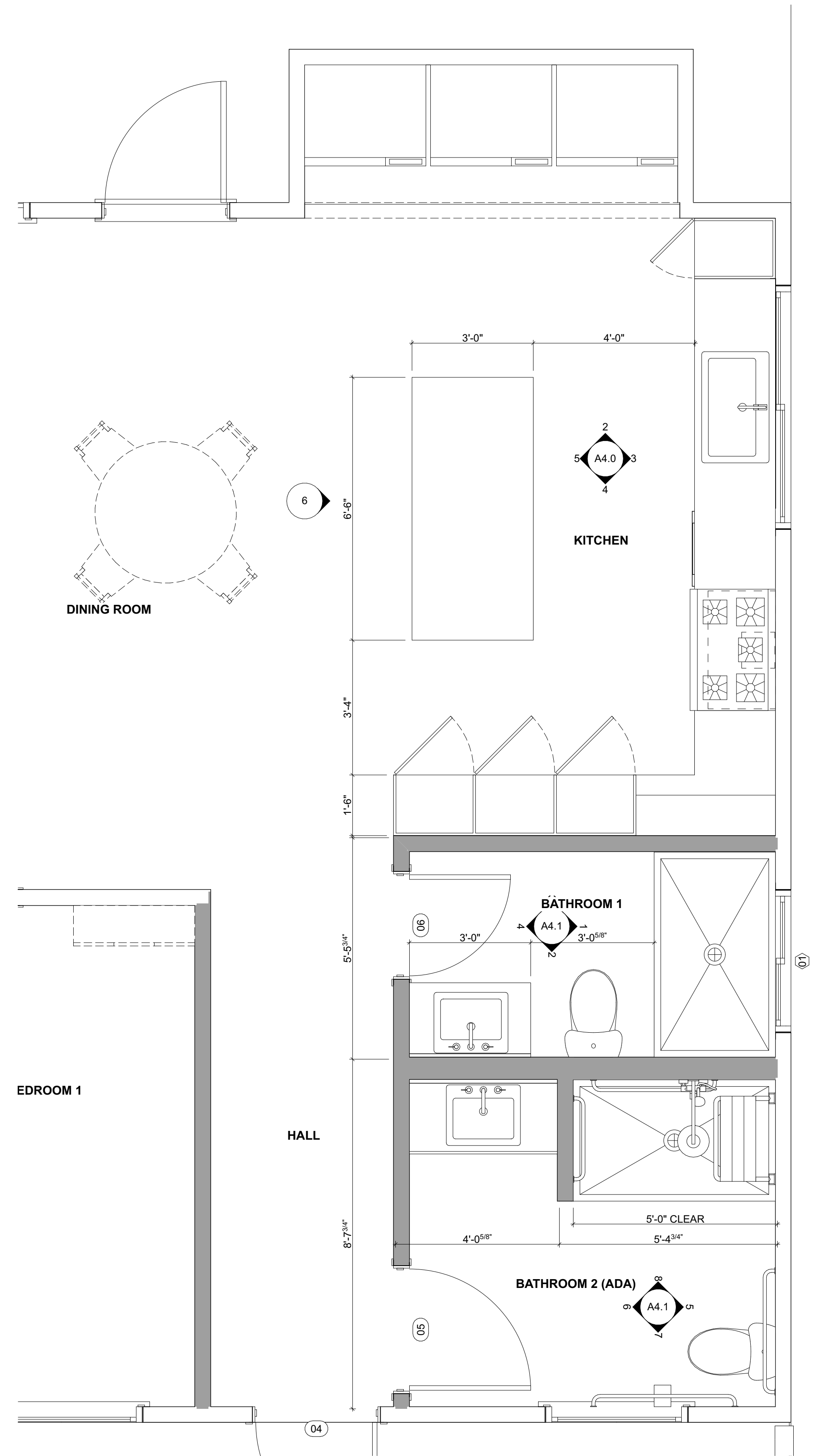
STATION 86 RENOVATION

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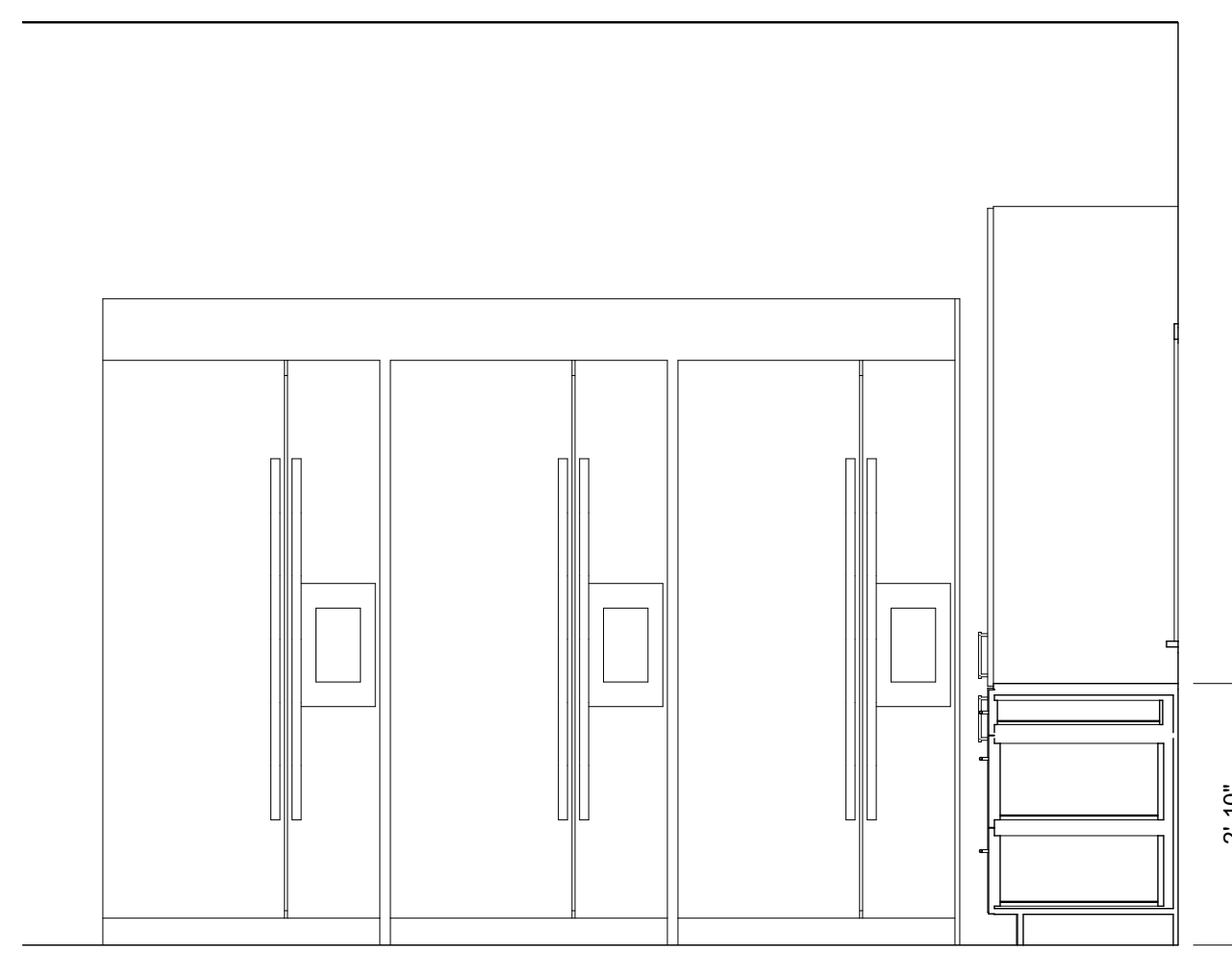
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INTERIOR ELEVATIONS

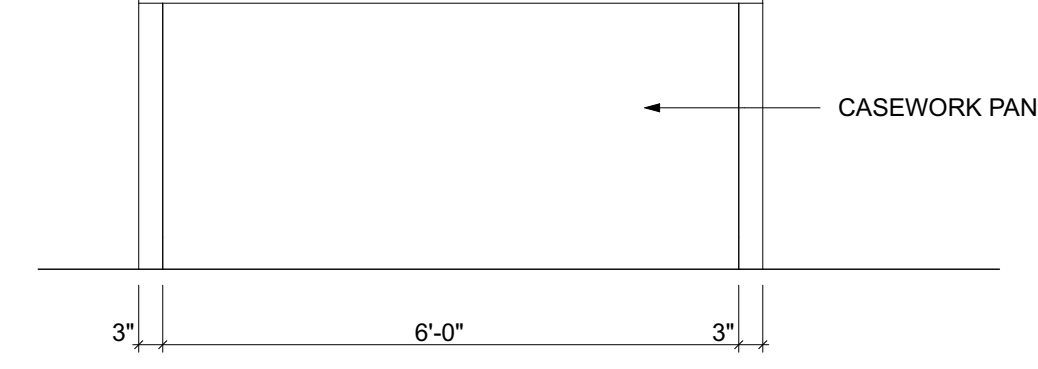
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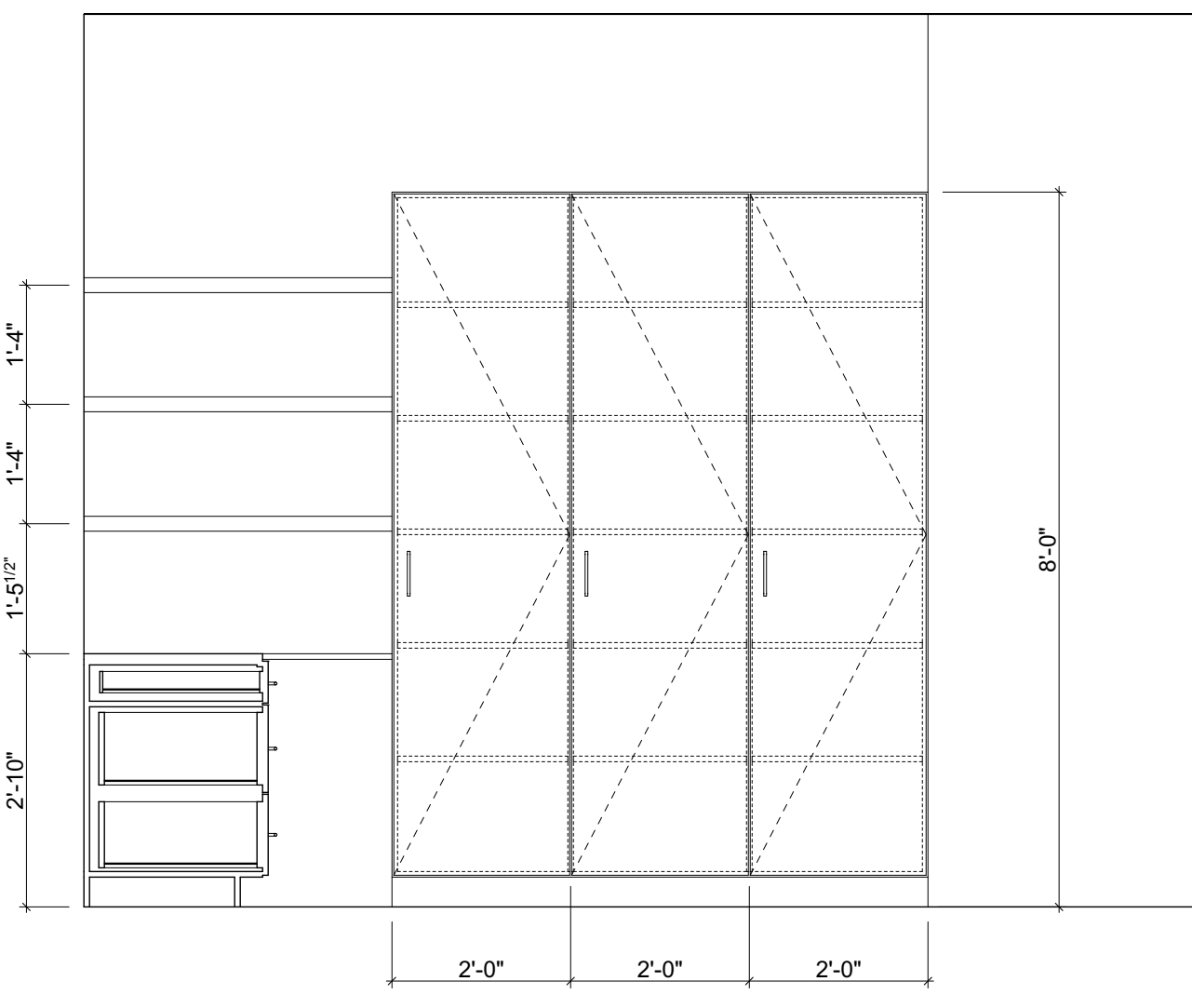
5 KITCHEN
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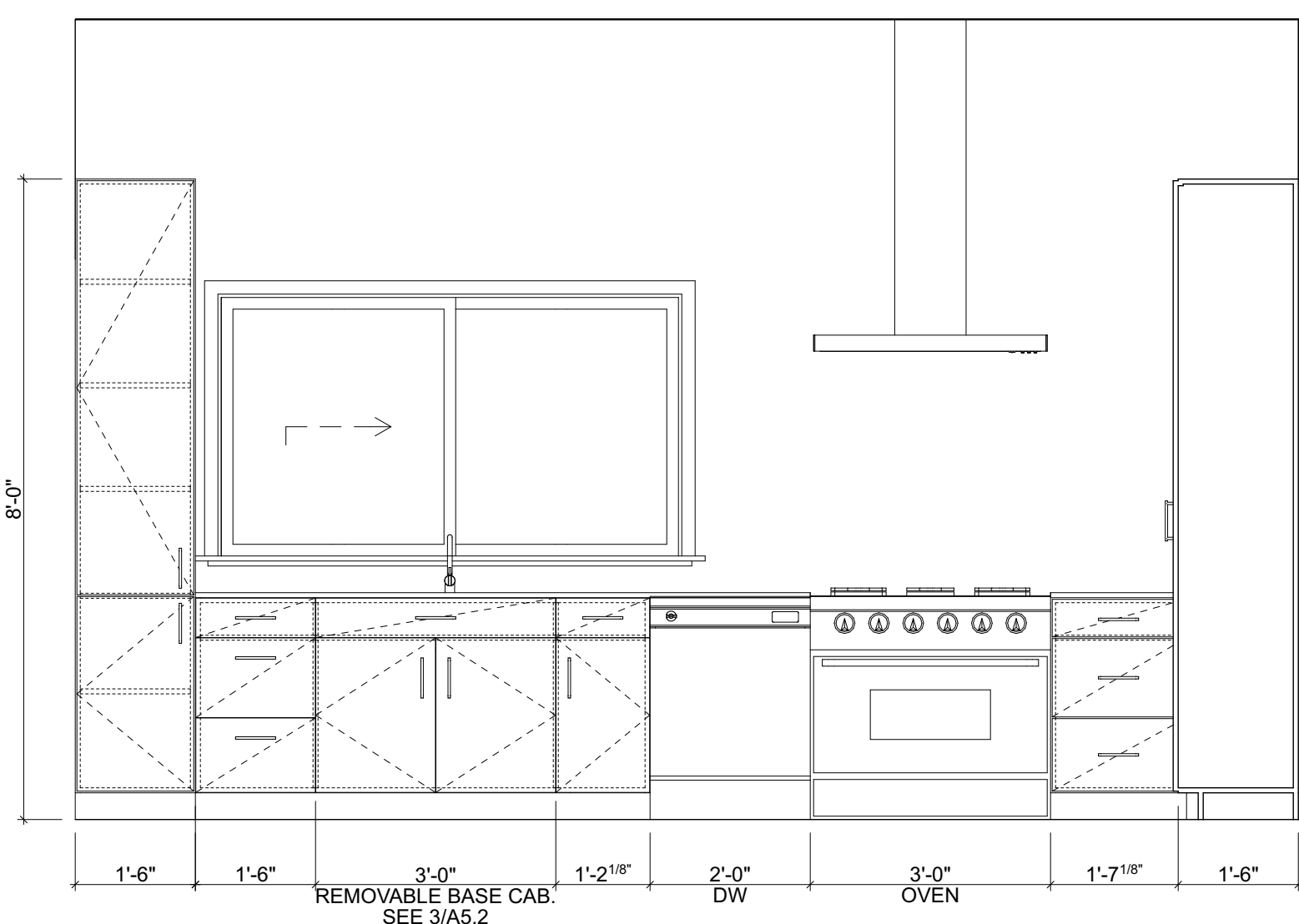
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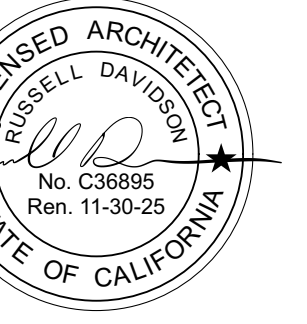
6 KITCHEN
SCALE: 1/2" = 1'-0"



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



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

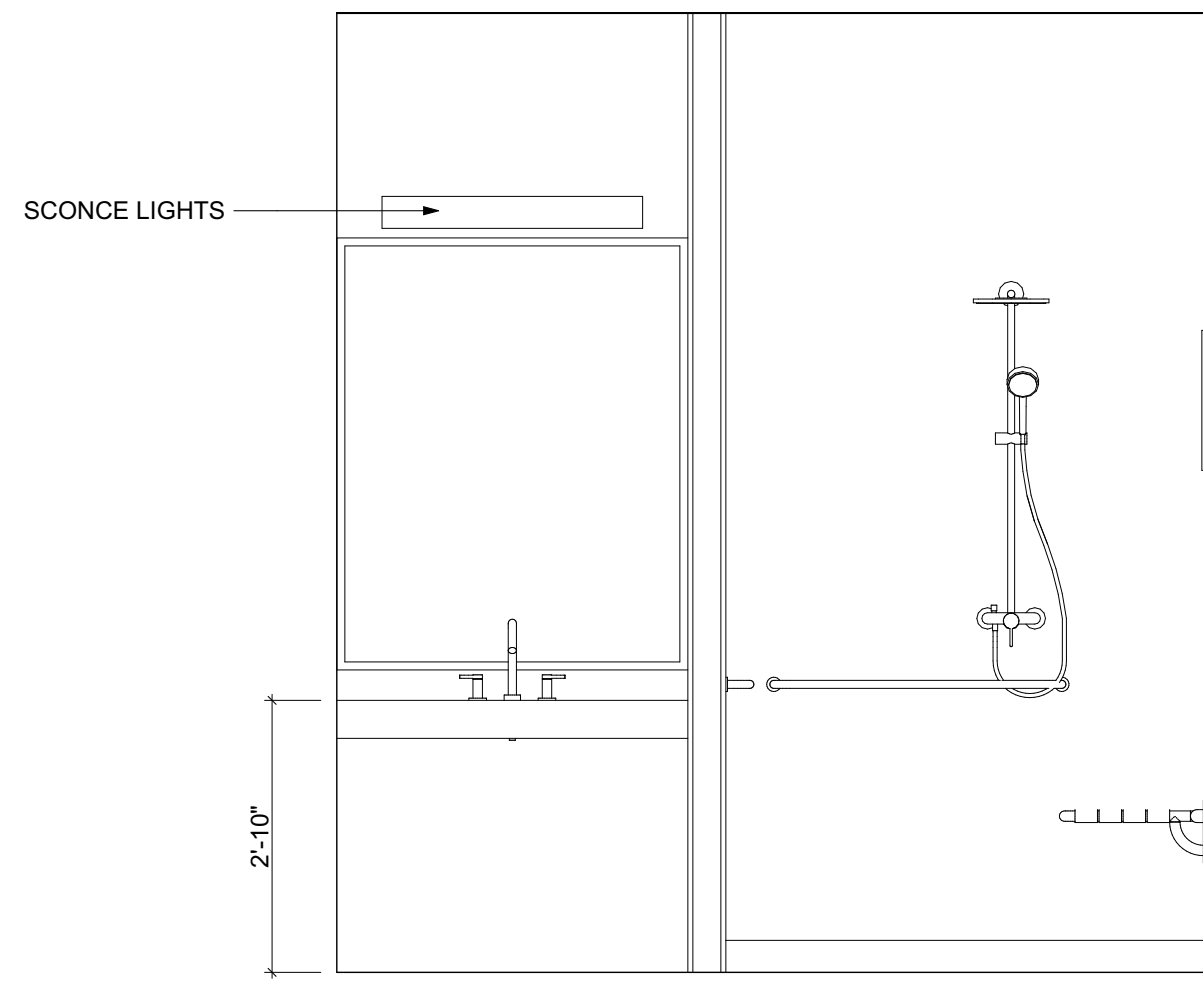


STATION 86 RENOVATION

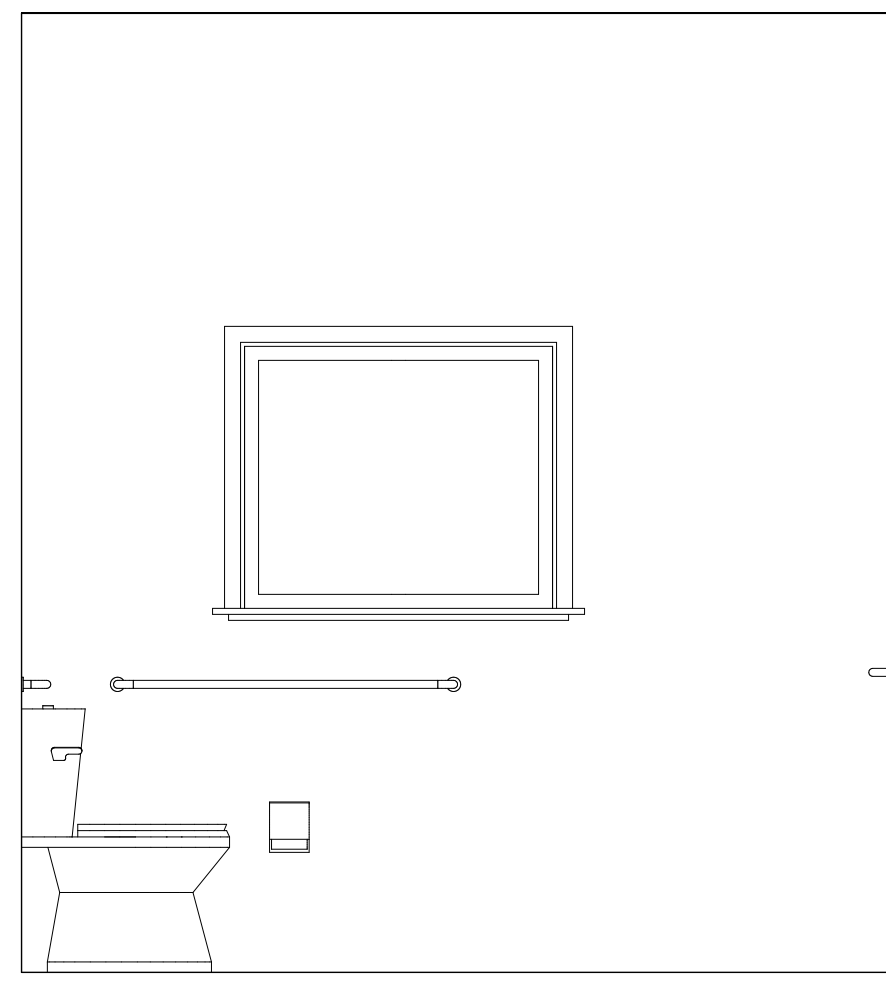
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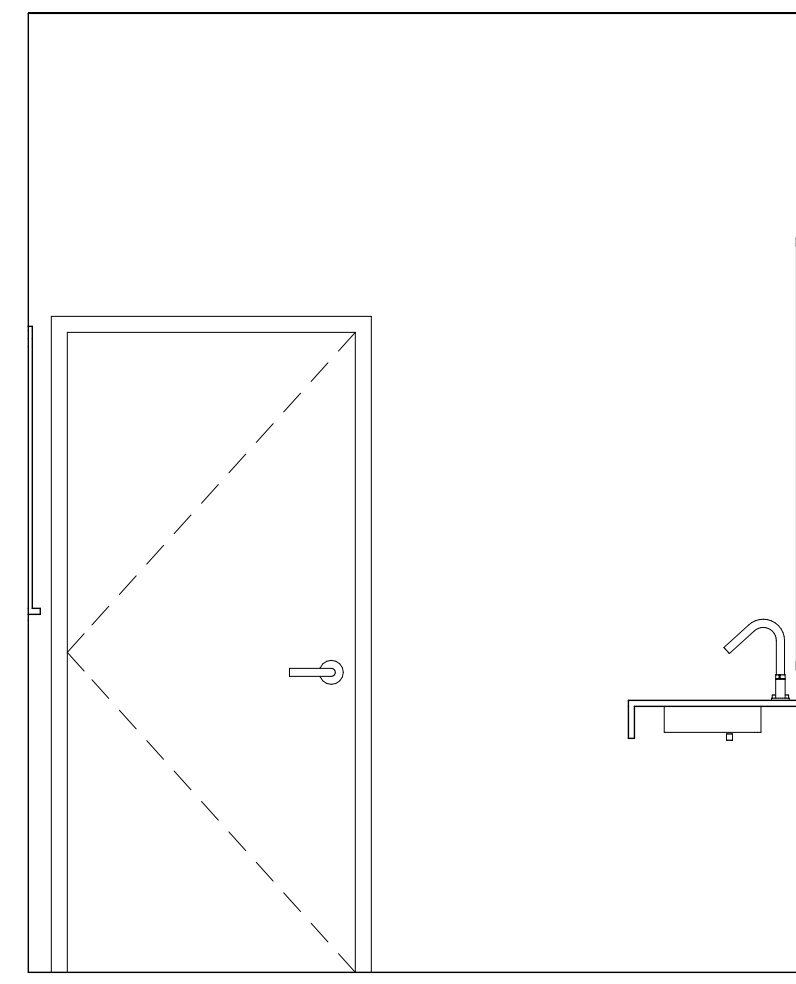
INTERIOR ELEVATIONS



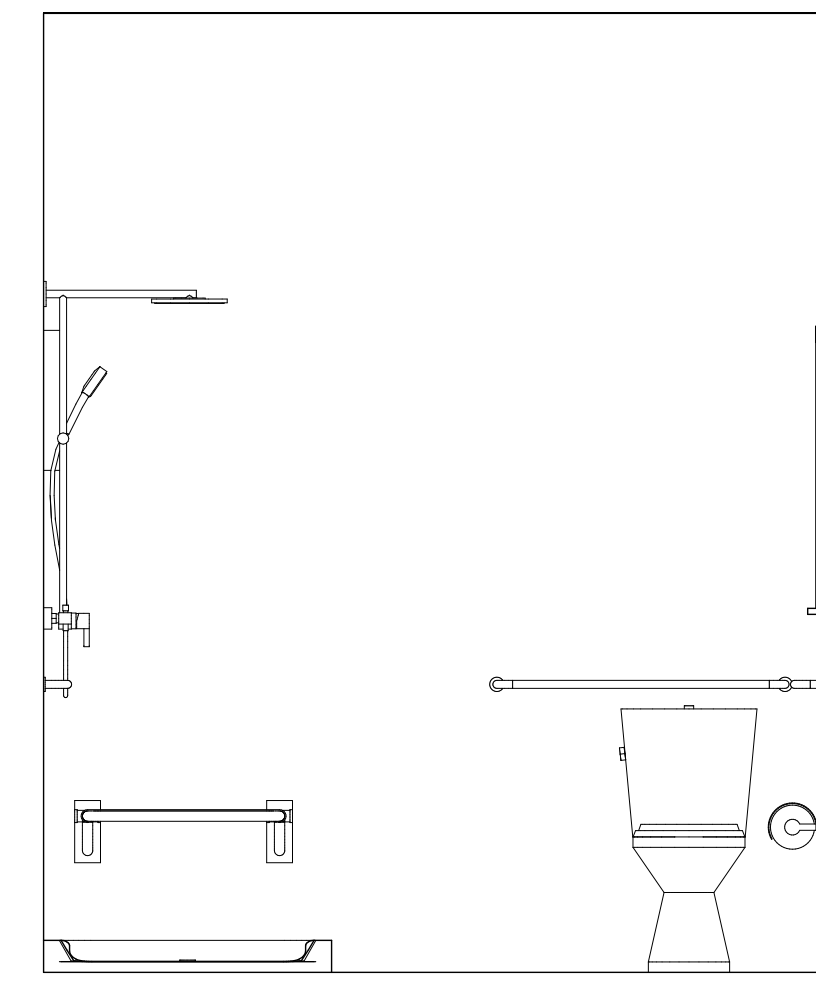
8 BATHROOM 2 (ADA)
 SCALE: 1/2" = 1'-0"



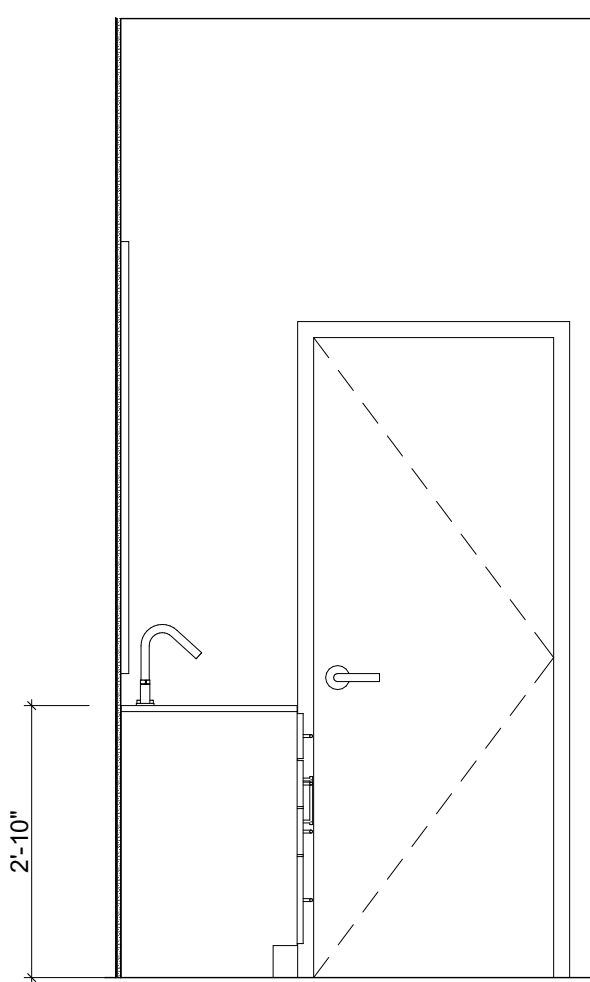
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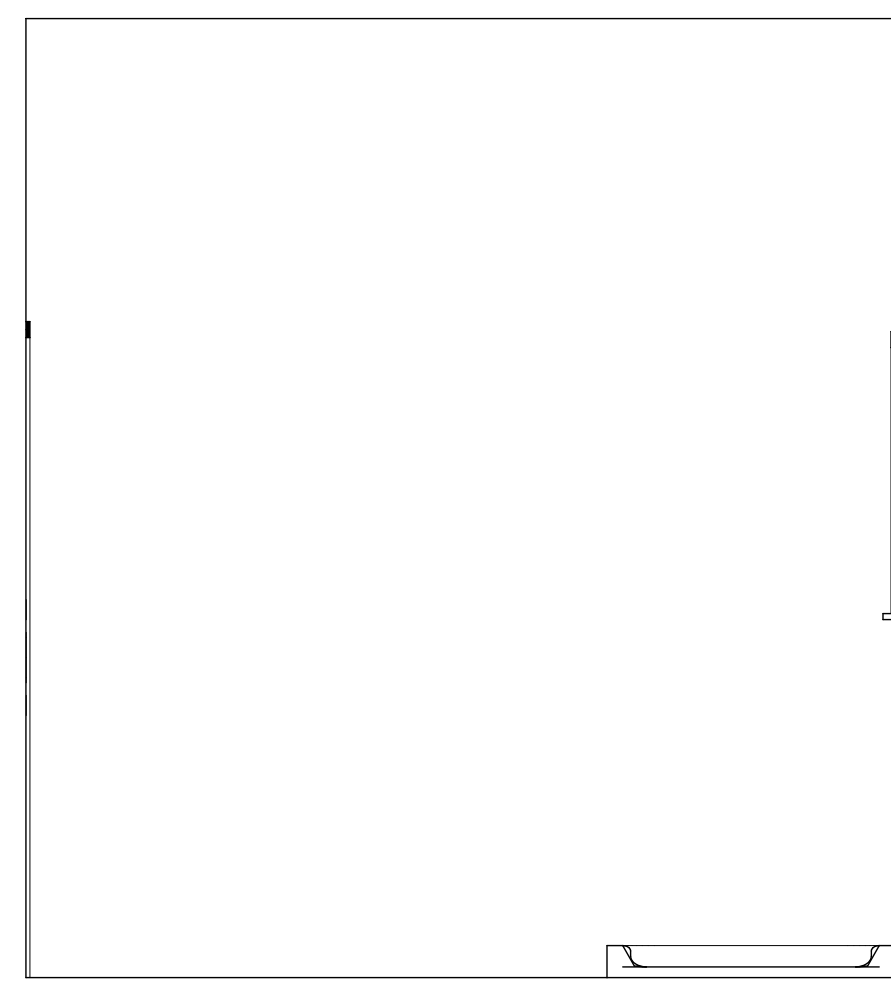
6 BATHROOM 2 (ADA)
 SCALE: 1/2" = 1'-0"



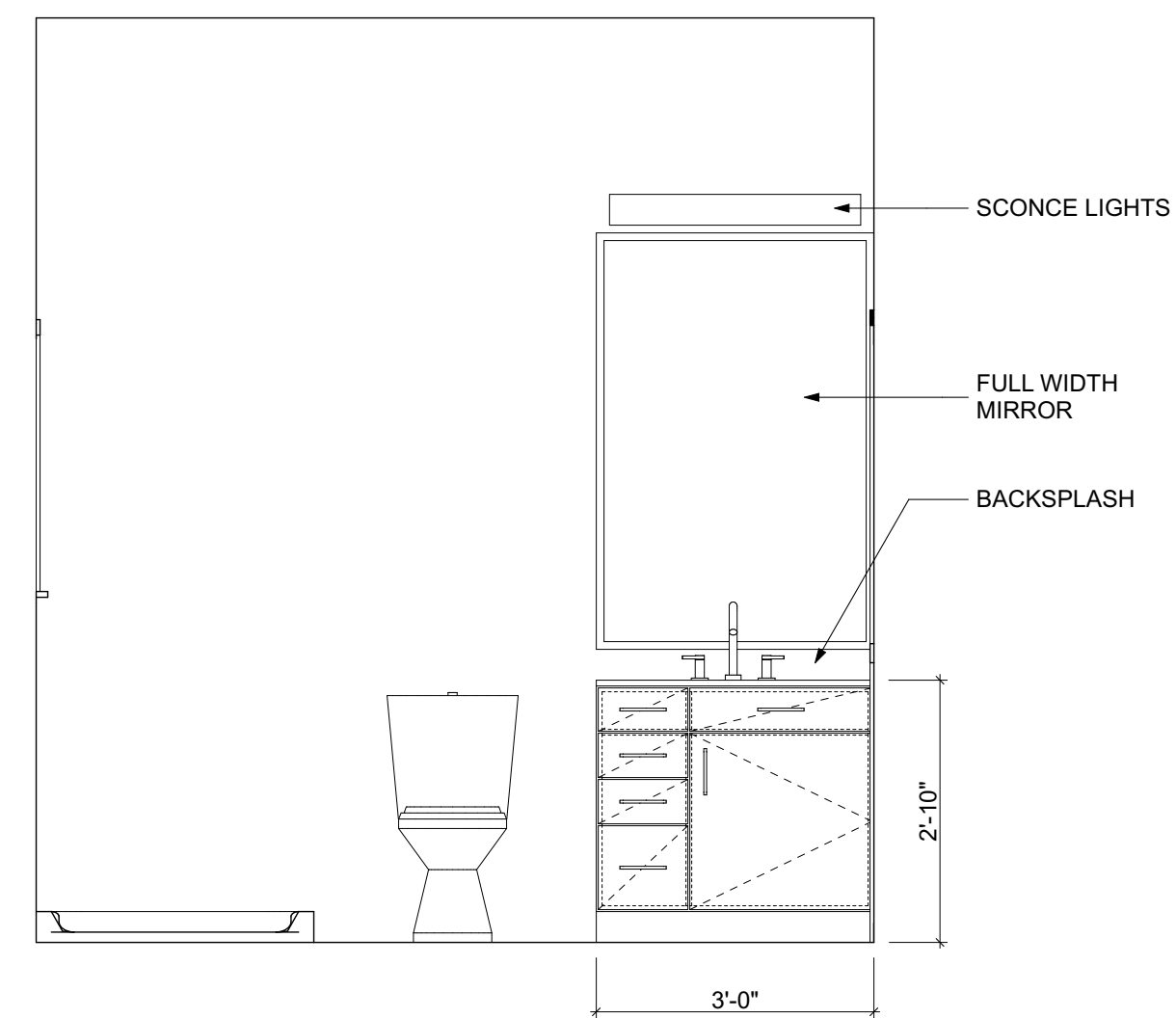
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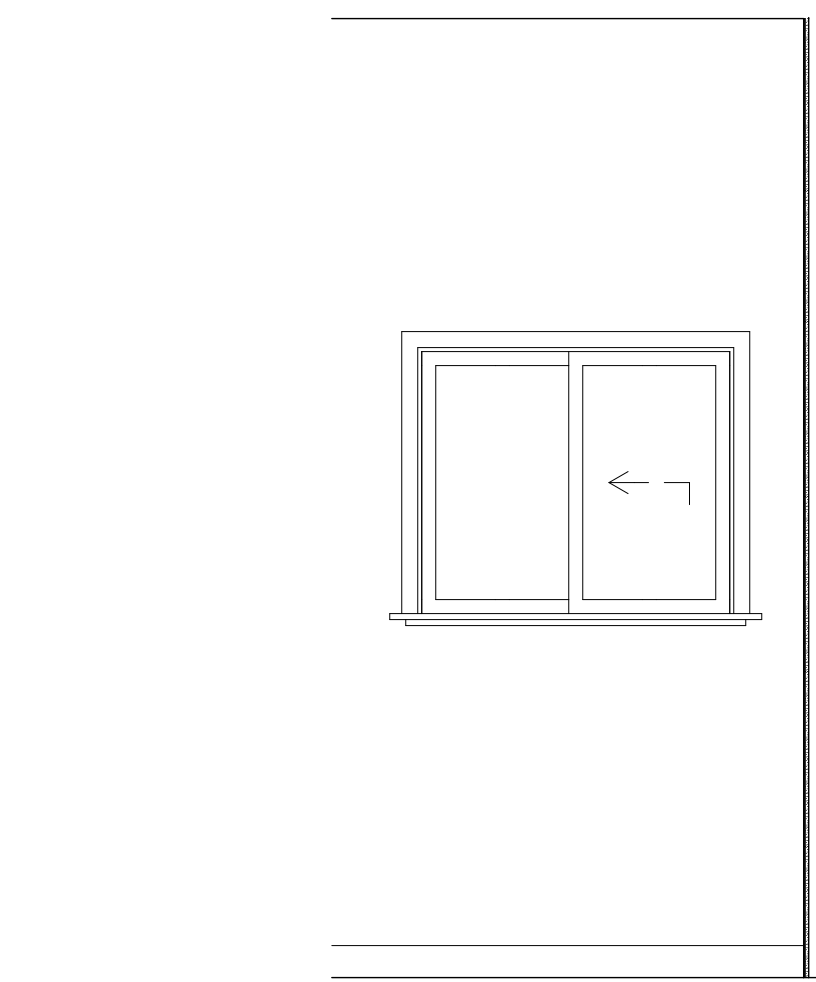
4 BATHROOM 1
 SCALE: 1/2" = 1'-0"



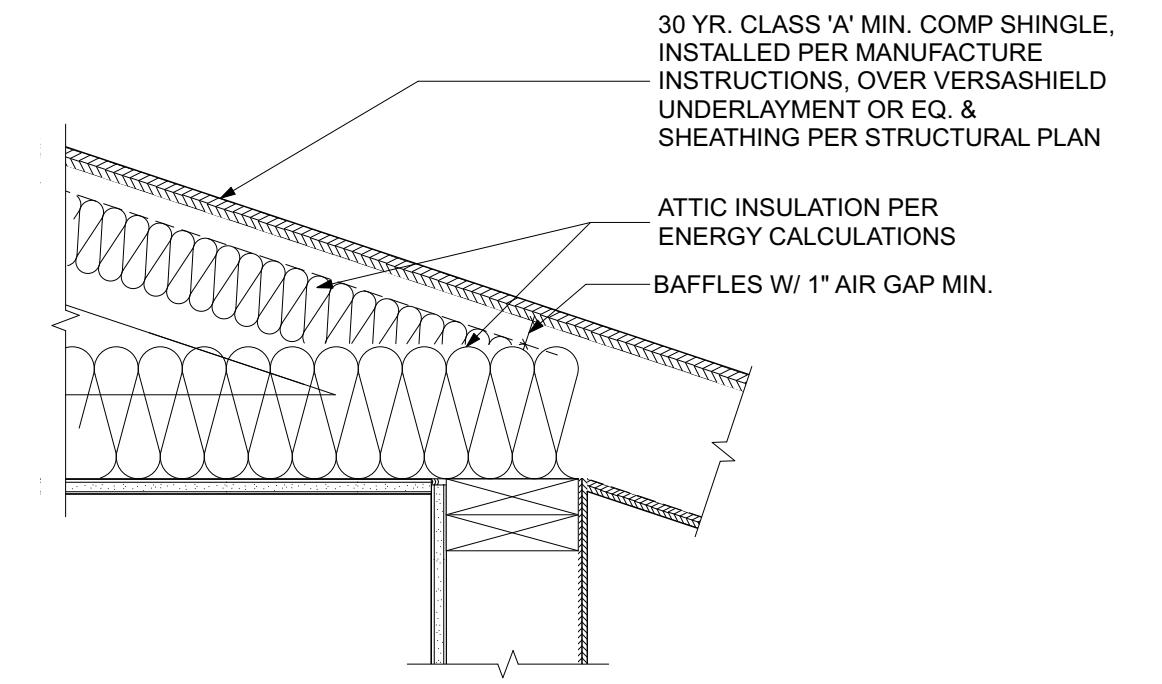
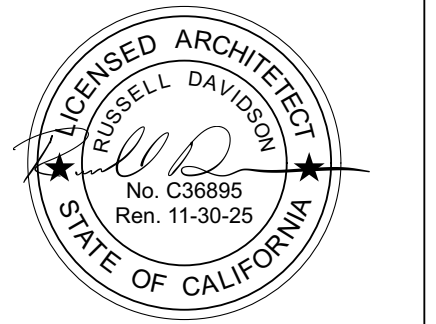
3 BATHROOM 1
 SCALE: 1/2" = 1'-0"



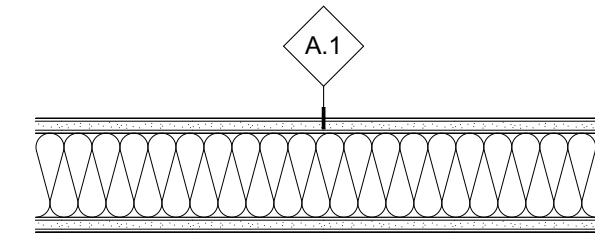
2 BATHROOM 1
 SCALE: 1/2" = 1'-0"



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



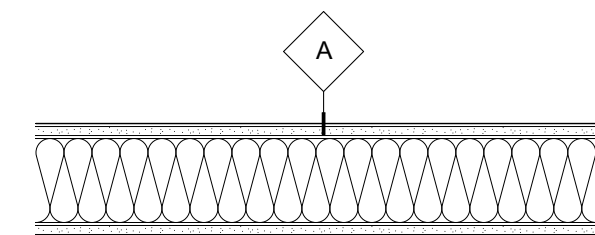
16 ROOF ASSEMBLY
SCALE: 1 1/2" = 1'-0"



- STUDS @ 16" O.C.
- 5/8" TYPE 'X' GYPSUM BOARD ON EA. SIDE
- SOUND BATT INSULATION

TYPE	STUD WIDTH	ASSEMBLY WIDTH
A4.1	3 1/2"	4 3/4"
A6.1	5 1/2"	6 3/4"
A8.1	7 1/4"	9"

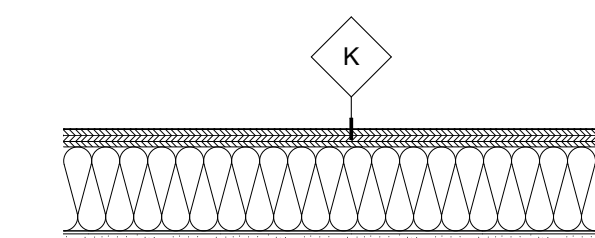
13 WALL TYPE 'A.1'
SCALE: 1 1/2" = 1'-0"



- STUDS @ 16" O.C.
- 5/8" GYPSUM BOARD ON EA. SIDE
- SOUND BATT INSULATION

TYPE	STUD WIDTH	ASSEMBLY WIDTH
A4	3 1/2"	4 3/4"
A6	5 1/2"	6 3/4"
A8	7 1/4"	9"

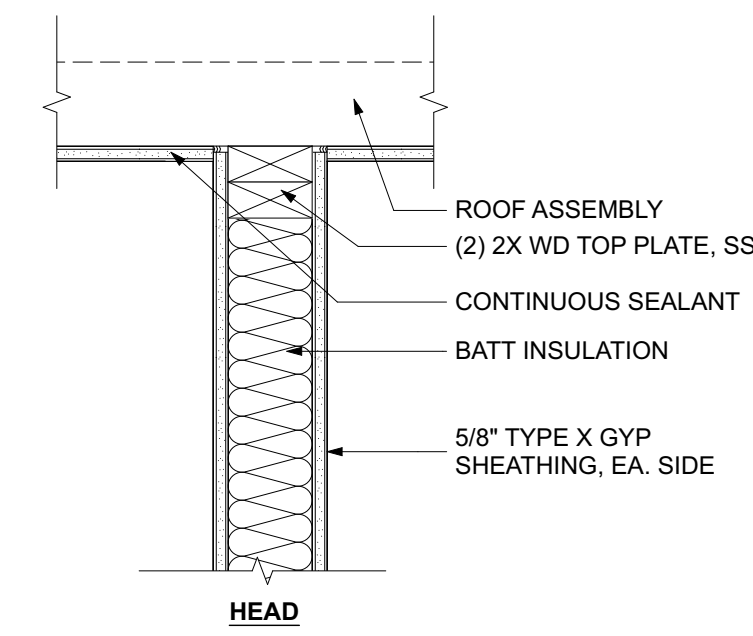
8 WALL TYPE 'A'
SCALE: 1 1/2" = 1'-0"



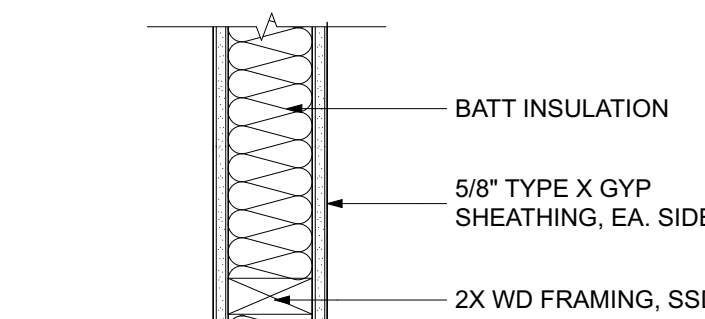
- STUDS @ 16" O.C.
- 5/8" GYPSUM BOARD ON INSIDE
- SHEATHING PER STRUCTURAL
- BATT INSULATION

TYPE	STUD WIDTH	ASSEMBLY WIDTH
K4	3 1/2"	4 7/8"
K6	5 1/2"	6 7/8"
K8	7 1/4"	8 5/8"

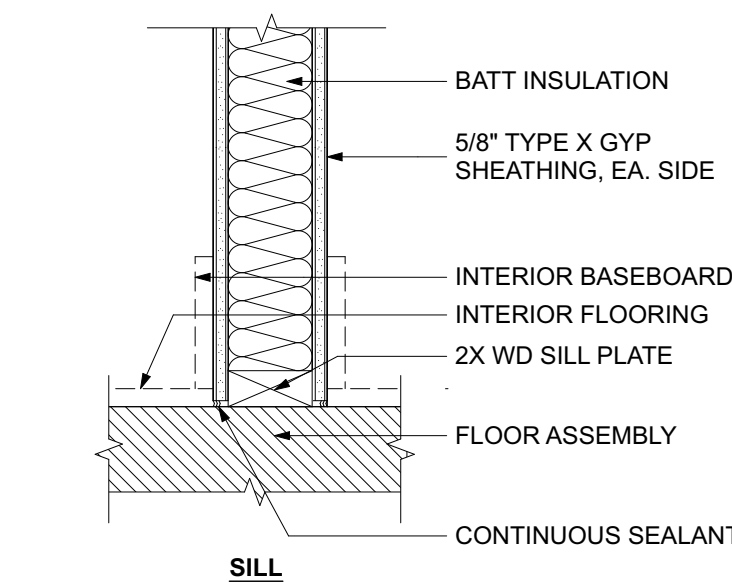
3 WALL TYPE 'K'
SCALE: 1 1/2" = 1'-0"



HEAD



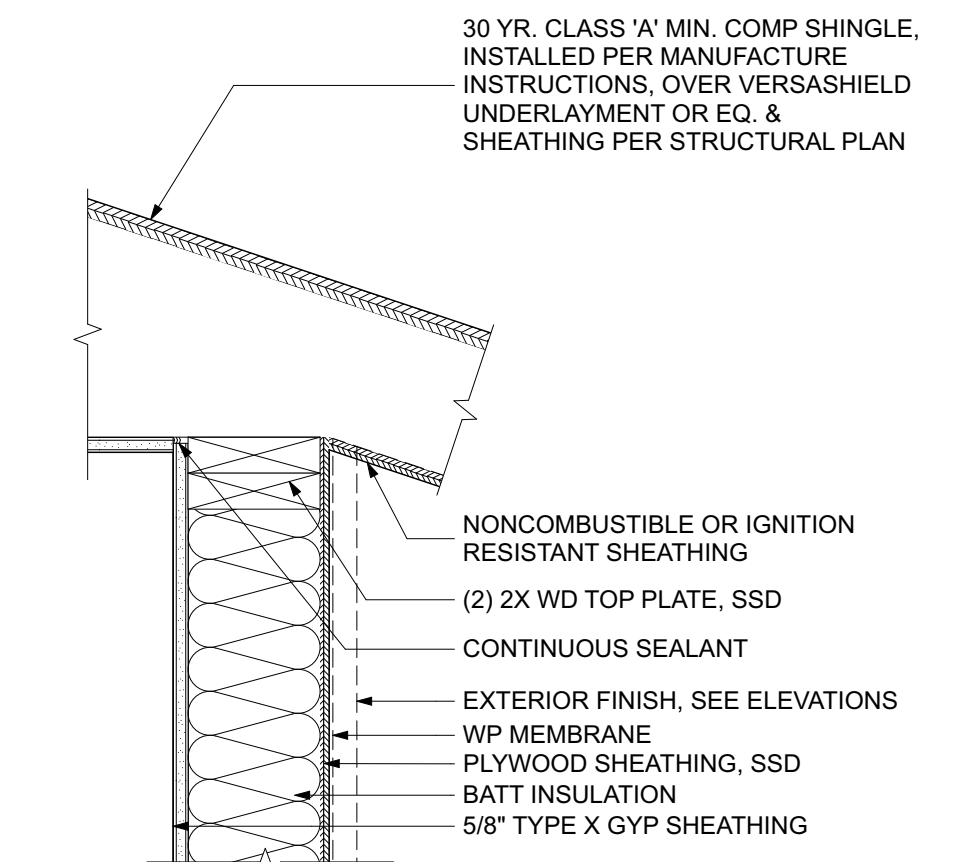
PLAN



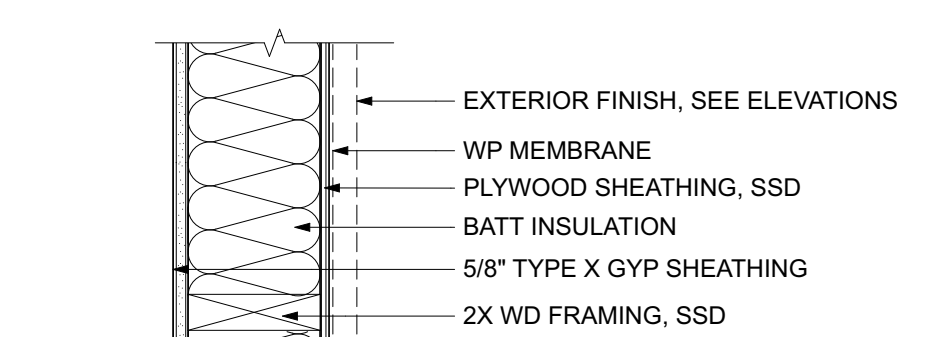
SILL

INTERIOR WALL TYPE 1

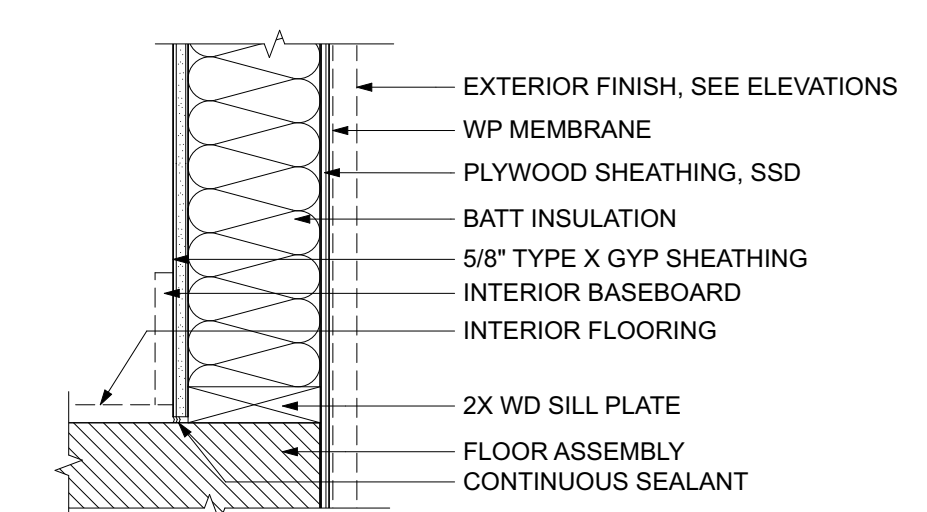
2 INTERIOR WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0"



HEAD



PLAN



SILL

EXTERIOR WALL TYPE 1

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

STATION 86 RENOVATION

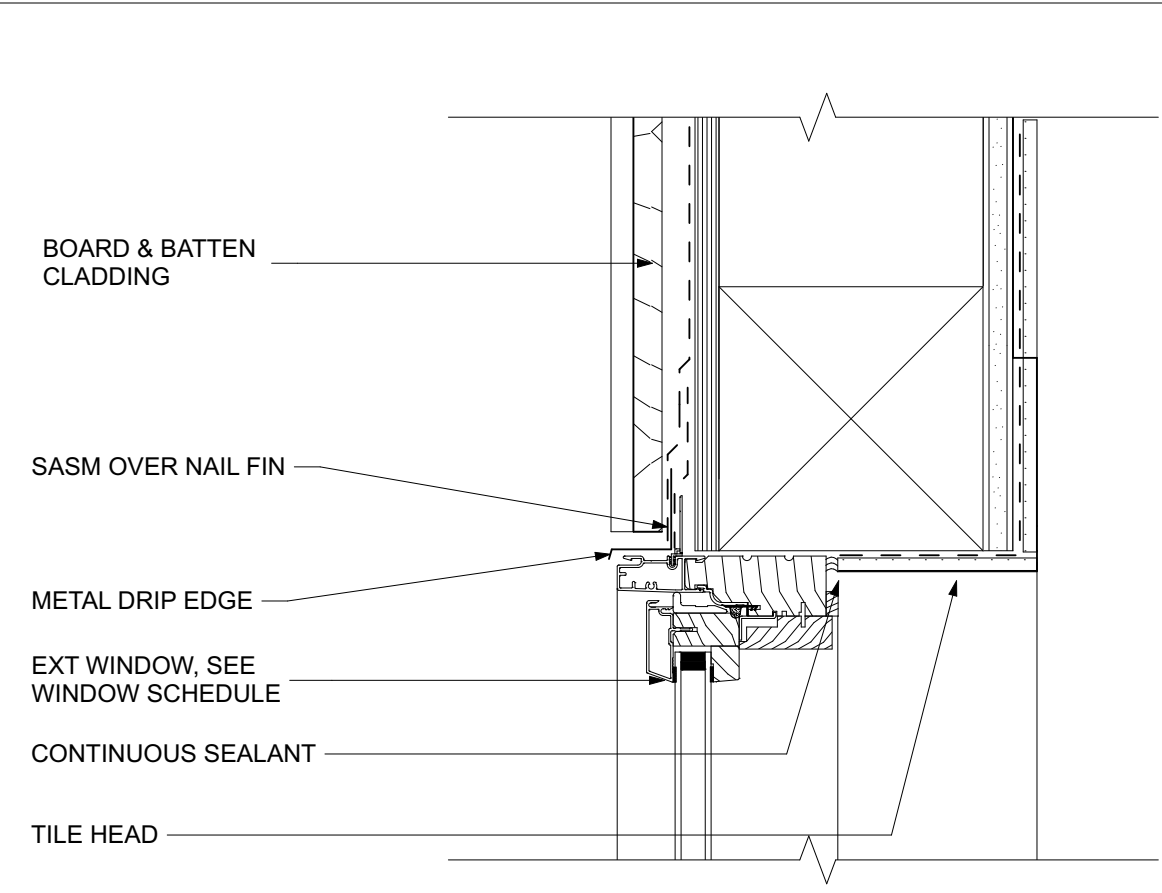
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959
APN: 037-280-016

ID	NAME	DATE
	Work in Progress	

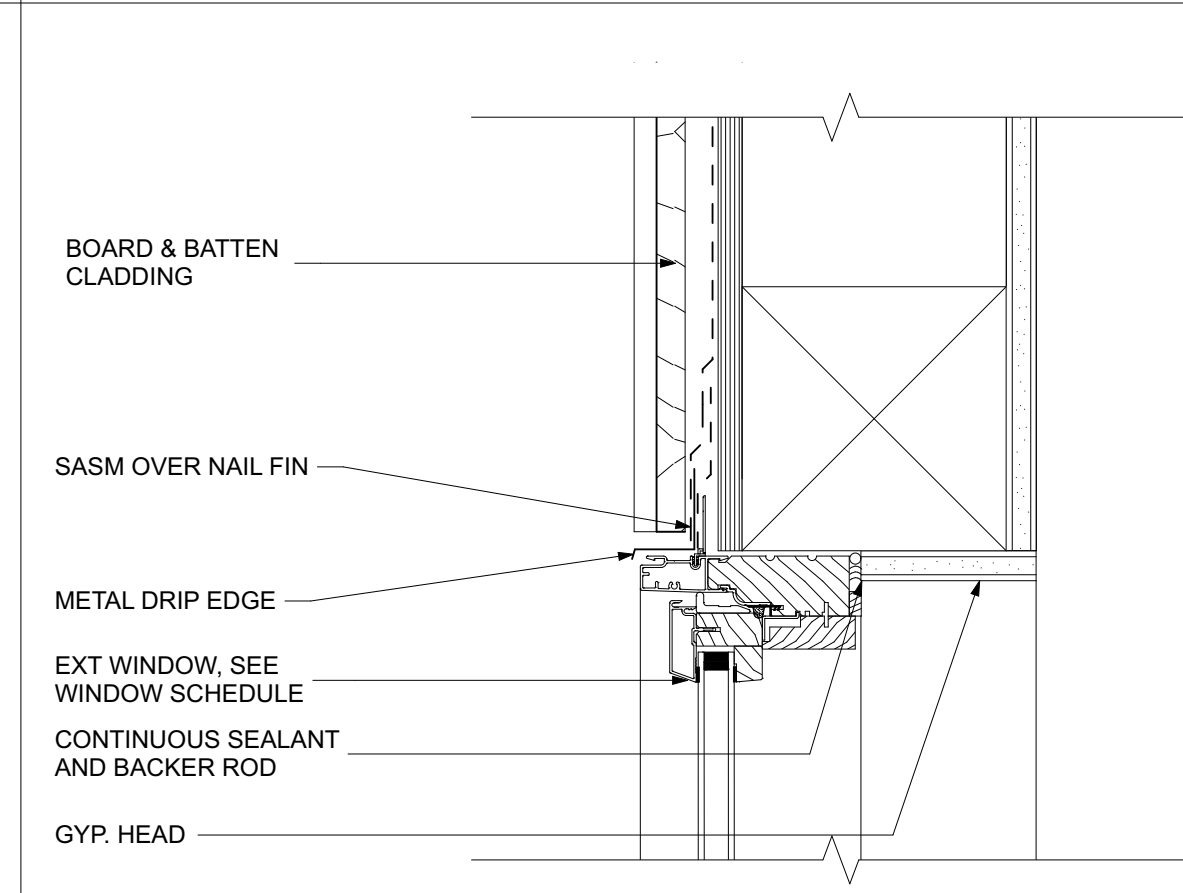
SUBMITTED: 11/20/2024
SCALE: AS NOTED
DRAWN BY: RPD
CHECKED BY: RPD
JOB: ---

TYPICAL WALL ASSEMBLY DETAILS

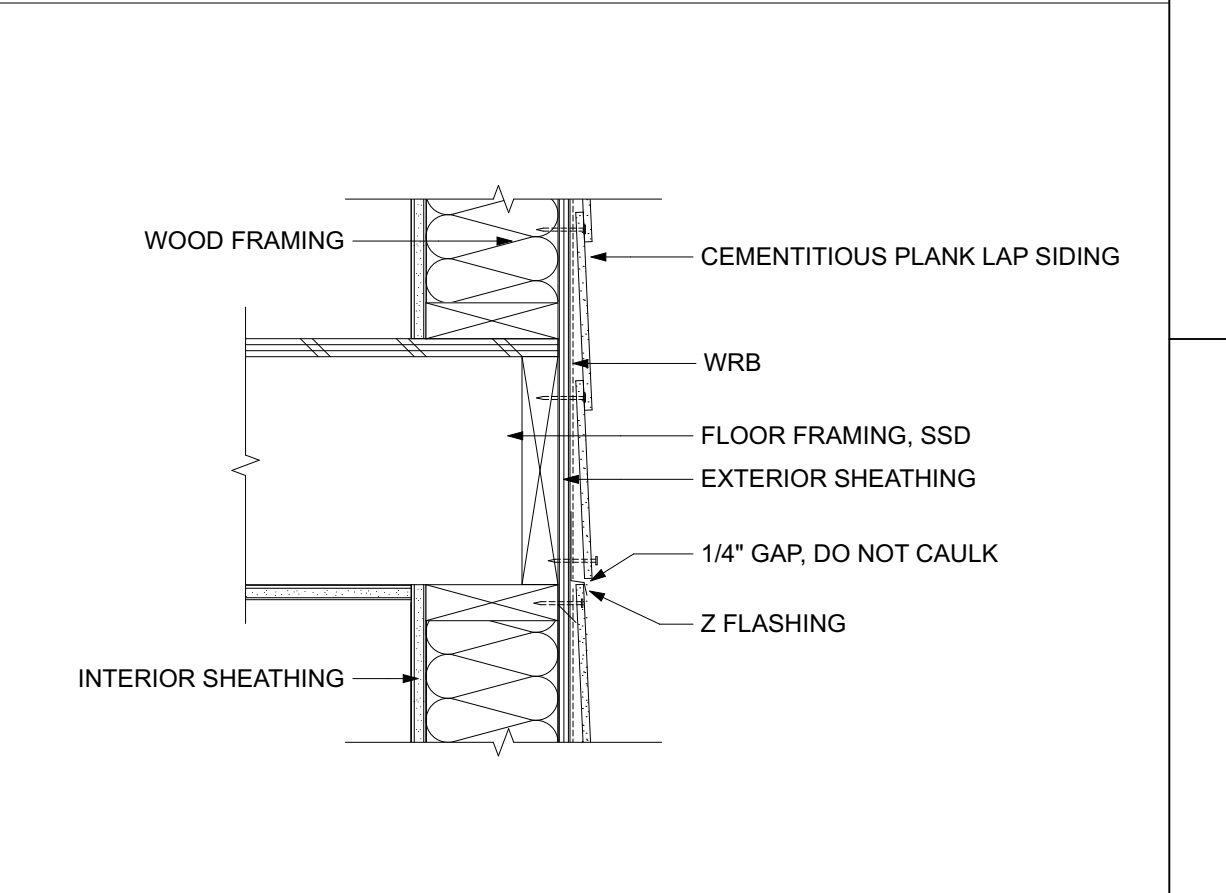
A5.0



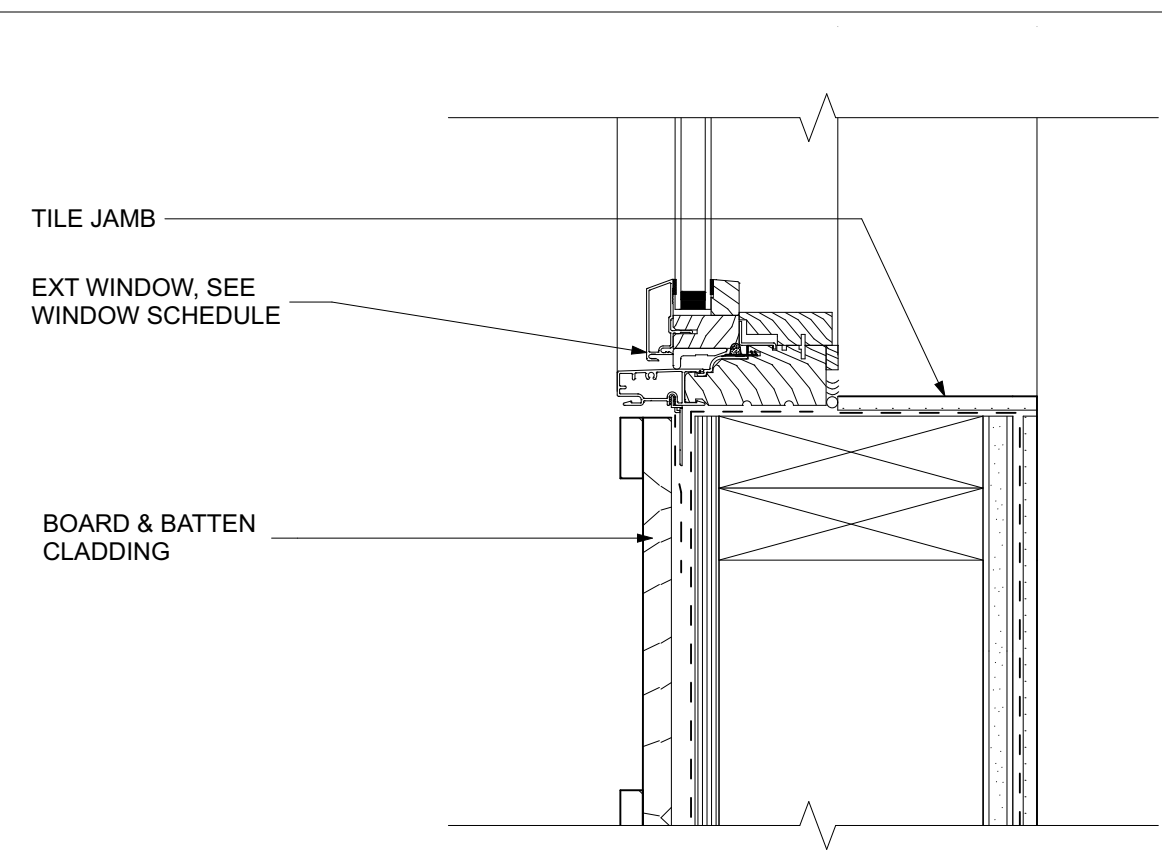
14 WINDOW HEAD, BATHROOM
 SCALE: 3" = 1'-0"



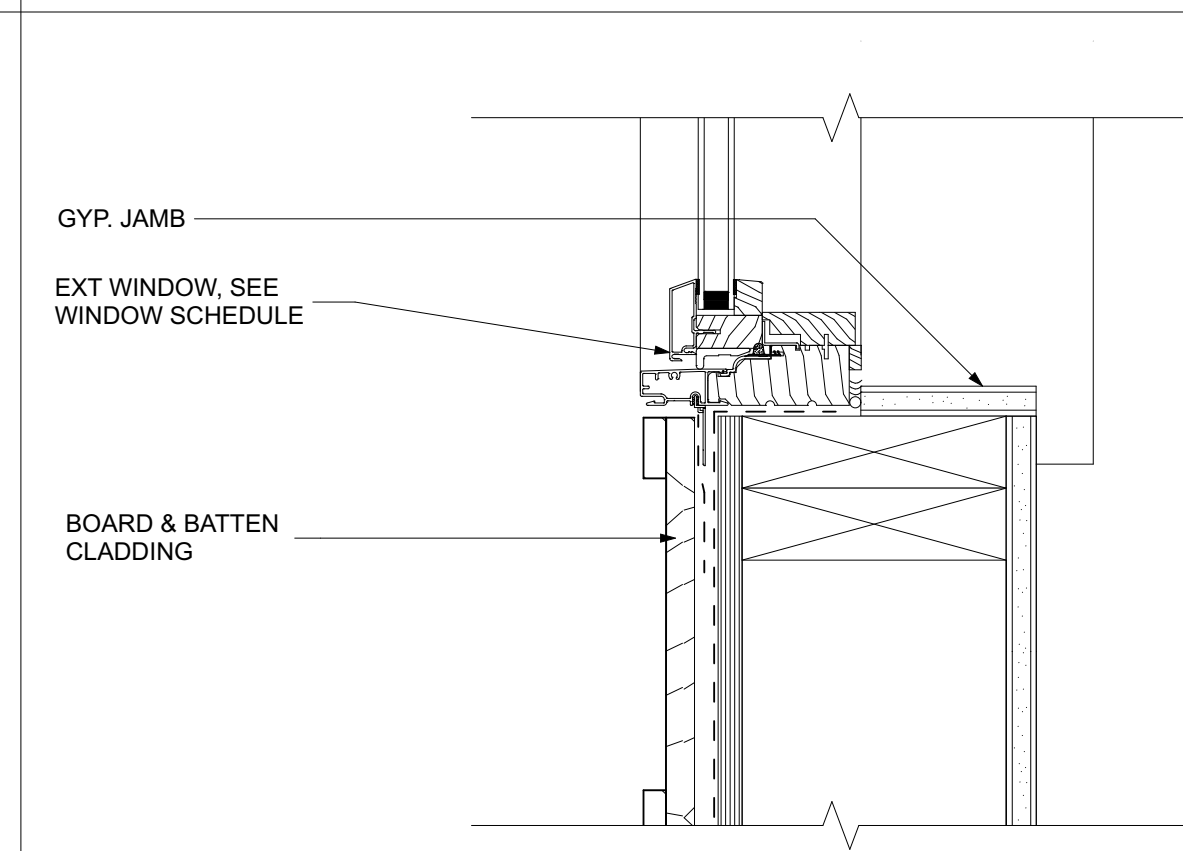
13 WINDOW HEAD, TYP.
 SCALE: 3" = 1'-0"



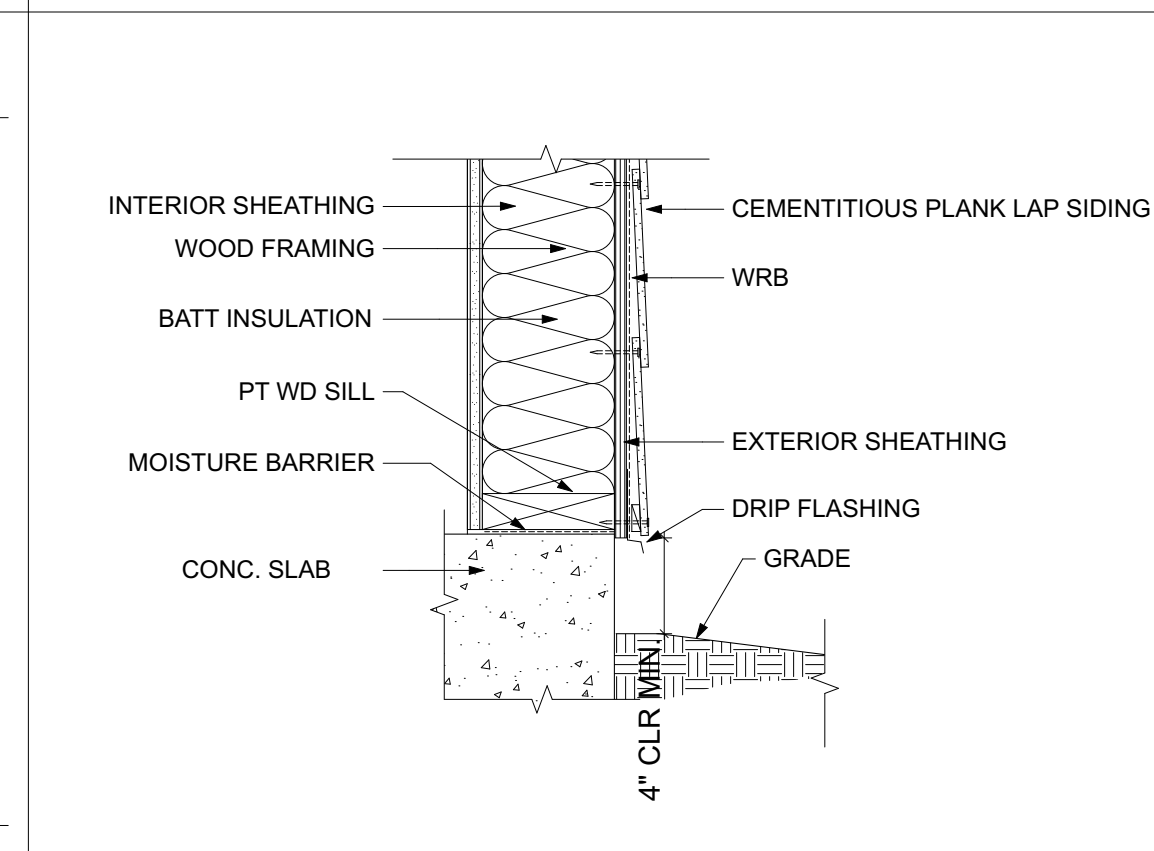
11 CEMENTITIOUS CLADDING @ FLOOR TRANSITION
 SCALE: 1 1/2" = 1'-0"



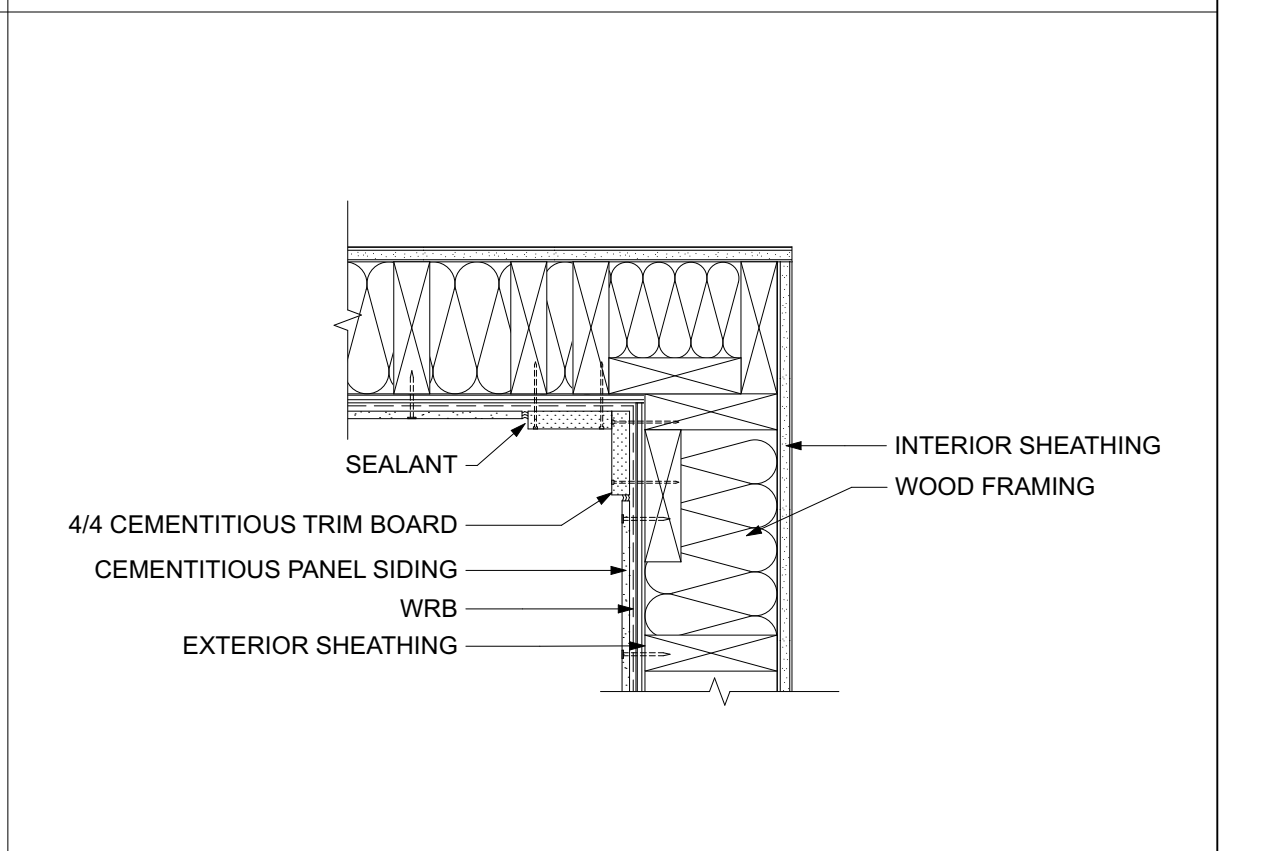
9 WINDOW JAMB, BATHROOM
 SCALE: 3" = 1'-0"



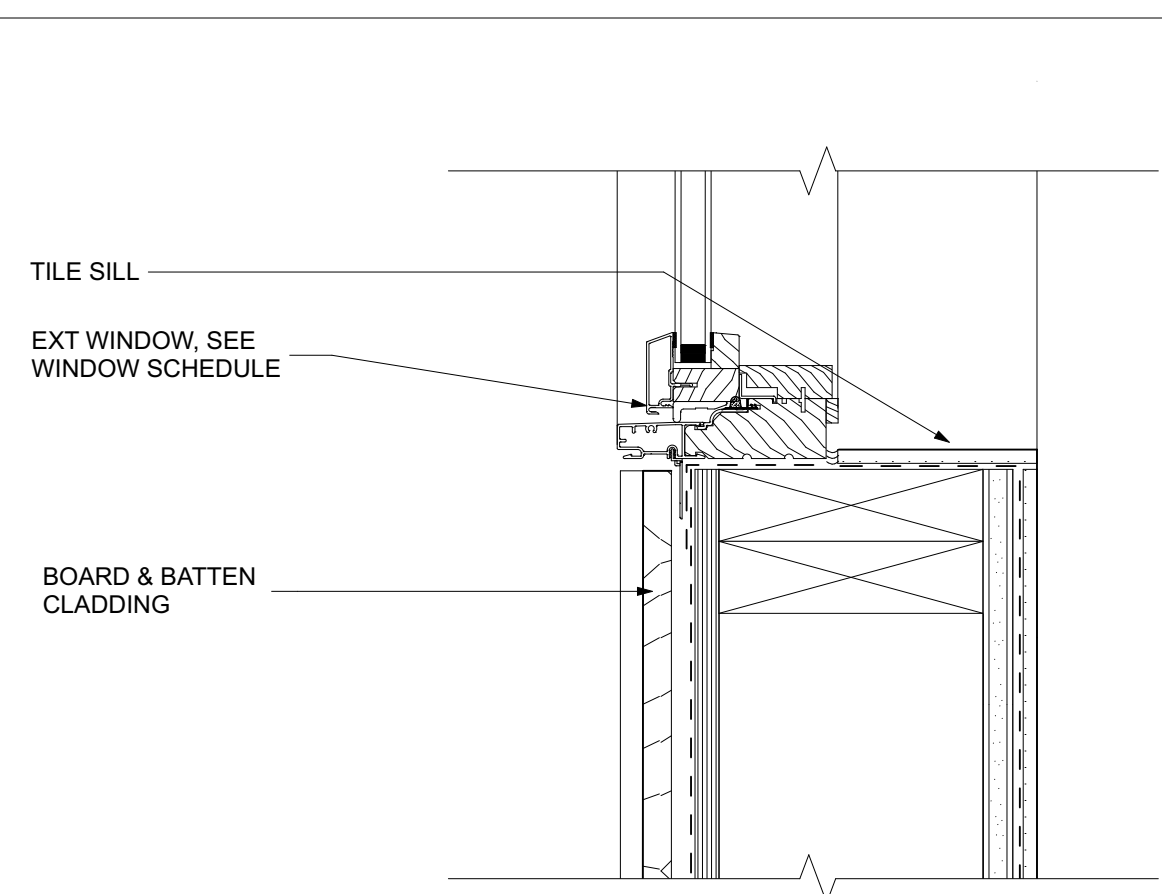
8 WINDOW JAMB, TYP.
 SCALE: 3" = 1'-0"



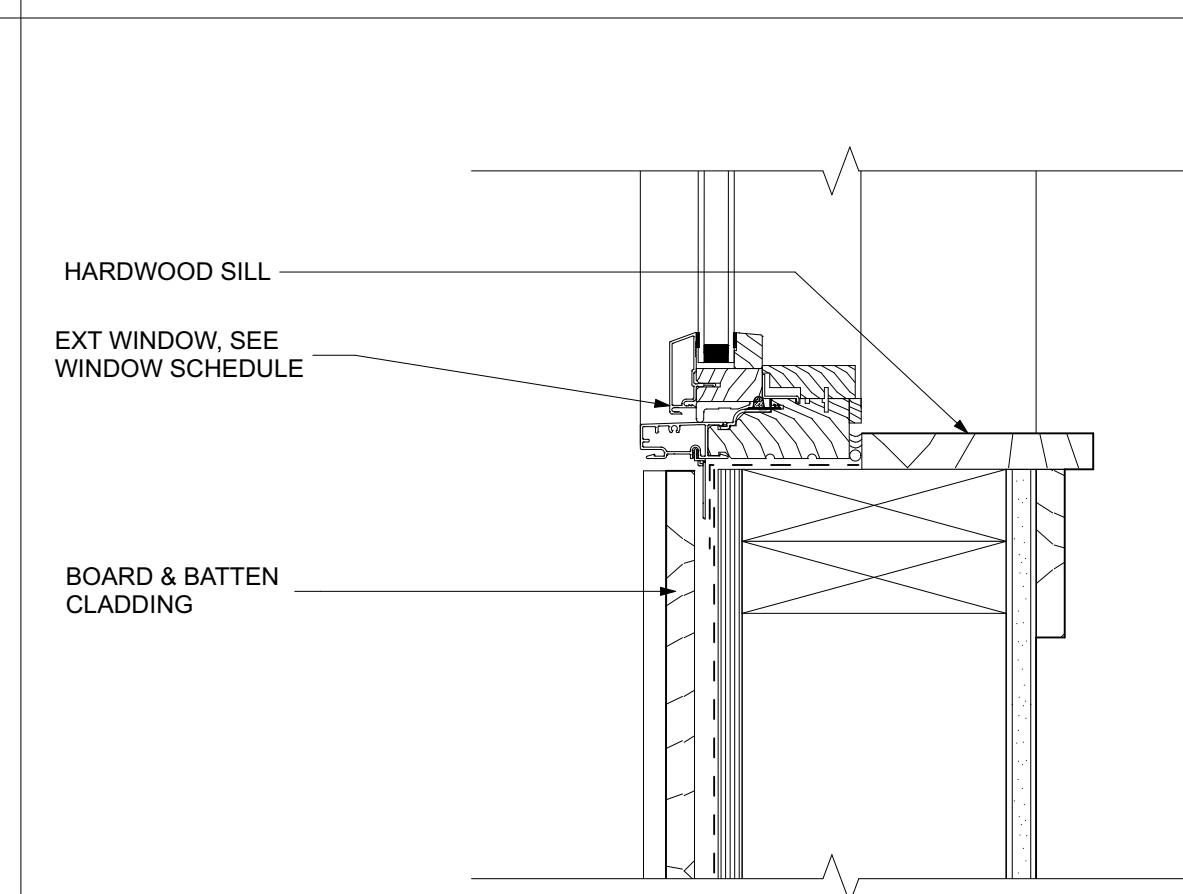
7 EXTERIOR SILL @ CONC. SLAB
 SCALE: 1 1/2" = 1'-0"



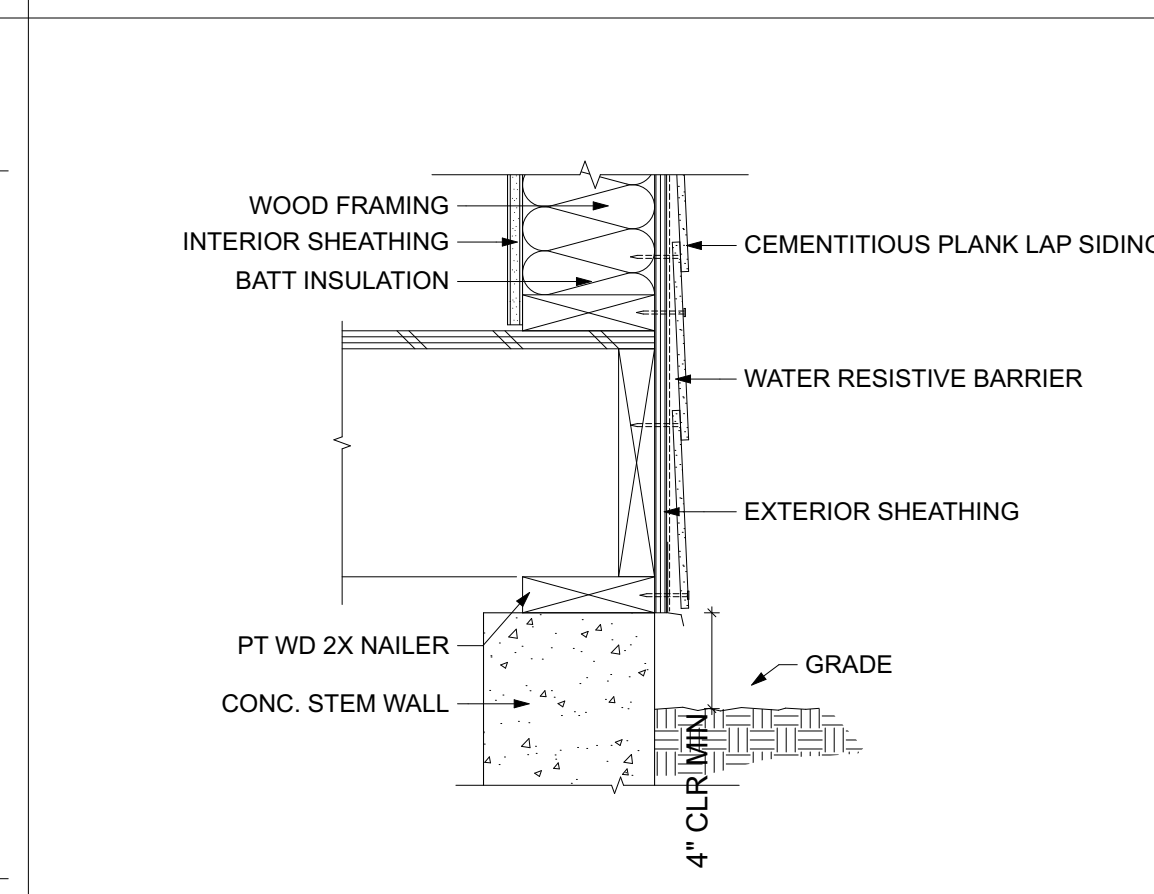
6 CEMENTITIOUS CLADDING @ INSIDE CORNER
 SCALE: 1 1/2" = 1'-0"



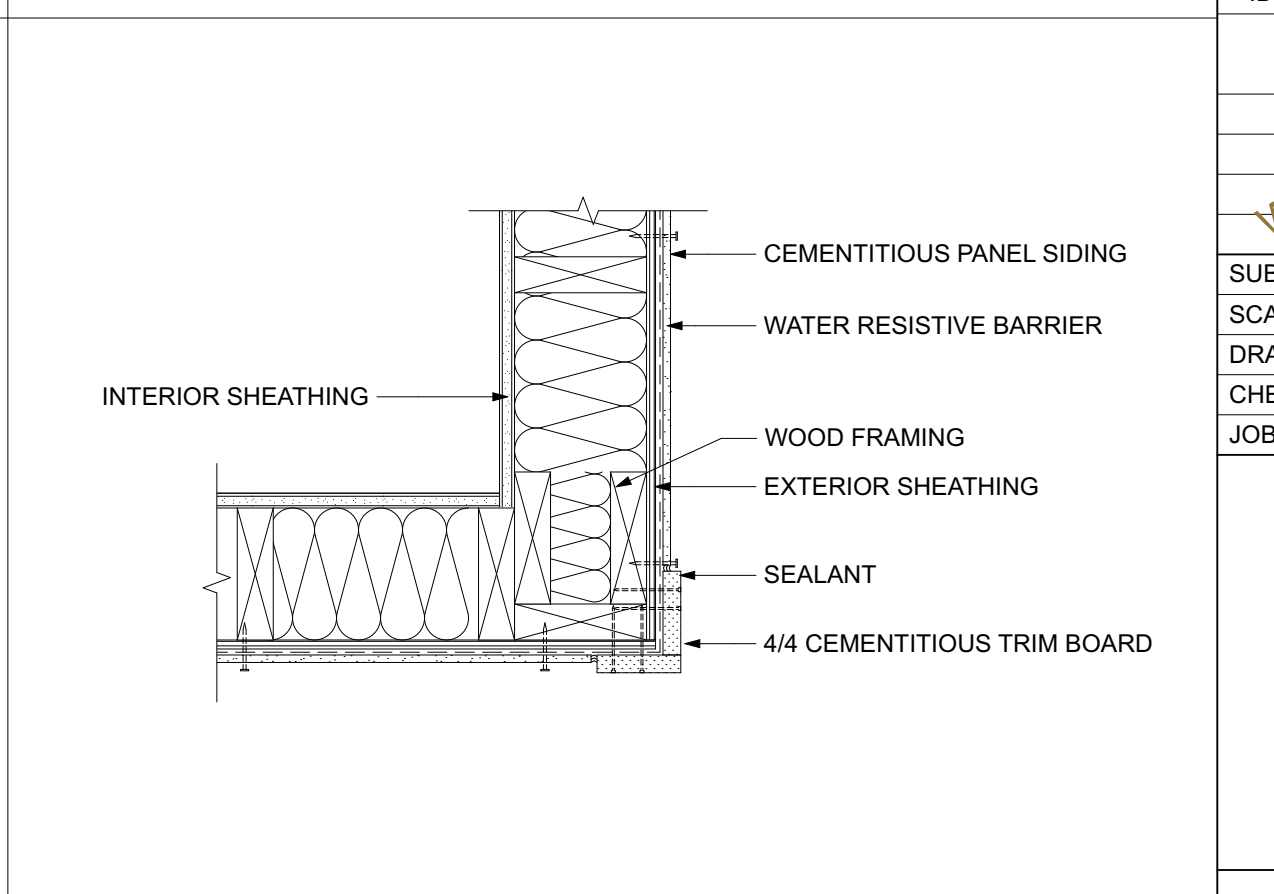
4 WINDOW SILL, BATHROOM
 SCALE: 3" = 1'-0"



3 WINDOW SILL, TYP.
 SCALE: 3" = 1'-0"



2 EXTERIOR SILL @ CONC. STEM WALL
 SCALE: 1 1/2" = 1'-0"



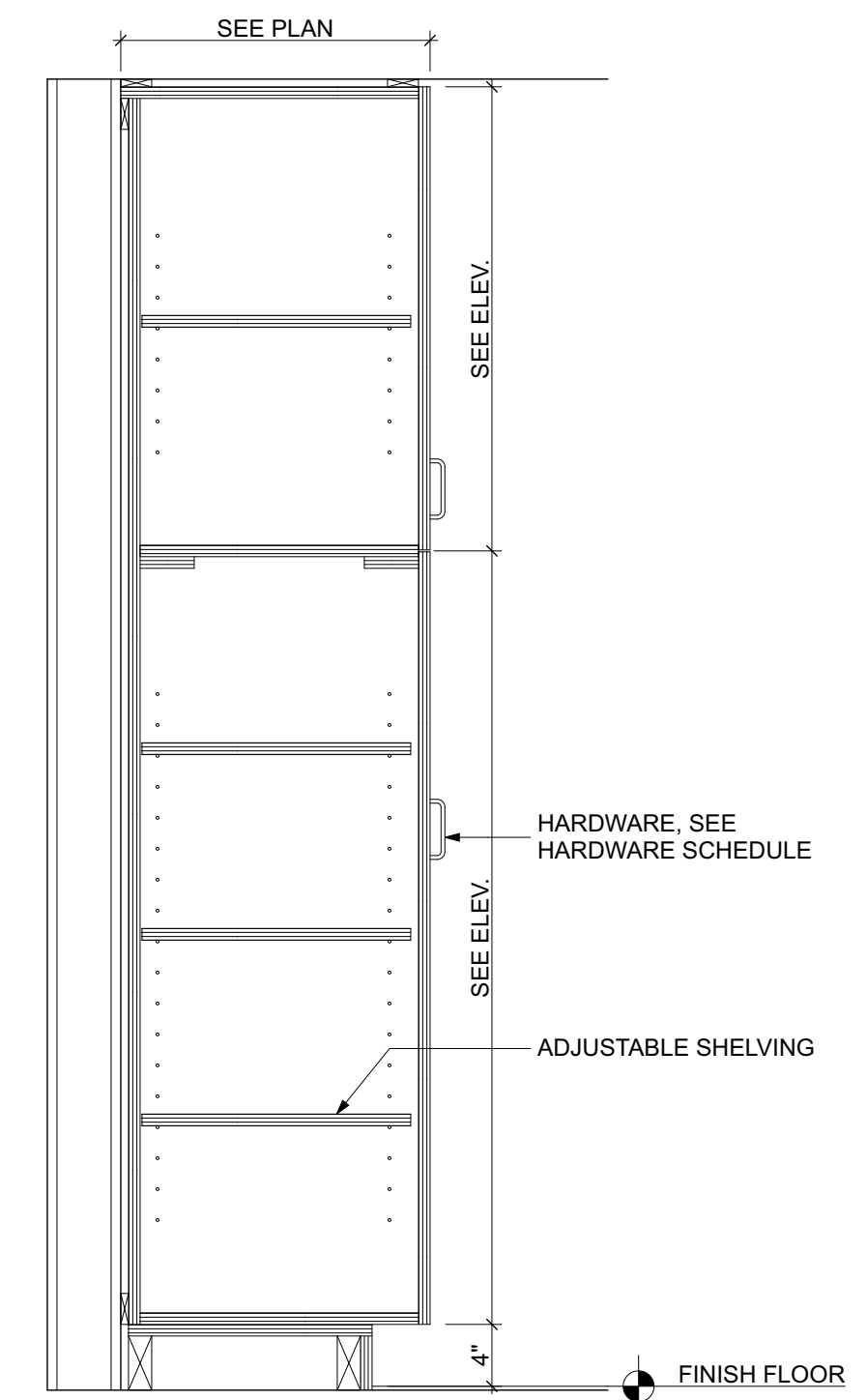
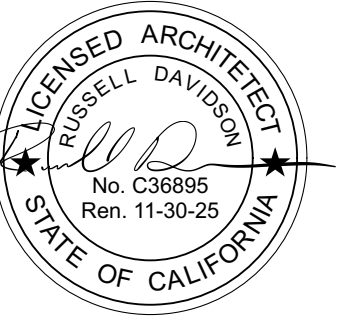
1 CEMENTITIOUS CLADDING @ OUTSIDE CORNER
 SCALE: 1 1/2" = 1'-0"

STATION 86 RENOVATION

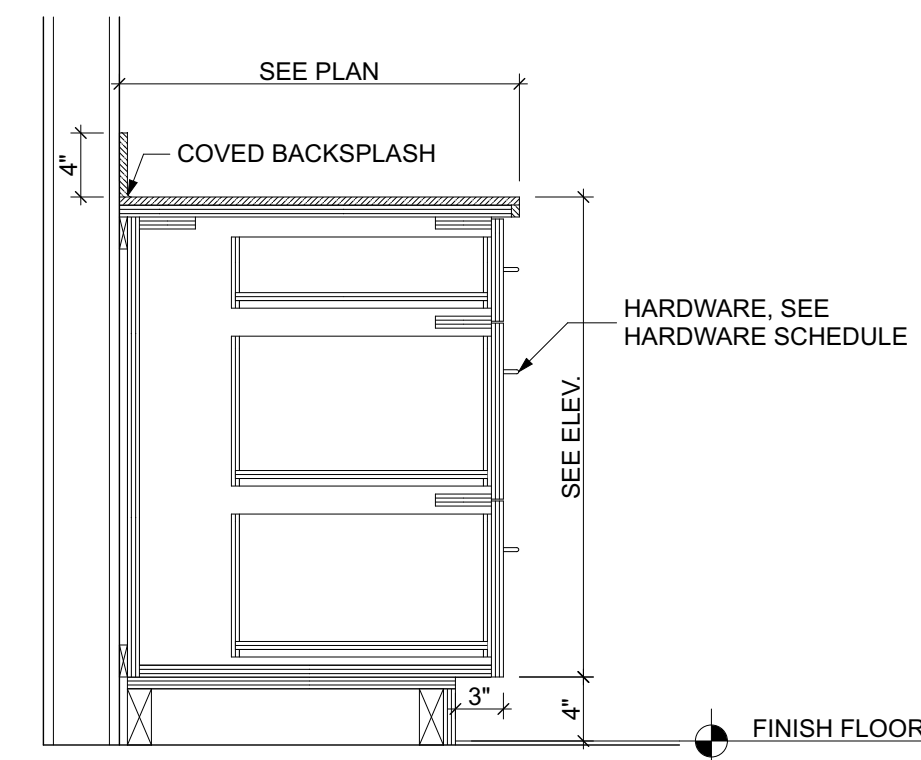
12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959
 APN: 037-280-016

ID	NAME	DATE
		11/20/2024
		AS NOTED
		RPD
		RPD

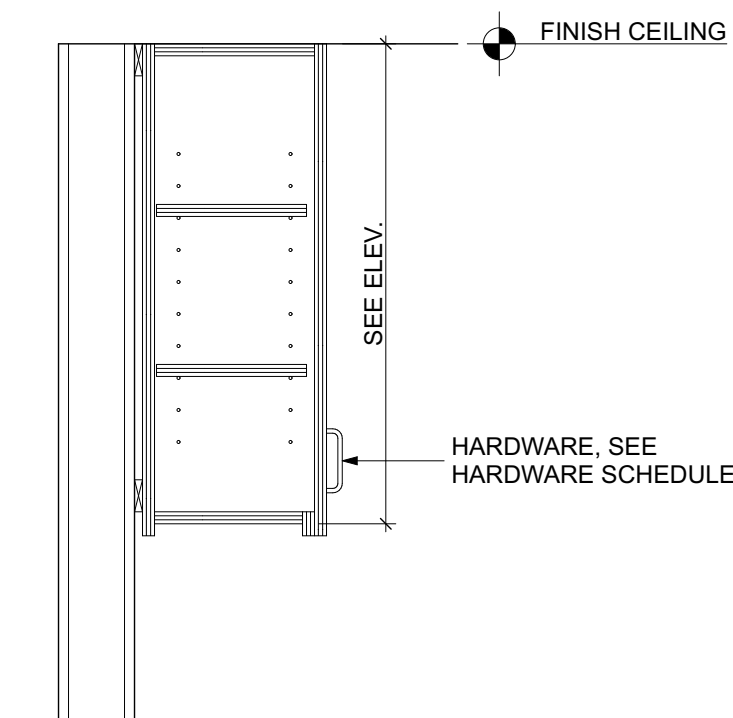
DETAILS



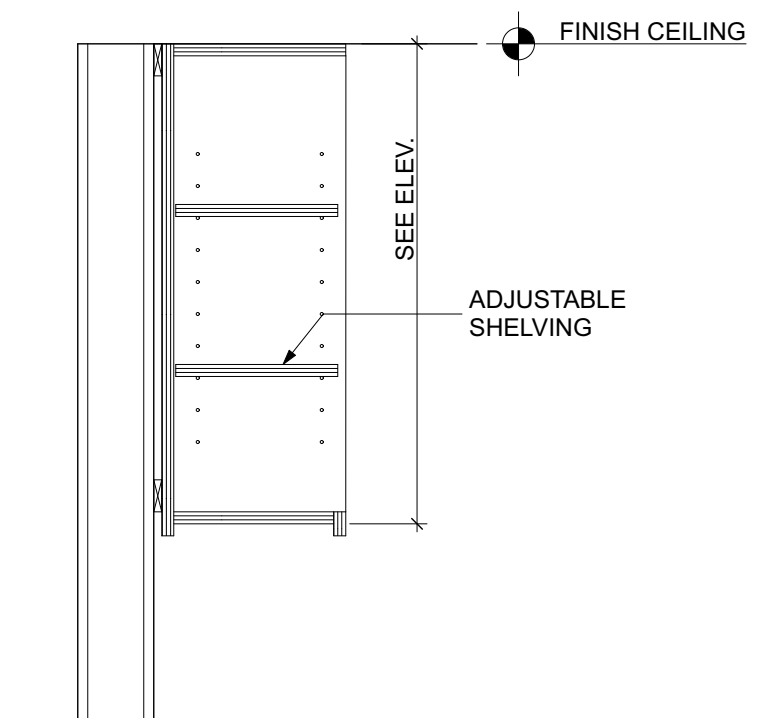
11 FULL HEIGHT STORAGE
SCALE: 1" = 1'-0"



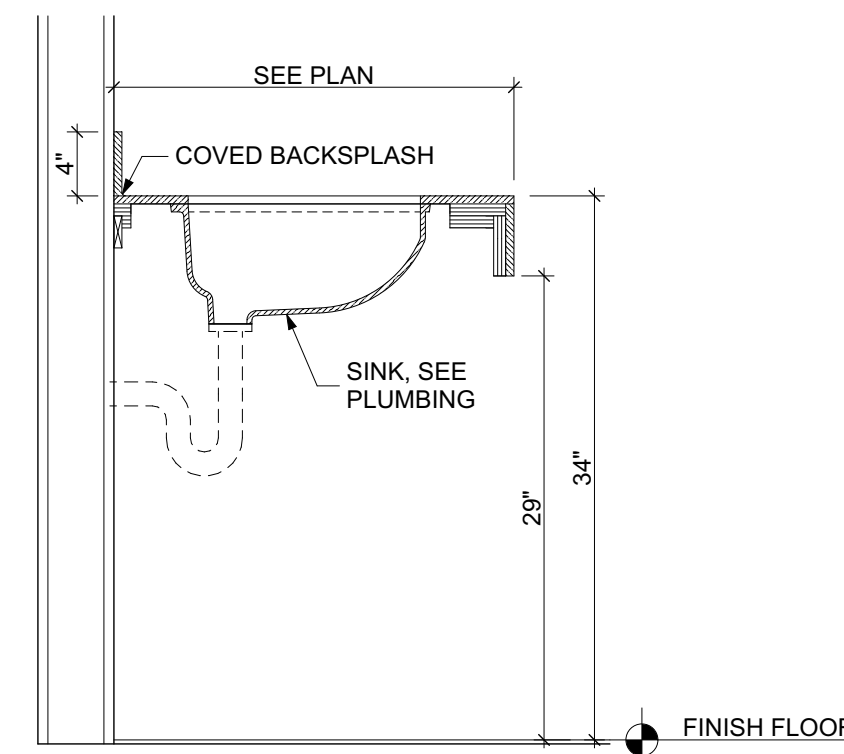
8 DRAWER BASE
SCALE: 1" = 1'-0"



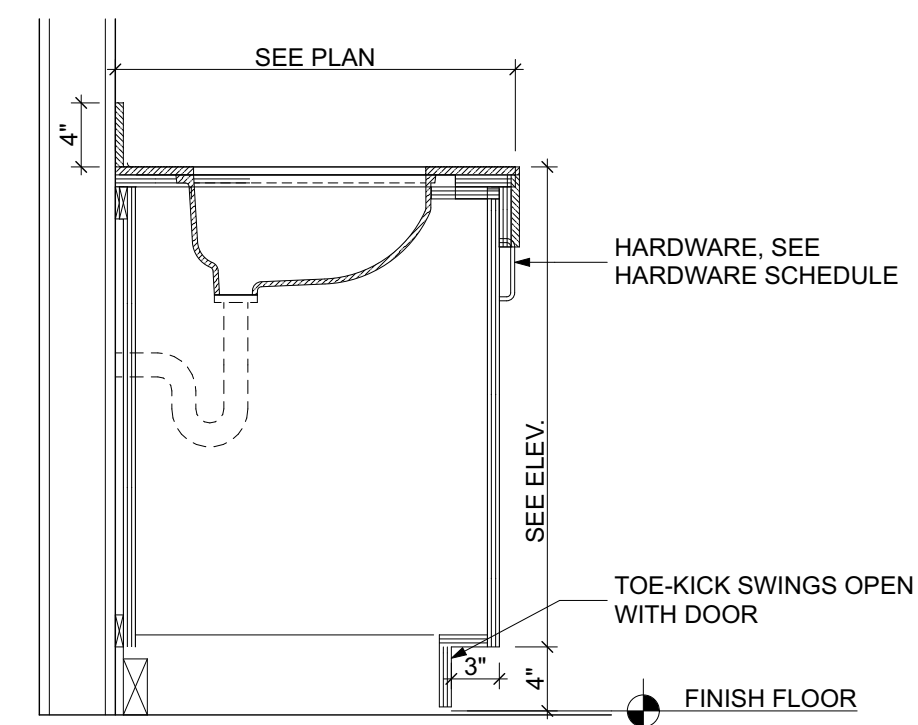
7 UPPER CABINET
SCALE: 1" = 1'-0"



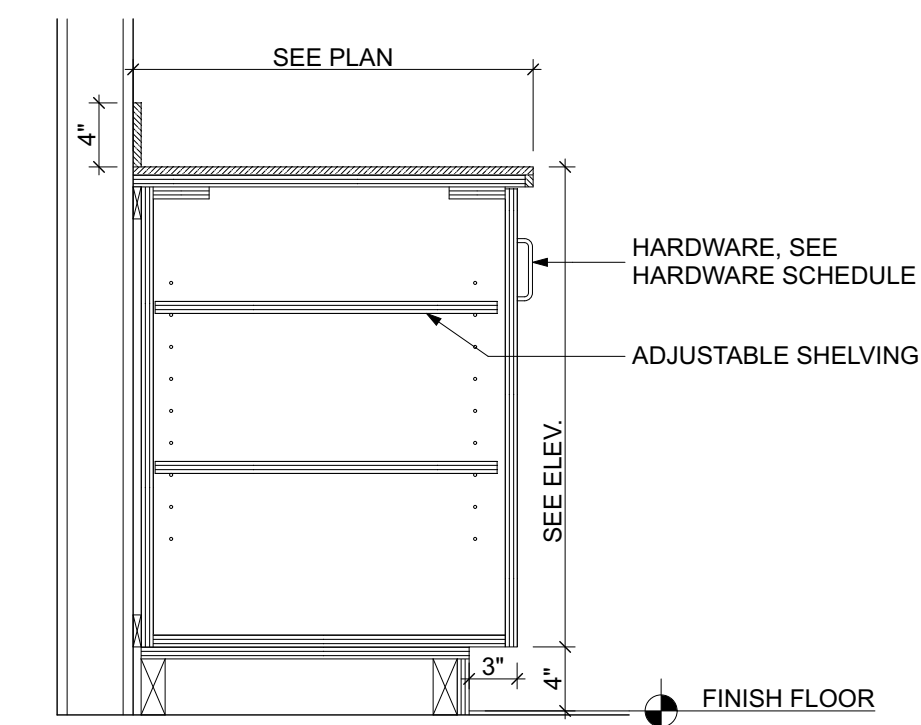
6 OPEN SHELVING
SCALE: 1" = 1'-0"



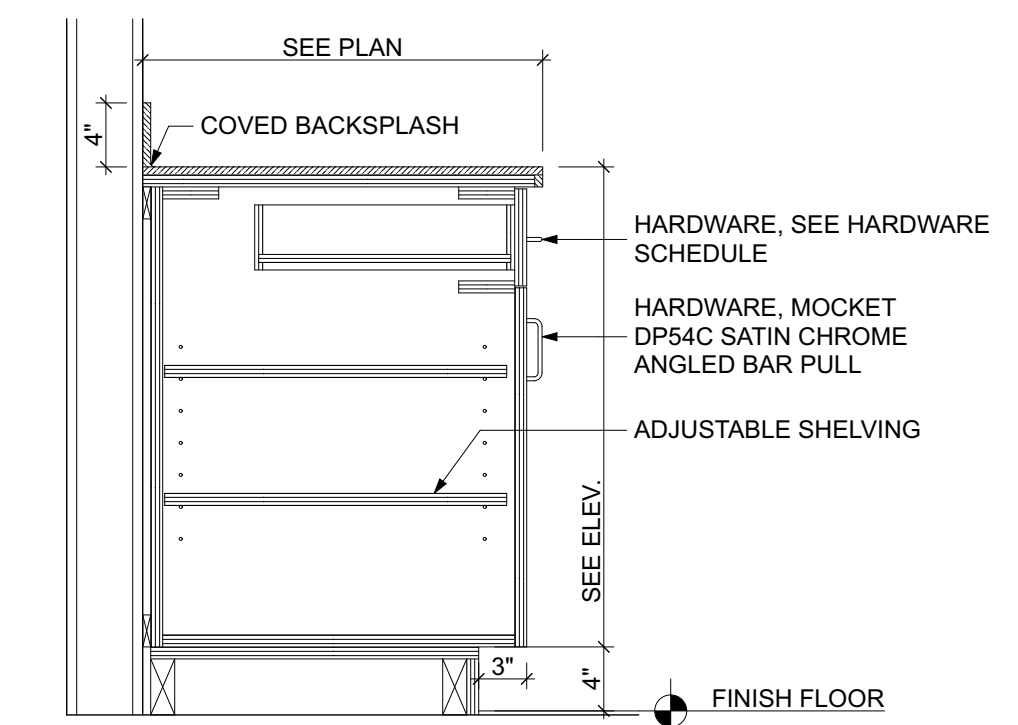
4 LAVATORY
SCALE: 1" = 1'-0"



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



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



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

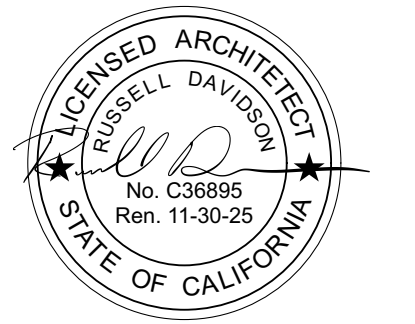
STATION 86 RENOVATION

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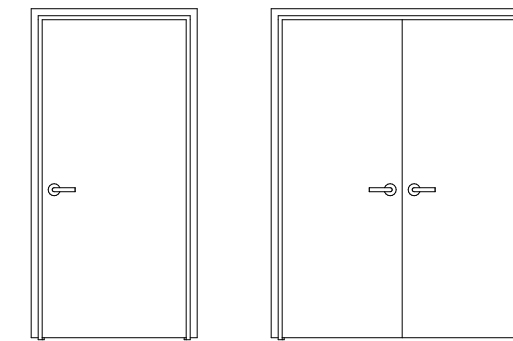
ID	NAME	DATE
		Work in Progress

SUBMITTED:	11/20/2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

MILLWORK DETAILS



DOOR SCHEDULE														
DOOR #	LOCATION	TYPE	EXPOSURE	W	H	TH	MFG	MODEL	MATERIAL	FINISH	HARDWARE	CLOSER	FIRE RATING	REMARKS
01	LIVING ROOM	A	INT	3'-0"	6'-8"	1-5/8"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 2	Y	45 MIN.	
02	SQUAD	B	INT	5'-0"	6'-8"	1-5/8"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 4	N		
03	OFFICE	A	INT	3'-0"	6'-8"	1-3/8"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
04	HALL	A	EXT	3'-0"	6'-8"	1-3/8"	STEELCRAFT	L/B SERIES	STEEL	PTD	TYPE 1	N		
05	BATHROOM 2 (ADA)	A	INT	3'-0"	6'-8"	1-3/8"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		
06	BATHROOM 1	A	INT	2'-6"	6'-8"	1-3/8"	TRIMLITE	3068FSCPHB	SCWD	PTD	TYPE 3	N		

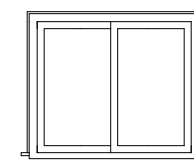


A
HINGED, SGL
01, 03, 04, 05, 06

B
HINGED, DBL
02

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

WINDOW SCHEDULE							
ID	TYPE	LOCATION	W	H	MFG	FRAME MATL	REMARKS
01	A	BATHROOM 1	3'-6"	3'-0"	MATCH (E)		



A
XO
01

1 WINDOW TYPES
 SCALE: 1" = 1'-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.

STATION 86 RENOVATION

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

ID	NAME	DATE
01	RFI 01	Work in Progress

SUBMITTED:	11/20/2024
SCALE:	AS NOTED
DRAWN BY:	RPD
CHECKED BY:	RPD
JOB:	---

DOOR & WINDOW SCHEDULES

A6.0

MECHANICAL GENERAL NOTES

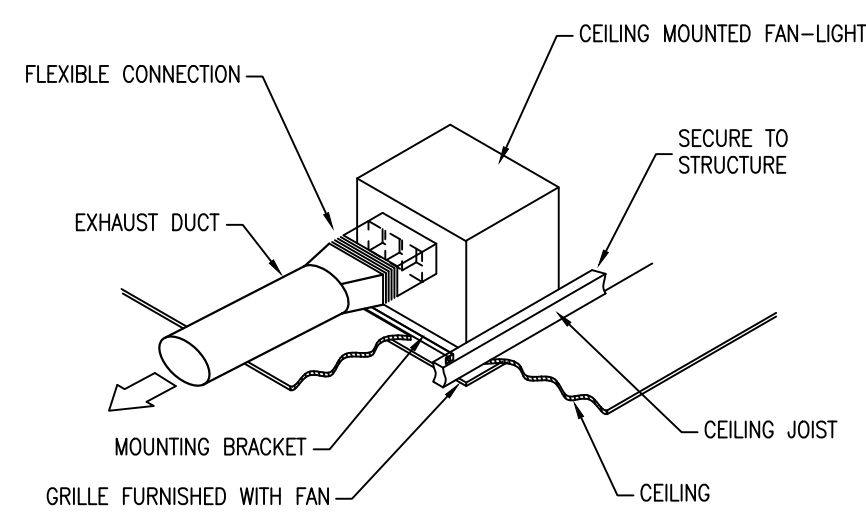
- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(ES) HAVING JURISDICTION: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CENC), 2022 CALIFORNIA GREEN BUILDING CODE (CGC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.
- CONTRACTOR TO EXAMINE THE PROPOSED WORK SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS AFFECTING THE WORK SHOWN. CONTRACTOR(S) SHALL FIELD-VERIFY SITE CONDITIONS INCLUDING LOCATIONS AND SIZES OF EXISTING PIPING, VALVES, CLEANOUTS, WASTE MAINS, GAS METERS, ETC., AND BIDS SHALL BE BASED ON ACTUAL FIELD CONDITIONS. NO ADDITIONAL ALLOWANCE WILL BE GRANTED DUE TO LACK OF KNOWLEDGE OF SITE CONDITIONS. ACCEPT SOLE AND COMPLETE RESPONSIBILITY FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
- DRAWINGS INDICATE DIAGRAMMATICALLY THE ARRANGEMENT OF PRINCIPAL APPARATUS, PIPING, DUCTWORK, AND OTHER MATERIAL. FOLLOW DRAWING AS CLOSELY AS POSSIBLE IN ORDER TO ACHIEVE A NEAT INSTALLATION WHILE STILL WORKING AROUND ANY OBSTRUCTIONS. INSPECT SITE CONDITIONS AFFECTING THE WORK AND PROVIDE FITTINGS AND ACCESSORIES AS REQUIRED TO MEET CONDITIONS WHETHER SHOWN OR NOT.
- IT IS NOT THE INTENTION OF THE PLANS AND SPECIFICATIONS TO COVER ALL INCIDENTALS REQUIRED TO PROVIDE COMPLETE AND FULLY-OPERATIONAL SYSTEMS. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC., REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION SHALL BE INCLUDED, WHETHER SPECIFICALLY SHOWN OR MENTIONED OR NOT. ENGINEER WILL PROVIDE INTERPRETATIONS UPON REQUEST.
- DEFINITIONS:
 - WORK: LABOR AND MATERIALS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
 - FURNISH: OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOBSITE IN NEW CONDITION AND GUARANTEE.
 - PROVIDE: FURNISH AND INSTALL.
 - CONNECT: BRING SERVICE TO THE EQUIPMENT AND MAKE FINAL ATTACHMENTS INCLUDING NECESSARY PIPE FITTINGS, DUCTWORK, TRANSITIONS, ETC.
 - CONCEALED: HIDDEN FROM SIGHT IN CHASES, FURRED SPACES, SHAFTS, ABOVE CEILING, EMBEDDED IN CONSTRUCTION, IN CRAWL SPACES, OR BURIED.
 - EXPOSED: NOT INSTALLED UNDERGROUND OR CONCEALED AS DEFINED ABOVE.
 - PERFORMANCE: CONTRACTOR SHALL PERFORM ALL WORK SPECIFIED, INDICATED, AND REQUIRED UNLESS OTHERWISE NOTED, INCLUDING FINAL CONNECTIONS, IN A WORKMANLIKE MANNER USING WORKERS SKILLED AND EXPERIENCED IN THE TRADE. PIPES, FIXTURES, EQUIPMENT, GRILLES, REGISTERS, ETC. TO BE INSTALLED LEVEL, SQUARE, OR CENTERED, ETC. TO GIVE A NEAT APPEARANCE.
 - FULL FUNCTION: PROVIDE ALL MINOR ITEMS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
- CONTRACTOR SHALL CONFIRM ALL SITE VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT. REIMBURSE ELECTRICAL CONTRACTOR, AT NO CHARGE TO CLIENT, FOR ELECTRICAL CONTRACTOR'S COST INCURRED DUE TO SUBSTITUTION OF MECHANICAL EQUIPMENT HAVING ELECTRICAL REQUIREMENTS DIFFERING FROM SITE CONDITIONS.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF OPERATION, MAINTENANCE, AND PREVENTATIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF PLUMBING AND MECHANICAL EQUIPMENT.
- CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.
- CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.
- COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND ELECTRICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.
- CUTTING AND PATCHING: CUT AND PATCH AS REQUIRED. CUT OR WELD STRUCTURAL MEMBERS ONLY WITH APPROVAL OF A STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.
- SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.
- COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.
- RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.
- GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR MINIMUM FROM DATE OF FILING NOTICE OF COMPLETION.
- PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.
- ADJUSTMENTS: MAKE MINOR ADJUSTMENTS TO WORK WHERE REQUESTED BY OWNER, WHEN SUCH ADJUSTMENTS ARE NECESSARY TO PROPER OPERATION AND WITHIN THE INTENT OF THE CONTRACT.
- MATERIALS AND EQUIPMENT: PROVIDE NEW, UL-LISTED, COMMERCIAL-GRADE MATERIALS, DEVICES, EQUIPMENT, AND FIXTURES SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. REUSE EXISTING ONLY WHEN COMPLIANT WITH THE CONTRACT DOCUMENTS, IN GOOD CONDITION, AND APPROVED BY THE ENGINEER.
- INSTALLATION: INSTALL ALL MATERIALS, EQUIPMENT, AND SYSTEMS IN FULL ACCORD WITH MANUFACTURER'S INSTRUCTIONS, CLEARANCES, ETC.
- LAYOUT: INSTALL ALL PIPING AND DUCTWORK TO PRESENT A NEAT AND ORDERLY APPEARANCE. RUN ALL LINES PARALLEL WITH BUILDING CONSTRUCTION AS MUCH AS POSSIBLE. MAINTAIN HEADROOM, EQUIPMENT CLEARANCE, AND GRADIENT WHERE REQUIRED. ALLOW FOR EXPANSION & CONTRACTION.
- ACCESS DOORS: PROVIDE ACCESS DOORS OR PANELS FOR ALL VALVES, CLEANOUTS, DAMPERS, CONTROLS, DEVICES, AND OTHER ITEMS REQUIRING INSPECTION OR MAINTENANCE.
- START-UP: THOROUGHLY TEST/DEMONSTRATE PROPER OPERATION OF ALL SYSTEMS AND EQUIPMENT MODIFIED, FURNISHED OR INSTALLED UNDER THIS CONTRACT.
- WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY LEAKS AND/OR BREAKS IN PIPES AND FIXTURES INSTALLED UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.
- PATCHING & PAINTING: RESTORE ANY DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES CLEAN. ADJUST, CLEAN, REPAIR, AND/OR REPLACE ANY ITEMS DAMAGED BY THE WORK. RESTORE WALL AND ROOF PENETRATIONS TO MATCH SURROUNDING WALL OR ROOF, RESPECTIVELY.
- AIR BALANCE: PROVIDE SERVICES NECESSARY TO VERIFY AIR QUANTITIES AND BALANCE FOR ESTABLISHED QUANTITIES AND UNIFORM TEMPERATURE IN THE SPACES SERVED. ADJUST ALL DAMPERS AND ELEMENTS IN GRILLES AND DIFFUSERS FOR PROPER AIR DISTRIBUTION AND TO MINIMIZE DRAFTS. COMPLY WITH SMACNA MANUAL FOR THE BALANCING AND ADJUSTMENT OF AIR DISTRIBUTION SYSTEMS.
- DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARD.
- MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 50, WHERE TESTED AS A COMPOSITE PRODUCT IN ACCORDANCE WITH ASTM E84 OR UL 723.
- ALL SUPPLY BRANCH DUCTS SHALL HAVE MANUAL VOLUME BALANCING DAMPERS WITH ACCESSIBLE LOCKING TYPE QUADRANT.
- PROVIDE CONICAL FITTINGS FOR ALL ROUND TO RECTANGULAR DUCTWORK CONNECTIONS.
- PROVIDE TURNING VANES FOR RECTANGULAR DUCTWORK AT ALL HARD 90 DEGREE ELBOWS.
- DUCTWORK SHALL MEET UL 181, CLASS 1 AND NFPA 90A AND 90B. DUCT SHALL BE INSTALLED STRAIGHT AND SUPPORT SPACING SHALL BE IN STRICT ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS. METAL AND FLEXIBLE: FLEXIBLE DUCTWORK TO BE 5' MAX LENGTH, AND SHALL BE EXTENDED TO THE FULLEST POSSIBLE LENGTH, IN ORDER TO MINIMIZE PRESSURE DROP IN THE DUCT. EXCESS DUCT LENGTHS SHALL BE SHORTENED TO PREVENT UNNECESSARY CHANGES IN DIRECTIONS, WHERE ABRUPT CHANGES IN DIRECTION ARE UNAVOIDABLE USE ADJUSTABLE SHORT RADIUS SHEET METAL ELBOWS TO MAKE DIRECTION CHANGES. CONNECTIONS AT METAL DUCTS OR COLLARS SHALL BE MADE BY DRAW BANDS AND PRESSURE-SENSITIVE TAPE WITH THE DRAW BANDS TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AN ADJUSTABLE TENSING TOOL. USING PRESSURE-SENSITIVE TAPE ALONE WITHOUT DRAW BANDS IS NOT ACCEPTABLE. ALL PRESSURE-SENSITIVE TAPES AND MASTICS USED SHALL COMPLY WITH UL 181.
- HVAC EQUIPMENT SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT A FILTER INSTALLED TO PROTECT THE EVAPORATOR COIL. AFTER ALL CONSTRUCTION IS COMPLETED, ALL CONSTRUCTION FILTERS SHALL BE REMOVED AND NEW FILTERS SHALL BE INSTALLED.
- HVAC EQUIPMENT SHALL BE CERTIFIED BY THE MANUFACTURER FOR COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS.

AIR TERMINAL DEVICE SCHEDULE

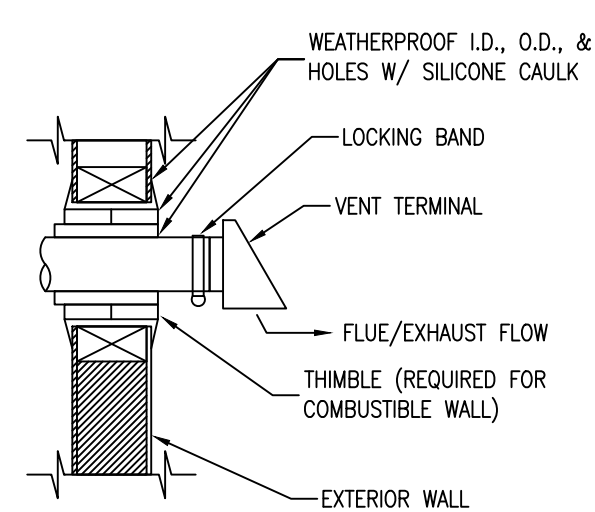
TAG	TYPE	MANU.	MODEL	MOUNTING LOCATION	FRAME	MODULE SIZE	NECK SIZE	REMARKS
SG-1	SUPPLY GRILLE	TITUS	300RS	FLOOR FLUSH MOUNT	BORDER TYPE 1	SEE PLANS	SEE PLANS	SURFACE MOUNT, DOUBLE DEFLECTION, PROVIDE WITH RECESSED SCREWDRIVER OPERATED OPPOSED BLADE DAMPER
RG-1	RETURN GRILLE	TITUS	350RL	FLOOR FLUSH MOUNT	BORDER TYPE 1	SEE PLANS	SEE PLANS	SURFACE MOUNT, STEEL GRILLE, 3/4" BLADE SPACING (BLADES PARALLEL TO LONG DIMENSION), 35 DEGREE DEFLECTION

EXHAUST FAN SCHEDULE

TAG	MANU.	MODEL	MOUNTING TYPE	SERVES	CFM	E.S.P.	RPM	ELECTRICAL			SONES	WEIGHT (LBS.)	REMARKS
								V-φ-Hz	WATTS	AMPS			
EF-1	PANASONIC	FV-0511VF1	CEILING	BATHROOM	50	0.1"	795	115-1-60	4.0	0.08	<0.3	9.5	FAN TO BE INTERLOCKED WITH LIGHT SWITCH
EF-2	PANASONIC	FV-0511VF1	CEILING	ADA BATHROOM	50	0.1"	795	115-1-60	4.0	0.08	<0.3	9.5	FAN TO BE INTERLOCKED WITH LIGHT SWITCH



CEILING EXHAUST FAN (1 MO)



SIDEWALL FLUE/EXHAUST VENT (2 MO)

MECHANICAL CALGREEN NOTES

- 5.504.1 THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.
- 5.504.3 AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- 5.504.5.3 IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MERV OF 13.
- 5.506.1 FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF CENC 120.1, CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT.
- 5.506.2 BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH CENC 120.1.
- 5.508.1 INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2
- 5.508.1.1 CHLOROFLUOROCARBONS (CFCs). INSTALL HVAC AND REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CFCs.
- 5.508.1.2 HALONS. INSTALL FIRE SUPPRESSION EQUIPMENT THAT DOES NOT CONTAIN HALONS.
- 5.410.4.5 PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION.
- 5.410.4 TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED FOR BUILDINGS LESS THAN 10,000 SQUARE FEET OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 303.1.
- 5.410.4.3.1 BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHOULD BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY NATIONAL STANDARDS LISTED IN SECTION 5.410.4.3.1.

MECHANICAL SHEET INDEX

- M0 MECHANICAL SCHEDULES & GENERAL NOTES
- M1 MECHANICAL PLAN - FLOOR

MECHANICAL SCOPE OF WORK

- REUSE OF EXISTING SPLIT UNIT AND ALL ASSOCIATED DUCTWORK, DAMPERS, GRILLES, PIPING AND INSTALLATION OF NEW GRILLES AND EXTENSION OF EXISTING DUCTWORK FOR ALTERED SPACES
- INSTALLATION OF NEW CEILING EXHAUST SYSTEM FOR RESTROOMS AND ALL ASSOCIATED DUCTWORK, DAMPERS, AND GRILLES

MECHANICAL LEGEND

- POC
- GAS POC
- COLD WATER POC
- CONDENSATE POC
- POWER AND CONTROL WIRING
- SWITCH
- THERMOSTAT
- CO2 SENSOR
- FLEX DUCT
- DAMPER
- DUCT REDUCER
- CEILING DIFFUSER - TBAR
- CEILING DIFFUSER - HARDLID
- SIDE/SPIRAL DIFFUSER/RETURN
- SLOT DIFFUSER/RETURN
- CEILING RETURN - TBAR
- CEILING RETURN - HARDLID
- EXHAUST GRILLE - TBAR
- EXHAUST GRILLE - HARDLID
- CEILING FIRE-SMOKE DAMPER
- FIRE-SMOKE DAMPER
- SUPPLY AIR
- RETURN AIR
- EXHAUST AIR
- DIAMETER
- AIR CONDITIONING
- ON CENTER
- CFM
- FATB
- FB,TA
- FD
- FSD
- GA
- GPM
- HP
- BHP
- MAX / MIN
- NTS
- OSA
- RA
- SA
- SMS
- TYP
- UNON
- UNLESS OTHERWISE NOTED

STATION 86 RENOVATION
 12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959

MECHANICAL
 SCHEDULES
 & GEN. NOTES

M0



DATE	DESCRIPTION	REVISION	JOB NO.	24274	DRAWN	ALN	CHECKED	JRP	ORIGINAL DATE	10-30-2024

ISSUED FOR PERMIT DATE 10-30-2024

OPTIMIZED ENERGY
 & FACILITIES CONSULTING, INC.
 5734 LoneTree Boulevard, Rocklin, CA 95765
 Office: (916) 628-5518 www.oefcm.com

SHEET TITLE

SHEET NO.

SHEET NOTES:

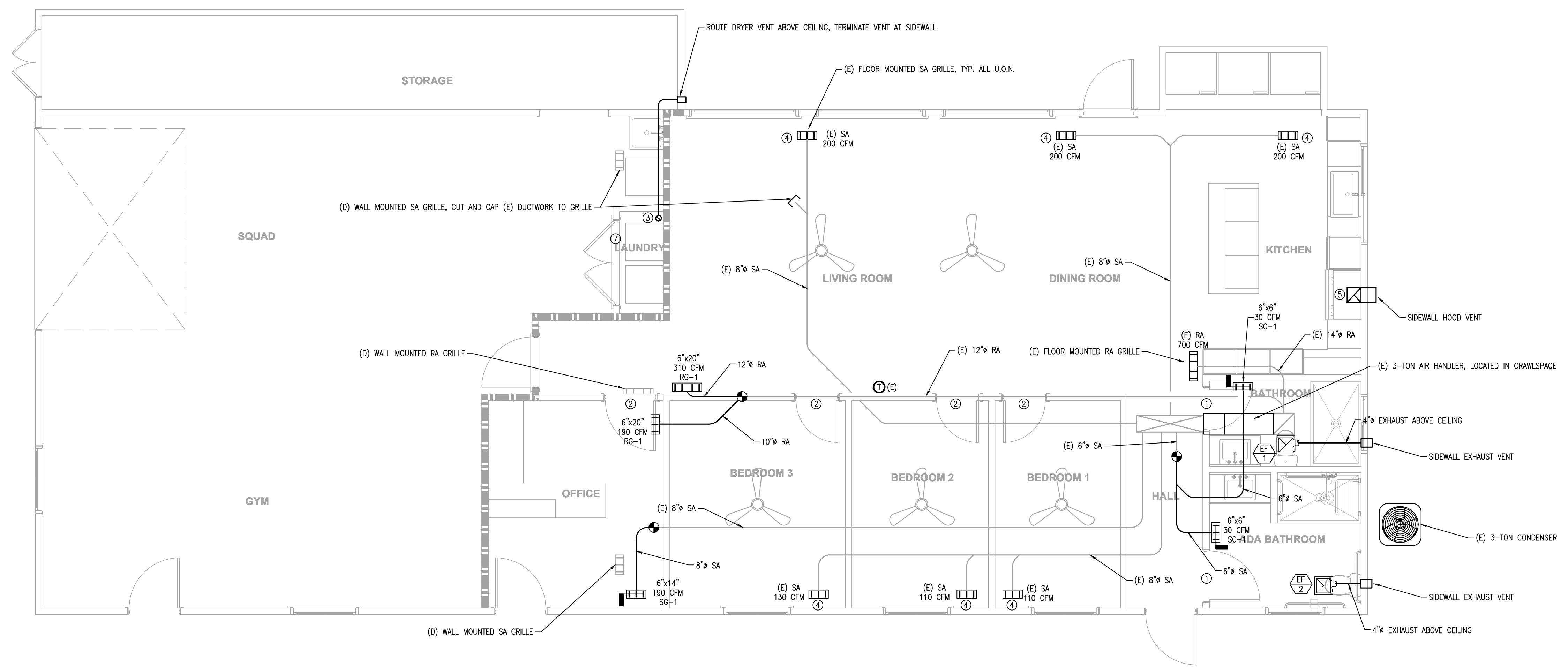
- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL EQUIPMENT/CONTROLS AND DUCTWORK/FITTINGS SHOWN ARE (N) U.O.N.
- ALL DUCTWORK PENETRATIONS TO THE EXTERIOR OF BUILDING SHALL BE CORROSION-RESISTANT AND PROTECTED FROM INTRUSION BY WATER, INSECTS, ETC.
- REUSE (E) DUCTWORK AS MUCH AS POSSIBLE. FIELD VERIFY SIZES, LOCATIONS, AND ADJUST WORK AS REQUIRED AROUND EXISTING CONDITIONS. IF REUSING (E) DUCTWORK, CONCEALED DUCTWORK TO BE INSULATED WITH MINIMUM R-8, AND SHALL BE PERMITTED TO BE FLEX DUCT
- EQUIPMENT IN ATTICS AND UNDER-FLOOR SPACES SHALL BE PROVIDED WITH AN ACCESS OPENING LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT BUT NO LESS THAN 22"x30" PER CMC 304.4
- ALL DUCTWORK IS IN CRAWLSPACE UNLESS OTHERWISE NOTED

DATE	DESCRIPTION	REVISION	JOB NO.	DATE
2/27/24			24274	10-30-2024
			ALIN	
			JRP	
			ORIGINAL DATE	



ISSUED FOR	DATE
PERMIT	10-30-2024

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KEY NOTES:

- UNDERCUT DOOR FOR EXHAUST MAKEUP AIR
- UNDERCUT DOOR FOR RETURN MAKEUP AIR
- 4" DRYER VENT TO SIDEWALL, VENT PER MANUFACTURER INSTRUCTIONS PER CMC 504.4.2.1.
- CONTRACTOR TO RE-BALANCE (E) SUPPLY AIR GRILLES TO MATCH SPECIFIED AIRFLOW
- KITCHEN HOOD TO PROVIDE MINIMUM 250 CFM OF EXHAUST AIR PER TABLE 150.0-G, AND MAX 3.0 SONES PER TITLE 24. HOOD TO BE INSTALLED PER REQUIRED CODE AND MANUFACTURER'S RECOMMENDATIONS
- ENSURE INSTALLATION OF (1) 16"x14" LOUVER IN DOOR TO PROVIDE DRYER MAKEUP AIR PER CMC 504.4.1

A MECHANICAL PLAN - FLOOR
SCALE: 1/4"=1'-0"



STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE
MECHANICAL PLAN FLOOR

SHEET NO.
M1

PLUMBING GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(IES) HAVING JURISDICTION: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA FIRE CODE (FC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CENC), 2022 CALIFORNIA GREEN BUILDING CODE (CGC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.
- CONTRACTOR TO EXAMINE THE PROPOSED WORK SITE AND BECOME FAMILIAR WITH ALL JOB CONDITIONS AFFECTING THE WORK SHOWN. CONTRACTOR(S) SHALL FIELD-VERIFY SITE CONDITIONS INCLUDING LOCATIONS AND SIZES OF EXISTING PIPING, VALVES, CLEANOUTS, WASTE MAINS, GAS METERS, ETC., AND BIOS SHALL BE BASED ON ACTUAL FIELD CONDITIONS. NO ADDITIONAL ALLOWANCE WILL BE GRANTED DUE TO LACK OF KNOWLEDGE OF SITE CONDITIONS. ACCEPT SOLE AND COMPLETE RESPONSIBILITY FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK.
- DRAWINGS INDICATE DIAGRAMMATICALLY THE ARRANGEMENT OF PRINCIPAL APPARATUS, PIPING, DUCTWORK, AND OTHER MATERIAL. FOLLOW DRAWING AS CLOSELY AS POSSIBLE IN ORDER TO ACHIEVE A NEAT INSTALLATION WHILE STILL WORKING AROUND ANY OBSTRUCTIONS. INSPECT SITE CONDITIONS AFFECTING THE WORK AND PROVIDE FITTINGS AND ACCESSORIES AS REQUIRED TO MEET CONDITIONS WHETHER SHOWN OR NOT.
- IT IS NOT THE INTENTION OF THE PLANS AND SPECIFICATIONS TO COVER ALL INCIDENTALS REQUIRED TO PROVIDE COMPLETE AND FULLY-OPERATIONAL SYSTEMS. THE CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC., REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSIDERED AS A NECESSARY PART OF THE INSTALLATION SHALL BE INCLUDED, WHETHER SPECIFICALLY SHOWN OR MENTIONED OR NOT. ENGINEER WILL PROVIDE INTERPRETATIONS UPON REQUEST.
- DEFINITIONS:
 - WORK: LABOR AND MATERIALS OF THE CONTRACTOR AND/OR SUBCONTRACTOR.
 - FURNISH: OBTAIN, COORDINATE, SUBMIT THE NECESSARY DRAWINGS, DELIVER TO THE JOBSITE IN NEW CONDITION AND GUARANTEE.
 - PROVIDE: FURNISH AND INSTALL.
 - CONNECT-BRING SERVICE TO THE EQUIPMENT AND MAKE FINAL ATTACHMENTS INCLUDING NECESSARY PIPE FITTINGS, DUCTWORK, TRANSITIONS, ETC.
 - CONCEALED: HIDDEN FROM SIGHT IN CHASES, FURRED SPACES, SHAFTS, ABOVE CEILING, EMBEDDED IN CONSTRUCTION, IN CRAWL SPACES, OR BURRED.
 - EXPOSED: NOT INSTALLED UNDERGROUND OR CONCEALED AS DEFINED ABOVE.
 - PERFORMANCE: CONTRACTOR SHALL PERFORM ALL WORK SPECIFIED, INDICATED, AND REQUIRED UNLESS OTHERWISE NOTED, INCLUDING FINAL CONNECTIONS, IN A WORKMANLIKE MANNER USING WORKERS SKILLED AND EXPERIENCED IN THE TRADE. PIPES, FIXTURES, EQUIPMENT, ORILLIES, REGISTERS, ETC. TO BE INSTALLED LEVEL, SQUARE, OR CENTERED, ETC. TO GIVE A NEAT APPEARANCE.
 - FULL FUNCTION: PROVIDE ALL MINOR ITEMS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
- CONTRACTOR SHALL CONFIRM ALL SITE VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT. REIMBURSE ELECTRICAL CONTRACTOR, AT NO CHARGE TO CLIENT, FOR ELECTRICAL CONTRACTOR'S COST INCURRED DUE TO SUBSTITUTION OF MECHANICAL EQUIPMENT HAVING ELECTRICAL REQUIREMENTS DIFFERING FROM SITE CONDITIONS.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH COPIES OF OPERATION, MAINTENANCE, AND PREVENTATIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF PLUMBING AND MECHANICAL EQUIPMENT.
- CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.
- CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.
- COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND ELECTRICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.
- CUTTING AND PATCHING: CUT AND PATCH AS REQUIRED. CUT OR WELD STRUCTURAL MEMBERS ONLY WITH APPROVAL OF A STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.
- SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.
- COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.
- RESTORE ALL DAMAGE RESULTING FROM YOUR WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.
- GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR MINIMUM FROM DATE OF FILING NOTICE OF COMPLETION.
- PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.
- ADJUSTMENTS: MAKE MINOR ADJUSTMENTS TO WORK WHERE REQUESTED BY OWNER, WHEN SUCH ADJUSTMENTS ARE NECESSARY TO PROPER OPERATION AND WITHIN THE INTENT OF THE CONTRACT.
- MATERIALS AND EQUIPMENT: PROVIDE NEW, UL-LISTED, COMMERCIAL-GRADE MATERIALS, DEVICES, EQUIPMENT, AND FIXTURES SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED. REUSE EXISTING ONLY WHEN COMPLIANT WITH THE CONTRACT DOCUMENTS, IN GOOD CONDITION, AND APPROVED BY THE ENGINEER.
- INSTALLATION: INSTALL ALL MATERIALS, EQUIPMENT, AND SYSTEMS IN FULL ACCORD WITH MANUFACTURER'S INSTRUCTIONS.
- LAYOUT: INSTALL ALL PIPING AND DUCTWORK TO PRESENT A NEAT AND ORDERLY APPEARANCE. RUN ALL LINES PARALLEL WITH BUILDING CONSTRUCTION AS MUCH AS POSSIBLE. MAINTAIN HEADROOM, EQUIPMENT CLEARANCE, AND GRADIENT WHERE REQUIRED. ALLOW FOR EXPANSION & CONTRACTION.
- ACCESS DOORS: PROVIDE ACCESS DOORS OR PANELS FOR ALL VALVES, CLEANOUTS, DAMPERS, CONTROLS, DEVICES, AND OTHER ITEMS REQUIRING INSPECTION OR MAINTENANCE.
- START-UP: THOROUGHLY TEST AND DEMONSTRATE PROPER OPERATION OF ALL SYSTEMS AND EQUIPMENT MODIFIED, FURNISHED OR INSTALLED UNDER THIS CONTRACT.
- WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY LEAKS AND/OR BREAKS IN PIPES AND FIXTURES INSTALLED UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.
- PATCHING & PAINTING: RESTORE ANY DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES CLEAN. ADJUST, CLEAN, REPAIR, AND/OR REPLACE ANY ITEMS DAMAGED BY THE WORK. RESTORE WALL AND ROOF PENETRATIONS TO MATCH SURROUNDING WALL OR ROOF, RESPECTIVELY.

PLUMBING CALGREEN NOTES

- 5.303.3.1 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.
- 5.303.3.2 THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.
- 5.303.3.3 SINGLE 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. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.
- 5.303.3.4 NON-RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAX FLOW RATE OF NOT MORE THAN 0.5 GPM AT 60 PSI. KITCHEN FAUCETS AND WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTES AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTES AT 60 PSI. METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.
- 5.303.5 FOR THOSE OCCUPANCIES WITHIN THE AUTHORITY OF THE CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, THE PROVISIONS OF SECTION 5.303.3 AND 5.303.4 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATIONS TO THE BUILDING.
- 5.303.6 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN CPC TABLE 1701.1 AND CALGREEN CHAPTER 6
- 5.410.4.5 PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION.

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	TYPE	MOUNTING	MANU.	MODEL NO.	WATER SUPPLY		DRAIN		PIPE SIZES				REMARKS	
						MANU.	MODEL NO.	MAX GPM/GPF	TYPE	SIZE	WASTE	VENT	CW		HW
BP-1	BACKFLOW PREVENTER	REDUCED PRESSURE ZONE ASSEMBLY	-	WATTS	LFO09	-	-	-	-	-	-	SEE PLAN	-		
CO-1	CLEANOUT	WALL	-	ZURN	Z1446	-	-	-	-	SEE PLAN	-	-	-		
CW-1	CLOTHES WASHER	-	FLOOR		COORDINATE MODEL SELECTION WITH OWNER	-	-	-	P-TRAP	2"	2"	1-1/2"	1/2"	1/2"	
DW-1	DISHWASHER	RESIDENTIAL	UNDER COUNTER		COORDINATE MODEL SELECTION WITH OWNER	-	-	-	INDIRECT	1-1/2"	-	-	-	1/2"	SHALL COMPLY WITH UL 749
LAV-1	LAVATORY	METERED	UNDER COUNTER	AMERICAN STANDARD	0614.000	SLOAN	SF-2350	0.5	P-TRAP	1-1/4"	1-1/2"	1-1/4"	1/2"	1/2"	ADA COMPLIANT, BATTERY POWERED SENSOR ACTIVATED, PROVIDE 4" CENTERSET HOLES
MS-1	MOP SINK	-	FLOOR	FIAT	MSB-2424	CHICAGO	897	-	P-TRAP	3"	2"	1-1/2"	1/2"	1/2"	FAUCET WITH ATMOSPHERIC VACUUM BREAKER
SH-1	SHOWER	-	-		COORDINATE MODEL SELECTION WITH OWNER		COORDINATE MODEL SELECTION WITH OWNER	1.8	P-TRAP	2"	2"	1-1/2"	1/2"	1/2"	ADA COMPLIANT
SK-1	SINK	SINGLE COMPARTMENT	DROP-IN		COORDINATE MODEL SELECTION WITH OWNER	CHICAGO	786-E35-319ABCP	1.8	P-TRAP	1-1/2"	2"	1-1/2"	1/2"	1/2"	INSTALL 3/4 HP COMPACT GARBAGE DISPOSAL
TMV-1	THERMOSTATIC MIXING VALVE	-	-	WATTS	LFMV-M1	-	-	-	-	-	-	1/2"	1/2"	ASSE STANDARD 1017, 1069, AND 1070 LISTED, 0.5-12 GPM FLOW RATING	
WC-1	WATER CLOSET	GRAVITY	FLOOR	AMERICAN STANDARD	3378AB.128	-	-	1.28	INTEGRAL P-TRAP	-	3"	2"	1/2"	-	ADA COMPLIANT, ELONGATED OPEN FRONT SEAT

NOTES: COORDINATE ALL TRIM AND ACCESSORY OPTIONS WITH OWNER
EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL

WATER HEATER SCHEDULE

TAG	MANU.	MODEL NO.	LOCATION	UEF (TE)	FUEL SOURCE	INPUT MBH (KW)	RECOVERY GPH (GPM)	VENTING	ELECTRICAL		WEIGHT LBS	MAX T-STAT SETPOINT	REMARKS
									V-φ-Hz	AMPS			
WH-1	NAVIER	NPE-150S	OUTDOORS	0.96	PROPANE	120	(3.2) @67°F RISE	OUTDOOR VENT KIT	120-1-60	2.0	57	120°F	-

WATER AND SEWER SERVICE CALCULATION

FIXTURE TYPE	NO.	SEWER		COLD WATER		HOT WATER		TOTAL FU
		FU	TOTAL	FU	TOTAL	FU	TOTAL	
CLOTHES WASHER	1	3	3	4	4	3	3	4
DISHWASHER	1	2	2	0	0	1.5	1.5	1.5
LAVATORY	2	1	2	1	2	0.75	1.5	2
MOP OR SERVICE SINK	1	3	3	3	3	2.25	2.25	3
SHOWER	2	2	4	2	4	1.5	3	4
WATER CLOSET - GRAMTY	2	4	8	2.5	5	0	0	5
MISC EQUIP (ICE, SODA, COFFEE)	1	1	1	0.5	0.5	0	0	0.5
EXISTING DEMAND	1	0	0	3.5	3.5	0	0	3.5
TOTAL FU			23.0		22.0		11.3	23.5
EQUIVALENT COLD WATER FLOWRATE (GPM):					16			
PRESSURE AVAILABLE AT MAIN (PSI):					50			
MINIMUM REQUIRED FIXTURE PRESSURE (PSI):					8			
ELEVATION LOSS (PSI):					1.3	# OF FLOORS: 1		
METER LOSS (PSI):					6.0	SIZE (INCHES): 0.75		
BACKFLOW PREVENTER LOSS (PSI):					10			
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE FIXTURE (FT):					200			
FRICTION LOSS PRESSURE AVAILABLE (PSI):					24.70			
MAXIMUM ALLOWABLE FRICTION LOSS (PSI/100 FT):					9.88			
MINIMUM REQUIRED 'WATER' PIPE SIZE (INCHES):					1			
MINIMUM REQUIRED 'SEWER' PIPE SIZE (INCHES):					3			
SIZE: TYPE L COPPER								
			CW MAX FLOW		CW FIXTURE UNIT		HW MAX FLOW	
NOMINAL DIAMETER (INCHES)	INTERNAL DIAMETER	GPM	FPS	FLUSH TANK	FLUSH VALVE	GPM	FPS	HW FIXTURE UNIT
0.5	0.545	3.3	4.6	3	0	3.3	4.6	3
0.75	0.785	8.7	5.8	12	0	7.5	5.0	10
1	1.025	17.6	6.8	26	0	12.9	5.0	18
(CALCULATIONS PER CPC APPENDIX A)								

GAS SERVICE CALCULATION

APPLIANCE TYPE	NO.	INPUT PER			INPUT TOTAL		PIPE SIZING	
		BTU	BTU	MBH	NOMINAL DIAMETER (INCHES)	MAX CAPACITY (MBH)		
EXISTING HVAC UNIT	1	80000	80000	80	1/2	67		
WATER HEATER (WH-1)	1	120000	120000	120	3/4	140		
EXISTING REZNOR HEATER	1	100000	100000	100	1	265		
RANGE	1	65000	65000	65	1-1/4	543		
CLOTHES DRYER	1	35000	35000	35				
TOTAL				400.0				
GAS SERVICE TYPE:				PROPANE				
PRESSURE AVAILABLE AT METER:				< 2 PSI				
EQUIVALENT PIPE LENGTH FROM METER TO MOST REMOTE APPLIANCE (FT):				200				
MINIMUM REQUIRED 'GAS MAIN' PIPE SIZE (INCHES):				1-1/4				
CALCULATIONS PER CPC TABLE 1215.2(27)								
RUNOUTS TO APPLIANCES LESS THAN 3FT TO BE THE SAME SIZE AS APPLIANCE CONNECTION. S.O.V. AHEAD OF UNION. WITHIN 3FT OF EACH APPLIANCE. S.O.V. AND UNION SHALL BE GA APPROVED.								

PLUMBING SHEET INDEX

- P0 PLUMBING SCHEDULES, CALCULATIONS, & GEN. NOTES
- P1 PLUMBING PLAN - WATER & GAS
- P2 PLUMBING PLAN - SEWER & VENT
- P3 PLUMBING DETAILS

PLUMBING SCOPE OF WORK

- INSTALLATION OF ALL COLD AND HOT WATER PIPING AND FITTINGS FOR NEW FIXTURES
- INSTALLATION OF ALL SEWER AND VENT PIPING AND FITTINGS FOR NEW FIXTURES
- INSTALLATION OF ALL GAS PIPING AND FITTINGS FOR NEW WATER HEATER

PIPE MATERIAL SCHEDULE

APPLICATION	LOCATION	SIZE	MATERIAL	JOINING METHOD
SANITARY WASTE/VENT	BELOW GRADE	ALL	SCHEDULE 40 ABS	SOLVENT
	ABOVE GRADE	ALL	SCHEDULE 40 ABS	SOLVENT
T&P RELIEF	ALL	ALL	COPPER (TYPE M)	95/5 SOLDER
GAS	BELOW GRADE	ALL	POLYETHYLENE (ASTM D2513)	COMPRESSION FITTINGS
	ABOVE GRADE	ALL	SCHEDULE 40 BLACK STEEL (ASTM A53)	THREADED
DOMESTIC WATER IN OR WITHIN 5' OF BUILDING	BELOW GRADE	ALL	COPPER (TYPE K) W/CORROSION-RESISTANT TAPE	LEAD FREE BRAZED
	ABOVE GRADE	ALL	COPPER (TYPE L OR K)	95/5 SOLDER

NOTES: ALL PIPING MATERIAL AND JOINING METHODS CONTINGENT ON AUTHORITY HAVING JURISDICTION APPROVAL
ALL BLACK STEEL PIPING EXPOSED TO MOISTURE SHALL BE PROTECTED BY RUST-PREVENTATIVE PAINT
ALL ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER-BASED LATEX PAINT

PIPE INSULATION SCHEDULE

TYPE	DIAMETER SIZE (INCHES)	FLUID TEMP RANGE (°F)	INSULATION CONDUCTIVITY (BTUINCH/HR°F°F)	INSULATION THICKNESS (INCHES)
DOMESTIC HOT WATER	<1	105-140	0.22-0.28	1
DOMESTIC HOT WATER	1 OR LARGER	105-140	0.22-0.28	1-1/2

PLUMBING LEGEND

- POC - POINT OF CONNECTION
- GAS POC
- ELECTRICAL POC
- COLD WATER POC
- CONDENSATE OR DRAIN POC
- FLOOR SINK WITH TRAP POC
- CLEANOUT
- FLOOR DRAIN
- FLOOR SINK
- TRAP PRIMER
- WATER HAMMER ARRESTOR
- HOSE BIBB
- BACKFLOW PREVENTER
- SHUT-OFF VALVE
- INSTA-HOT WATER HEATER
- PUMP
- CW - COLD WATER
- HW - HOT WATER
- HW-R - HOT WATER RETURN
- NG - NATURAL GAS
- SS - SANITARY SEWER
- SSV - SANITARY SEWER VENT
- Ø - DIAMETER
- AFF - ABOVE FINISHED FLOOR
- BF - BELOW FLOOR
- BHP - BRAKE HORSEPOWER
- DFU - DRAINAGE FIXTURE UNIT
- FA, TB - FROM ABOVE, TO BELOW
- FB, TA - FROM BELOW, TO ABOVE
- FU - FIXTURE UNIT
- FW - FILTERED WATER
- GA - GAUGE
- GPM - GALLONS PER MINUTE
- GW - GREASE WASTE
- HP - HORSEPOWER
- MAX/MIN - MAXIMUM / MINIMUM
- NTS - NOT TO SCALE
- SOV - SHUT-OFF VALVE
- TDL - TOTAL DEVELOPED LENGTH
- TMV - THERMOSTATIC MIXING VALVE
- YTP - TYPICAL
- YTR - VENT TO ROOF
- UON - UNLESS OTHERWISE NOTED
- WH - WATER HEATER

DATE										
REVISION										
DESCRIPTION										
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ORIGINAL DATE	10-30-2024									

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5734 LoneTree Boulevard, Rocklin, CA 95765
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STATION 86 RENOVATION

12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE: PLUMBING SCHEDULES, CALCULATIONS, & GEN. NOTES

SHEET NO. P0

SHEET NOTES:

- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL APPLIANCES AND FIXTURES/PIPING SHOWN ARE (N) U.O.N.
- CONTRACTOR SHALL VERIFY THE EXISTENCE OF A BACKFLOW PREVENTION DEVICE AND PERFORM BACKFLOW TESTING, IF REQUIRED BY THE LOCAL JURISDICTION. DEVICE SHALL BE A REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER. IF DEVICE CANNOT BE FOUND, FURNISH/INSTALL AS NEEDED.
- WATER HAMMER ARRESTERS SHALL BE APPROVED MECHANICAL DEVICES IN ACCORDANCE WITH ASSE 1010 AND SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES PER CPC 609.11
- ALL APPLICABLE PIPING SHALL BE INSULATED IN ACCORDANCE WITH CENC 120.3 AND CPC 609.12. SEE PIPE INSULATION SCHEDULE FOR MINIMUM THICKNESS.
- INSTALL THERMOSTATIC MIXING VALVES (TMV-1) AT ALL FIXTURES WITH DOMESTIC HOT WATER OR WATER HEATERS TO ENSURE MAXIMUM OUTLET TEMPERATURE OF 120°F U.O.N.
- PROVIDE APPROVED THROUGH-PENETRATION FIRESTOPPING METHOD FOR ALL PIPING PENETRATIONS OF FIRE-RESISTANCE-RATED ASSEMBLIES.
- CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY PER CPC 406.8.

KEY NOTES:

- CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF POC

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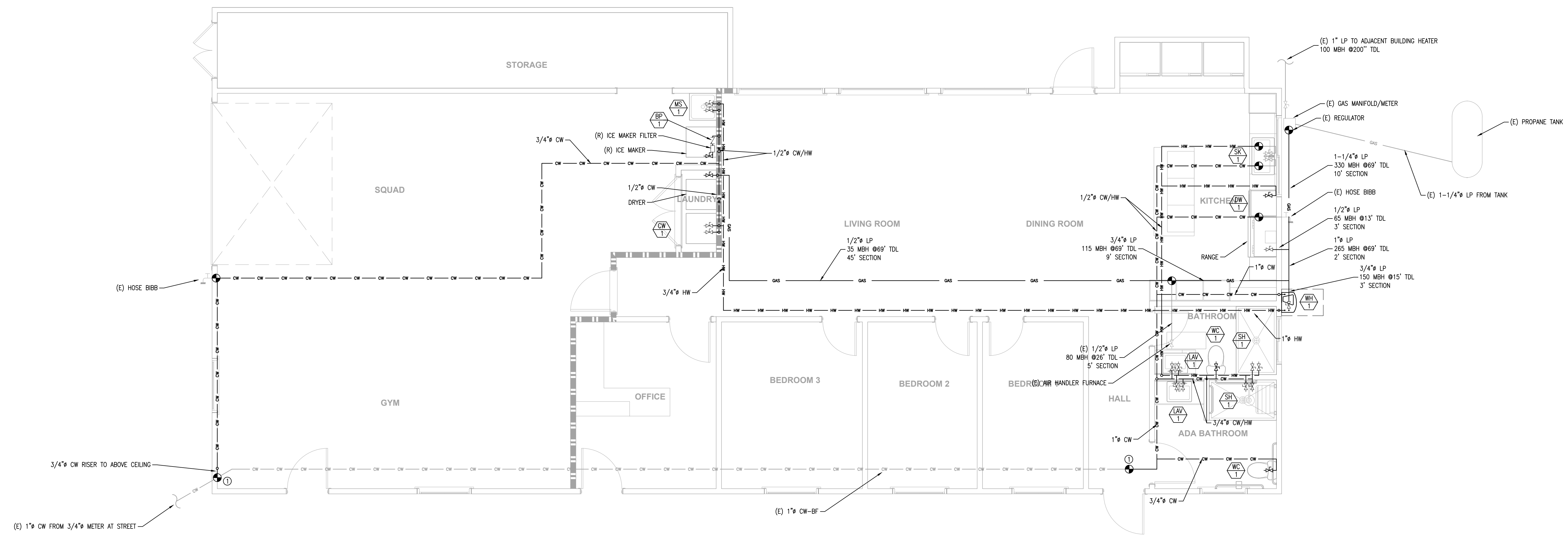
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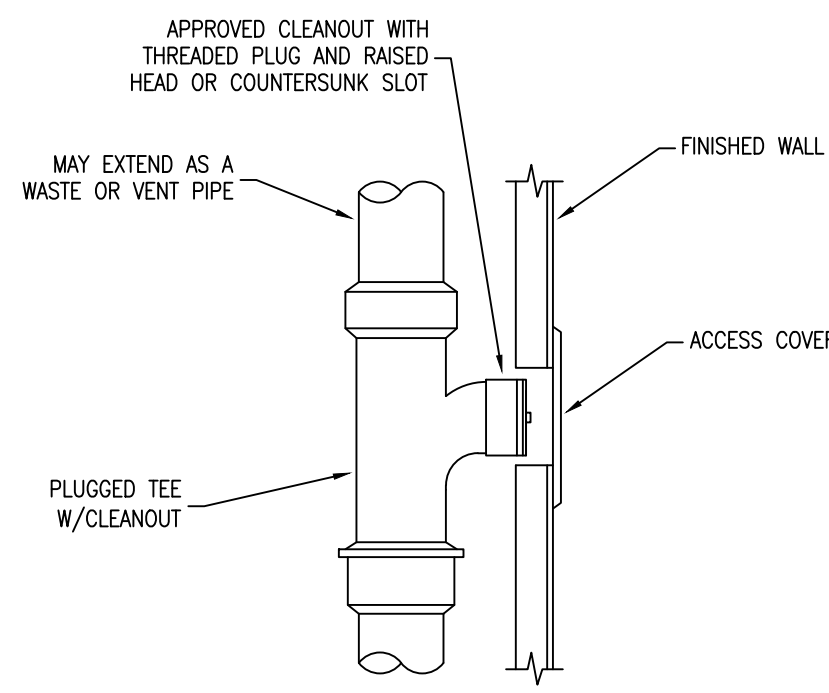
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**PLUMBING PLAN
 WATER & GAS**

SHEET NO.
P1

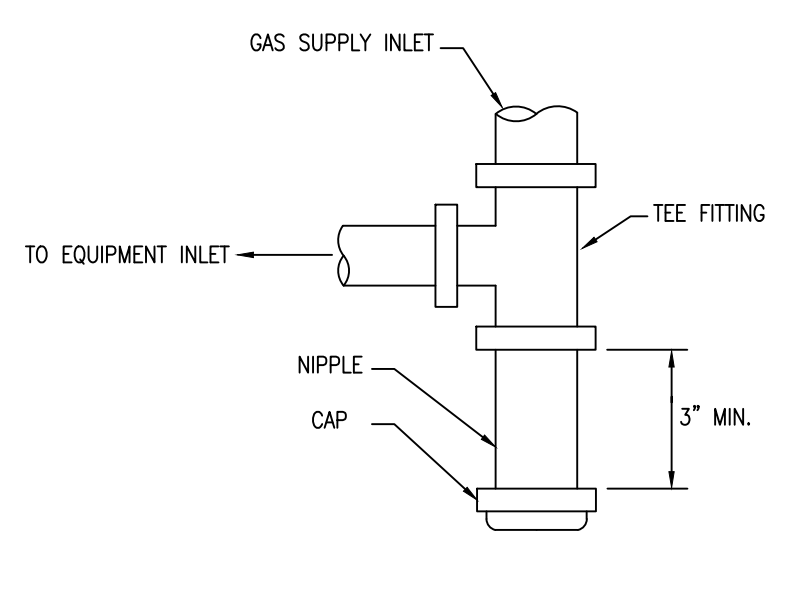


A PLUMBING PLAN - WATER & GAS
 SCALE: 1/4"=1'-0"

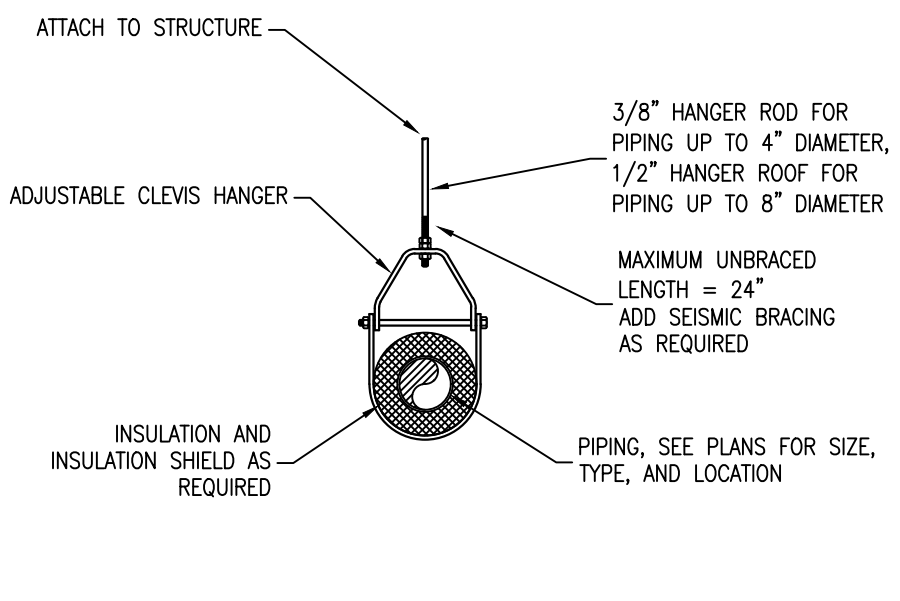




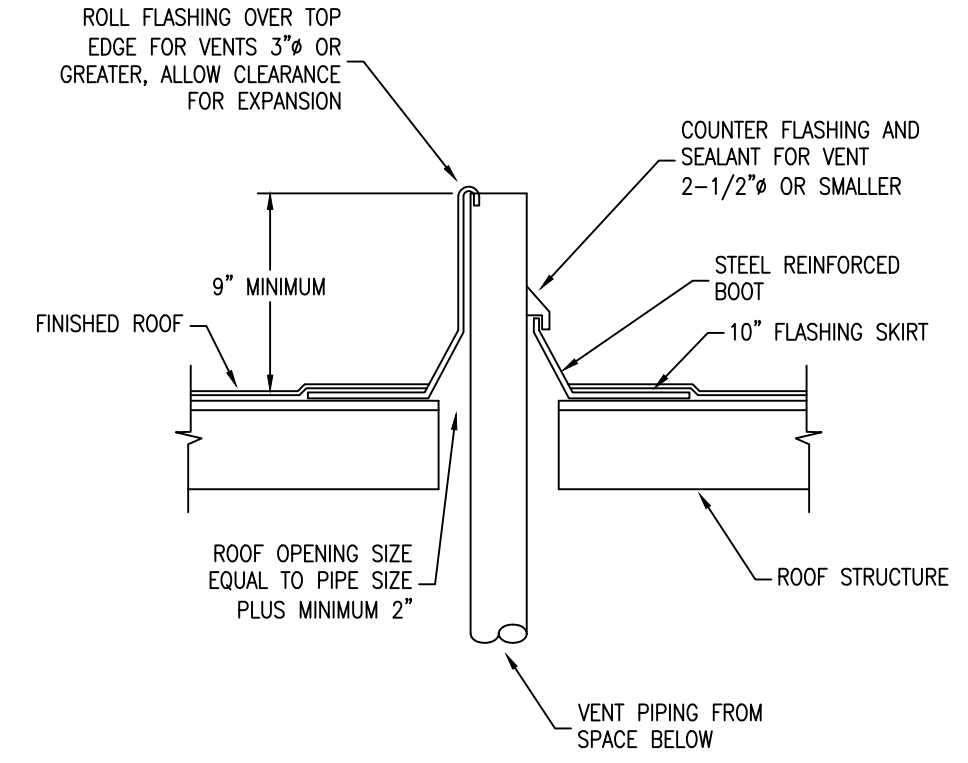
1
P3
WALL CLEANOUT



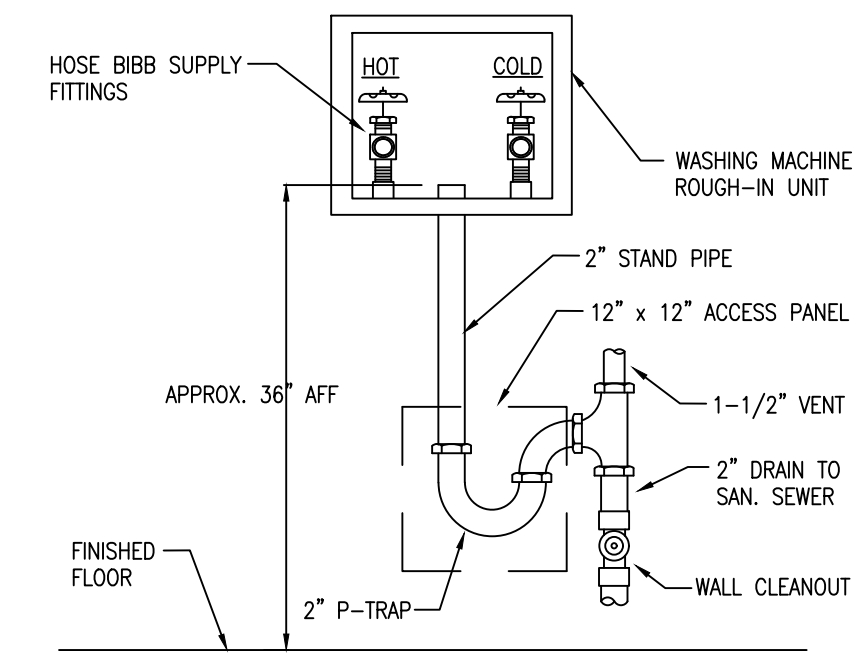
2
P3
SEDIMENT TRAP



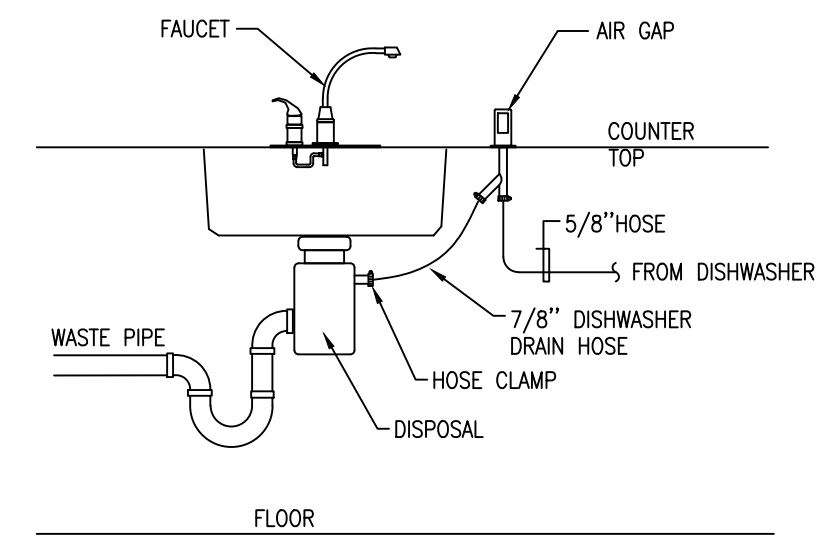
3
P3
PIPE HANGER SUPPORT



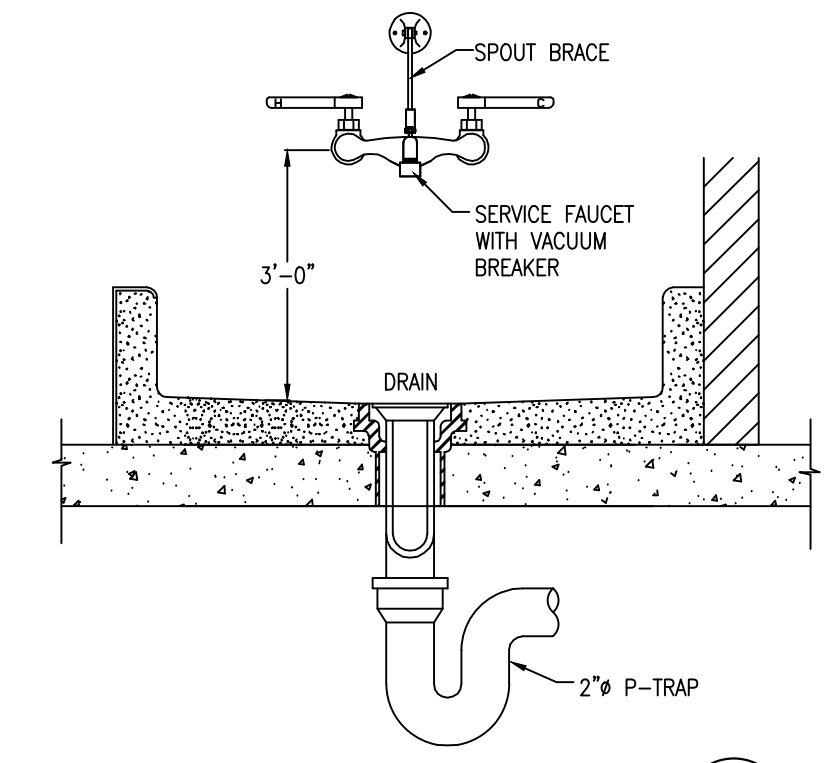
4
P3
VENT THRU ROOF



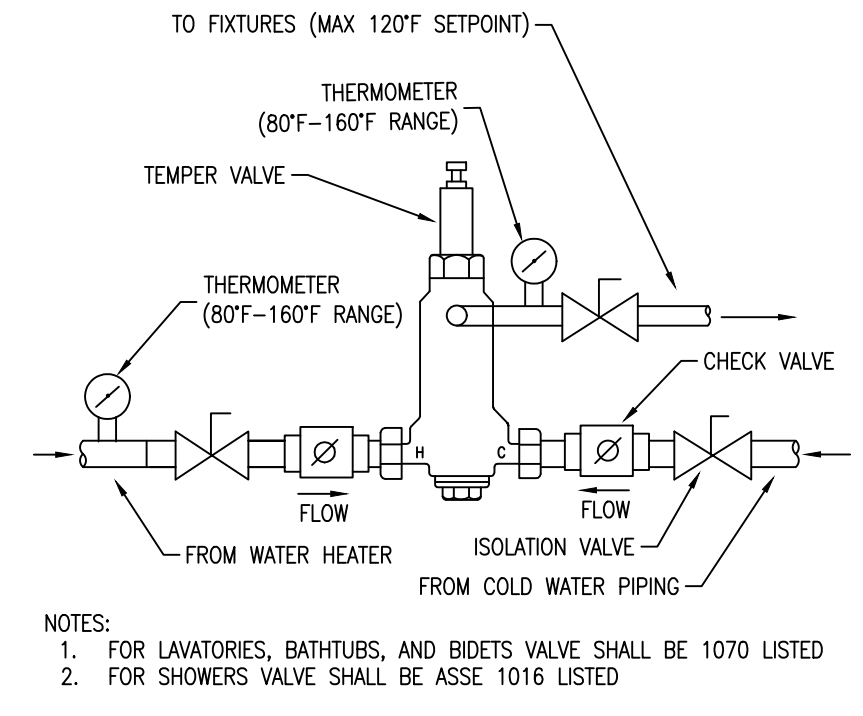
5
P3
WASHING MACHINE HOOK-UP



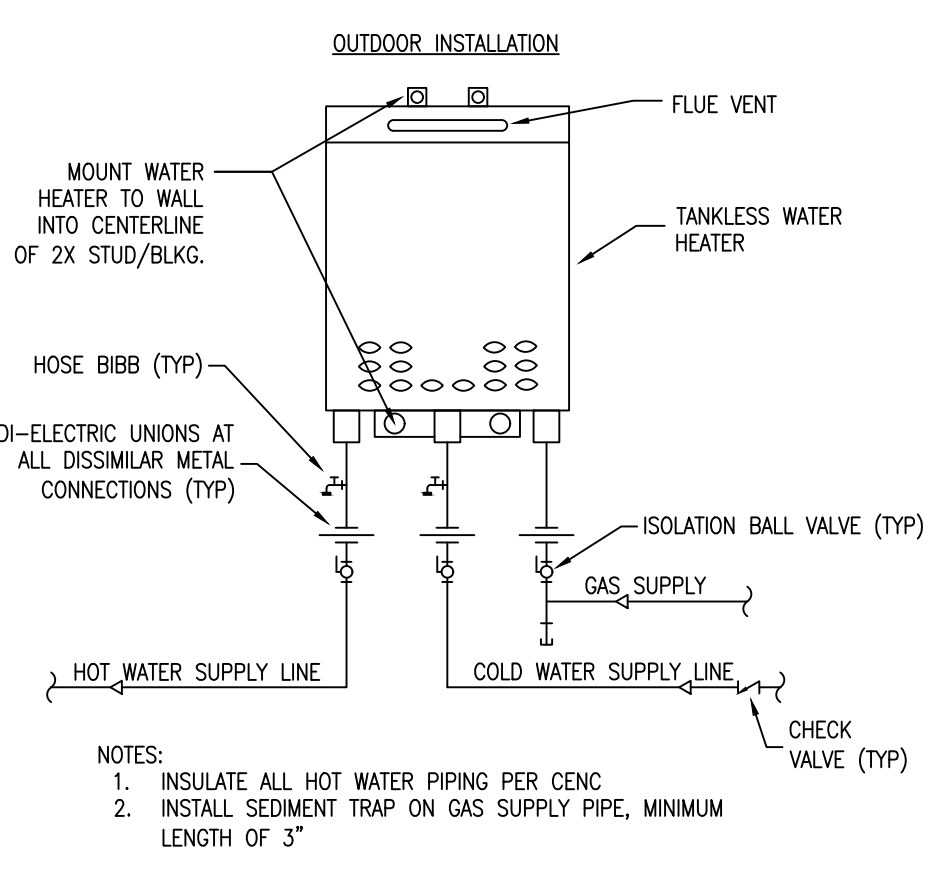
6
P3
DISHWASHING MACHINE DRAIN



7
P3
MOP SINK



8
P3
THERMOSTATIC MIXING VALVE



9
P3
TANKLESS WATER HEATER - OUTDOORS

Hilti Firestop Systems

System No. W-L-1410

ANSIUL1479 (ASTM E814)	CANULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating at Ambient — Less Than 1 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating at 400°F — Less Than 1 CFM/sq ft	FTH Rating — 0 Hr
	L Rating at Ambient — Less Than 5.1 L/s/m ²
	L Rating at 204°C — Less Than 5.1 L/s/m ²

WL 1410

Hilti Firestop Systems

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Page: 1 of 2

Hilti Firestop Systems

System No. W-L-1410

WL 1410

1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:

- A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
- B. Gypsum Board* — One or two layers of nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. The max diam of opening is dependent upon the type of fill material as shown in Item 3.
- The hourly F and FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly.

2. Through Penetrants — One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space is dependent upon the type of fill material as shown in Item 3. Pipe or conduit to be rigidly supported on the penetrated side of the wall assembly. The following types and sizes of metallic pipes or conduits may be used:

- A. Steel pipe — Nom 3 in. (76 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
- B. Conduit — Nom 3 in. (76 mm) diam (or smaller) steel electrical metallic tubing (EMT), nom 3 in. (76 mm) diam steel conduit or nom 1 in. (25 mm) diam (or smaller) flexible steel conduit.
- C. Copper Tubing — Nom 1 in. (25 mm) diam (or smaller) Type L (or heavier) copper tubing.
- D. Copper Pipe — Nom 1 in. (25 mm) diam (or smaller) Regular (or heavier) copper pipe.
- E. Iron Pipe — Nom 3 in. (76 mm) diam (or smaller) cast or ductile iron pipe.

3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with surface of wall. Min 1/2 in. (13 mm) diam bead of sealant applied at point contact location.

Type of Fill Material	Max Diameter of Opening, in. (mm)	Min Annular Space, in. (mm)	Max Annular Space, in. (mm)
FS-ONE MAX Intumescent Sealant	6 (152)	0 (0), point contact	2 (51)
CFS-S-SIL GG Sealant	5 (127)	0 (0), point contact	1 (25)
CP601S Elastomeric Sealant	5 (127)	0 (0), point contact	1 (25)
CP 606 Sealant	5 (127)	0 (0), point contact	1 (25)
CP618 Putty	5 (127)	0 (0), point contact	1 (25)

HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE MAX Intumescent Sealant, CFS-S-SIL GG Sealant, CP601S Elastomeric Sealant, CP 606 Sealant, or CP618 Putty.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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Page: 2 of 2

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SHEET TITLE
PLUMBING DETAILS

SHEET NO.
P3

ELECTRICAL GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE AUTHORITY(ES) HAVING JURISDICTION: 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA ENERGY CODE (CEC), 2022 CALIFORNIA GREEN BUILDING CODE (CGC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND ANY OTHER LOCAL CODES, ORDINANCES, REGULATIONS, OR AUTHORITIES HAVING JURISDICTION. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER CODES AND REGULATIONS APPLICABLE TO THIS PROJECT. THESE CODES SHALL DETERMINE MINIMUM REQUIREMENTS FOR MATERIALS, METHODS, AND LABOR PRACTICES NOT OTHERWISE DEFINED IN THESE SPECIFICATIONS.
- CEC AND MAXIMUM VOLTAGE DROP OF 5% WILL DEFINE CONDUCTOR SIZING.
- ALL CONDUCTORS SHALL BE IN CONDUITS, U.O.N. CONDUITS SHALL BE USED IN THE FOLLOWING METHODS:
 - POLYVINYL CHLORIDE (PVC) CONDUITS ALLOWED FOR UNDERGROUND OTHERWISE PROVIDE RMC OR IMC, INSTALL PER CEC TABLE 300.5 BURIAL DEPTH REQUIREMENTS
 - ELECTRICAL METALLIC TUBING (EMT) WITH COMPRESSION FITTINGS MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP CONDITIONS OR CORROSIVE CONDITIONS;
 - LIQUID TIGHT FLEXIBLE METAL CONDUIT WHERE REQUIRED;
 - FLEXIBLE METALLIC CONDUIT, WHERE REQUIRED BY CEC, IN DRY LOCATIONS. NOTE: ALL CONDUITS IN HAZARDOUS LOCATIONS (PER CEC) SHALL MEET THE REQUIREMENTS OF CEC CHAPTER 5.
 - CONNECTION TO LIGHT FIXTURES ABOVE LAY-IN CEILING MAY USE 3/8" FLEXIBLE METAL CONDUIT PER CEC 348.20(A)(2)
 - ALL EXPOSED CONDUIT SUBJECT TO WEAR OR COLLISION SHALL BE RIGID GALVANIZED STEEL (RGS) OR INTERMEDIATE METALLIC TUBING (MT). APPLY BITUMASTIC COATING TO ALL METALLIC CONDUITS IN SLABS OR UNDERGROUND.
 - PROVIDE FIRE RETARDANT U.L. APPROVED SEALANT ON ALL RACEWAY PENETRATIONS OF FIRE RATED CEILINGS, PARTITIONS, WALLS AND STRUCTURAL SLABS.
- FOR TELEPHONE SYSTEM: PROVIDE GROUNDING FOR ALL TELEPHONE BACKBOARDS, TERMINAL CABINETS AND EQUIPMENT PER REQUIREMENTS OF CEC 800 AND TELEPHONE COMPANY.
- ALL EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED DISCONNECTING MEANS PER CEC. ALL DISCONNECT SWITCHES SHALL BE SIZED PER CEC TO ACCOMMODATE EQUIPMENT SERVED, INCLUDING REQUIRED FUSES, U.O.N. SWITCHES SHALL BE HORSE POWER RATED, OF HEAVY DUTY TYPE. PROVIDE MEANS FOR PAD LOCKING IN THE OPEN POSITION.
- ALL CIRCUIT BREAKERS SHALL BE INVERSE TIME (THERMAL MAGNETIC) "PERMANENT TRIP" TYPE. TWO AND THREE POLE CIRCUIT BREAKERS SHALL BE COMMON TRIP.
- ALL CONNECTIONS TO GROUND RODS AND GRID, ETC., SHALL BE MADE WITH U.L. APPROVED WELDED CONNECTIONS, UNLESS NOTED OTHERWISE.
- LIGHTING SYSTEMS SHALL COMPLY WITH CENC. ALL LIGHTING FIXTURES, LAMPS, BALLASTS, DIMMER SWITCHES, AND CONTROLS SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION AS MEETING ALL CENC REQUIREMENTS AND BE LISTED IN THE APPLICABLE ENERGY COMMISSION DIRECTORY. ALL SUCH DEVICES AND EQUIPMENT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. LIGHT FIXTURES IN SUSPENDED CEILINGS SHALL BE SUPPORTED IN STRICT ACCORDANCE WITH CBC SEISMIC REQUIREMENTS.
- LIGHT POLLUTION REDUCTION: OUTDOOR LIGHTING SYSTEMS SHALL BE INSTALLED TO COMPLY WITH CENC, CGC, OR LOCAL JURISDICTION ORDINANCE, WHICHEVER IS MORE STRINGENT.
- ALL ELECTRICAL EQUIPMENT, DEVICES, WIRE, ETC., SHALL BE LISTED FOR THE INTENDED USE, WITH UNDERWRITER'S LABORATORIES, INC., (UL), WHERE STANDARDS HAVE BEEN ESTABLISHED BY UL. ALL EQUIPMENT SHALL BE RAIN TIGHT WHERE EXPOSED TO THE WEATHER. ALL FLEX CONDUITS CONNECTED TO SUCH EQUIPMENT SHALL BE METALLIC LIQUID TIGHT. ALL EQUIPMENT IN HAZARDOUS LOCATIONS, PER CEC, CHAPTER 5, SHALL BE IN ACCORDANCE WITH THE CEC. ALL EQUIPMENT IN CORROSIVE ENVIRONMENTS SHALL BE IN ENCLOSURES (SUCH AS NEMA 4X) RATED FOR THE ENVIRONMENT.
- RECEPTACLES AND SWITCHES INTENDED TO BE ACCESSIBLE TO THE PUBLIC SHALL BE INSTALLED IN ACCORDANCE WITH CBC 11B-308. INSTALLATION HEIGHT ABOVE FINISHED FLOOR OR GROUND SHALL BE AS FOLLOWS: TOP OF UNOBSTRUCTED OUTLET BOXES SHALL BE NO MORE THAN 48 INCHES, BOTTOM OF UNOBSTRUCTED OUTLET BOXES SHALL BE NO LESS THAN 15 INCHES, ETC.
- UTILITY SERVICE AND REQUIREMENTS SHALL BE COORDINATED WITH POWER SERVICE WITH POWER COMPANY. PROVIDE FOR ALL STANDARD POWER COMPANY REQUIREMENTS. FAULT CURRENT RATINGS SHALL BE PROVIDED BY UTILITY.
- THE LAYOUTS OF THE CONTRACT DRAWINGS ARE DIAGRAMMATIC. IT IS NOT INTENDED TO SHOW EVERY OFFSET AND FITTING, NOR EVERY STRUCTURAL DIFFICULTY THAT WILL BE ENCOUNTERED DURING THE INSTALLATION OF THE WORK. ALIGNMENT OF EQUIPMENT AND ROUTING OF RACEWAYS MAY BE VARIED SLIGHTLY TO ACCOMMODATE ARCHITECTURAL CONDITIONS OR TO AVOID THE WORK OF OTHER TRADES. IF ANY CONFLICTS OCCUR NECESSITATING DEPARTURES FROM CONTRACT DRAWINGS, DETAILS OF DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED AS SOON AS PRACTICABLE FOR WRITTEN APPROVAL OF THE ENGINEER.
- THE WORD "CONTRACTOR", AS USED IN THE ELECTRICAL CONTRACT DOCUMENTS, SHALL MEAN THE PRIME (I.E. GENERAL) CONTRACTOR AND THEIR SUBCONTRACTORS FOR THE APPROPRIATE TRADE. WHERE THE OWNER ACTS AS THEIR OWN CONTRACTOR, THE WORD CONTRACTOR APPLIES TO THE OWNER.
- CONTRACTOR SHALL PROVIDE EVIDENCE OF LICENSING, BONDING, AND INSURANCE, AND PROVIDE OTHER NECESSARY ADMINISTRATIVE FUNCTIONS FOR CONTRACTOR'S WORK.
- CONTRACTOR SHALL PROCURE AND PAY FOR ALL REQUIRED PERMITS AND SERVICE CHARGES.
- COORDINATION: CONFORM TO GENERAL CONSTRUCTION CONTRACT DOCUMENTS EXCEPT AS MODIFIED HEREIN. REFER ALSO TO STRUCTURAL AND MECHANICAL CONTRACT DOCUMENTS. COORDINATE ALL WORK WITH OTHER TRADES.
- CUTTING AND PATCHING: ANY CUTTING, ATTACHING, OR WELDING TO BUILDING STRUCTURE SHOULD BE COORDINATED AND APPROVED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER. PATCHING SUBJECT TO ACCEPTANCE BY OWNER.
- SAW CUT TRENCHES IN SLAB SHALL BE FULLY RESTORED AND REINFORCED TO PREVENT SAGGING. ROUGHEN SAW CUT EDGES PRIOR TO RE-POURING CONCRETE.
- COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS. INSTALL ALL ABOVE GRADE (OVERHEAD) PIPING AS HIGH AS PRACTICAL.
- RESTORE ALL DAMAGE RESULTING FROM THE WORK AND LEAVE PREMISES IN CLEAN CONDITION WHEN FINISHED WITH WORK. ADJUST, CLEAN, REPAIR, OR REPLACE PRODUCTS, WHICH HAVE BEEN DAMAGED.
- PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WALL AND ROOF PENETRATIONS.
- WARRANTY: ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT SHALL BE GUARANTEED FREE FROM ALL MECHANICAL, ELECTRICAL, AND WORKMANSHIP DEFECTS FOR A MINIMUM OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE PREMISES CAUSED BY WORK UNDER THIS CONTRACT, AS WELL AS ANY DAMAGE FROM LEAKS VIA ROOF PENETRATIONS MADE AND SEALED UNDER CONTRACTOR'S SCOPE.

ELECTRICAL CALGREEN NOTES

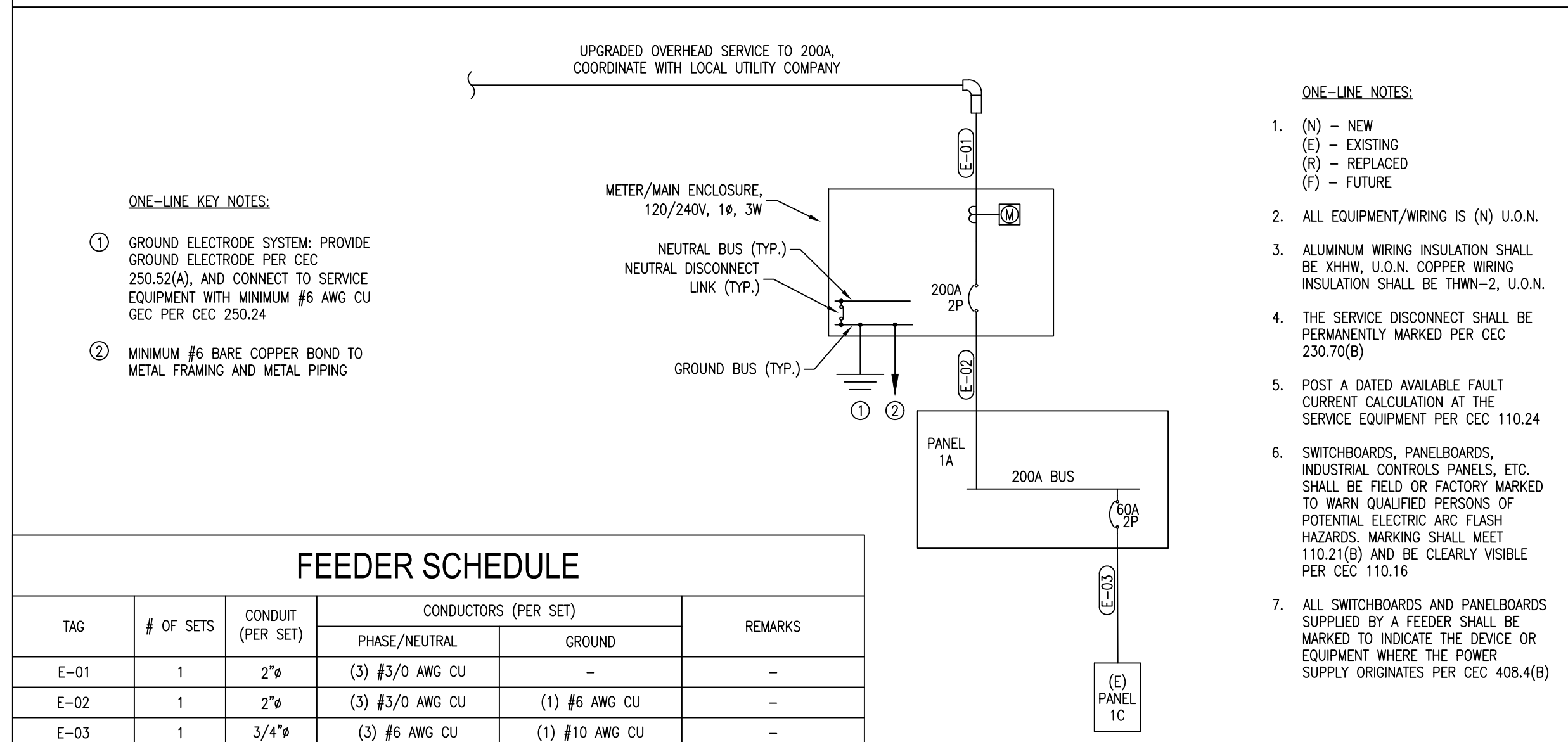
- 5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING. CONSTRUCTION SHALL COMPLY WITH CGC SECTION 5.106.5.3.1 OR SECTION 5.106.5.3.2 TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).
- 5.106.5.3.1 SINGLE CHARGING SPACE REQUIREMENTS. WHEN ONLY A SINGLE CHARGING SPACE IS REQUIRED PER CGC TABLE 5.106.5.3.3, A RACEWAY IS REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH CEC
- 5.106.5.3.2 MULTIPLE CHARGING SPACES REQUIREMENTS. WHEN MULTIPLE CHARGING SPACES ARE REQUIRED PER CGC TABLE 5.106.5.3.3, RACEWAY(S) IS/ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH CEC
- 5.106.5.3.3 EV CHARGING SPACE CALCULATION. CGC TABLE 5.106.5.3.3 SHALL BE USED TO DETERMINE IF SINGLE OR MULTIPLE CHARGING SPACE REQUIREMENTS APPLY FOR THE FUTURE INSTALLATION OF EVSE.
- 5.106.5.3.4 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL(S) CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE"
- 5.106.5.3.5 FUTURE CHARGING SPACES. FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN CGC SECTION 5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES.

LIGHTING FIXTURE SCHEDULE

TAG	TYPE	MANU.	SERIES	MODEL	QTY.	MOUNTING	VOLT.	WATTAGE	SOURCE	LUMENS	CCT	REMARKS
A	DOWNLIGHT	COOPER	HALO	HC615D010-HM60525830-61MDH	24	RECESSED	120	14.5	LED	1500	3000K	
B	FAN/LIGHT COMBO	BIG ASS FANS	HAIKU	MK-HK4-2406----S2	5	CEILING SURFACE	120	57.7	LED	1770	3000K	
C	VANITY	COOPER	SHAPER	605-25-1-L3/830-UNV	2	WALL 06'-6" AFF	120	20.0	LED	2000	3000K	
D	4' STRIP	COOPER	METALUX	4SNLED-LD5-545L-SLC-UNV-L840-HCD-1	9	CEILING SURFACE	120	41.0	LED	5412	4000K	
U	UNDER-CABINET LIGHT	COMMERCIAL ELECTRIC	-	1005837732 (24" UNDER CABINET)	2	SURFACE	120	19.6	LED	1270	-	

NOTES: COORDINATE ALL ARCHITECTURAL TRIM AND ACCESSORY OPTIONS WITH OWNER
EQUIVALENT FIXTURES ACCEPTABLE CONTINGENT ON OWNER APPROVAL

ONE-LINE DIAGRAM



FEEDER SCHEDULE

TAG	# OF SETS	CONDUIT (PER SET)	CONDUCTORS (PER SET)		REMARKS
			PHASE/NEUTRAL	GROUND	
E-01	1	2"Ø	(3) #3/0 AWG CU	-	-
E-02	1	2"Ø	(3) #3/0 AWG CU	(1) #6 AWG CU	-
E-03	1	3/4"Ø	(3) #6 AWG CU	(1) #10 AWG CU	-

ELECTRICAL SHEET INDEX

- E0 ELECTRICAL SCHEDULES, ONE-LINE, & GENERAL NOTES
- E1 ELECTRICAL PANEL SCHEDULES
- E2 ELECTRICAL PLAN - POWER
- E3 ELECTRICAL PLAN - LIGHTING
- E4 ELECTRICAL DETAILS

ELECTRICAL SCOPE OF WORK

- UPGRADE OF SERVICE TO NEW 200A, 240/120V 1Ø SERVICE AND INSTALLATION OF NEW PANEL 1A
- INSTALLATION OF NEW POWER SYSTEMS
- REPLACEMENT OF LIGHTING SYSTEMS AND INSTALLATION OF ASSOCIATED POWER AND CONTROLS

ELECTRICAL LEGEND

- 2X4 LIGHT FIXTURE (SURFACE, RECESSED)
- 2X2 LIGHT FIXTURE (SURFACE, RECESSED)
- FIXTURE W/ BATTERY BACKUP (TYP. ALL SHADED FIXTURES)
- RECESSED DOWNLIGHT
- ROUND SURFACE MOUNT LIGHT
- PENDANT LIGHT
- TRACK LIGHT
- SIGNLIGHT
- WALL MOUNT LIGHT
- POLE MOUNT LIGHT - 2 HEAD
- POLE MOUNT LIGHT - 1 HEAD
- EXIT/EMERGENCY COMBO LIGHT
- EMERGENCY FIXTURE
- EXIT LIGHT
- CEILING EXHAUST FAN
- WALL MOUNTED SWITCH
- WALL MOUNTED 3-WAY SWITCH
- PHOTOCELL
- PRIMARY AND SECONDARY DAYLIT ZONES
- CEILING MOUNTED SENSOR
- RECEPTACLE - DUPLEX
- RECEPTACLE - QUADRUPLUX
- RECEPTACLE - DEDICATED
- RECEPTACLE - 2-POLE
- RECEPTACLE - SPECIALTY, SEE PLANS FOR TYPE
- RECEPTACLE WITH USB PORT
- FLOOR MOUNTED RECEPTACLE
- CEILING MOUNTED RECEPTACLE
- PHONE-DATA PORT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- JUNCTION BOX
- DISCONNECT - POLES (CAPACITY/FUSE)
- HOME RUN - PANEL-CIRCUIT(S)
- WIRE/CONDUIT - OVERHEAD
- WIRE/CONDUIT - UNDERGROUND
- POWER PANEL
- TRANSFORMER
- AFF ABOVE FINISHED FLOOR
- +XX" HEIGHT (INCHES) AFF
- D DIMMER
- M OCCUPANCY SENSOR
- V VACANCY SENSOR
- GFCI GROUND FAULT CURRENT INTERRUPTER
- WP WEATHERPROOF
- HP HORSEPOWER
- BHP BRAKE HORSEPOWER
- NTS NOT TO SCALE
- GND GROUND
- GEC GROUNDING ELECTRODE CONDUCTOR
- MSB MAIN SWITCHBOARD
- SBJ SYSTEM BONDING JUMPER
- SSBJ SUPPLY SIDE BONDING JUMPER
- BCPM BRANCH CIRCUIT POWER METER
- TYP TYPICAL
- UNO UNLESS OTHERWISE NOTED

DATE	DESCRIPTION	REVISION

JOB NO. 24274
DRAWN ALN
CHECKED JRP
ORIGINAL DATE 10-30-2024

ISSUED FOR PERMIT DATE 10-30-2024

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
No. E23735
EXP. 12-31-2025
OPTIMIZED ENERGY & FACILITIES CONSULTING, INC.
5734 LoneTree Boulevard, Rocklin, CA 95765
Office: (916) 628-5518 www.oefcinc.com

STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE
ELECTRICAL SCHEDULES, ONE-LINE, & GEN. NOTES
SHEET NO.
E0

'METER/MAIN' SCHEDULE										
Panel Name:		MAIN			Bus Rating:		200A			
Voltage & Phase:		120/240V - 1Ø - 3W			AIC Rating:		22kAIC			
Mounting:		Surface			Main Type:		Circuit Breaker			
Enclosure Rating:		NEMA 3R			MCB Rating:		200A			
Code	VA	Description	BRK	Ckt	PHASE	Ckt	BRK	Description	VA	Code
O	15918	Panel 1A	200/2	1	A	2				
O	16371		-	3	B	4				
Largest Motor VA										3841
Largest Motor Phases:										A,B

Load Code	VA Load per Phase			Calculation			
	A	B	C	Total VA	Mult.	VA Load	
R = Recept	0	0	0	0	1.00	0	
K = Kitchen	0	0	0	0	1.00	0	
M = Motor	0	0	0	0	1.00	0	
L = Lighting	0	0	0	0	1.25	0	
H = Heat	0	0	0	0	1.25	0	
PV = Solar	0	0	0	0	1.25	0	
EV = Elec. Vehicle	0	0	0	0	1.25	0	
O = Other	15917.88	16370.88	0	32288.75	1.00	32289	
Load Totals	15917.88	16370.88	0	32288.75	1.00	32288.75	
VA of Largest Motor				3841	0.25	960.25	
Subfeed VA Loads	0.0	0.0	0.0				
Total VA Loads	16398.0	16851.0	0.0				
Load Balance	98.6%	101.4%	0.0%				
						VA Load This Panel	33249.0
						Amperage This Panel Per Largest Phase VA	140.4

VOLTAGE DROP SUMMARY			
Voltage Drop Summary			
Total Feeder Voltage Drop	Worst Case Branch Circuit	Worst Case Voltage Drop	
MAIN-->1A	0.13%	1A-2,4	2.14%
			2.27%

PANEL '1A' SCHEDULE										
Panel Name:		1A			Bus Rating:		200A			
Voltage & Phase:		120/240V - 1Ø - 3W			AIC Rating:		22kAIC			
Mounting:		Surface			Main Type:		Lugs Only			
Enclosure Rating:		NEMA 3R			Upstream Feed Size:		200A			
Code	VA	Description	BRK	Ckt	PHASE	Ckt	BRK	Description	VA	Code
M	2059	(E) HVAC Condenser Unit	30/2	1	A	2	60/2	(E) Panel 1C	6639	O
M	2059		-	3	B	4	-		5919	O
M	460	(E) HVAC Air Handler	20/1	5	A	6	20/1	(E) Exterior Lighting	200	L
R	180	(E) Receptacle - Attic	20/1	7	B	8	20/2	(E) Lighting Parking Lot	150	L
M	1219	(E) Plymovent System	20/2	9	A	10	-		150	L
M	1219		-	11	B	12	20/1	Lighting - Garage	462	L
R	360	Receptacles - Bathrooms	20/1	13	A	14	20/1	Lighting - Bedrooms	231	L
R	1080	Receptacles - Bedrooms 1 & 2	20/1	15	B	16	20/1	Lighting - General	328	L
R	900	Receptacles - Bedroom 3 & Office	20/1	17	A	18	20/1	Ice Maker	575	R
R	1440	Receptacles - Living & Dining	20/1	19	B	20	20/1	Receptacles - Squad & Gym	540	R
M	400	Kitchen Hood	20/1	21	A	22	20/1	Washing Machine	1200	R
R	800	Receptacles - Refrigerators	20/1	23	B	24	20/1	Dryer	1000	R
R	720	Receptacles - Kitchen	20/1	25	A	26	20/1	HVAC Conv. Receptacle	180	R
K	1200	Dishwasher	20/1	27	B	28		Space		
K	600	Disposal	20/1	29	A	30		Space		
		Space		31	B	32		Space		
		Space		33	A	34		Space		
		Space		35	B	36		Space		
		Space		37	A	38		Space		
		Space		39	B	40		Space		
		Space		41	A	42		Space		
Largest Motor VA										3841
Largest Motor Phases:										A,B

Load Code	VA Load per Phase			Calculation			
	A	B	C	Total VA	Mult.	VA Load	
R = Recept	3935	5040	0	8975	1.00	8975	
K = Kitchen	600	1200	0	1800	0.80	1440	
M = Motor	4137.5	3277.5	0	7415	1.00	7415	
L = Lighting	581.1	939.5	0	1520.6	1.25	1901	
H = Heat	0	0	0	0	1.25	0	
PV = Solar	0	0	0	0	1.25	0	
EV = Elec. Vehicle	0	0	0	0	1.25	0	
O = Other	6639	5919	0	12558	1.00	12558	
Load Totals	15892.6	16376	0	32268.6	1.00	32268.75	
VA of Largest Motor				3841	0.25	960.25	
Subfeed VA Loads	0.0	0.0	0.0				
Total VA Loads	16398.0	16851.0	0.0				
Load Balance	98.6%	101.4%	0.0%				
						VA Load This Panel	33249.0
						Amperage This Panel Per Largest Phase VA	140.4

Notes:
- Panel AIC rating based on wire size and length

DATE	DESCRIPTION	REVISION

JOB NO.	24274	DRAWN	ALN	CHECKED	JRP	ORIGINAL DATE	10-30-2024
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ISSUED FOR	PERMIT	DATE	10-30-2024
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OPTIMIZED ENERGY
& FACILITIES CONSULTING, INC.
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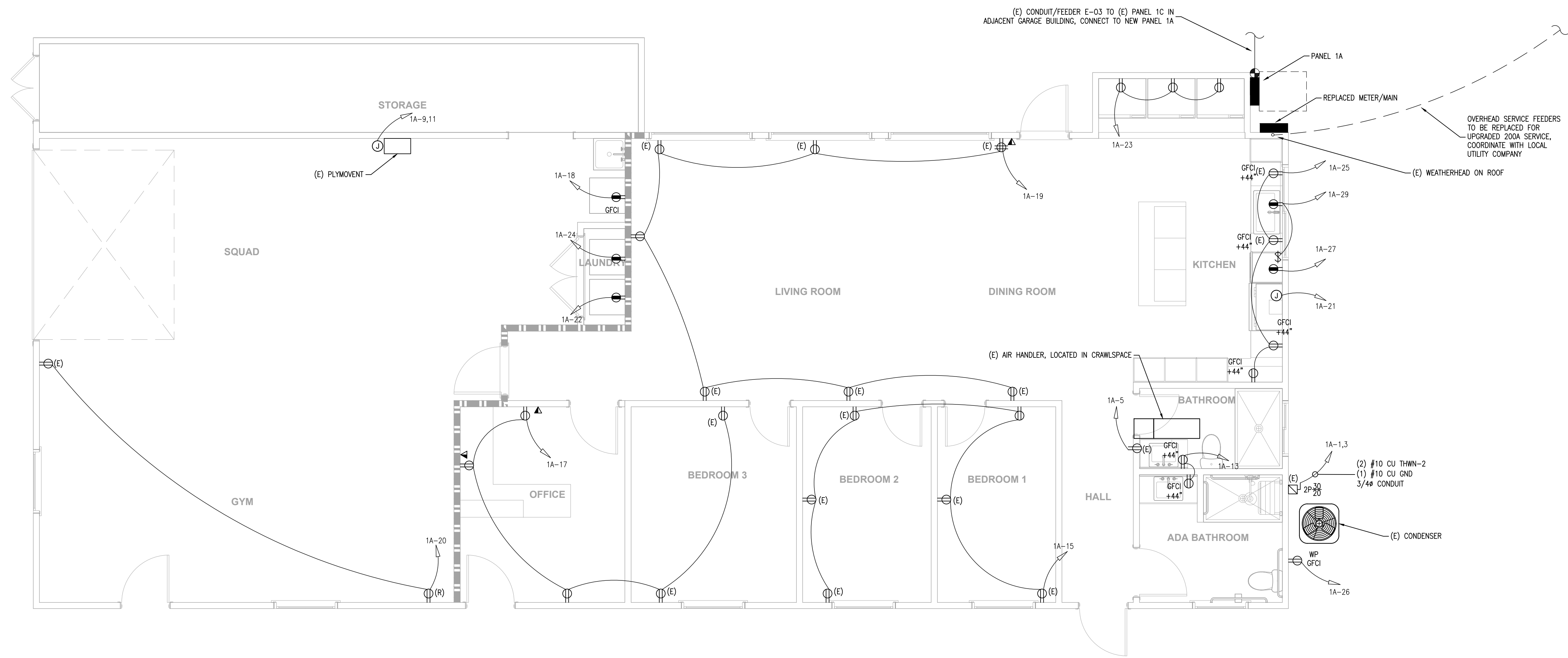
STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE
ELECTRICAL
PANEL
SCHEDULES

SHEET NO.
E1

SHEET NOTES:

- 1. (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- 2. ALL RECEPTACLES/EQUIPMENT SHOWN ARE (N) U.O.N.
- 3. ALL WIRING TO BE #12 AWG U.O.N.
- 4. ALL INTERIOR WIRING TO BE 2-CONDUCTOR, NON-METALLIC SHEATHED. ALL EXTERIOR WIRING TO BE INSULATED WITH THWN-2. ALL EXTERIOR CONDUIT SHALL BE FLEX CONDUIT ABOVE GROUND, OR PVC IF BELOW GROUND
- 5. BOTTOM OF BOXES FOR RECEPTACLES AND DATA PORTS SHALL BE AT 16" ABOVE FINISHED FLOOR, U.O.N.
- 6. GFCI RECEPTACLES SHALL BE WIRED IN PARALLEL
- 7. TOP OF BOXES FOR SWITCHES SHALL BE AT 44" ABOVE FINISHED FLOOR, U.O.N.
- 8. ALL FIRE-RATED WALL, CEILING, AND ROOF PENETRATIONS FOR JUNCTION BOXES, RECEPTACLES, AND LIGHTING FIXTURES TO BE CAULKED AND SEALED TO PRESERVE THE FIRE RATING. PROVIDE STEEL ELECTRICAL BOXES IN FIRE-RESISTIVE CLG'S AND WALLS. SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE-RESISTIVE WALLS BY A MIN. OF 24". BOX AREA SHALL NOT EXCEED 16 SQ. IN.
- 9. PROVIDE 3/4" CONDUIT FROM EACH DATA RECEPTACLE UP TO CEILING SPACE. STUB WITH LABELED PULL STRING FOR FUTURE WIRING BY OTHERS. VERIFY ROUTING WITH OWNER
- 10. CONTRACTOR TO TEST ALL (E) GFCI RECEPTACLES TO ENSURE GFCI PROTECTION, REPLACE AS NEEDED
- 11. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE INTERCONNECTED AND HAVE A BATTERY BACKUP. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL SOUND AN ALARM AND BE AUDIBLE IN ALL SLEEPING AREAS
- 12. ALL CEILING FAN BOXES TO BE LISTED AS "FAN RATED"
- 13. ALL 120-VOLT, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, LAUNDRY AREAS, HALLWAYS AND SIMILAR ROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE. INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT PER CEC 210.12
- 14. ALL NEW 125-VOLT, 15 AND 20 AMP RECEPTACLES IN THE DWELLING ARE LISTED TAMPER-RESISTANT. CEC 406.12
- 15. ALL RECEPTACLES LOCATED IN BATHROOMS, GARAGES, OUTDOORS, CRAWLSPACES, UNFINISHED AREAS OF BASEMENTS, KITCHENS, BATHHOUSES, LAUNDRY AREAS, OR WITHIN 6FT OF SINKS, TUBS, OR SHOWERS TO HAVE GFI PROTECTION PER CEC 210.8(A)
- 16. PROVIDE AT LEAST TWO 20-AMPERE BRANCH CIRCUITS TO SERVE COUNTER TOP RECEPTACLES FOR SMALL KITCHEN APPLIANCES PER CEC 210.52(B)
- 17. PROVIDE ONE DEDICATED 20-AMPERE BRANCH CIRCUIT FOR THE BATHROOM RECEPTACLE OUTLETS PER CEC 210.11(C)(3).



DATE	DESCRIPTION	REVISION
2/27/24	ALN	JRP
10-30-2024	ORIGINAL DATE	10-30-2024

ISSUED FOR PERMIT DATE 10-30-2024

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STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE
ELECTRICAL PLAN POWER

SHEET NO.
E2

A ELECTRICAL PLAN - POWER
SCALE: 1/4"=1'-0"



SHEET NOTES:

- (E) EXISTING
(N) NEW
(R) RELOCATED
(D) DEMO
- ALL LIGHT FIXTURES/CONTROLS SHOWN ARE (N) U.O.N.
- ALL WIRING TO BE #12 AWG U.O.N.
- ALL INTERIOR WIRING TO BE 2-CONDUCTOR, NON-METALLIC SHEATHED. ALL EXTERIOR WIRING TO BE INSULATED WITH THHN-2. ALL EXTERIOR CONDUIT SHALL BE FLEX CONDUIT ABOVE GROUND, OR PVC IF BELOW GROUND
- TOP OF BOXES FOR SWITCHES SHALL BE AT 44" ABOVE FINISHED FLOOR, U.O.N.
- ALL FIRE-RATED WALL, CEILING, AND ROOF PENETRATIONS FOR JUNCTION BOXES, RECEPTACLES, AND LIGHTING FIXTURES TO BE CAULKED AND SEALED TO PRESERVE THE FIRE RATING. PROVIDE STEEL ELECTRICAL BOXES IN FIRE-RESISTIVE CLG'S AND WALLS. SEPARATE ELECTRICAL BOXES BACK TO BACK IN FIRE-RESISTIVE WALLS BY A MIN. OF 24". BOX AREA SHALL NOT EXCEED 16 SQ. IN.
- NON-METALLIC SHEATHED CABLE SHALL BE SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS OR SIMILAR AT INTERVALS NOT EXCEEDING 4-1/2" WITHIN 12" OF EACH CABINET, BOX OR FITTING. FLAT CABLES SHALL NOT BE STAPLED ON EDGE
- ALL NEW RECESSED LIGHT FIXTURES TO BE INSTALLED WITHIN ONE-HALF INCH OF COMBUSTIBLE MATERIAL TO BE LABELED AS TYPE IC (INSULATION CONTACT) AND SEALED TO PREVENT LEAKAGE OF AIRBORNE MOISTURE AS PER NEC 410.66
- LIGHT FIXTURES INSTALLED IN TUB OR SHOWER ENCLOSURES OR WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF ENCLOSURE RM TO BE LABELED "SUITABLE FOR WET LOCATIONS"
- PROVIDE SEPARATE HUMIDISTAT CONTROL FOR ALL BATHROOM EXHAUST FANS PER CGC 4.506.1
- PROVIDE VACANCY SENSORS IN GARAGE, BATHROOMS, LAUNDRY/UTILITY ROOMS, AND WALK-IN CLOSETS
- ALL LED LIGHTING FIXTURES TO BE CONTROLLED BY DIMMER OR BY VACANCY SENSORS, EXCEPT FIXTURES IN STORAGE ROOMS OR CLOSETS <70SF
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY PER CENC 150 (K)(1)(A).

DATE	DESCRIPTION	REVISION



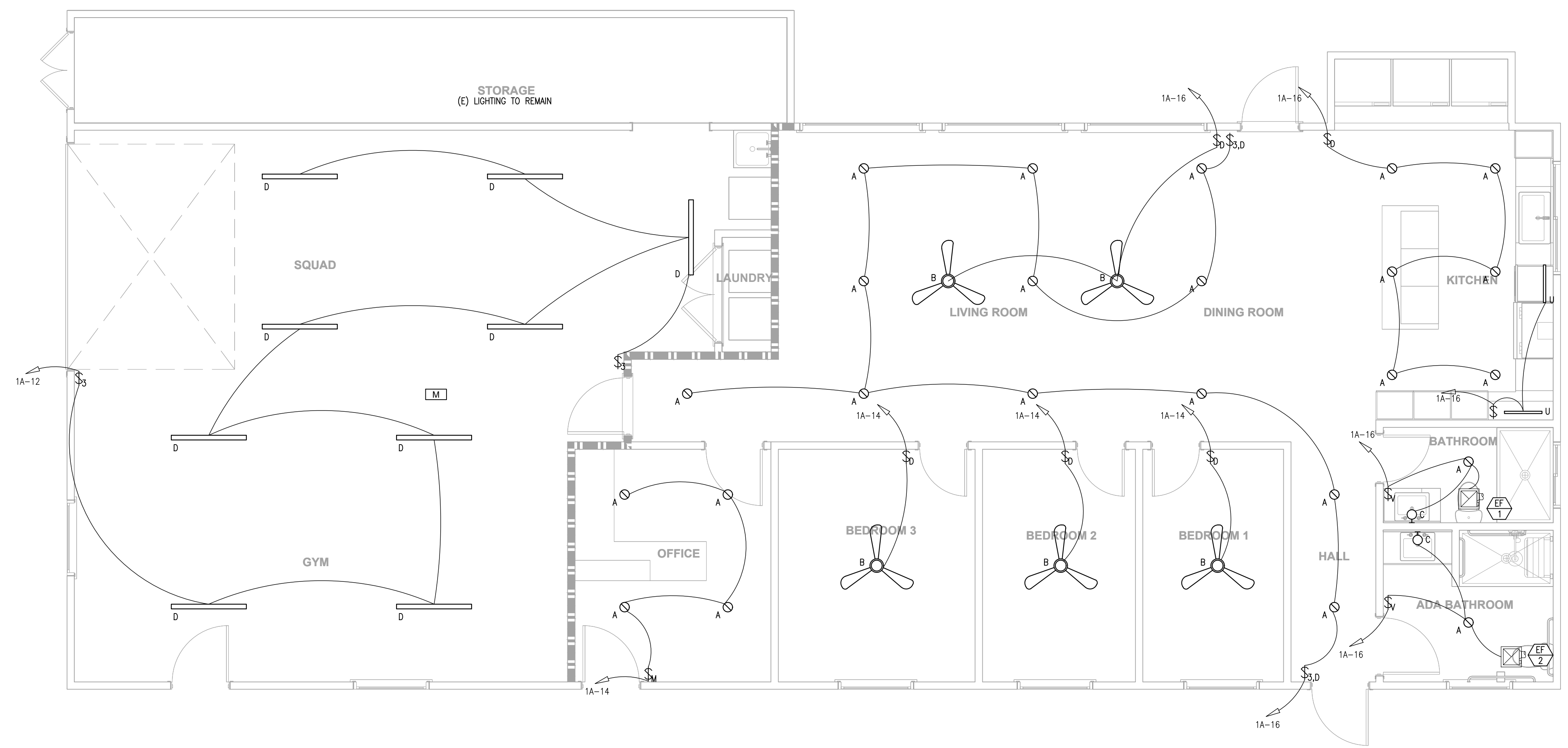
ISSUED FOR: PERMIT DATE: 10-30-2024

OPTIMIZED ENERGY
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STATION 86 RENOVATION
12337 BANNER LAVA CAP ROAD
NEVADA CITY, CA 95959

SHEET TITLE:
ELECTRICAL PLAN LIGHTING

SHEET NO.:
E3



A ELECTRICAL PLAN - LIGHTING
SCALE: 1/4"=1'-0"



Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 This document is used to demonstrate compliance with requirements in 200, 201, 202, 203, 204 and 205 of the prescriptive path for non-residential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.6, 170.2(a) and 180.2(b) for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.
 Project Name: Station 86 Report Page: (Page 1 of 7)
 Project Address: 12337 Banner Lava Cap Road Date Prepared: 10/24/2024

A. GENERAL INFORMATION	
01 Project Location (City)	Nevada City 04 Total Conditioned Floor Area (ft²) 0
02 Climate Zone	11 05 Total Unconditioned Floor Area (ft²) 915
03 Occupancy Types Within Project (select all that apply)	05 # of Stories (Excludes Above Grade) 1

B. PROJECT SCOPE				
This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(c) or 141.2(b)(2) / 180.2(b) for alterations.				
Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
<input type="checkbox"/> New Lighting System				
<input type="checkbox"/> New Lighting System - Parking Garage				
<input checked="" type="checkbox"/> Altered Lighting System	Area Category Method	0	Area Category Method	915
Total Area of Work (ft²)		0	915	

Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 2 of 7)
 Date Prepared: 10/24/2024

C. COMPLIANCE RESULTS															
If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.															
Allowed Lighting Power per 140.6(b) / 170.2(c) (Watts)					Adjusted Lighting Power per 140.6(a) / 170.2(c) (Watts)					Compliance Results					
01	02	03	04	05	06	07	08	09	10						
Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)(1) / 170.2(c)(1)	Complete Building	Area Category	Additional	Tolerated	Total Allowed (Watts)	Total Excluded (Watts)	Total Excluded (Watts)	Total Excluded (Watts)	Total Excluded (Watts)	05 must be >= 08 140.6 / 170.2(a)					
	140.6(c)(1)	140.6(c)(2) / 170.2(a)(4)	140.6(c)(3) / 170.2(a)(4)(1)	140.6(c)(3) / 170.2(a)(4)(1)							140.6(c)(2) / 170.2(a)(4)(1)	140.6(c)(2) / 170.2(a)(4)(1)	140.6(c)(2) / 170.2(a)(4)(1)	140.6(c)(2) / 170.2(a)(4)(1)	140.6(c)(2) / 170.2(a)(4)(1)
	(See Table I)	(See Table I)	(See Table I)	(See Table I)							(See Table I)	(See Table I)	(See Table I)	(See Table I)	(See Table I)
Conditioned					366	2	328	0	328	COMPLIES					
Unconditioned	366	0			366	2	328	0	328	COMPLIES					
Controls Compliance (See Table H for Details)					Controls Compliance (See Table H for Details)					COMPLIES					
Rated Power Reduction Compliance (See Table G for Details)										COMPLIES					

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

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

Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 3 of 7)
 Date Prepared: 10/24/2024

I. INDOOR LIGHTING FEATURE SCHEDULE
 This table includes all planned permanent area portable lighting other than dwelling unit/hotel/motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table 1. If using Table 1 to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, these luminaires are not included here.
 Designated Wattage: Unconditioned Spaces

Item	01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire ¹	How is Wattage Determined	Total Number of Luminaires	Excluded per 140.6(a)(1) / 170.2(c)(2)	Design (Watts)	Field Inspector	Pass	Fail
D	D	No	NA	41	NA	0	No	328		<input type="checkbox"/>	<input type="checkbox"/>
Total Designed Watts UNCONDITIONED SPACES							328				

FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)(8) / 170.2(a)(2)(D) is adjusted to be 75% (20% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.
¹Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS
 This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
 This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls	01	02	03
Mandatory Demand Response 110.12(c)		Shut-off controls 130.1(c) / 160.5(b)(4C)	Field Inspector
NA < 4,000W subject to multilevel		See Area/Space Level Controls	Pass
			Fail

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
 Cells are categorized using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(d) are being used.

Unconditioned Spaces	01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	PAF
Squad & Laundry	All Other Space Types	0.4	915	366	No	No
TOTALS				915	366	See Tables J or F for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
 This section does not apply to this project.

Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 4 of 7)
 Date Prepared: 10/24/2024

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)
 Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)(4A)	Multi-Level Controls 130.1(b) / 160.5(b)(4B)	Shut-Off Controls 130.1(c) / 160.5(b)(4C)	Primary/Sky Light Daylighting 130.1(d) / 160.5(b)(4D)	Secondary Daylighting 130.1(e) / 160.5(b)(4E)	Herbiscand Systems 140.6(a)(1) / 170.2(a)(2A)	Field Inspector
Squad, Gym, & Laundry	All Other Space Types	Readily Accessible	NA: General Use < 0.5W/ft²	Occupancy Sensor	NA: General daylight adaptation	NA: General daylight adaptation	No	Pass
								Fail
								13
Plan Sheet Showing Daylit Zones.								

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS
 Cells are categorized using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(d) are being used.

Unconditioned Spaces	01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	PAF
Squad & Laundry	All Other Space Types	0.4	915	366	No	No
TOTALS				915	366	See Tables J or F for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM
 This section does not apply to this project.

Generated Date/Time: Documentation Software: EnergyPro
 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-9910-1024-3121
 Schema Version: rev 20220101 Report Generated: 2024-10-24 14:48:28

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STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 5 of 7)
 Date Prepared: 10/24/2024

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 6 of 7)
 Date Prepared: 10/24/2024

STATE OF CALIFORNIA
Indoor Lighting CALIFORNIA ENERGY COMMISSION
 CERTIFICATE OF COMPLIANCE NIRC-171-E
 Project Name: Station 86 Report Page: (Page 7 of 7)
 Date Prepared: 10/24/2024

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE
 This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY
 This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING
 This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE/SPECIAL EFFECTS
 This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE
 This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))
 This section does not apply to this project.

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS
 This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS
 This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)
 This section does not apply to this project.

T. DWELLING UNIT LIGHTING
 This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
 Sections have been made based on information provided in this document. If any sections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.
 Form/Title
 NIRC-171-E - Must be submitted for all buildings.

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
 There are no NIRC-171 forms required for this project.

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

Documentation Author Name: Alex Batista
 Company: Optimized Energy & Facilities Consulting
 License: 2024-10-24
 Address: 5734 LoneTree Blvd
 City/State/Zip: Rocklin, CA 95765
 Phone: (916) 626-5518

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury under the laws of the State of California:
 1. The information provided on this Certificate of Compliance is true and accurate.
 2. I am a registered professional engineer under the Business and Professions Code to accept responsibility for the building design or system design (as defined on this Certificate of Compliance (responsible designer)).
 3. The energy features and performance specifications, systems, components, and construction details for the building design or system design certified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the applicable compliance documents, schedules, calculations, plans and specifications submitted to the enforcing agency for approval with this building permit application.
 5. I shall ensure that a completed copy of this Certificate of Compliance shall be made available with the building permits issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Person Name: Alex Batista
 Signature: [Signature]
 Date Signed: 2024-10-24
 License: 23735
 Address: 5734 LoneTree Blvd
 City/State/Zip: Rocklin, CA 95765
 Phone: (916) 626-5518

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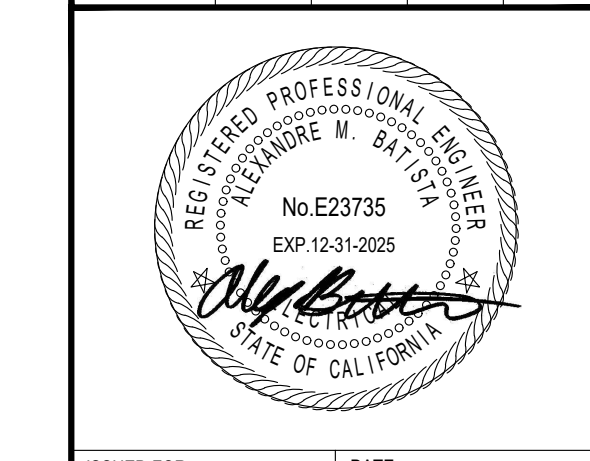
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DATE	DESCRIPTION	REVISION

JOB NO: 24274
 DRAWN: ALIN
 CHECKED: JRP
 ORIGINAL DATE: 10-30-2024



ISSUED FOR	DATE
PERMIT	10-30-2024

OPTIMIZED ENERGY & FACILITIES CONSULTING, INC.
 5734 LoneTree Boulevard, Rocklin, CA 95765
 Office: (916) 626-5518 www.oefinc.com

STATION 86 RENOVATION
 12337 BANNER LAVA CAP ROAD
 NEVADA CITY, CA 95959

SHEET TITLE: TITLE 24 ENERGY
 SHEET NO: EN0

