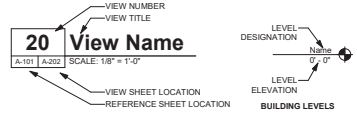
ABBREVIATIONS

A/C	AIR CONDITIONING	HC	HOLLOW CORE	SSTL	STAINLESS STEEL
ABV	ABOVE	HDWD	HARDWOOD	STC	SOUND TRANSMISSION CLASS
ACOUS	ACOUSTICAL	HDWR	HARDWARE	STD	STANDARD
ACT	ACOUSTICAL CEILING TILE	HGT	HEIGHT	STL	STEEL
ADA	AMERICANS WITH DISABILITIES ACT	HM	HOLLOW METAL	STOR	STORAGE
AFCI	ARC FAULT CIRCUIT INTERRUPTER	HORIZ	HORIZONTAL	STRUCT	STRUCTURAL
AFF	ABOVE FINISH FLOOR	HVAC	HEATING, VENTILATION, A/C	SUSP	SUPSPENDED
AL	ALUMINUM	ID	INSIDE DIAMETER	SV	SHEET VINYL
ALT	ALTERNATE	IIC	IMPACT INSULATION CLASS	SYM	SYMMMETRICAL
ARCH	ARCHITECT(URAL)	IN	INCH	T	TREAD
BD	BOARD	INCAND	INCANDESCENT	T&G	TONGUE & GROOVE
BDRM	BEDROOM	INSUL	INSULATION, INSULATED	TEL	TELEPHONE
BET	BETWEEN	INT	INTERIOR	TEMP	TEMPERED
BIT	BITUMINOUS	JC	JANITORS CLOSET	TER	TERRAZZO
BLDG	BUILDING	JT	JOINT	THK	THICK
BLKG	BLOCKING	LAM	LAMINATE	THR	THRESHOLD
BLW	BELOW	LAV	LAVATORY	TJI	TRUSS JOIST I-JOIST
BM	BEAM	LBS	POUNDS	TO	TOP OF
BOT	BOTTOM	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	TOS	TOP OF SLAB
BUR	BUILT UP ROOF			TOW	TOP OF WALL
CB	CATCH BASIN	LF	LINEAR FEET	TRANS	TRANSFORMER
CBC	CALIFORNIA BUILDING CODE	LIN	LINEN CLOSET	TV	TELEVISION
CEM	CEMENT	LINO	LINOLEUM	TYP	TYPICAL
CFM	CUBIC FEET PER MINUTE	LT(G)	LIGHT(ING)	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER		
CJ	CONTROL JOINT	LVT	LUXURY VINYL TILE	UG	UNDERGROUND
CL	CENTER LINE	LW	LIGHTWEIGHT	UNFIN	UNFINISHED
CLG	CEILING	MAX	MAXIMUM	UNO	ULNESS NOTED OTHERWISE
CLO	CLOSET	MDF	MEDIUM DENSITY FIBERBOARD	UV	UTRAVIOLET
CLR	CLEAR	MECH	MECHANICAL	VCT	VINYL COMPOSITION TILE
CMU	CONCRETE MASONRY UNIT	MEMB	MEMBRANE	VERT	VERTICAL
CO	CLEAN OUT	MEP	MECHANICAL, ELECTRICAL, PLUMBING	VIF	VERIFY IN FIELD
COL	COLUMN	MFR	MANUFACTURER	VTR	VENT TERMINATION PIPE
CONC	CONCRETE	MIN	MINIMUM	VWC	VINYL WALL COVERING
CONST	CONSTRUCTION	MISC	MISCELLANEOUS	W	WEST
CONT	CONTINUOUS	MO	MASONRY OPENING	W/	WITH
CONTR	CONTRACTOR	MTD	MOUNTED	W/D	WASHER DRYER
CPT	CARPET	MTL	METAL	W/O	WITHOUT
CT	CERAMIC TILE	N	NORTH	WC	WATERCLOSET
CTR	CENTER	NIC	NOT IN CONTRACT	WD	WOOD
DBL	DOUBLE	NO	NUMBER	WDW	WINDOW
DF	DRINKING FOUNTAIN	NOM	NOMINAL	WH	WATER HEATER
DIA	DIAMETER, DIAPHRAGM	NTS	NOT TO SCALE	WI	WROUGHT IRON
DIM	DIMENSION	O.P.	OVERFLOW PIPE	WIN	WINDOW
DN	DOWN	OC	ON CENTER	WP	WATERPROOF(ING)
DR	DOOR	OD	OVERFLOW DRAIN	WR	WEATHER RESISTIVE
DS	DOWN SPOUT	OFF	OFFICE	WRB	WATER RESISTIVE BARRIER
DTL	DETAIL	OH	OPPOSITE HAND	WSCT	WAINSCOT
DW	DISHWASHER	OPG	OPENING	WT	WEIGHT
DWG	DRAWING	OPP	OPPOSITE	WWF	WELDED WIRE FABRIC
(E)	EXISTING	(P)	PROPOSED	YD	YARD
E	EAST	PERM	PERIMETER		
EA	EACH	PERP	PERPENDICULAR		
EJ	EXPANSION JOINT	PG	PAINT GRADE		
EL.	ELEVATION	PL	PLATE, PROPERTY LINE		
ELEV		PLAM	PLASTIC LAMINATE		
ELEC	ELECTRIC	PLBG	PLUMBING		
ENCL	ENCLOSURE	PLYWD	PLYWOOD		
EQ	EQUAL	PNL	PANEL		
EQUIP	EQUIPMENT	PP	POWER POLE		
EXH	EXHAUST	PR	PAIR		
EXP	EXPANSION	PRTN	PARTITION		
EXT	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
FACP	FIRE ALARM CONTROL PANEL	PSI	POUNDS PER SQUARE INCH		
FAU	FORCED AIR UNIT	PSL	PARALLEL STRAND LUMBER		
FAWP	FLUID APPLIED WATERPROOFING	PT	PRESSURE TREATED		
FD	FLOOR DRAIN	PTD	PAINTED		
FDC	FIRE DEPARTMENT CONNECTION	PV	PHOTO VOLTAIC		
FE	FIRE EXTINGUISHER	PVC	POLYVINYL CHLORIDE		
FEC	FIRE EXTINGUISHER CABINET	PVMT	PAVEMENT		
FF	FINISHED FLOOR ELEVATION	QTY	QUANTITY		
FG	FINISHED GRADE	R	RADIUS, RISER		
FH	FIRE HYDRANT	RB	RUBBER BASE		
FHC	FIRE HOSE CABINET	RCP	REFLECTED CEILING PLAN		
FIN	FINISH	RD	ROOF DRAIN		
FIXT	FIXTURE	REF	REFRIGERATOR		
FLR	FLOOR	REINF	REINFORCED		
FLUOR	FLOURESCENT	REQD	REQUIRED		
FND	FOUNDATION	RH	RIGHT HAND		
FO	FACE OF	RM	ROOM		
FOC	FACE OF CONCRETE	RO	ROUGH OPENING		
FOF	FACE OF FINISH	RTU	ROOF TOP UNIT (MECH)		
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	S	SOUTH		
		SAFB	SOUND ATTENUATION FIBER BATT		
FOM	FACE OF MASONRY	SAWP	SELF ADHEREING WATERPROOFING		
FOS	FACE OF STUD	SC	SCUPPER/SOLID CORE		
FRP	FIBERGLASS REINFORCED PANELS	SCHED	SCHEDULE		
FT	FOOT OR FEET	SEAL	SEALANT		
FTG	FOOTING	SECT	SECTION		
GA	GAUGE, GAGE	SF	SQUARE FOOT		
GALV	GALVANIZED	SHT	SHEET		
GB	GRAB BAR	SHTHG	SHEATHING		
GC	GENERAL CONTRACTOR	SIM	SIMILAR		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SM	SHEET METAL		
GWB	GYPSUM BOARD	SPEC	SPECIFICATION		
GYP	GYPSUM	SQ	SQURE		
HB	HOSE BIBB	SS	SOLID SURFACE		

SYMBOLS



BUILDING LEVELS


NORTH ARROW

GRID REFERENCE


DOOR W/CLOSER

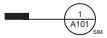
BUILDING ELEVATION

SECTION REFERENCE

DOOR TAG

WINDOW TAG

INTERIOR ELEVATIONS



DETAIL REFERENCE

WALL TAG

STOREFRONT TAG

REVISION TAG


CENTERLINE

MATERIAL TAG

DEFERRED SUBMITTALS

1. FIRE SPRINKLER MODIFICATIONS DUE TO ADDING / MOVING WALLS

PROJECT DIRECTORY

OWNER
CITY OF SAN LUIS OBISPO
ADDRESS: 919 PALM ST.
SAN LUIS OBISPO, CA. 93401
CONTACT: SANDRA GOLONKA
EMAIL: SGOLONKA@SLOCITY.ORG

ARCHITECT
RRM DESIGN GROUP
ADDRESS: 3765 S. HIGUERA ST. SUITE 102
SAN LUIS OBISPO, CA. 93401
CONTACT: JON HOUCK
EMAIL: JHOUCK@RRMDESIGN.COM

MECHANICAL ENGINEER
3C ENGINEERING
ADDRESS: 1500 PALM ST.
SAN LUIS OBISPO, CA. 93401
CONTACT: DENVER STANGER
EMAIL: DSTANGER@3CENG.COM

ELECTRICAL ENGINEER
THOMA ELECTRIC
ADDRESS: 3562 EMPLEO ST.
SAN LUIS OBISPO, CA. 93401
CONTACT: CHRIS JOSE
EMAIL: CJOSE@THOMAELEC.COM

VICINITY MAP

PROJECT SITE

PROJECT INFORMATION

PROJECT SCOPE:

1. SELECTIVE DEMOLITION OF PARTITIONS, CEILINGS, FINISHES, MECHANICAL EQUIPMENT, ELECTRICAL DEVICES.
2. CONSTRUCTION OF NEW PARTITIONS, CEILINGS, FINISHES, MECHANICAL EQUIPMENT, ELECTRICAL DEVICES, INTERIOR STOREFRONT WINDOWS.

BUILDING INFORMATION:

OCCUPANCY: B, A-3
CONSTRUCTION TYPE: VB
FIRE SPRINKLERED: YES
BUILDING HEIGHT: 35'
NUMBER OF STORIES: 2
TOTAL BUILDING AREA: 10,921 SF
FIRST FLOOR BUILDING AREA: 5,586 SF
SECOND FLOOR BUILDING AREA: 5,335 SF

SEE SHEET G-401 FOR CODE ANALYSIS

SITE INFORMATION:

STREET ADDRESS:	1106 WALNUT ST. SAN LUIS OBISPO, CA.
APN:	001-207-039
ZONING:	O (OFFICE)
LOT SIZE:	0.87 AC
LAND USE:	OFFICE
EXISTING USE:	OFFICE
PROPOSED USE:	OFFICE

PROJECT GENERAL NOTES

USE OF PLANS: THESE PLANS ARE THE PROPERTY OF RRM AND MAY NOT BE USED WITHOUT THE EXPRESS, WRITTEN CONSENT.

THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF THIS PROJECT.
APPLICABLE CODES AND STANDARDS:

- *2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.*
- *2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.*
- *2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICIES AND STANDARDS.*
- *CURRENT CITY OF SAN LUIS OBISPO MUNICIPAL CODE.*

1. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK.
2. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF FRAMING.
3. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
4. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
5. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
6. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
7. CONTRACTOR SHALL PROVIDE FOR PROTECTION AND SAFETY: RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.).

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SAN LUIS OBISPO COUNTY, CALIFORNIA

1106 WALNUT TENANT IMPROVEMENT

APPROVED BY

Brian A. Nelson, City Engineer *R.C.E. C79870* *Approved Date*

SPECIFICATION NO.	DATE	SHEET
2000577-04	09/12/2024	G-001
	FILE NO./LOCATION	

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (JANUARY 2023)

CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

101.1 TITLE.
THESE REGULATIONS SHALL BE KNOWN AS THE *CALIFORNIA GREEN BUILDING STANDARDS CODE* AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS "THIS CODE." IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE *CALGREEN CODE*. THE *CALIFORNIA GREEN BUILDING STANDARDS CODE* IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE *CALIFORNIA CODE OF REGULATIONS*, TITLE 24, ALSO REFERRED TO AS THE *CALIFORNIA BUILDING STANDARDS CODE*.

101.2 PURPOSE.
THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:

1. PLANNING AND DESIGN.
2. ENERGY EFFICIENCY.
3. WATER EFFICIENCY AND CONSERVATION.
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.
5. ENVIRONMENTAL QUALITY.

101.3 SCOPE.
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.
IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION VERIFICATION

102.1 SUBMITTAL DOCUMENTS.
CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT. WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

EXCEPTION: THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE, THE *CALIFORNIA BUILDING STANDARDS CODE* AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

102.3 VERIFICATION.
DOCUMENTATION OF CONFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

CHAPTER 3 - GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.
BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN ***SECTION 101.7***.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS
[BSC-CG] THE PROVISIONS OF INDIVIDUAL SECTIONS OF ***CHAPTER 5*** APPLY TO NEWLY CONSTRUCTED BUILDINGS, BUILDING ADDITIONS OF 1,000 SQUARE FEET OR GREATER, AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF $200,000 OR ABOVE (FOR OCCUPANCIES WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION). CODE SECTIONS RELEVANT TO ADDITIONS AND ALTERATIONS SHALL ONLY APPLY TO THE PORTIONS OF THE BUILDING BEING ADDED OR ALTERED WITHIN THE SCOPE OF THE PERMITTED WORK.

A CODE SECTION WILL BE DESIGNATED BY A BANNER TO INDICATE WHERE THE CODE SECTION ONLY APPLIES TO NEWLY CONSTRUCTED BUILDINGS **[N]** OR TO ADDITIONS AND/OR ALTERATIONS **[A]**. WHEN THE CODE SECTION APPLIES TO BOTH, NO BANNER WILL BE USED.

301.3.1 NONRESIDENTIAL ADDITIONS AND ALTERATIONS THAT CAUSE UPDATES TO PLUMBING FIXTURES ONLY:

NOTE: ON AND AFTER JANUARY 1, 2014, CERTAIN COMMERCIAL REAL PROPERTY, AS DEFINED IN ***CIVIL CODE SECTION 1101.3***, SHALL HAVE ITS NONCOMPLIANT PLUMBING FIXTURES REPLACED WITH APPROPRIATE WATER-CONSERVING PLUMBING FIXTURES UNDER SPECIFIC CIRCUMSTANCES. SEE ***CIVIL CODE SECTION 1101.1 ET SEQ***. FOR DEFINITIONS, TYPES OF COMMERCIAL REAL PROPERTY AFFECTED, EFFECTIVE DATES, CIRCUMSTANCES NECESSITATING REPLACEMENT OF NONCOMPLIANT PLUMBING FIXTURES, AND DUTIES AND RESPONSIBILITIES FOR ENSURING COMPLIANCE.

301.3.2 WASTE DIVERSION

THE REQUIREMENTS OF ***SECTION 5.408*** SHALL BE REQUIRED FOR ADDITIONS AND ALTERATIONS WHENEVER A PERMIT IS REQUIRED FOR WORK.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES (SEE GBSC)

301.5 HEALTH FACILITIES (SEE GBSC)

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS.
FOR SHELL BUILDINGS AND OTHERS CONSTRUCTED FOR FUTURE TENANT IMPROVEMENTS, ONLY THOSE CODE MEASURES RELEVANT TO THE BUILDING COMPONENTS AND SYSTEMS CONSIDERED TO BE NEW CONSTRUCTION (OR NEWLY CONSTRUCTED) SHALL APPLY.

303.1.1 INITIAL TENANT IMPROVEMENTS
THE PROVISIONS OF THIS CODE SHALL APPLY ONNLY TO THE INITIAL TENANT IMPROVEMENTS TO A PROJECT. SUBSEQUENT TENANT IMPROVEMENTS SHALL COMPLY WITH THE SCOPING PROVISIONS IN ***SECTION 301.3*** NON-RESIDENTIAL ADDITIONS AND ALTERATIONS.

CHAPTER 5 - NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

5.106 SITE DEVELOPMENT

5.106.1 STORMWATER POLLUTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND
NEWLY CONSTRUCTED PROJECTS AND ADDITIONS WHICH DISTURB LESS THAN ONE ACRE OF LAND AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE SHALL PREVENT THE POLLUTION OF STORMWATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES THROUGH ONE OR MORE OF THE FOLLOWING MEASURES:

5.106.1.1 LOCAL ORDINANCE
COMPLY WITH A LAWFULLY ENACTED STORMWATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCE.

5.106.1.2 BEST MANAGEMENT PRACTICES (BMP'S)
PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL AND GOOD HOUSEKEEPING BMP'S.

1. SOIL LOSS BMP'S THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   a. SCHEDULING CONSTRUCTION ACTIVITY DURING DRY WEATHER, WHEN POSSIBLE.
   b. PRESERVATION OF NATURAL FEATURES, VEGETATION, SOIL AND BUFFERS AROUND SURFACE WATERS.
   c. DRAINAGE SWALES OR LINED DITCHES TO CONTROL STORMWATER FLOW.
   d. MULCHING OR HYDROSEEDING TO STABILIZE DISTURBED SOILS.
   e. EROSION CONTROL TO PROTECT SLOPES.
   f. PROTECTION OF STORM DRAIN INLETS (GRAVEL BAGS OR CATCH BASIN INSERTS).
   g. PERIMETER SEDIMENT CONTROL (PERIMETER SILT FENCE, FIBER ROLLS).
   h. SEDIMENT TRAP OR SEDIMENT BASIN TO RETAIN SEDIMENT ON SITE.
   i. STABILIZED CONSTRUCTION EXITS.
   j. WIND EROSION CONTROL.
   k. OTHER SOIL LOSS BMP'S ACCEPTABLE TO THE ENFORCING AGENCY.

2. GOOD HOUSEKEEPING BMP'S TO MANAGE CONSTRUCTION EQUIPMENT, MATERIALS, NON-STORMWATER DISCHARGES, AND WASTES THAT SHOULD BE CONSIDERED FOR IMPLEMENTATION AS APPROPRIATE FOR EACH PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   a. DEWATERING ACTIVITIES.
   b. MATERIAL HANDLING AND WASTE MANAGEMENT.
   c. BUILDING MATERIALS STOCKPILE MANAGEMENT.
   d. MANAGEMENT OF WASHOUT AREAS (CONCRETE, PAINTS, STUCCO, ETC.).
   e. CONTROL OF VEHICLE/EQUIPMENT FUELING TO CONTRACTOR'S STAGING AREA.
   f. VEHICLE AND EQUIPMENT CLEANING PERFORMED OFF SITE.
   g. SPILL PREVENTION AND CONTROL.
   h. OTHER HOUSEKEEPING BMP'S ACCEPTABLE TO THE ENFORCING AGENCY.

5.106.4 BICYCLE PARKING
FOR BUILDINGS WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN ***SECTION 103***, COMPLY WITH ***SECTION 5.106.4.1***. FOR BUILDINGS WITHIN THE AUTHORITY OF THE DIVISION OF THE STATE ARCHITECT PURSUANT TO ***SECTION 105***, COMPLY WITH ***SECTION 5.106.4.2***.

5.106.4.1 BICYCLE PARKING [BSC-CG]
COMPLY WITH ***SECTIONS 5.106.4.1.1*** AND ***5.106.4.1.2;*** OR MEET THE APPLICABLE LOCAL ORDINANCE, WHICHEVER IS STRICTER.

5.106.4.1.1 SHORT-TERM BICYCLE PARKING
IF THE NEW PROJECT OR AN ADDITION OR ALTERATION IS ANTICIPATED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) [2]
0-9	0	0
10-25	4	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	6
201 AND OVER	20% OF TOTAL [1]	25% OF EV CAPABLE SPACES [1]

[1] CALCULATION FOR SPACES SHALL BE ROUNDED UP TO THE NEAREST WHOLE NUMBER.

EXCEPTION: ADDITIONS OR ALTERATIONS WHICH ADD NINE OR LESS VISITOR VEHICULAR PARKING SPACES.

5.106.4.1.2 LONG-TERM BICYCLE PARKING
FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.3
FOR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT-OCCUPANT VEHICULAR PARKING SPACES, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.4
FOR NEW SHELL BUILDINGS IN PHASED PROJECTS PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE ANTICIPATED TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.4.1.5
ACCEPTABLE BICYCLE PARKING FACILITY FOR ***SECTIONS 5.106.4.1.2***, ***5.106.4.1.3***, AND ***5.106.4.1.4*** SHALL BE CONVENIENT FROM THE STREET AND SHALL MEET ONE OF THE FOLLOWING:

1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;
2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR
3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

NOTE: ADDITIONAL INFORMATION ON RECOMMENDED BICYCLE ACCOMMODATIONS MAY BE OBTAINED FROM SACRAMENTO AREA BICYCLE ADVOCATES.

5.106.4.2 BICYCLE PARKING [DSA]
FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, COMPLY WITH ***SECTIONS 5.106.4.2.1*** AND ***5.106.4.2.2.***

5.106.4.2.1 STUDENT BICYCLE PARKING
PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS CONVENIENTLY ACCESSED WITH A MINIMUM OF FOUR TWO-BIKE CAPACITY RACKS PER NEW BUILDING.

5.106.4.2.2 STAFF BICYCLE PARKING
PROVIDE PERMANENT, SECURE BICYCLE PARKING CONVENIENTLY ACCESSED WITH A MINIMUM OF TWO STAFF BICYCLE PARKING SPACES PER NEW BUILDING. ACCEPTABLE BICYCLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET OR STAFF PARKING AREA AND SHALL MEET ONE OF THE FOLLOWING:

1. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS FOR BICYCLES;
2. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS; OR
3. LOCKABLE, PERMANENTLY ANCHORED BICYCLE LOCKERS.

5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING [N]
CONSTRUCTION TO PROVIDE ELECTRIC VEHICLE INFRASTRUCTURE AND FACILITATE ELECTRIC VEHICLE CHARGING SHALL COMPLY WITH ***SECTION 5.106.5.3.1*** AND SHALL BE PROVIDED IN ACCORDANCE WITH REGULATIONS IN THE *CALIFORNIA BUILDING CODE* AND THE *CALIFORNIA ELECTRICAL CODE*.

EXCEPTIONS:

1. ON A CASE-BY-CASE BASIS WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED COMPLIANCE WITH THIS SECTION IS NOT FEASIBLE BASED UPON ONE OF THE FOLLOWING CONDITIONS:
   a. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY.
   b. WHERE THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.
   c. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCEMENT AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF ***SECTION 5.106.5.3***, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.
2. PARKING SPACES ACCESSIBLE ONLY BY AUTOMATED MECHANICAL CAR PARKING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH THIS CODE SECTION.

5.106.5.3.1 EV CAPABLE SPACES
EV CAPABLE SPACES SHALL BE PROVIDED IN ACCORDANCE WITH ***TABLE 5.106.5.3.1*** AND THE FOLLOWING REQUIREMENTS:

1. RACEWAYS COMPLYING WITH THE *CALIFORNIA ELECTRICAL CODE* AND NO LESS THAN 1-INCH DIAMETER SHALL BE PROVIDED AND SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL(S) SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CAPABLE SPACE AND INTO A SUITABLE LISTED CABINET, BOX, ENCLOSURE OR EQUIVALENT. A COMMON RACEWAY MAY BE USED TO SERVE MULTIPLE EV CAPABLE SPACES.
2. A SERVICE PANEL OR SUBPANEL(S) SHALL BE PROVIDED WITH PANEL SPACE AND ELECTRICAL LOAD CAPACITY FOR A DEDICATED 208/240 VOLT, 40-AMPERE MINIMUM BRANCH CIRCUIT FOR EACH EV CAPABLE SPACE, WITH DELIVERY OF 30-AMPERE MINIMUM TO AN INSTALLED EVSE AT EACH EVCS.
3. THE ELECTRICAL SYSTEM AND ANY ON-SITE DISTRIBUTION TRANSFORMERS SHALL HAVE SUFFICIENT CAPACITY TO SUPPLY FULL RATED AMPERAGE AT EACH EV CAPABLE SPACE.
4. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

NOTE: A PARKING SPACE SERVED BY ELECTRIC VEHICLE SUPPLY EQUIPMENT OR DESIGNED AS A FUTURE EV CHARGING SPACE SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE ONLY FOR THE PURPOSE OF COMPLYING WITH ANY APPLICABLE MINIMUM PARKING SPACE REQUIREMENTS ESTABLISHED BY AN ENFORCEMENT AGENCY. SEE ***VEHICLE CODE SECTION 22511.2*** FOR FURTHER DETAILS.

[2] THE NUMBER OF REQUIRED EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) IN COLUMN 3 COUNT TOWARD THE TOTAL NUMBER OF REQUIRED EV CAPABLE SPACES SHOWN IN COLUMN 2.

5.106.5.3.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS)
EV CAPABLE SPACES SHALL BE PROVIDED WITH EVSE TO CREATE EVCS IN THE NUMBER INDICATED IN ***TABLE 5.106.5.3.1***. THE EVCS REQUIRED BY ***TABLE 5.106.5.3.1*** MAY BE PROVIDED WITH EVSE IN ANY COMBINATION OF LEVEL 2 AND DIRECT CURRENT FAST CHARGING (DCFC), EXCEPT THAT AT LEAST ONE LEVEL 2 EVSE SHALL BE PROVIDED.

ONE EV CHARGER WITH MULTIPLE CONNECTORS CAPABLE OF CHARGING MULTIPLE EVS SIMULTANEOUSLY SHALL BE PERMITTED IF THE ELECTRICAL LOAD CAPACITY REQUIRED BY ***SECTION 5.106.5.3.1*** FOR EACH EV CAPABLE SPACE IS ACCUMULATIVELY SUPPLIED TO THE EV CHARGER.

THE INSTALLATION OF EACH DCFC EVSE SHALL BE PERMITTED TO REDUCE THE MINIMUM NUMBER OF REQUIRED EV CAPABLE SPACES WITHOUT EVSE BY FIVE AND REDUCE PROPORTIONALLY THE REQUIRED ELECTRICAL LOAD CAPACITY TO THE SERVICE PANEL OR SUBPANEL.

5.106.5.3.3 USE OF AUTOMATIC LOAD MANAGEMENT SYSTEMS (ALMS)
ALMS SHALL BE PERMITTED FOR EVCS. WHEN ALMS IS INSTALLED, THE REQUIRED ELECTRICAL LOAD CAPACITY SPECIFIED IN ***SECTION 5.106.5.3.1*** FOR EACH EVCS MAY BE REDUCED WHEN SERVICED BY AN EVSE CONTROLLED BY AN ALMS. EACH EVSE CONTROLLED BY AN ALMS SHALL DELIVER A MINIMUM 30 AMPERES TO AN EV WHEN CHARGING ONE VEHICLE AND SHALL DELIVER A MINIMUM 3.3 KW WHILE SIMULTANEOUSLY CHARGING MULTIPLE EVS.

5.106.5.3.4 ACCESSIBLE EVCS
WHEN EVSE IS INSTALLED, ACCESSIBLE EVCS SHALL BE PROVIDED IN ACCORDANCE WITH THE *CALIFORNIA BUILDING CODE*, ***CHAPTER 11B, SECTION 11B-228.3***.

NOTE: FOR EVCS SIGNS, REFER TO CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSOR(S).

5.106.8 LIGHT POLLUTION REDUCTION [N].
OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM REQUIREMENTS IN THE *CALIFORNIA ENERGY CODE* FOR LIGHTING ZONES 0-4 AS DEFINED IN ***CHAPTER 10, SECTION 10-114*** OF THE *CALIFORNIA ADMINISTRATIVE CODE*; AND
2. BACKLIGHT (B) RATINGS AS DEFINED IN IES TM-15-11 (SHOWN IN ***TABLE A-1 IN CHAPTER 8***);
3. UPLIGHT AND GLARE RATINGS AS DEFINED IN *CALIFORNIA ENERGY CODE* (SHOWN IN ***TABLES 130.2-A*** AND ***130.2-B*** IN ***CHAPTER 8***) AND
4. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN ***TABLE 5.106.8 [N]***,

OR COMPLY WITH A LOCAL ORDINANCE LAWFULLY ENACTED PURSUANT TO ***SECTION 101.7***, WHICHEVER IS MORE STRINGENT.

EXCEPTIONS: [N]

1. LUMINAIRES THAT QUALIFY AS EXCEPTIONS IN ***SECTION 130.2(B) AND 140.7*** OF THE *CALIFORNIA ENERGY CODE*
2. EMERGENCY LIGHTING.
3. BUILDING FACADE MEETING THE REQUIREMENTS IN ***TABLE 140.7-B*** OF THE *CALIFORNIA ENERGY CODE, PART 6*.
4. CUSTOM LIGHTING FEATURES AS ALLOWED BY THE LOCAL ENFORCING AGENCY, AS PERMITTED BY ***SECTION 101.8*** ALTERNATE MATERIALS, DESIGNS AND METHODS OF CONSTRUCTION.
5. LUMINAIRES WITH LESS THAN 6,200 INITIAL LUMINAIRE LUMENS.

NOTES: [N]

1. SEE ALSO *CALIFORNIA BUILDING CODE*, ***CHAPTER 12, SECTION 1205.7*** FOR COLLEGE CAMPUS LIGHTING REQUIREMENTS FOR PARKING FACILITIES AND WALKWAYS.
2. REFER TO ***CHAPTER 8*** (COMPLIANCE FORMS, WORKSHEETS AND REFERENCE MATERIAL) FOR IES TM-15-11 ***TABLE A1***, *CALIFORNIA ENERGY CODE* ***TABLES 130.2-A*** AND ***130.2-B.***
3. REFER TO THE *CALIFORNIA ENERGY CODE* FOR REQUIREMENTS FOR ADDITIONS AND ALTERATIONS.

TABLE 5.106.8 [N] -
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING[1, 2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING[3] (B)					
LUMINAIRE GREATER THAN 2 MOUNTING HEIGHTS (MH) FROM PROPERTY LINE	N/A	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
LUMINAIRE BACK HEMISPHERE IS 1-2 MH FROM PROPERTY LINE	N/A	B2	B3	B4	B4
LUMINAIRE BACK HEMISPHERE IS 0.5-1 MH FROM PROPERTY LINE	N/A	B1	B2	B3	B3
LUMINAIRE BACK HEMISPHERE IS LESS THAN 0.5 MH FROM PROPERTY LINE	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
FOR AREA LIGHTING[3]	N/A	U0	U0	U0	U0
FOR ALL OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE LUMINAIRES	N/A	U1	U2	U3	U4
MAXIMUM ALLOWABLE GLARE RATING (G)					
LUMINAIRE GREATER THAN 2 MOUNTING HEIGHTS (MH) FROM PROPERTY LINE	N/A	G1	G2	G3	G4
LUMINAIRE FRONT HEMISPHERE IS 1-2 MH FROM PROPERTY LINE	N/A	G0	G1	G1	G2
LUMINAIRE FRONT HEMISPHERE IS 0.5-1 MH FROM PROPERTY LINE	N/A	G0	G0	G1	G1
LUMINAIRE FRONT HEMISPHERE IS LESS THAN 0.5 MH FROM PROPERTY LINE	N/A	G0	G0	G0	G1

[1] IESNA LIGHTING ZONES 0 ARE NOT APPLICABLE; REFER TO LIGHTING ZONES AS DEFINED IN THE CALIFORNIA ENERGY CODE AND CHAPTER 10 OF THE CALIFORNIA ADMINISTRATIVE CODE.

[2] FOR PROPERTY LINES THAT ABUT PUBLIC WALKWAYS, BIKEWAYS, PLAZAS AND PARKING LOTS, THE PROPERTY LINE MAY BE CONSIDERED TO BE 5 FEET BEYOND THE ACTUAL PROPERTY LINE FOR PURPOSE OF DETERMINING COMPLIANCE WITH THIS SECTION. FOR PROPERTY LINES THAT ABUT PUBLIC ROADWAYS AND PUBLIC TRANSIT CORRIDORS, THE PROPERTY LINE MAY BE CONSIDERED TO BE THE CENTERLINE OF THE PUBLIC ROADWAY OR PUBLIC TRANSIT CORRIDOR FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH THIS SECTION.

[3] GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING."

5.106.8.1 FACING - BACKLIGHT
LUMINAIRES WITHIN 2MH OF A PROPERTY LINE SHALL BE ORIENTED SO THAT THE NEAREST PROPERTY LINE IS BEHIND THE FIXTURE, AND SHALL COMPLY WITH THE BACKLIGHT RATING SPECIFIED IN TABLE 5.106.8 BASED ON THE LIGHTING ZONE AND DISTANCE TO THE NEAREST POINT OF THAT PROPERTY LINE.

EXCEPTION: CORNERS. IF TWO PROPERTY LINES (OR TWO SEGMENTS OF THE SAME PROPERTY LINE) HAVE EQUIDISTANT POINTS TO THE LUMINAIRE, THEN THE LUMINAIRE MAY BE ORIENTED SO THAT THE INTERSECTION OF THE TWO LINES (THE CORNER) IS DIRECTLY BEHIND THE LUMINAIRE. THE LUMINAIRE SHALL STILL USE THE DISTANCE TO THE NEAREST POINT(S) ON THE PROPERTY LINES TO DETERMINE THE REQUIRED BACKLIGHT RATING.

5.106.8.2 FACING - GLARE
FOR LUMINAIRES COVERED BY 5.106.8.1, IF A PROPERTY LINE ALSO EXISTS WITHIN OR EXTENDS INTO THE FRONT HEMISPHERE WITHIN 2MH OF THE LUMINAIRE THEN THE LUMINAIRE SHALL COMPLY WITH THE MORE STRINGENT GLARE RATING SPECIFIED IN TABLE 5.106.8 BASED ON THE LIGHTING ZONE AND DISTANCE TO THE NEAREST POINT ON THE NEAREST PROPERTY LINE WITHIN THE FRONT HEMISPHERE.

5.106.10 GRADING AND PAVING
CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES.
2. WATER COLLECTION AND DISPOSAL SYSTEMS.
3. FRENCH DRAINS.
4. WATER RETENTION GARDENS.
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

5.106.12 SHADE TREES
[DSA-SS] SHADE TREES SHALL BE PLANTED TO COMPLY WITH ***SECTIONS 5.106.12.1***, ***5.106.12.2***, AND ***5.106.12.3***. PERCENTAGES SHOWN SHALL BE MEASURED AT NOON ON THE SUMMER SOLSTICE. LANDSCAPE IRRIGATION NECESSARY TO ESTABLISH AND MAINTAIN TREE HEALTH SHALL COMPLY WITH ***SECTION 5.304.6***.

5.106.12.1 SURFACE PARKING AREAS
SHADE TREE PLANTINGS, MINIMUM #10 CONTAINER SIZE OR EQUAL, SHALL BE INSTALLED TO PROVIDE SHADE OVER 50 PERCENT OF THE PARKING AREA WITHIN 15 YEARS.

EXCEPTIONS: THE SURFACE PARKING AREA COVERED BY SOLAR PHOTOVOLTAIC SHADE STRUCTURES, OR SHADE STRUCTURES, WITH ROOFING MATERIALS THAT COMPLY WITH ***TABLE A5.106.11.2.2*** IN APPENDIX A5, SHALL BE PERMITTED IN WHOLE OR IN PART IN LIEU OF SHADE TREE PLANTINGS.

5.106.12.2 LANDSCAPE AREAS
SHADE TRESS PLANTINGS, MINIMUM #10 CONTAINER SIZE OR EQUAL SHALL BE INSTALLED TO PROVIDE SHADE OF 20% OF THE LANDSCAPE AREA WITHIN 15 YEARS.

EXCEPTIONS: PLAYFIELDS FOR ORGANIZED SPORT ACTIVITY ARE NOT INCLUDED IN THE TOTAL AREA CALCULATION.

5.106.12.3. HARDSCAPE AREAS.
SHADE TREE PLANTINGS, MINIMUM #10 CONTAINER SIZE OR EQUAL SHALL BE INSTALLED TO PROVIDE SHADE OVER 20% OF THE HARDSCAPE AREA WITHIN 15 YEARS.

EXCEPTIONS: WALKS, HARDSCAPE AREAS COVERED BY SOLAR PHOTOVOLTAIC SHADE STRUCTURES, AND HARDSCAPE AREAS COVERED BY SHADE STRUCTURES WITH ROOFING MATERIALS THAT COMPLY WITH ***TABLE A5.106.11.2.2*** IN APPENDIX A5, SHALL BE PERMITTED IN WHOLE OR IN PART IN LIEU OF SHADE TREE PLANTINGS. DESIGNATED AND MARKED PLAY AREAS OF ORGANIZED SPORT ACTIVITY ARE NOT INCLUDED IN THE TOTAL AREA CALCULATION..

DIVISION 5.2 ENERGY EFFICIENCY

5.201 GENERAL

5.201.1 SCOPE. CALIFORNIA ENERGY CODE
FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

5.301 GENERAL

5.301.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL ESTABLISH THE MEANS OF CONSERVING WATER USED INDOORS, OUTDOORS AND IN WASTEWATER CONVEYANCE.

5.303 INDOOR WATER USE

CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: CAL GREEN REQUIREMENTS

LICENSED ARCHITECT
JONATHAN HOUCK
9/13/24
C 40884
10-31-25
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	G-203

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (JANUARY 2023)

5.303.1.2 EXCESS CONSUMPTION
A SEPARATE SUBMETER OR METERING DEVICE SHALL BE PROVIDED FOR ANY TENANT WITHIN A NEW BUILDING OR WITHIN AN ADDITION THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS
THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

5.303.3.2 URINALS

5.303.3.2.1 WALL-MOUNTED URINALS
THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

5.303.3.2.2 FLOOR-MOUNTED URINALS
THE EFFECTIVE FLUSH VOLUME OF FLOOR-MOUNTED OR OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

5.303.3.3 SHOWERHEADS.

5.303.3.3.1 SINGLE SHOWERHEAD
SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER
WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

5.303.3.4 FAUCETS AND FOUNTAINS

5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS
LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS
KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.3 WASH FOUNTAINS
WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

5.303.3.4.4 METERING FAUCETS
METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS
METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER CYCLE/20 [RIM SPACE (INCHES) AT 60 PSI].

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

5.303.3.4.6 PRE-RINSE SPRAY VALVE
WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTION 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.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT

5.303.4.1 FOOD WASTE DISPOSERS
DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NO-LOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8 GPM OF WATER.

NOTE: THIS CODE SECTION DOES NOT AFFECT LOCAL JURISDICTION AUTHORITY TO PROHIBIT OR REQUIRE DISPOSER INSTALLATION.

5.303.5 AREAS OF ADDITION OR ALTERATION
FOR THOSE OCCUPANCIES WITHIN THE AUTHORITY OF THE CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN ***SECTION 103***, THE PROVISIONS OF ***SECTIONS 5.303.3*** AND ***5.303.4*** SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE *CALIFORNIA PLUMBING CODE*, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN ***TABLE 1701.1*** OF THE *CALIFORNIA PLUMBING CODE* AND IN ***CHAPTER 6*** OF THIS CODE.

5.304.6.1 NEWLY CONSTRUCTED LANDSCAPES
NEW CONSTRUCTION PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET.

5.304.6.2 REHABILITATED LANDSCAPES
REHABILITATED LANDSCAPE PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 1,200 SQUARE FEET.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

5.401 GENERAL

5.401.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE, CONSTRUCTION WASTE DIVERSION, EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS, AND BUILDING COMMISSIONING OR TESTING AND ADJUSTING.

5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION
PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY *CALIFORNIA BUILDING CODE* ***SECTION 1402.2*** (WEATHER PROTECTION), MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.407.2 MOISTURE CONTROL
EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS.

5.407.2.1 SPRINKLERS
DESIGN AND MAINTAIN LANDSCAPE IRRIGATION SYSTEMS TO PREVENT SPRAY ON STRUCTURES.

5.407.2.2 ENTRIES AND OPENINGS
DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN TO PREVENT WATER INTRUSION INTO BUILDINGS AS FOLLOWS:

5.407.2.2.1 EXTERIOR DOOR PROTECTION
PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS PLUS AT LEAST ONE OF THE FOLLOWING:

1. AN INSTALLED AWNING AT LEAST 4 FEET IN DEPTH.
2. THE DOOR IS PROTECTED BY A ROOF OVERHANG AT LEAST 4 FEET IN DEPTH.
3. THE DOOR IS RECESSED AT LEAST 4 FEET.
4. OTHER METHODS WHICH PROVIDE EQUIVALENT PROTECTION.

5.407.2.2.2 FLASHING
INSTALL FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT
RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ***SECTION 5.408.1.1***, ***5.408.1.2*** OR ***5.408.1.3***; OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN
WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT
1. IDENTIFIES THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY EFFICIENT USAGE, RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. DETERMINES IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFIES DIVERSION FACILITIES WHERE CONSTRUCTION AND DEMOLITION WASTE MATERIAL COLLECTED WILL BE TAKEN.
4. SPECIFIES THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.}

5.408.1.2 WASTE MANAGEMENT COMPANY
UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION.

NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

EXCEPTIONS TO *SECTIONS 5.408.1.1* AND *5.408.1.2*:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST.
3. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS.

5.408.1.3 WASTE STREAM REDUCTION ALTERNATIVE
THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65 PERCENT MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.

5.408.1.4 DOCUMENTATION
DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH ***SECTIONS 5.408.1.1*** THROUGH ***5.408.1.3***. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

NOTES:
1. SAMPLE FORMS FOUND IN "*A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (NONRESIDENTIAL)*" LOCATED AT https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-CommissionResources-List-Folder/CALGreen MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THE WASTE MANAGEMENT PLAN.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

5.408.2 UNIVERSAL WASTE.
[A] ADDITIONS AND ALTERATIONS TO A BUILDING OR TENANT SPACE THAT MEET THE SCOPING PROVISIONS IN ***SECTION 301.3*** FOR NONRESIDENTIAL ADDITIONS AND ALTERATIONS, SHALL REQUIRE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS. A LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS.

NOTE: REFER TO THE UNIVERSAL WASTE RULE LINK AT: https://dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS
100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STOCKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

EXCEPTION: REUSE, EITHER ON-OR OFF-SITE, OF VEGETATION OR SOIL CONTAMINATED BY DISEASE OR PEST INFESTATION.

NOTES:
1. IF CONTAMINATION BY DISEASE OR PEST INFESTATION IS SUSPECTED, CONTACT THE COUNTY AGRICULTURAL COMMISSIONER AND FOLLOW ITS DIRECTION FOR RECYCLING OR DISPOSAL OF THE MATERIAL. (www.cdfa.ca.gov/exec/county/county_contacts.html)
2. FOR A MAP OF KNOWN PEST AND/OR DISEASE QUARANTINE ZONES, CONSULT WITH THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE. (www.cdfa.ca.gov)

5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS
PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

EXCEPTION: RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE 42649.82 (A)(2)(A) ET SEQ. SHALL ALSO BE EXEMPT FROM THE ORGANIC WASTE PORTION OF THIS SECTION.

5.410.1.1 ADDITIONS
ALL ADDITIONS CONDUCTED WITHIN A 12-MONTH PERIOD UNDER SINGLE OR MULTIPLE PERMITS, RESULTING IN AN INCREASE OF 30 PERCENT OR MORE IN FLOOR AREA, SHALL PROVIDE RECYCLING AREAS ON SITE.

EXCEPTION:ADDITIONS WITHIN A TENANT SPACE RESULTING IN LESS THAN A 30-PERCENT INCREASE IN THE TENANT SPACE FLOOR AREA.

5.410.1.2 SAMPLE ORDINANCE
SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OF THE *PUBLIC RESOURCES CODE.* CHAPTER 18 IS KNOWN AS THE CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACCESS ACT OF 1991 (ACT).

NOTE: A SAMPLE ORDINANCE FOR USE BY LOCAL AGENCIES MAY BE FOUND IN APPENDIX A OF THE DOCUMENT AT THE CALRECYCLE'S WEBSITE

DIVISION 5.5 ENVIRONMENTAL QUALITY

5.501 GENERAL

5.501.1 SCOPE
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING, AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

5.503 FIREPLACES

5.503.1 FIREPLACES
INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE, OR A SEALED WOOD-STOVE OR PELLET STOVE, AND REFER TO RESIDENTIAL REQUIREMENTS IN THE *CALIFORNIA ENERGY CODE*, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 150. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL ORDINANCES.

5.503.1.1 WOODSTOVES
WOODSTOVE AND PELLET STOVES SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.

5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION
THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.

5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

5.504.4 FINISH MATERIAL POLLUTANT CONTROL
FINISH MATERIALS SHALL COMPLY WITH SECTIONS ***5.504.4.1*** THROUGH ***5.504.4.6***.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS
ADHESIVES, SEALANTS, AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN ***TABLES 5.504.4.1*** AND ***5.504.4.2***. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168. HTTP://WWW.ARB.CA.GOV/DRDB/SC/CURHTML/R1168.PDF.

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: CAL GREEN REQUIREMENTS

LICENSED ARCHITECT
9/13/24
C 40884
10-31-25
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE:
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. G-204

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (JANUARY 2023)

TABLE 5.504.4.2 - SEALANT VOC LIMIT
(LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

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

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

5.504.4.3 PAINTS AND COATINGS
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN ***TABLE 5.504.4.3***, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN ***TABLE 5.504.4.3*** SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN ***TABLE 5.504.4.3*** SHALL APPLY.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2, 3]
(GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT ENLESS 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, FEBUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.1 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(C)(2) AND (D)(2) OF *CALIFORNIA CODE OF REGULATIONS*, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.

5.504.4.3.2 VERIFICATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

5.504.4.4 CARPET SYSTEMS
ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS FOR THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).
SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 CARPET CUSHION
ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).
SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 CARPET ADHESIVE
ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF ***TABLE 5.504.4.1***.

5.504.4.5 COMPOSITE WOOD PRODUCTS
HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) THOSE MATERIALS NOT EXEMPTED UNDER THE ATCM MUST MEET THE SPECIFIED EMISSION LIMITS, AS SHOWN IN ***TABLE 5.504.4.5***.

5.504.4.5.3 DOCUMENTATION
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
2. CHAIN OF CUSTODY CERTIFICATIONS.
3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, *ET SEQ.*).
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269 OR EUROPEAN 636 3S STANDARDS.

OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]
(MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

5.504.4.6 RESILIENT FLOOR 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).
SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 VERIFICATION OF COMPLIANCE
DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

5.504.5.3 FILTERS
IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8. MERV 8 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

EXCEPTION: EXISTING MECHANICAL EQUIPMENT.

5.504.5.3.1 LABELING
INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL
WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND WITHIN THE BUILDING AS ALREADY PROHIBITED BY OTHER LAWS OR REGULATIONS; OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY, OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT. WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITIONS.

5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF *CALIFORNIA BUILDING CODE*, CCR, TITLE 24, PART 2, SECTIONS 1202 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS). FOR ADDITIONAL MEASURES, SEE ***SECTION 5.407.2*** OF THIS CODE.

5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY
FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF ***SECTION 120.1*** (REQUIREMENTS FOR VENTILATION) OF THE *CALIFORNIA ENERGY CODE,* OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND DIVISION 1, CHAPTER 4 OF CCR, TITLE 8.

5.506.2 CARBON DIOXIDE (CO2) MONITORING
FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE *CALIFORNIA ENERGY CODE,* SECTION 120(C)(4).

5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL
EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH SOUND TRANSMISSION CLASS (STC) VALUES DETERMINED IN ACCORDANCE WITH ASTM E90 AND ASTM E413 OR OUTDOOR-INDOOR SOUND TRANSMISSION CLASS (OITC) DETERMINED IN ACCORDANCE WITH ASTM E1332, USING EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN ***SECTION 5.507.4.1*** OR ***5.507.4.2***.

EXCEPTION: BUILDINGS WITH FEW OR NO OCCUPANTS OR WHERE OCCUPANTS ARE NOT LIKELY TO BE AFFECTED BY EXTERIOR NOISE, AS DETERMINED BY THE ENFORCEMENT AUTHORITY, SUCH AS FACTORIES, STADIUMS, STORAGE, ENCLOSED PARKING STRUCTURES AND UTILITY BUILDINGS.

EXCEPTION: [DSA-SS] FOR PUBLIC SCHOOLS AND COMMUNITY COLLEGES, THE REQUIREMENTS OF THIS SECTION AND ALL SUBSECTIONS APPLY ONLY TO NEW CONSTRUCTION.

5.507.4.1 EXTERIOR NOISE TRANSMISSION, PRESCRIPTIVE METHOD
WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL MEET A COMPOSITE STC RATING OF AT LEAST 50 OR A COMPOSITE OITC RATING OF NO LESS THAN 40, WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 OR OITC OF 30 IN THE FOLLOWING LOCATIONS:

1. WITHIN THE 65 CNEL NOISE CONTOUR OF AN AIRPORT.

   EXCEPTIONS:
   1. L_{DN} OR CNEL FOR MILITARY AIRPORTS SHALL BE DETERMINED BY THE FACILITY AIR INSTALLATION COMPATIBLE LAND USE ZONE (AICUZ) PLAN.
   2. L_{DN} OR CNEL FOR OTHER AIRPORTS AND HELIPORTS FOR WHICH A LAND USE PLAN HAS NOT BEEN DEVELOPED SHALL BE DETERMINED BY THE LOCAL GENERAL PLAN NOISE ELEMENT.
2. WITHIN THE 65 CNEL OR L_{DN} NOISE CONTOUR OF A FREEWAY OR EXPRESSWAY, RAILROAD, INDUSTRIAL SOURCE OR FIXED-GUIDEWAY SOURCE AS DETERMINED BY THE NOISE ELEMENT OF THE GENERAL PLAN.

5.507.4.1.1 NOISE EXPOSURE WHERE NOISE CONTOURS ARE NOT READILY AVAILABLE
BUILDINGS EXPOSED TO A NOISE LEVEL OF 65 DB L_{EQ}-1-HR DURING ANY HOUR OF OPERATION SHALL HAVE BUILDING, ADDITION OR ALTERATION EXTERIOR WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MEETING A COMPOSITE STC RATING OF AT LEAST 45 (OR OITC 35), WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 (OR OITC 30).

5.507.4.2 PERFORMANCE METHOD
FOR BUILDINGS LOCATED AS DEFINED IN ***SECTION 5.507.4.1*** OR ***5.507.4.1.1***, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (L_{EQ}-1HR) OF 50 DBA IN OCCUPIED AREAS DURING ANY HOUR OF OPERATION.

5.507.4.2.1 SITE FEATURES
EXTERIOR FEATURES SUCH AS SOUND WALLS OR EARTH BERMS MAY BE UTILIZED AS APPROPRIATE TO THE BUILDING, ADDITION OR ALTERATION PROJECT TO MITIGATE SOUND MIGRATION TO THE INTERIOR.

5.507.4.2.2 DOCUMENTATION OF COMPLIANCE
AN ACOUSTICAL ANALYSIS DOCUMENTING COMPLYING INTERIOR SOUND LEVELS SHALL BE PREPARED BY PERSONNEL APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD.

5.507.4.3 INTERIOR SOUND TRANSMISSION
WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40.

NOTE: EXAMPLES OF ASSEMBLIES AND THEIR VARIOUS STC RATINGS MAY BE FOUND AT THE CALIFORNIA OFFICE OF NOISE CONTROL: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

5.508 OUTDOOR AIR QUALITY

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS
INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH ***SECTIONS 5.508.1.1*** AND ***5.508.1.2***.

5.508.1.1 CHLOROFLUOROCARBONS (CFCS)
INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCS.

5.508.1.2 HALONS
INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION
NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN INSTALLED IN RETAIL FOOD STORES 8,000 SQUARE FEET OR MORE CONDITIONED AREA, AND THAT UTILIZE EITHER REFRIGERATED DISPLAY CASES, OR WALK-IN COOLERS OR FREEZERS CONNECTED TO REMOTE COMPRESSOR UNITS OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION SYSTEMS CONTAINING HIGH-GLOBAL-WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS WITH A GWP OF 150 OR GREATER. NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW FACILITIES AND THE REPLACEMENT OF EXISTING REFRIGERATION SYSTEMS IN EXISTING FACILITIES.

EXCEPTION: REFRIGERATION SYSTEMS CONTAINING LOW-GLOBAL WARMING POTENTIAL (LOW-GWP) REFRIGERANT WITH A GWP VALUE LESS THAN 150 ARE NOT SUBJECT TO THIS SECTION. LOW-GWP REFRIGERANTS ARE NONOZONE-DEPLETING REFRIGERANTS THAT INCLUDE AMMONIA, CARBON DIOXIDE (CO_2), AND POTENTIALLY OTHER REFRIGERANTS.

5.508.2.1 REFRIGERANT PIPING
PIPING COMPLIANT WITH THE *CALIFORNIA MECHANICAL CODE* SHALL BE INSTALLED TO BE ACCESSIBLE FOR LEAK PROTECTION AND REPAIRS. PIPING RUNS USING THREADED PIPE, COPPER TUBING WITH AN OUTSIDE DIAMETER (OD) LESS THAN $^1/_4$ INCH, FLARED TUBING CONNECTIONS AND SHORT RADIUS ELBOWS SHALL NOT BE USED IN REFRIGERANT SYSTEMS EXCEPT AS NOTED BELOW.

5.508.2.1.1 THREADED PIPE
THREADED CONNECTIONS ARE PERMITTED AT THE COMPRESSOR RACK.

5.508.2.1.2 COPPER PIPE
COPPER TUBING WITH AN OD LESS THAN $^1/_4$ INCH MAY BE USED IN SYSTEMS WITH A REFRIGERANT CHARGE OF 5 POUNDS OR LESS.

5.508.2.1.2.1 ANCHORAGE
ONE-FOURTH-INCH OD TUBING SHALL BE SECURELY CLAMPED TO A RIGID BASE TO KEEP VIBRATION LEVELS BELOW 8 MILS.

5.508.2.1.3 FLARED TUBING CONNECTIONS
DOUBLE-FLARED TUBING CONNECTIONS MAY BE USED FOR PRESSURE CONTROLS, VALVE PILOT LINES AND OIL.

EXCEPTION: SINGLE-FLARED TUBING CONNECTIONS MAY BE USED WITH A MULTIRING SEAL COATED WITH INDUSTRIAL SEALANT SUITABLE FOR USE WITH REFRIGERANTS AND TIGHTENED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5.508.2.1.4 ELBOWS
SHORT RADIUS ELBOWS ARE ONLY PERMITTED WHERE SPACE LIMITATIONS PROHIBIT USE OF LONG RADIUS ELBOWS.

5.508.2.2 VALVES
VALVES AND FITTINGS SHALL COMPLY WITH THE *CALIFORNIA MECHANICAL CODE* AND AS FOLLOWS.

5.508.2.2.1 PRESSURE RELIEF VALVES
FOR VESSELS CONTAINING HIGH-GWP REFRIGERANT, A RUPTURE DISC SHALL BE INSTALLED BETWEEN THE OUTLET OF THE VESSEL AND THE INLET OF THE PRESSURE RELIEF VALVE.

5.508.2.2.1.1 PRESSURE DETECTION
A PRESSURE GAUGE, PRESSURE TRANSDUCER OR OTHER DEVICE SHALL BE INSTALLED IN THE SPACE BETWEEN THE RUPTURE DISC AND THE RELIEF VALVE INLET TO INDICATE A DISC RUPTURE OR DISCHARGE OF THE RELIEF VALVE.

5.508.2.2.2 ACCESS VALVES
ONLY SCHRADER ACCESS VALVES WITH A BRASS OR STEEL BODY ARE PERMITTED FOR USE.

5.508.2.2.2.1 VALVE CAPS
FOR SYSTEMS WITH A REFRIGERANT CHARGE OF 5 POUNDS OR MORE, VALVE CAPS SHALL BE BRASS OR STEEL AND NOT PLASTIC.

5.508.2.2.2.2 SEAL CAPS
IF DESIGNED FOR IT, THE CAP SHALL HAVE A NEOPRENE O-RING IN PLACE.

5.508.2.2.2.2.1 CHAIN TETHERS
CHAIN TETHERS TO FIT OVER THE STEM ARE REQUIRED FOR VALVES DESIGNED TO HAVE SEAL CAPS.

EXCEPTION: VALVES WITH SEAL CAPS THAT ARE NOT REMOVED FROM THE VALVE DURING STEM OPERATION.

5.508.2.3 REFRIGERATED SERVICE CASES
REFRIGERATED SERVICE CASES HOLDING FOOD PRODUCTS CONTAINING VINEGAR AND SALT SHALL HAVE EVAPORATOR COILS OF CORROSION-RESISTANT MATERIAL, SUCH AS STAINLESS STEEL; OR BE COATED TO PREVENT CORROSION FROM THESE SUBSTANCES.

5.508.2.3.1 COIL COATING
CONSIDERATION SHALL BE GIVEN TO THE HEAT TRANSFER EFFICIENCY OF COIL COATING TO MAXIMIZE ENERGY EFFICIENCY.

5.508.2.4 REFRIGERANT RECEIVERS
REFRIGERANT RECEIVERS WITH CAPACITIES GREATER THAN 200 POUNDS SHALL BE FITTED WITH A DEVICE THAT INDICATES THE LEVEL OF REFRIGERANT IN THE RECEIVER.

5.508.2.5 PRESSURE TESTING
THE SYSTEM SHALL BE PRESSURE TESTED DURING INSTALLATION PRIOR TO EVACUATION AND CHARGING.

5.508.2.5.1 MINIMUM PRESSURE
THE SYSTEM SHALL BE CHARGED WITH REGULATED DRY NITROGEN AND APPROPRIATE TRACER GAS TO BRING SYSTEM PRESSURE UP TO 300 PSIG MINIMUM.

5.508.2.5.2 LEAKS
CHECK THE SYSTEM FOR LEAKS, REPAIR ANY LEAKS, AND RETEST FOR PRESSURE USING THE SAME GAUGE.

5.508.2.5.3 ALLOWABLE PRESSURE CHANGE
THE SYSTEM SHALL STAND, UNALTERED, FOR 24 HOURS WITH NO MORE THAN A +/- ONE POUND PRESSURE CHANGE FROM 300 PSIG, MEASURED WITH THE SAME GAUGE.

5.508.2.6 EVACUATION
THE SYSTEM SHALL BE EVACUATED AFTER PRESSURE TESTING AND PRIOR TO CHARGING.

5.508.2.6.1 FIRST VACUUM
PULL A SYSTEM VACUUM DOWN TO AT LEAST 1000 MICRONS (+/- 50 MICRONS), AND HOLD FOR 30 MINUTES.

5.508.2.6.2 SECOND VACUUM
PULL A SECOND SYSTEM VACUUM TO A MINIMUM OF 500 MICRONS AND HOLD FOR 30 MINUTES.

5.508.2.6.3 THIRD VACUUM
PULL A THIRD VACUUM DOWN TO A MINIMUM OF 300 MICRONS, AND HOLD FOR 24 HOURS WITH A MAXIMUM DRIFT OF 100 MICRONS OVER A 24-HOUR PERIOD.

CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING
HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.
2. PUBLIC UTILITY TRAINING PROGRAMS.
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

702.2 SPECIAL INSPECTION [HCD]
WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD PUBLISHER.
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

NOTES:
1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).

[BSC-CG] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE:
SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION.
DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

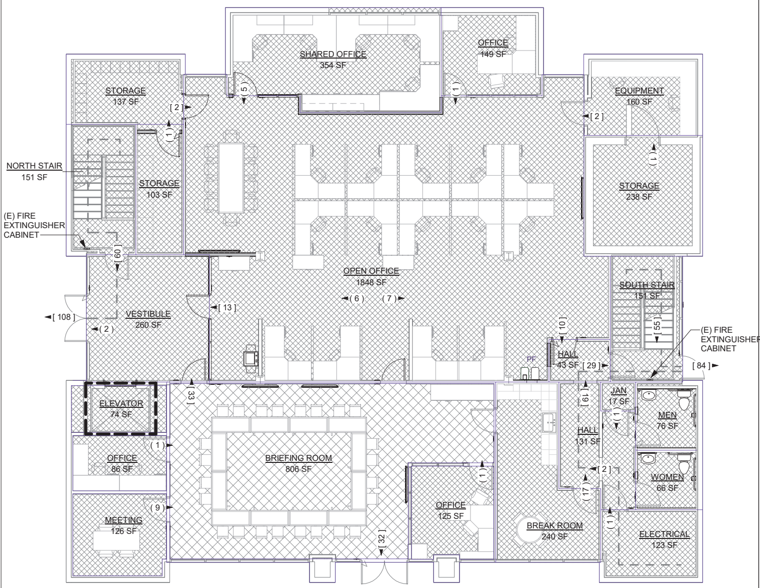
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: CAL GREEN REQUIREMENTS

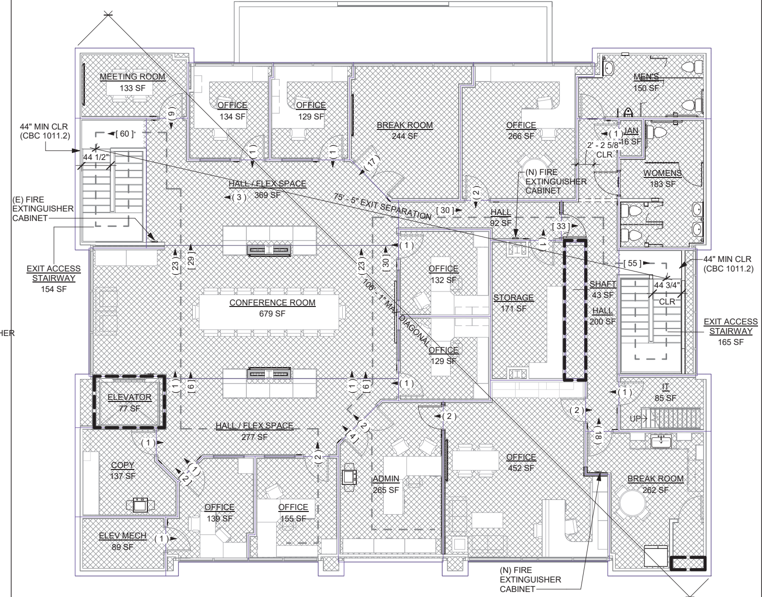
LICENSED ARCHITECT
JONATHAN HOUCK
9/13/24
C 40884
10-31-25
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE:
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. G-205



OCCUPANCY GROUP LEGEND

A-3 | B



COMMON PATH FIRST FLOOR	51' - 4"
NORTH STAIR - MAX TRAVEL	154' - 4"
SOUTH STAIR - MAX TRAVEL	146' - 5"

FIRST FLOOR OCCUPANCY CALCULATIONS

AREA NAME	AREA	NET / GROSS	OCCUPANCY: TYPE	OCCUPANCY: FUNCTION OF SPACE (2022 CBC TABLE 1004.5)	OCCUPANCY: LOAD FACTOR	OCCUPANCY: OCC LOAD	PLUMBING FIXTURE CALC: LOAD FACTOR	PLUMBING FIXTURE CALC: OCC LOAD	MAX. OCC. LOAD FOR ONE EXIT (2022 CBC TABLE 1006.2.1)	EXITS REQ'D
ELEVATOR	74 SF		B	(none)					49	1
HALL	131 SF		B	(none)					49	1
HALL	43 SF		B	(none)					49	
MEN	76 SF		B	(none)					49	1
NORTH STAIR	151 SF		B	(none)					49	1
SOUTH STAIR	151 SF		B	(none)					49	1
WOMEN	66 SF		B	(none)					49	1
(none): 7						0		0		
ELECTRICAL	123 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
EQUIPMENT	160 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
JAN	17 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
STORAGE	137 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
STORAGE	238 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
STORAGE	103 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM: 6						6		6		
BREAK ROOM	240 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	17	30	9	49	1
BRIEFING ROOM	806 SF	NET	A-3	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	54	30	27	49	2
MEETING	126 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	9	30	5	49	1
ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS): 3						80		41		
OFFICE	86 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	149 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	125 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OPEN OFFICE	1848 SF	GROSS	B	BUSINESS AREAS	150	13	150	13	49	1
VESTIBULE	260 SF	GROSS	B	BUSINESS AREAS	150	2	150	2	49	1
BUSINESS AREAS: 5						18		18		
SHARED OFFICE	354 SF	SEE SECTION 1004.8	B	CONCENTRATED BUSINESS USE AREAS		5		5	49	1
CONCENTRATED BUSINESS USE AREAS: 1						5		5		
						109		70		

SECOND FLOOR OCCUPANCY CALCULATIONS

AREA NAME	AREA	NET / GROSS	OCCUPANCY: TYPE	OCCUPANCY: FUNCTION OF SPACE (2022 CBC TABLE 1004.5)	OCCUPANCY: LOAD FACTOR	OCCUPANCY: OCC LOAD	PLUMB FIXT CALC: LOAD FACTOR	PLUMB FIXT CALC: OCC LOAD	MAX. OCC. LOAD FOR ONE EXIT (2022 CBC TABLE 1006.2.1)	EXITS REQ'D
ELEVATOR	77 SF		B	(none)					49	1
EXIT ACCESS STAIRWAY	165 SF		B	(none)					49	1
EXIT ACCESS STAIRWAY	154 SF		B	(none)					49	1
HALL	200 SF		B	(none)					49	
HALL	92 SF		B	(none)					49	1
MEN'S	150 SF		B	(none)					49	1
SHAFT	43 SF		B	(none)					49	1
WOMENS	183 SF		B	(none)					49	1
(none): 8						0		0		
ELEV MECH	89 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
IT	85 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
JAN	16 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
STORAGE	171 SF	GROSS	B	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300	1	300	1	49	1
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM: 4						4		4		
BREAK ROOM	244 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	17	30	9	49	1
BREAK ROOM	262 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	18	30	9	49	1
CONFERENCE ROOM	679 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	46	30	23	49	1
MEETING ROOM	133 SF	NET	B	ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS)	15	9	30	5	49	1
ASSEMBLY WITHOUT FIXED SEATS: UNCONCENTRATED (TABLE AND CHAIRS): 4						90		46		
ADMIN	265 SF	GROSS	B	BUSINESS AREAS	150	2	150	2	49	1
COPY	137 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
HALL / FLEX SPACE	369 SF	GROSS	B	BUSINESS AREAS	150	3	150	3	49	1
HALL / FLEX SPACE	277 SF	GROSS	B	BUSINESS AREAS	150	2	150	2	49	1
OFFICE	134 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	129 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	266 SF	GROSS	B	BUSINESS AREAS	150	2	150	2	49	1
OFFICE	452 SF	GROSS	B	BUSINESS AREAS	150	4	150	4	49	1
OFFICE	155 SF	GROSS	B	BUSINESS AREAS	150	2	150	2	49	1
OFFICE	139 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	129 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
OFFICE	132 SF	GROSS	B	BUSINESS AREAS	150	1	150	1	49	1
BUSINESS AREAS: 12						21		21		
						115		71		

CODE ANALYSIS (CBC 2022)

CA EXISTING BUILDING CODE - 503.1
ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH REQUIREMENTS OF CBC AS APPLICABLE, FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS COMPLYING WITH WITH THE PROVISIONS OF THE CBC THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION

USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)
EXISTING: BUSINESS GROUP B OCCUPANCY
PROPOSED: BUSINESS GROUP B OCCUPANCY
ASSEMBLY GROUP A-3 OCCUPANCY (BRIEFING ROOM ONLY)

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)
CONSTRUCTION TYPE: VB (NO CHANGE)

EXISTING BUILDING HEIGHT: 35' (NO CHANGE)
ALLOWED BUILDING HEIGHT: 60' (A GOVERNS, WITHOUT AREA INCREASE)

EXISTING NUMBER OF STORIES: 2 (NO CHANGE)
ALLOWED NUMBER OF STORIES 2 (A GOVERNS, WITHOUT AREA INCREASE)

ALLOWABLE AREA OF EACH STORY (MIXED OCCUPANCY 506.2.2)
1ST FLOOR: 5,586 SF EXISTING/PROPOSED (NO CHANGE, B & A-3 OCCUPANCY)
6,000 SF ALLOWABLE (SM, A-3 GOVERNS WITH HEIGHT INCREASE)

2ND FLOOR: 5,335 SF EXISTING/PROPOSED (NO CHANGE, B OCCUPANCY)
6,000 SF ALLOWABLE (SM, A-3 GOVERNS WITH HEIGHT INCREASE)

TYPES OF CONSTRUCTION (CHAPTER 6)
NO FIRE RATINGS REQUIRED IN VB CONSTRUCTION PER TABLE 601

FIRE PROTECTION AND LIFE SAFETY SYSTEMS (CHAPTER 9)
FULLY SPRINKLERED

MEANS OF EGRESS (CHAPTER 10)
OCCUPANT LOAD OF AREA OF WORK (TABLE 1004.5)
SEE SCHEDULE BELOW

MEANS OF EGRESS SIZING
SEE PLAN

NUMBER OF EXITS
EXISTING: 2
REQUIRED: 2

EXIT CONFIGURATION (1007.1.1)
MAX DIAGONAL: SEE PLAN
REQ'D SEPARATION: 1/3 DIAGONAL, 1007.1.1 EXCEPTION 2
PROPOSED SEPARATION: SEE PLAN

EXIT ACCESS TRAVEL DISTANCE:
MAX TRAVEL DISTANCE: 250 FT (TABLE 1017.2, SPRINKLERED A GOVERNS)

COMMON PATH OF TRAVEL
MAXIMUM: 75 FT (TABLE 1006.2.1, SPRINKLERED A GOVERNS)

EXIT DISCHARGE
ACCESS TO PUBLIC WAY: SEE SITE PLAN
AREAS OF ASSISTED RESCUE PROVIDED: SEE SITE PLAN

PLUMBING FIXTURE CALCULATIONS (CPC 422.1)
OCCUPANTS BY OCCUPANCY (PER CPC TABLE 4-1, SEE OCCUPANCY TABLE BLW)
B: 114 OCCUPANTS (57 MALE, 57 FEMALE)
A-3: 27 OCCUPANTS (13 MALE, 14 FEMALE)

WATER CLOSETS REQUIRED
B MALE (2:51-100): 1.14
A-3 MALE (1:1-100): 0.13
MALE TOTAL REQ'D: 1.27 = 2
MALE PROVIDED: 3
B FEMALE (4: 51-100): 3.14
A-3 FEMALE (1:1-25): 0.56
FEMALE TOTAL REQ'D: 3.7 = 4
FEMALE PROVIDED: 4

URINAL REQUIRED
B MALE (1:1-100): 0.57
A-3 MALE (1:1-100): 0.13
MALE TOTAL REQ'D: 0.70 = 1
MALE PROVIDED: 1

LAVATORIES REQUIRED
B MALE (1:1-75): 0.76
A-3 MALE (1:200): 0.07
MALE TOTAL REQ'D: 0.83 = 1
MALE PROVIDED: 2
B FEMALE (2:51-100): 1.14
A-3 FEMALE (1:100): 0.14
FEMALE TOTAL REQ'D: 1.28 = 2
FEMALE PROVIDED: 3

DRINKING FOUNTAINS REQUIRED
B (1:150): 0.76
A-3 (1:250): 0.11
TOTAL REQ'D: 0.87 = 1
TOTAL PROVIDED: 2

SERVICE SINK REQUIRED 1
SERVICE SINK PROVIDED 2

A.L.S. NOTES

FUNCTION OF SPACE	AREA	SF/OCCUPANT	OCCUPANT LOAD
BRIEFING ROOM	806 SF	@ 15 SF/OCC	54 OCC
CONFERENCE ROOM	679 SF	@ 15 SF/OCC	46 OCC
MEETING (1ST FLOOR)	126 SF	@ 15 SF/OCC	9 OCC
MEETING (2ND FLOOR)	133 SF	@ 15 SF/OCC	9 OCC

ASSITIVE LISTENING DEVICES
CBC SECTION 11B-219

1. PROVIDE PERSONAL RECEIVERS FOR 5 PEOPLE (4% OF TOTAL NUMBER OF SEATS) WITH HEARING IMPAIRMENTS
2. 2 SYSTEMS TO BE HEARING AID COMPATIBLE (25% OF SYSTEMS)
3. SYSTEMS TO BE PORTABLE
4. DEVICES TO BE PROVIDED BY OWNER. CONTRACTOR TO PROVIDE ALL SIGNAGE

LEGEND

EXISTING 1 HR SHAFT ENCLOSURE (ASSUMED, VIF)

EGRESS PATH, SEE TABLE FOR CALCULATED DISTANCES

(X) NUMBER OF OCCUPANTS EXITING SPACE

[X] COMBINED OCCUPANT COUNT ALONG P.O.T.

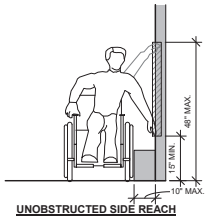
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

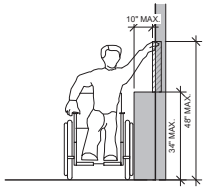
SHEET TITLE: CODE ANALYSIS

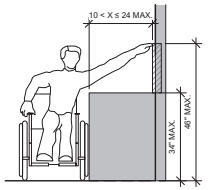
LICENSED ARCHITECT JONATHAN HOUCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: As indicated
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. 1 G-401



UNOBSTRUCTED SIDE REACH



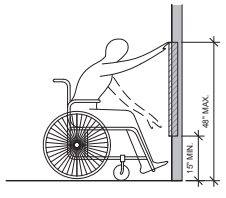


OBSTRUCTED HIGH SIDE REACH

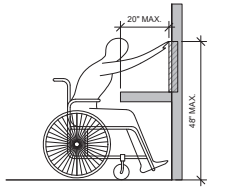
REF: 2019 CBC 11B-308.3

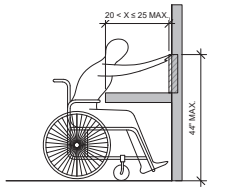
42 ACC. SIDE REACH

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



UNOBSTRUCTED FORWARD REACH



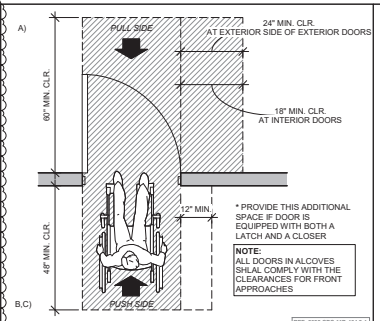


OBSTRUCTED HIGH FORWARD REACH

REF: 2019 CBC 11B-308.2

44 ACC. FORWARD REACH

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



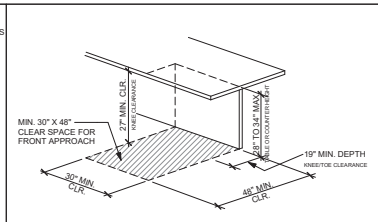
* PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED WITH BOTH A LATCH AND A CLOSER

NOTE:
ALL DOORS IN ALCOVES SHLAL COMPLY WITH THE CLEARANCES FOR FRONT APPROACHES

REF: 2022 CBC 11B-404.2.4

31 FRONT APPROACH CLEARANCES

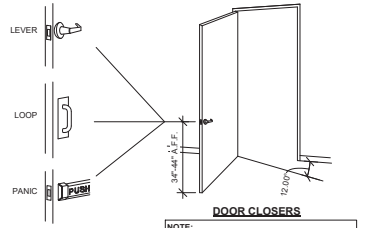
SCALE: 1/2" = 1'-0"



NOTE:
1. THE REQUIRED CLEAR FLOOR SPACE MAY NOT OVERLAP THE REQUIRED KNEE SPACE BY MORE THAN 19".
2. KNEE CLEARANCES AT TABLES, COUNTERS & WORKSURFACES IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.

21 COUNTERTOP CLEARANCES

SCALE: 3" = 1'-0"



ACCEPTABLE DOOR HARDWARE AND MOUNTING HEIGHTS

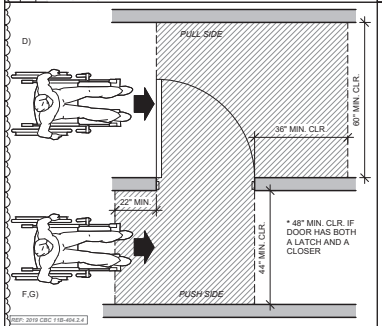
DOOR CLOSERS

NOTE:
DOOR CLOSERS IF PRESENT, MUST BE SET SO THAT IT TAKES DOOR AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO WITHIN 12" OF LATCH. THE FORCE TO OPEN DOOR SHALL NOT EXCEED 5 LBS. TYPICAL.

REF: 2022 CBC 11B-404.2

11 ACC. DOOR REQUIREMENTS

SCALE: 1" = 1'-0"

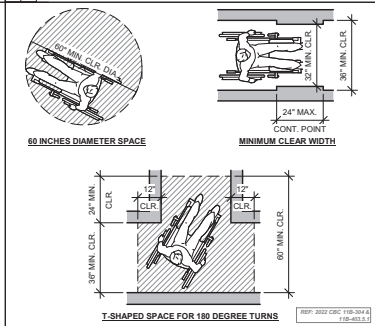


* 48" MIN. CLR. IF DOOR HAS BOTH A LATCH AND A CLOSER

REF: 2019 CBC 11B-404.2.4

32 HINGE APPROACH CLEARANCES

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

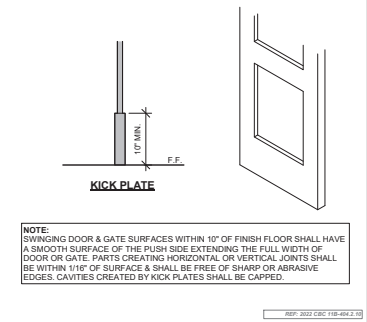


T-SHAPED SPACE FOR 180 DEGREE TURNS

REF: 2022 CBC 11B-304.9, 11B-603.5.1

22 TURNING SPACE

SCALE: 3/8" = 1'-0"



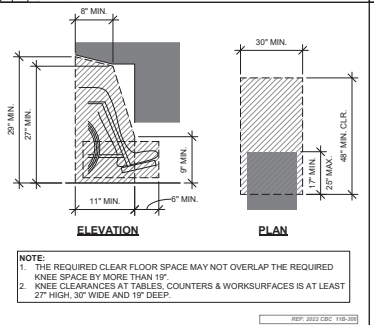
KICK PLATE

NOTE:
SWINGING DOOR & GATE SURFACES WITHIN 10" OF FINISH FLOOR SHALL HAVE A SMOOTH SURFACE OF THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS SHALL BE WITHIN 1/16" OF SURFACE & SHALL BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY KICK PLATES SHALL BE CAPPED.

REF: 2022 CBC 11B-404.2.10

12 ACC. DOOR KICK PLATE

SCALE: 1" = 1'-0"



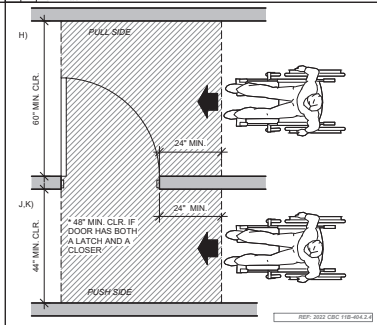
ELEVATION PLAN

NOTE:
1. THE REQUIRED CLEAR FLOOR SPACE MAY NOT OVERLAP THE REQUIRED KNEE SPACE BY MORE THAN 19".
2. KNEE CLEARANCES AT TABLES, COUNTERS & WORKSURFACES IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.

REF: 2022 CBC 11B-306

33 TOE & KNEE CLEARANCES

SCALE: 3" = 1'-0"



REF: 2022 CBC 11B-404.2.4

23 LATCH APPROACH CLEARANCES

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

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

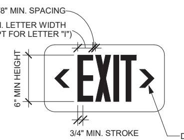
PROJECT TITLE:

ACCESSIBILITY DETAILS

SHEET TITLE:

LICENSED ARCHITECT JORDAN RAE HOWK 9/1324 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	G-902



DIRECTIONAL CHEVRON SHALL NOT BE READILY CHANGED.
REFER TO CODE PLAN FOR INDICATED DIRECTION

CBC 1013.1 WHERE REQUIRED
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet (30 480 mm) or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.

EXCEPTIONS:
1. Exit signs are not required in rooms or areas that require only one exit or exit access.
2. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official.
3. Exit signs are not required in occupancies in Group U and individual sleeping units or dwelling units in Group R-1, R-2 or R-3 or R-3.1.
4. Exit signs are not required where inmates are housed, or held in dayrooms, sleeping rooms or dormitories in occupancies in Group I-3.
5. In occupancies in Groups A-4 and A-5, exit signs are not required on the seating side of vomitories or openings into seating areas where exit signs are provided in the concourse that are readily apparent from the vomitories. Egress lighting is provided to identify each vomitory or opening within the seating area in an emergency.

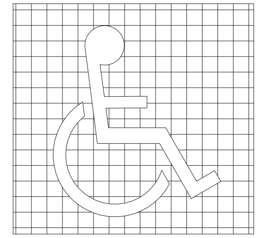
CBC 1013.5 INTERNALLY ILLUMINATED SIGNS
Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times.

CBC 1013.6 EXTERNALLY ILLUMINATED EXIT SIGNS
Externally illuminated exit signs shall comply with Sections 1013.6.1 through 1013.6.3.

CBC 1013.6.1 GRAPHICS
Every exit sign and directional exit sign shall have plainly legible letters not less than 6 inches (152 mm) high with the principal strokes of the letters not less than 3/4 inch (19.1 mm) wide. The word "EXIT" shall have letters having a width not less than 2 inches (51 mm) wide, except the letter "I," and the minimum spacing between letters shall be not less than 3/8 inch (9.5 mm). Signs larger than the minimum established in this section shall have letter widths, strokes and spacing in proportion to their height.

The word "EXIT" shall be in high contrast with the background and shall be clearly discernible when the means of exit sign illumination is or is not energized. If a chevron directional indicator is provided as part of the exit sign, the construction shall be such that the direction of the chevron directional indicator cannot be readily changed.

14 ACC. ILLUMINATED EXIT SIGN
G-903 SCALE: 1" = 1'-0"

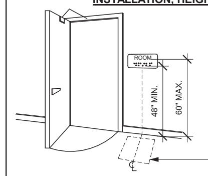


SYMBOL PROPORTIONS

FIGURE 11B-703.7.2.1 INTERNATIONAL SYMBOL

22 INTL SYMBOL OF ACC.
G-903 SCALE: 3" = 1'-0" REF 11B-703.7.2.1

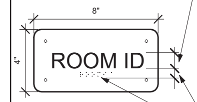
INSTALLATION, HEIGHT AND LOCATION



NOTE:
PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

18" SQ. CLR. FLOOR AREA CENTERED ON SIGN & CLEAR OF DOOR SWING

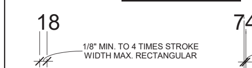
RAISED CHARACTERS



DEPTH:
RAISED 1/32" MIN. ABOVE BACKGROUND
CHARACTERS:
UPPERCASE, SANSERIF, NOT ITALIC, WIDTH OF "0" SHALL BE 60% MIN. TO 110% MAX. OF "1"
HEIGHT:
ROOM ID TEXT TO BE 1" HIGH, TYP.
STROKE:
THICKNESS OF "1" SHALL BE 15% MAX. OF HEIGHT

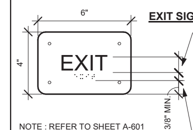
3/8" MIN., 1/2" MAX.
CORRESPONDING GRADE II BRAILLE

CHARACTER SPACING



RECTANGULAR *NON RECTANGULAR*

EXIT SIGNAGE



DEPTH:
RAISED 1/32" MIN. ABOVE BACKGROUND
CHARACTERS:
UPPERCASE, SANSERIF, NOT ITALIC, WIDTH OF "0" SHALL BE 60% MIN. TO 110% MAX. OF "1"
HEIGHT:
TEXT TO BE 1" HIGH, TYP.
STROKE:
THICKNESS OF "1" SHALL BE 15% MAX. OF HEIGHT

3/8" MIN., 1/2" MAX.

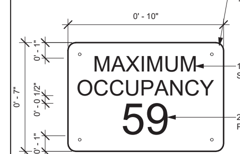
NOTE : REFER TO SHEET A-601 AND DOOR SCHEDULE FOR ROOM SIGN DESIGNATIONS AND LOCATION

REF: 2019 CBC 11B-703

12 ACC. ROOM SIGNAGE
G-903 SCALE: 3" = 1'-0"

ALL TEXT/GRAPHICS TO BE A PERMANENT PART OF THE SIGN

1/2" RADIUS, TYP.



1" HIGH TEXT, CHARACTERS SPACED 1/2" APART

2" HIGH TEXT, VERIFY MESSAGE PRIOR TO FABRICATION

FOR ROOM SIGN REQUIREMENTS

PLAN FOR LOCATION

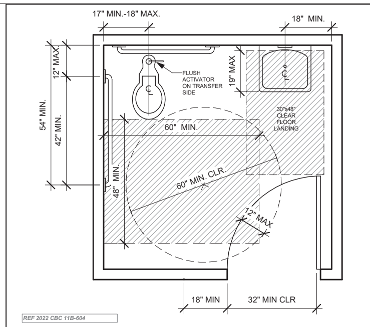
REF: CBC 1004.9

23 MAX. OCCUPANT LOAD
G-903 SCALE: 3" = 1'-0"

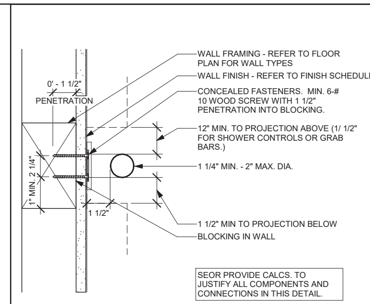
PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: ACCESSIBILITY DETAILS

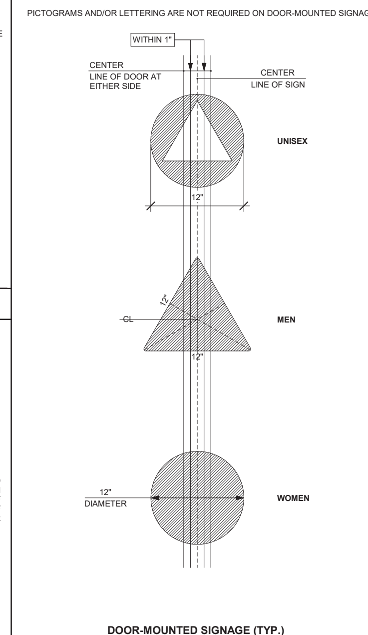
DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	G-903



31 ACC. SINGLE ACCOMODATION TOILET
SCALE: 1/2" = 1'-0"

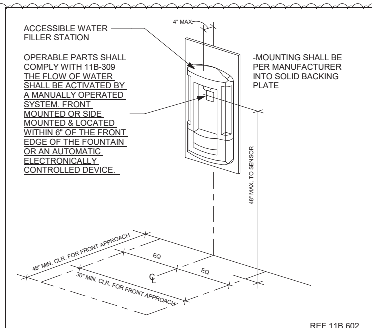


21 ACC. GRAB BAR ATTACHMENT
SCALE: 3" = 1'-0"



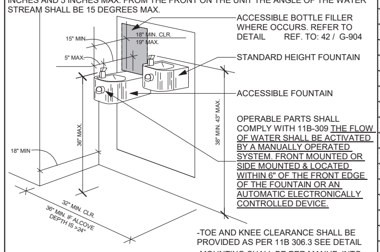
DOOR-MOUNTED SIGNAGE (TYP.)

12 RESTROOM GEOMETRIC SYMBOLS
SCALE: 1 1/2" = 1'-0"



42 WATER BOTTLE FILLER STATION
SCALE: 3" = 1'-0"

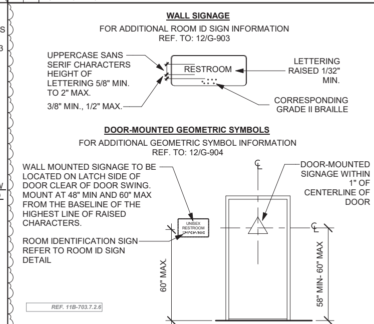
THE SPOUT SHALL PROVIDE A FLOW OF WATER 2" HIGH MIN. AND SHALL BE LOCATED 5" MAX. FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 2 INCHES FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAX. FROM THE FRONT ON THE UNIT THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.



-TOE AND KNEE CLEARANCE SHALL BE PROVIDED AS PER 11B 306.3 SEE DETAIL

-MOUNTING SHALL BE PER MANUF. INTO SOLID BACKING PLATE

32 HI-LO DRINKING FOUNTAIN
SCALE: 3" = 1'-0"



22 RESTROOM SIGNAGE
SCALE: 1" = 1'-0"

A	TOILET CL FROM WALL	17"-18"
B	TOILET SEAT HEIGHT	17"-19"
C	TOP OF GRAB BAR GRIPPING SURFACE	33"-36"
D1	FURTHEST TOILET PAPER IN FRONT OF TOILET	7"-9" AT CL
D2	DISPENSER HEIGHT	19"-24"
E	SANITARY NAPKIN DISPOSAL (HIGHEST OPERABLE PART A.F.F.)	19" MIN.
F	MIRROR - BOT. OF REFLECTIVE SURFACE A.F.F.	40" MAX. WHEN ABOVE SINK OR COUNTERTOP 35" MAX. NO LAV.
G	LAVATORY/SINK RIM HEIGHT	34" MAX.
H	LAVATORY KNEE CLEARANCE	17" MIN. AT 8" DEPTH 29" MIN. AT APRON
J	URINAL LIP HEIGHT	17" MAX.
K	URINAL FLUSH HANDLE HEIGHT	44" MAX.

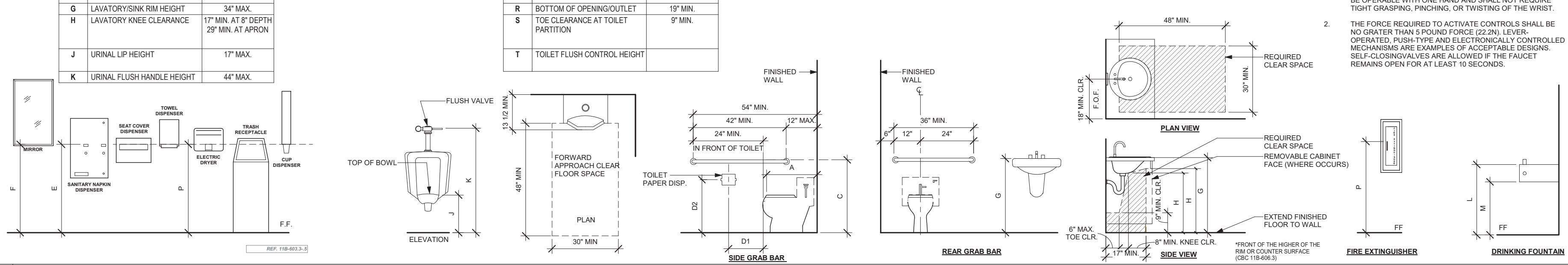
L	LOW DRINKING FOUNTAIN APPROACH	PER 11B-306
	SPOUT HEIGHT AND LOCATION FROM EDGE OF UNIT INCLUDING BUMPERS	36" MAX. A.F.F & 5" MAX. FROM FRONT EDGE OF UNIT
	DRINKING FOUNTAIN OPERABLE PARTS FROM FRONT EDGE OF THE UNIT	6" MAX.
M	DRINKING FOUNTAIN KNEE CLEARANCE	27" MIN. CLR.
P	DISPENSERS/OPERABLE PARTS	40" MAX.
Q	REACH RANGE - FRONT & SIDE APPROACH	48" MAX.
R	BOTTOM OF OPENING/OUTLET	19" MIN.
S	TOE CLEARANCE AT TOILET PARTITION	9" MIN.
T	TOILET FLUSH CONTROL HEIGHT	

NOTES:

1. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
2. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE & TOE CLEARANCES.
3. SINK SHALL BE 6-1/2" DEEP MAX.
4. OPERABLE PARTS OF SOAP OR OTHER DISPENSERS LOCATED ON THE BACK WALL OF THE LAVATORY ARE WITHIN REACH RANGE 40Ffl MAXIMUM AFF AND 17fl-19fl MAXIMUM DEEP DEPENDENT UPON TOE CLEARANCE BELOW PER CBC.
5. DISPENSERS MOUNTED ON THE GRAB BAR SIDE OF ACCESSIBLE TOILET SHALL NOT PROJECT MORE THAN 3-1/2" FROM FACE OF WALL, NOR BE LOCATED CLOSER THAN 1-1/2" CLEAR OF BOTTOM OF GRAB BAR.

FAUCET ACCESSIBILITY NOTES:
(CONTROLS FOR FAUCETS SHALL COMPLY WITH CBC 11B-309)

1. FAUCETS CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
2. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GRATER THAN 5 POUND FORCE (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSINGVALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



51 FIXTURE AND ACCESSORIES MOUNTING HEIGHTS AND CLEARANCES
SCALE: 1/2" = 1'-0"

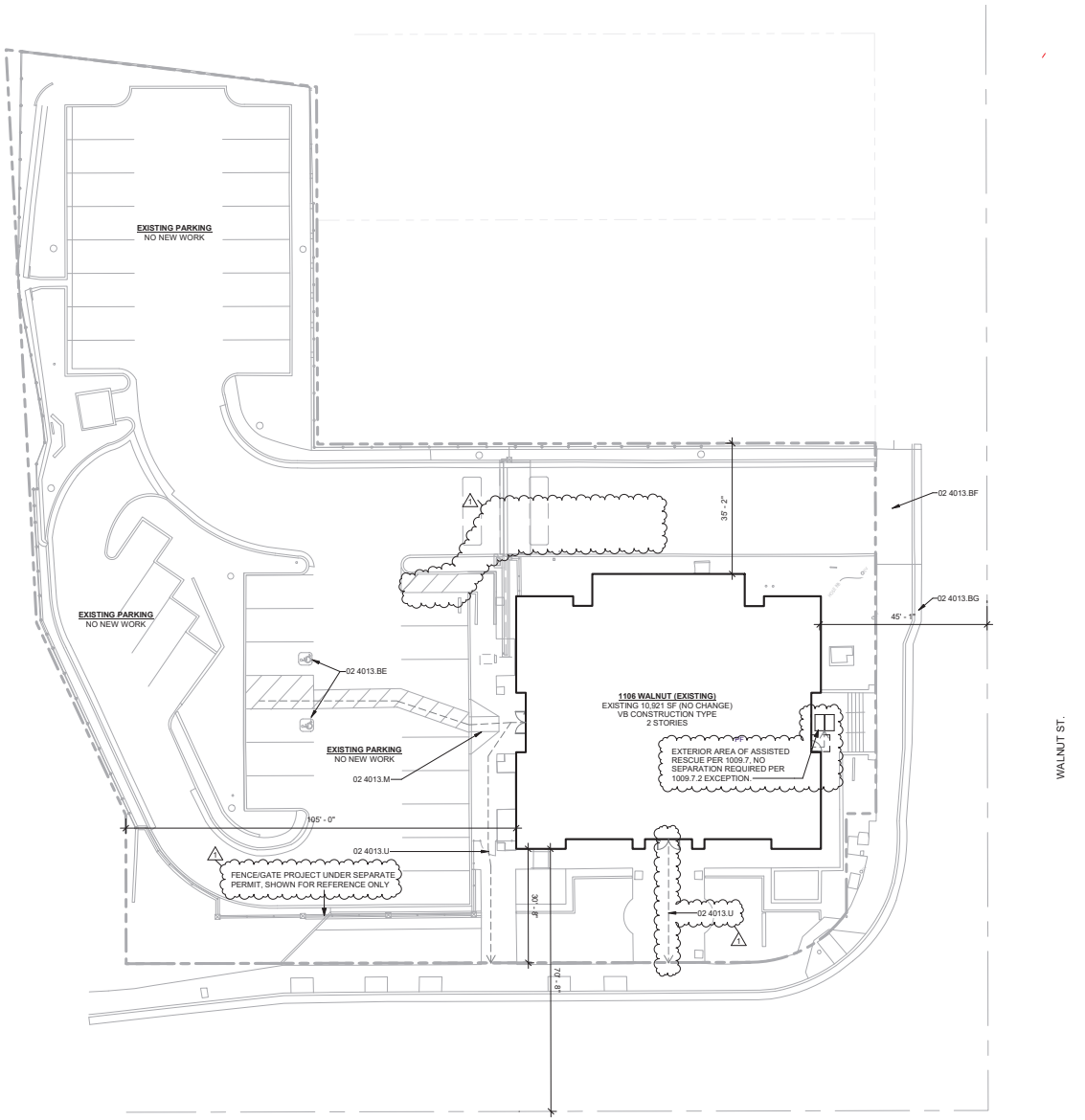
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: ACCESSIBILITY DETAILS

LICENSED ARCHITECT JONATHAN HOLICA 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	G-904



1 SITE PLAN

AS-101 SCALE: 1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. ALL SIDEWALKS, CROSSWALKS, COMMON AREAS AND BUILDING ENTRANCES SHALL BE ACCESSIBLE AND IN COMPLIANCE WITH ***2022 CBC 11B***.
   A. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
   B. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE <1/2".
   C. VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4".
   D. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MIN.
5. ALL CURBING NOT WITHIN A PARKING SPACE SHALL BE PAINTED RED TO DESIGNATE THE FIRE LANES

KEYNOTES

02 4013.BE	EXISTING ACCESSIBLE PARKING TO REMAIN.
02 4013.BF	EXISTING DRIVE APPROACH TO REMAIN.
02 4013.BG	EXISTING CURB AND GUTTER.
02 4013.M	EXISTING CURB RAMP TO REMAIN.
02 4013.U	EXISTING ACCESSIBLE PATH OF TRAVEL TO REMAIN

REQUIRED PARKING				
FUNCTION	AREA	MIN. REQUIRED PER....	TOTAL PARKING REQ'D	TOTAL PARKING PROVIDED
OFFICE	9,633	1 PER 300 S.F.	33	34

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- EASTMENT
- ACCESSIBLE PATH OF TRAVEL (SHALL BE 48" MIN. CBC 11B-403.5)
- BUILDING FOOTPRINT
- EXISTING CONCRETE PAVING
- EXISTING PLANTING AREA
- STANDARD ACCESSIBLE STALL
- VAN ACCESSIBLE STALL
- EV ELECTRICAL VEHICLE CHARGING STALL

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

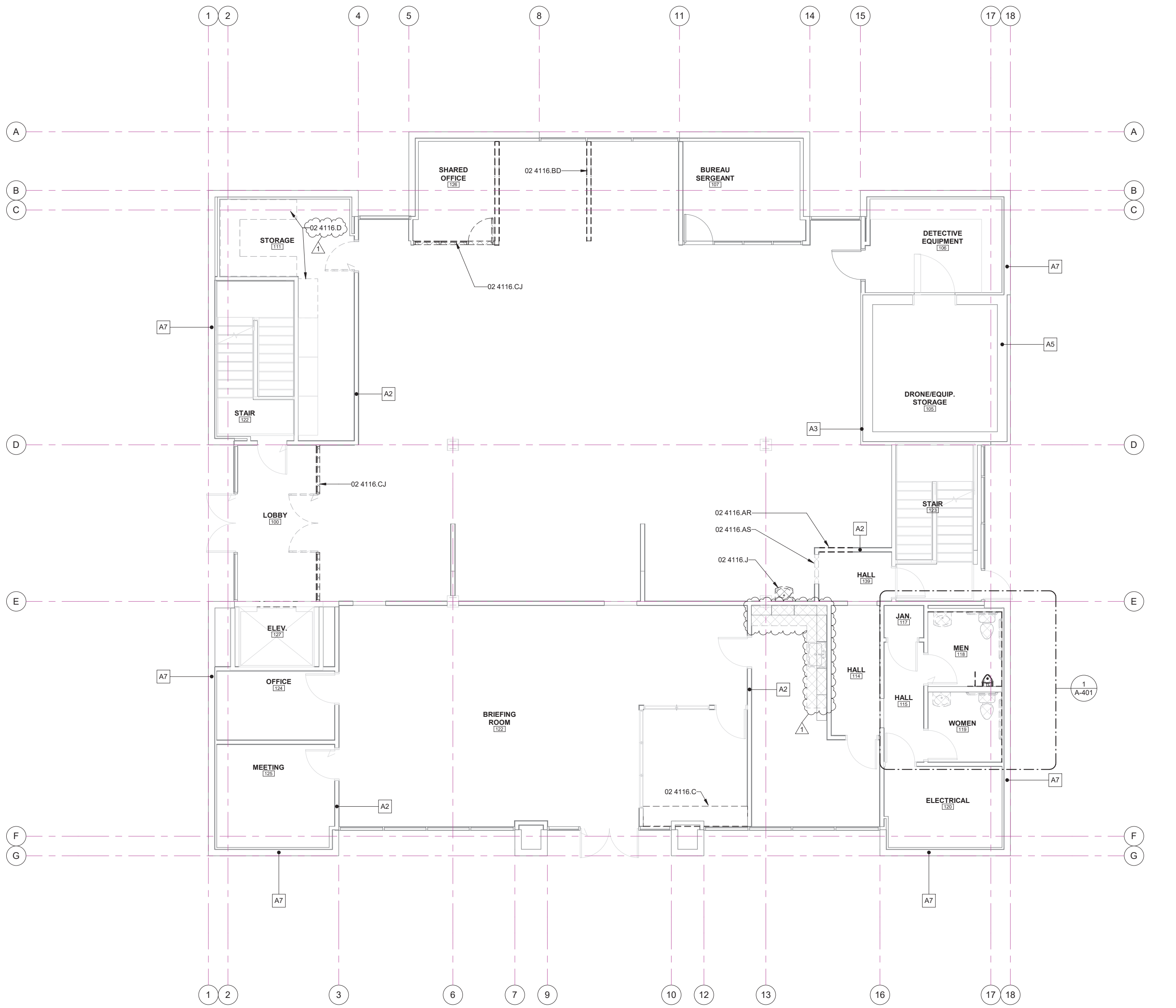
ARCHITECTURAL SITE PLAN

PROJECT TITLE:

SHEET TITLE:

LICENSED ARCHITECT
JOHN HOWARD
9/13/24
C 40884
10-31-25
RENEWAL DATE
OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	AS-101



1 DEMOLITION FIRST FLOOR PLAN

AD-101 SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
3. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
5. NOT USED (1)
6. DIMENSIONS ARE TO FACE OF EXISTING FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED **2022 CBC** HEIGHT LIMITATIONS
9. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
10. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
11. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
12. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
13. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

02 4116.AR	PORTION OF EXISTING WALL TO BE REMOVED FOR NEW DOOR OPENING.
02 4116.AS	PREPARE EXISTING OPENING FOR NEW STUD WALL INFILL.
02 4116.BD	EXISTING LIGHT GUAGE METAL STUD WALL TO BE REMOVED.
02 4116.C	EXISTING CASEWORK TO BE REMOVED
02 4116.CJ	EXISTING STOREFRONT TO BE REMOVED AND DISCARDED.
02 4116.D	EXISTING COUNTERTOP AND CASEWORK TO BE REMOVED
02 4116.J	EXISTING SINK TO BE REMOVED. PROTECT IN PLACE EXISTING PLUMBING FOR NEW DRINKING FOUNTAIN AND BOTTLE FILLER. REFER TO PLUMBING FOR ADDITIONAL INFORMATION.

FLOOR DEMOLITION LEGEND

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

- INTERIOR - CARPET - TO REMAIN
- DEMO - INTERIOR - CARPET
- DEMO - INTERIOR - LINOLEUM TILE
- DEMO - INTERIOR - TILE
- DEMO EXISTING PARTITION OR WALL FINISH
- DEMO - INTERIOR - LVT

WALL TYPES LEGEND

A1	NEW 3-5/8" STEEL STUD FRAMED INTERIOR PARTITION W/ 5/8" GYP. BOARD EACH SIDE, ACOUSTIC BATT INSULATION, SEE A-902 FOR DETAILS
A2	EXISTING STUD FRAMED WALL, TO REMAIN
A3	EXISTING WALL FURRING, TO REMAIN
A4	EXISTING MASONRY BLOCK WALL, TO REMAIN
A5	EXISTING CONCRETE WALL, TO REMAIN
A6	EXISTING STOREFRONT WALL, TO REMAIN
A7	EXISTING MASONRY BLOCK WALL, TO REMAIN

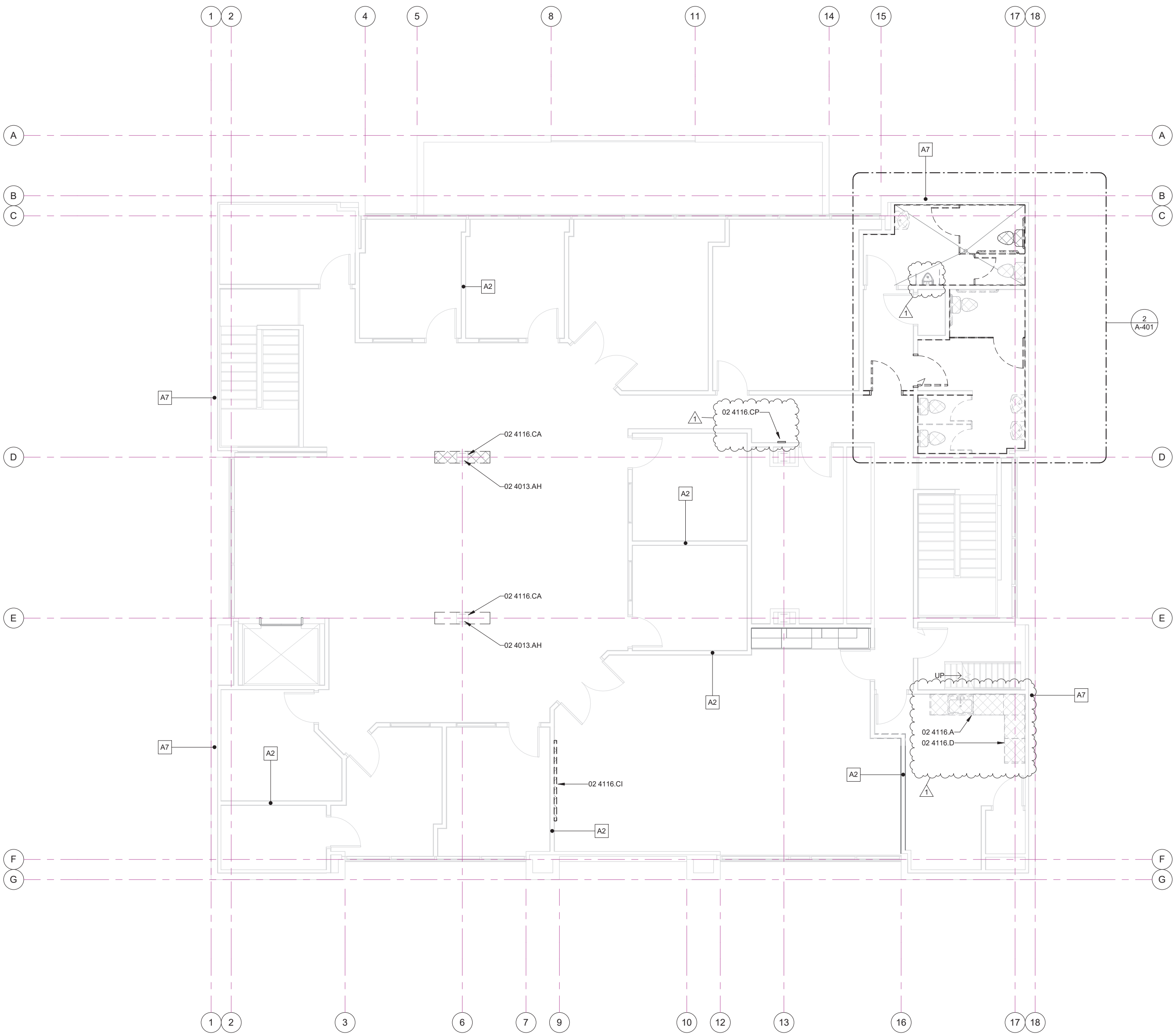
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: DEMOLITION FIRST FLOOR PLAN

LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	AD-101



1 DEMOLITION SECOND FLOOR PLAN

AD-102 SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
3. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
5. NOT USED
6. DIMENSIONS ARE TO FACE OF EXISTING FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED **2022 CBC** HEIGHT LIMITATIONS
9. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
10. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
11. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
12. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
13. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

02 4013.AH	EXISTING COLUMN TO REMAIN. PROTECT IN PLACE.
02 4116.A	EXISTING PLUMBING FIXTURE TO BE REMOVED
02 4116.CA	DEMO EXISTING GYP. BD. COLUMN WRAP TO PREPARE FOR NEW WALLS.
02 4116.CI	EXISTING MOTORIZED PROJECTOR SCREEN TO BE REMOVED, SET ASIDE, AND PROTECTED FOR INSTALLATION IN CONFERENCE ROOM. SEE PROPOSED PLANS.
02 4116.CP	REMOVE EXISTING FIRE EXTINGUISHER CABINET, PREPARE OPENING FOR NEW CABINET
02 4116.D	EXISTING COUNTERTOP AND CASEWORK TO BE REMOVED

FLOOR MATERIALS LEGEND

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

- INTERIOR - CARPET - TO REMAIN
- DEMO - INTERIOR - CARPET
- DEMO - INTERIOR - LINOLEUM TILE
- DEMO - INTERIOR - TILE
- DEMO EXISTING PARTITION OR WALL FINISH
- DEMO - INTERIOR - LVT

WALL TYPES LEGEND

A1	NEW 3-5/8" STEEL STUD FRAMED INTERIOR PARTITION W/ 5/8" GYP. BOARD EACH SIDE, ACOUSTIC BATT INSULATION, SEE A-902 FOR DETAILS
A2	EXISTING STUD FRAMED WALL, TO REMAIN
A3	EXISTING WALL FURRING, TO REMAIN
A4	EXISTING MASONRY BLOCK WALL, TO REMAIN
A5	EXISTING CONCRETE WALL, TO REMAIN
A6	EXISTING STOREFRONT WALL, TO REMAIN
A7	EXISTING MASONRY BLOCK WALL, TO REMAIN

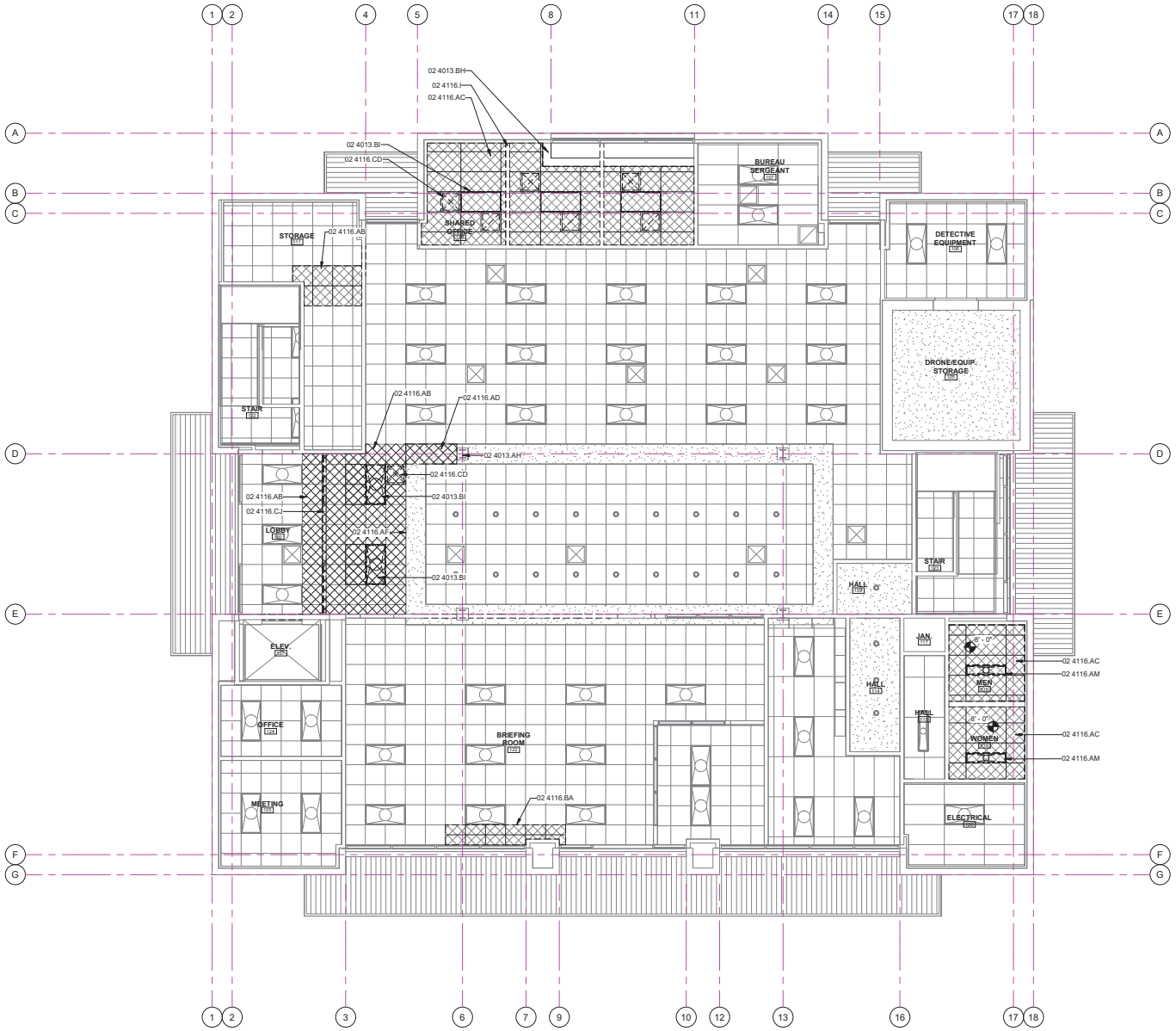
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: DEMOLITION SECOND FLOOR PLAN

LICENSED ARCHITECT JONATHAN HOOK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	AD-102



1 DEMOLITION REFLECTED CEILING PLAN - FIRST FLOOR

AD-111 SCALE: 3/16" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN. ARCHITECT TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.
11. PROVIDE NEW ROLLER SHADES AT ALL EXTERIOR WINDOWS EXCLUDING ENTRANCE VESTIBULE AND SOUTH STAIR. SINGLE ROLLER W/ FASCIA. REFER TO SPECS FOR SHADE CLOTH

KEYNOTES

02 4013.AH	EXISTING COLUMN TO REMAIN. PROTECT IN PLACE.
02 4013.BH	EXISTING SOFFIT DROP TO REMAIN.
02 4013.BI	EXISTING LIGHT FIXTURE TO BE RELOCATED. REFER TO ELECTRICAL.
02 4116.AB	PARTIALLY REMOVE GRID AND TILE AS NEEDED FOR NEW WALL INSTALLATION, SET ASIDE GRID AND TILE FOR POTENTIAL REUSE.
02 4116.AC	DEMOLISH GRID, REMOVE AND SET ASIDE TILE FOR POTENTIAL REUSE.
02 4116.AD	PARTIALLY REMOVE SOFFIT AS NEEDED FOR NEW WALL INSTALLATION.
02 4116.AF	MODIFY SOFFIT AS NEEDED FOR PROPOSED SOFFIT EXTENSION.
02 4116.AM	EXISTING LIGHT FIXTURE TO BE REMOVED AND DISCAREDED. REFER TO ELECTRICAL.
02 4116.BA	PARTIALLY REMOVE GRID AND TILE AS NEEDED FOR RECESSED PROJECTION SCREEN INSTALLATION, SET ASIDE GRID AND TILE FOR POTENTIAL REUSE.
02 4116.CD	EXISTING DIFFUSER TO BE REMOVED AND DISCARDED. REFER TO MECHANICAL.
02 4116.CJ	EXISTING STOREFRONT TO BE REMOVED AND DISCARDED.
02 4116.I	EXISTING WALL TO BE REMOVED.

LEGEND

- XX'-X" — CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- ACT-1 — MATERIAL TAG. REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION
- ACT-1 — INTERIOR - ACOUSTIC CEILING TILE. REUSE OR MATCH EXISTING TILE AND GRID
- GWB-1 — INTERIOR - GYPSUM BOARD CEILING OVER NEW 2X FRAMING
- EXTERIOR - (E) SOFFIT TO REMAIN
- DEMO - INTERIOR - ACOUSTICAL CEILING TILE. SEE KEYNOTE
- DEMO - INTERIOR - GYPSUM BOARD CEILING. SEE KEYNOTE
- MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLANS
- LIGHT FIXTURE, REFER TO ELECTRICAL PLANS
- CEILING ACCESS PANEL
- DEMOLISHED OBJECTS

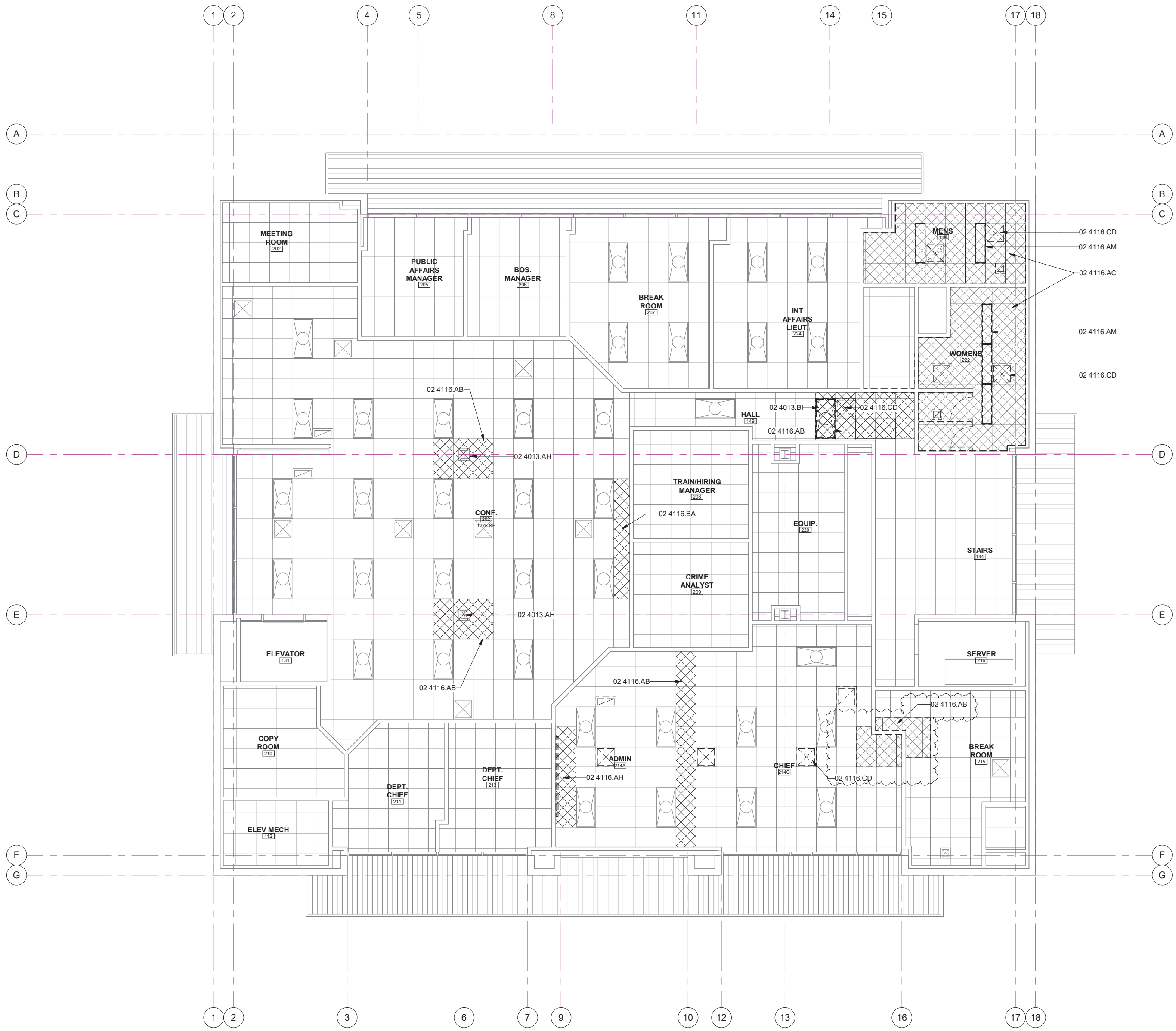
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: DEMOLITION REFLECTED CEILING PLAN - FIRST FLOOR

LICENSED ARCHITECT — JOHAN HONK — 9/13/24 — C 40884 — 10-31-25 — RENEWAL DATE — STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	AD-111



1 DEMOLITION REFLECTED CEILING PLAN - SECOND FLOOR

AD-112 SCALE: 3/16" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN. ARCHITECT TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.
11. PROVIDE NEW ROLLER SHADES AT ALL EXTERIOR WINDOWS EXCLUDING ENTRANCE VESTIBULE AND SOUTH STAIR. SINGLE ROLLER W/ FASCIA. REFER TO SPECS FOR SHADE CLOTH

KEYNOTES

02 4013.AH	EXISTING COLUMN TO REMAIN. PROTECT IN PLACE.
02 4013.BI	EXISTING LIGHT FIXTURE TO BE RELOCATED. REFER TO ELECTRICAL.
02 4116.AB	PARTIALLY REMOVE GRID AND TILE AS NEEDED FOR NEW WALL INSTALLATION, SET ASIDE GRID AND TILE FOR POTENTIAL REUSE.
02 4116.AC	DEMOLISH GRID, REMOVE AND SET ASIDE TILE FOR POTENTIAL RESUSE.
02 4116.AH	MODIFY EXISTING ACT CEILING AS NEEDED FOR REMOVAL OF RECESSED PROJECTOR SCREEN.
02 4116.AM	EXISTING LIGHT FIXTURE TO BE REMOVED AND DISCAREDED. REFER TO ELECTRICAL.
02 4116.BA	PARTIALLY REMOVE GRID AND TILE AS NEEDED FOR RECESSED PROJECTION SCREEN INSTALLATION, SET ASIDE GRID AND TILE FOR POTENTIAL REUSE.
02 4116.CD	EXISTING DIFFUSER TO BE REMOVED AND DISCARDED. REFER TO MECHANICAL.

LEGEND

- XX'-X" — CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- ACT-1 — MATERIAL TAG REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION
- ACT-1 — INTERIOR - ACOUSTIC CEILING TILE REUSE OR MATCH EXISTING TILE AND GRID
- GWB-1 — INTERIOR - GYPSUM BOARD CEILING OVER NEW 2X FRAMING
- EXTERIOR - (E) SOFFIT TO REMAIN
- DEMO - INTERIOR - ACOUSTICAL CEILING TILE SEE KEYNOTE
- DEMO - INTERIOR - GYPSUM BOARD CEILING SEE KEYNOTE
- MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLANS
- LIGHT FIXTURE, REFER TO ELECTRICAL PLANS
- CEILING ACCESS PANEL
- DEMOLISHED OBJECTS

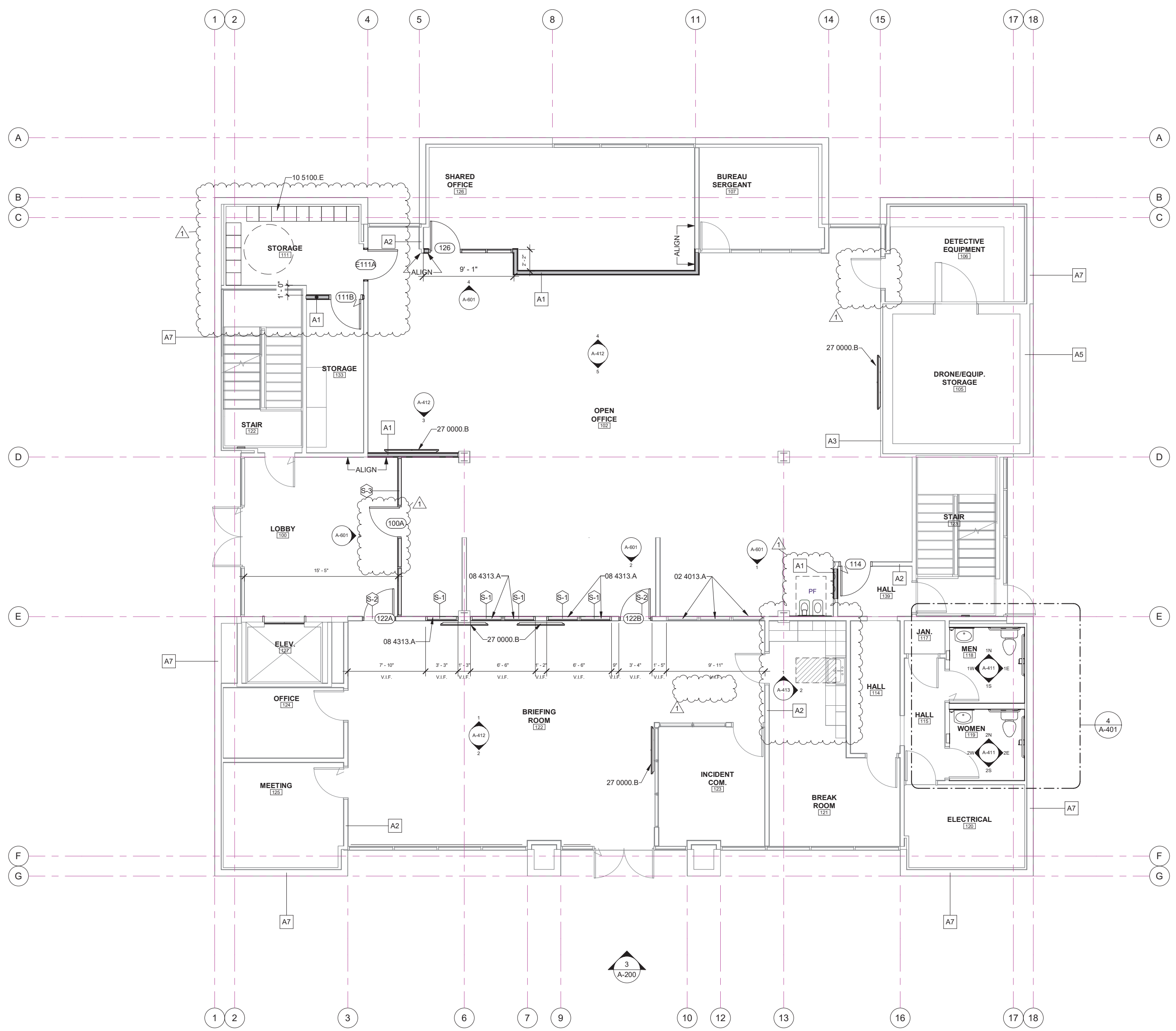
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: DEMOLITION REFLECTED CEILING PLAN - SECOND FLOOR

LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	AD-112



1 FIRST FLOOR PLAN

A-101 SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
3. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
5. NOT USED
6. DIMENSIONS ARE TO FACE OF EXISTING FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED **2022 CBC** HEIGHT LIMITATIONS
9. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
10. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
11. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
12. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
13. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

02 4013.A	EXISTING STOREFRONT TO REMAIN. PROTECT IN PLACE
08 4313.A	ALUMINUM STOREFRONT SYSTEM - REFER TO SCHEDULES.
10 5100.E	15"W X 18" D PERSONAL STORAGE LOCKER
27 0000.B	WALL MOUNTED TV, BY OWNER

WALL TYPES LEGEND

A1	NEW 3-5/8" STEEL STUD FRAMED INTERIOR PARTITION W/ 5/8" GYP. BOARD EACH SIDE, ACOUSTIC BATT INSULATION, SEE A-902 FOR DETAILS
A2	EXISTING STUD FRAMED WALL, TO REMAIN
A3	EXISTING WALL FURRING, TO REMAIN
A4	EXISTING MASONRY BLOCK WALL, TO REMAIN
A5	EXISTING CONCRETE WALL, TO REMAIN
A6	EXISTING STOREFRONT WALL, TO REMAIN
A7	EXISTING MASONRY BLOCK WALL, TO REMAIN

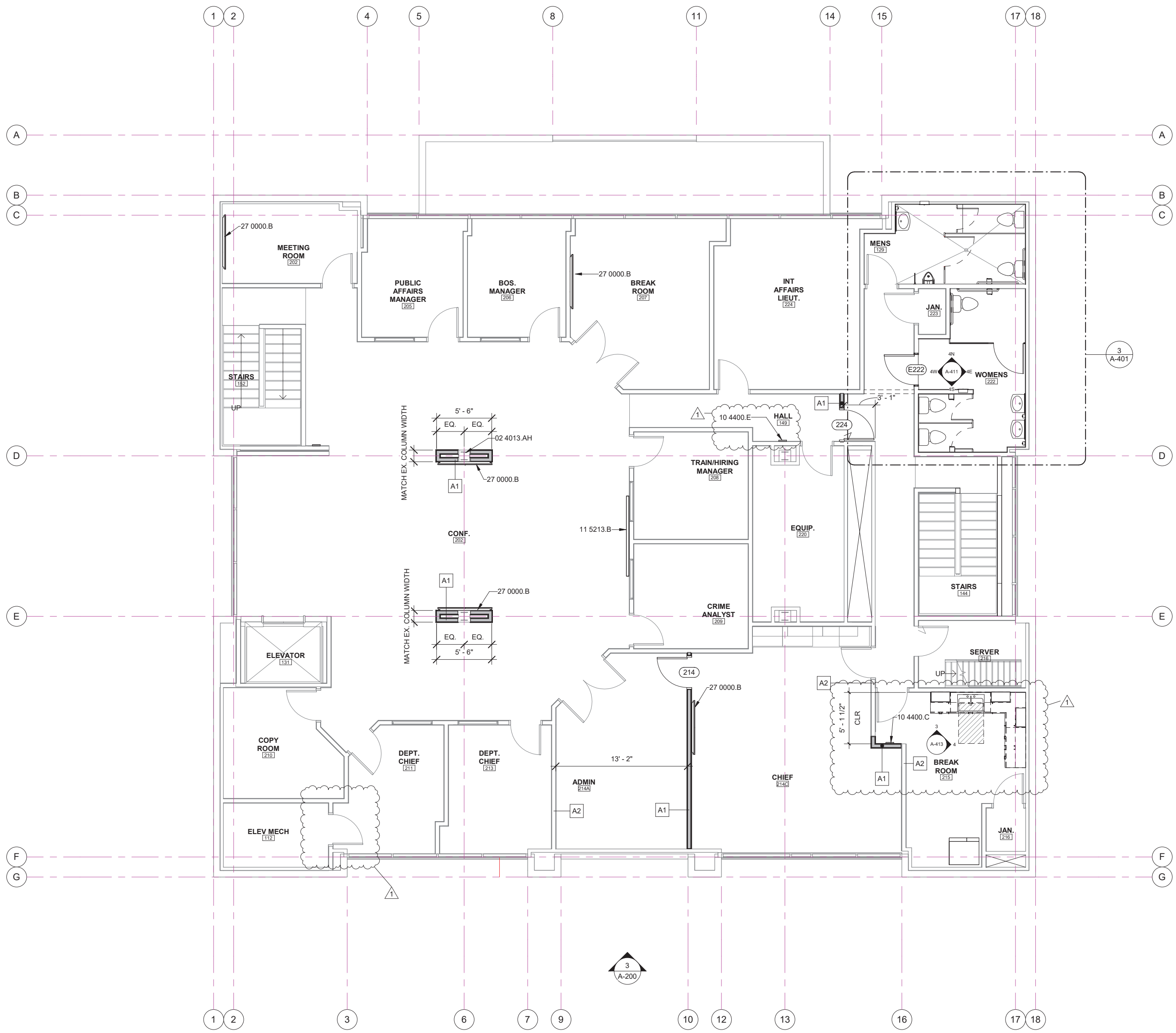
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

LICENSED ARCHITECT JONATHAN HOOKS 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: As indicated
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. A-101



1 SECOND FLOOR PLAN

A-102 SCALE: 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
3. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
5. NOT USED
6. DIMENSIONS ARE TO FACE OF EXISTING FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED **2022 CBC** HEIGHT LIMITATIONS
9. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
10. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
11. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
12. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
13. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

02 4013.AH	EXISTING COLUMN TO REMAIN. PROTECT IN PLACE.
10 4400.C	SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH EXTINGUISHER, 2A:10B:C RATING ; REFER TO 7/A-903
10 4400.E	PROVIDE NEW FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER AT EXISTING LOCATION
11 5213.B	POWERED RETRACTABLE PROJECTION SCREEN, BY OWNER, COORDINATE POCKET INSTALLATION WITH CEILING
27 0000.B	WALL MOUNTED TV, BY OWNER

1

WALL TYPES LEGEND

A1	NEW 3-5/8" STEEL STUD FRAMED INTERIOR PARTITION W/ 5/8" GYP. BOARD EACH SIDE, ACOUSTIC BATT INSULATION, SEE A-902 FOR DETAILS
A2	EXISTING STUD FRAMED WALL, TO REMAIN
A3	EXISTING WALL FURRING, TO REMAIN
A4	EXISTING MASONRY BLOCK WALL, TO REMAIN
A5	EXISTING CONCRETE WALL, TO REMAIN
A6	EXISTING STOREFRONT WALL, TO REMAIN
A7	EXISTING MASONRY BLOCK WALL, TO REMAIN

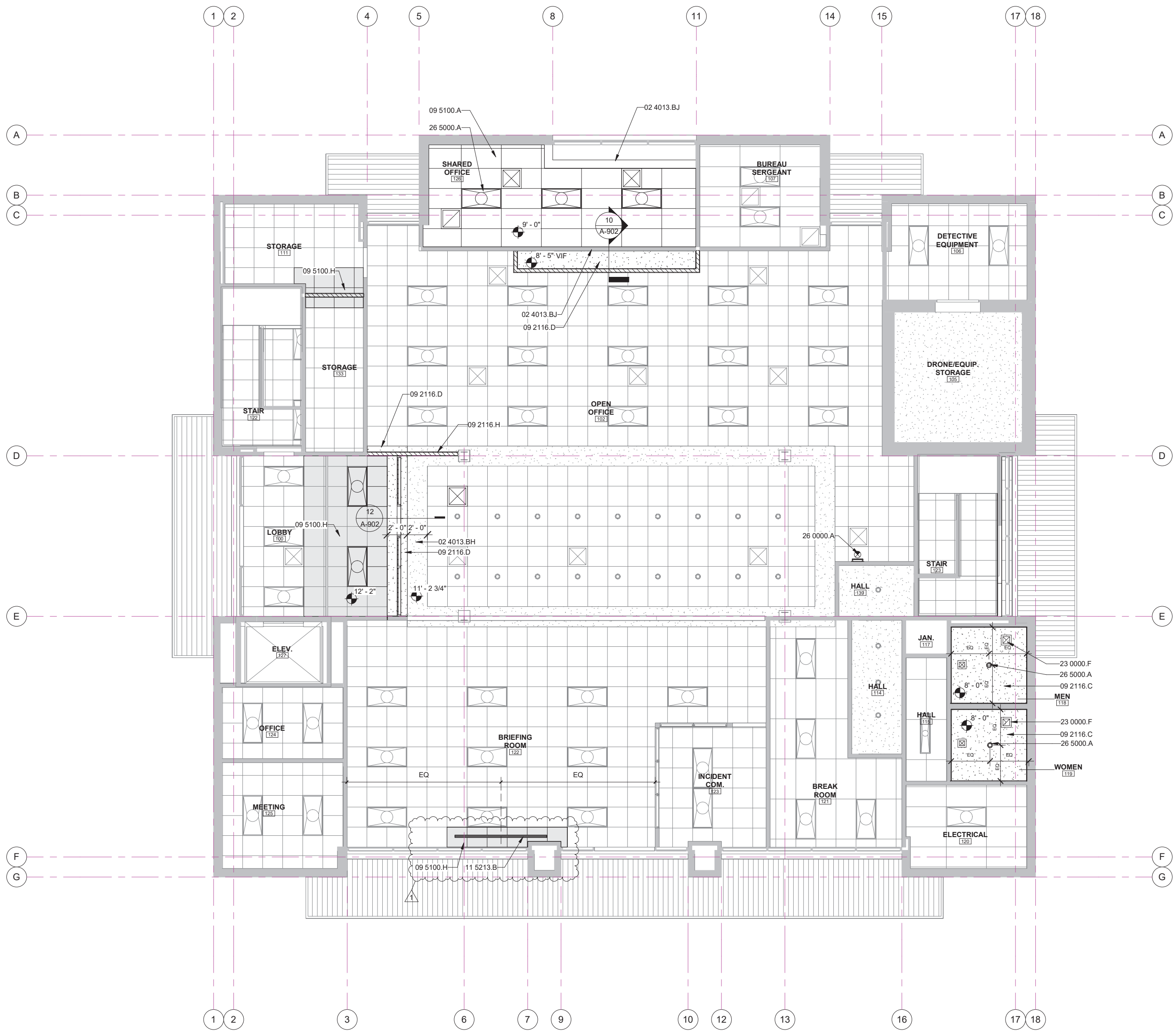
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-102



1 REFLECTED CEILING PLAN - FIRST FLOOR

A-111 SCALE: 3/16" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN. ARCHITECT TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.
11. PROVIDE NEW ROLLER SHADES AT ALL EXTERIOR WINDOWS EXCLUDING ENTRANCE VESTIBULE AND SOUTH STAIR. SINGLE ROLLER W/ FASCIA. REFER TO SPECS FOR SHADE CLOTH

1

KEYNOTES

02 4013.BH	EXISTING SOFFIT DROP TO REMAIN.
02 4013.BJ	EXISTING BULKHEAD TO REMAIN.
09 2116.C	GYPSUM BOARD CEILING ASSEMBLY
09 2116.D	GYPSUM BOARD SOFFIT & FRAMING
09 2116.H	NEW INTERIOR WALL TO DIE INTO BOTTOM OF SOFFIT. REPAIR SOFFIT AROUND NEW WALL AS REQUIED.
09 5100.A	ACOUSTICAL LAY-IN TILE CEILING
09 5100.H	ACOUSTICAL CEILING TILE & GRID TO MATCH EXISTING OR REUSE GOOD CONDITION SET ASIDE EXISTING TILE AND GRID
11 5213.B	POWERED RETRACTABLE PROJECTION SCREEN, BY OWNER, COORDINATE POCKET INSTALLATION WITH CEILING
23 0000.F	EXHAUST FAN - REFER TO MECHANICAL
26 0000.A	NEW ILLUMINATED EXIT SIGN.
26 5000.A	LIGHT FIXTURE. REFER TO ELECTRICAL

LEGEND

XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)

ACT-1 MATERIAL TAG REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION

ACT-1 INTERIOR - ACOUSTIC CEILING TILE REUSE OR MATCH EXISTING TILE AND GRID

GWB-1 INTERIOR - GYPSUM BOARD CEILING OVER NEW 2X FRAMING

EXTERIOR - (E) SOFFIT TO REMAIN

DEMO - INTERIOR - ACOUSTICAL CEILING TILE SEE KEYNOTE

DEMO - INTERIOR - GYPSUM BOARD CEILING SEE KEYNOTE

MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLANS

LIGHT FIXTURE, REFER TO ELECTRICAL PLANS

CEILING ACCESS PANEL

DEMOLISHED OBJECTS

CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: REFLECTED CEILING PLAN - FIRST FLOOR

LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-111

1 REFLECTED CEILING PLAN - SECOND FLOOR
A-112 SCALE: 3/16" = 1'-0"

RCP GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. BORDERS AT LAY-IN ACOUSTICAL CEILING PANELS SHALL BE CUT TO MATCH FACTORY EDGE PROFILE. NO EXPOSED FASTENERS SHALL BE PERMITTED INCLUDING POP RIVETS AND TAPPETS.
7. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
8. SEE MECHANICAL DRAWINGS FOR MECH. ACCESS PANELS. PAINT TO MATCH CEILING
9. AT DROPPED GWB SOFFITS/GWB BEAMS, PROVIDE C-STUDS AS VERTICAL SUPPORTS AT EACH SIDE OF THE SOFFIT/BEAM AND DIAGONAL BRACING FOR WRACKING. IF CEILING JOIST SPACING DIFFERS FROM FLOOR THEN BLOCKING BETWEEN THE FLOOR FRAMING MAY BE UTILIZED TO ATTACH THE VERTICAL STRUTS
10. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN. ARCHITECT TO REVIEW CEILING LAYOUT INCLUDING BULKHEADS AND GRID PRIOR TO INSTALLATION.
11. PROVIDE NEW ROLLER SHADES AT ALL EXTERIOR WINDOWS EXCLUDING ENTRANCE VESTIBULE AND SOUTH STAIR. SINGLE ROLLER W/ FASCIA. REFER TO SPECS FOR SHADE CLOTH

KEYNOTES

09 5100.H	ACOUSTICAL CEILING TILE & GRID TO MATCH EXISTING OR REUSE GOOD CONDITION SET ASIDE EXISTING TILE AND GRID
11 5213.B	POWERED RETRACTABLE PROJECTION SCREEN, BY OWNER, COORDINATE POCKET INSTALLATION WITH CEILING
23 0000.A	MECHANICAL EQUIPMENT. REFER TO MECHANICAL
23 0000.F	EXHAUST FAN - REFER TO MECHANICAL
26 5000.A	LIGHT FIXTURE. REFER TO ELECTRICAL
26 5000.F	NEW LOCATION OF LIGHT FIXTURE. REFER TO ELECTRICAL.

LEGEND

- XX'-X" — CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- ACT-1 — MATERIAL TAG, REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION
- ACT-1 — INTERIOR - ACOUSTIC CEILING TILE, REUSE OR MATCH EXISTING TILE AND GRID
- GWB-1 — INTERIOR - GYPSUM BOARD CEILING OVER NEW 2X FRAMING
- EXTERIOR - (E) SOFFIT TO REMAIN
- DEMO - INTERIOR - ACOUSTICAL CEILING TILE, SEE KEYNOTE
- DEMO - INTERIOR - GYPSUM BOARD CEILING, SEE KEYNOTE
- MECHANICAL EQUIPMENT, REFER TO MECHANICAL PLANS
- LIGHT FIXTURE, REFER TO ELECTRICAL PLANS
- CEILING ACCESS PANEL
- DEMOLISHED OBJECTS

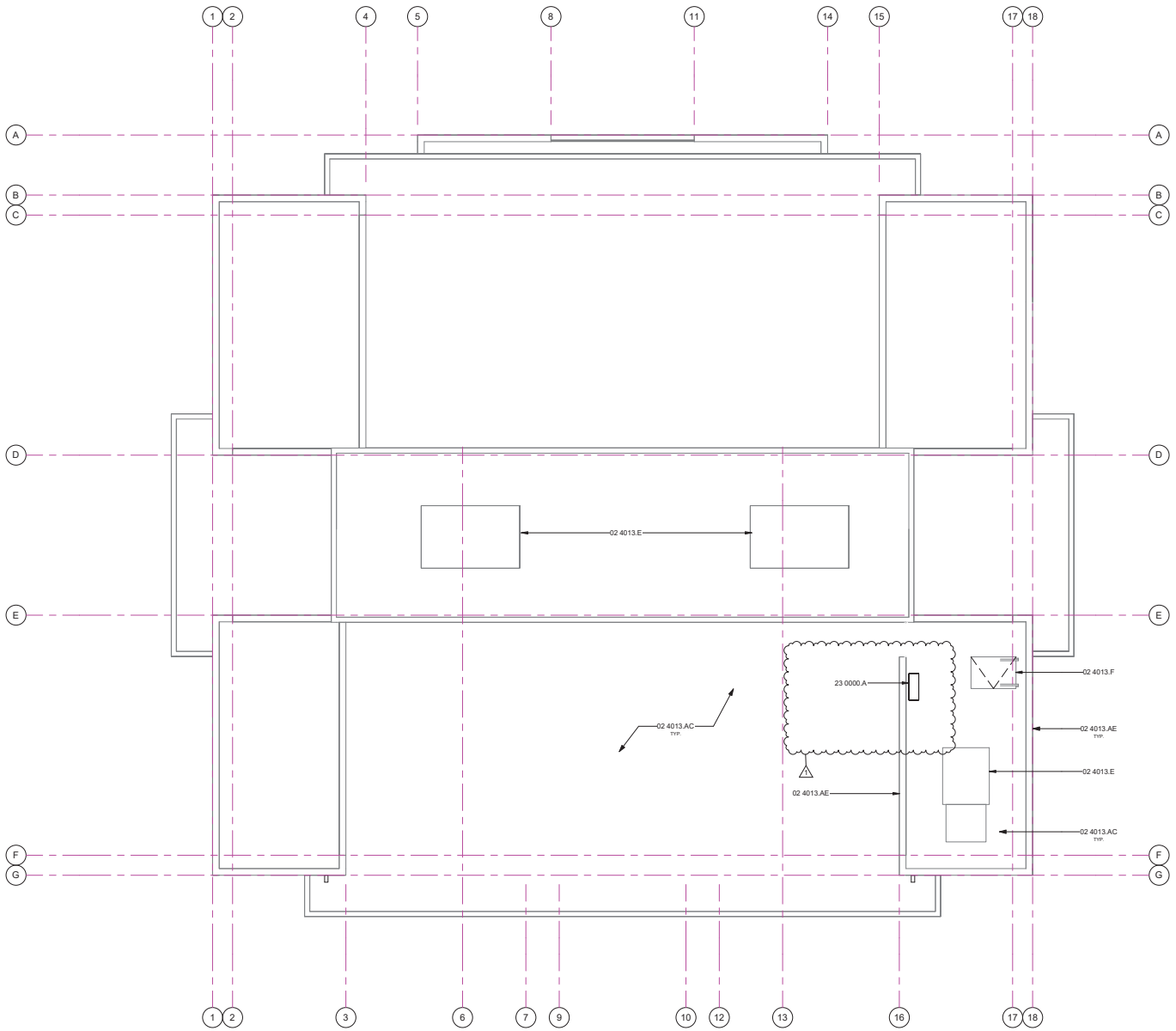
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: REFLECTED CEILING PLAN - SECOND FLOOR

LICENSED ARCHITECT, JONATHAN HOLCK, 9/13/24, C 40884, 10-31-25 RENEWAL DATE, STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-112



1 ROOF PLAN
A-120 SCALE: 3/16" = 1'-0"

ROOF PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
3. REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
4. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

KEYNOTES

02 4013.AC	EXISTING LOW-SLOPE SINGLE-PLY ROOF TO REMAIN.
02 4013.AE	EXISTING PARAPET CAP TO REMAIN.
02 4013.E	EXISTING MECHANICAL UNIT TO REMAIN
02 4013.F	EXISTING ROOF HATCH TO REMAIN
23 0000.A	MECHANICAL EQUIPMENT. REFER TO MECHANICAL

LEGEND

(E) DECK. (E) SINGLE PLY ROOFING SYSTEM

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE:
ROOF PLAN

LICENSED ARCHITECT
JOSHUA HOWELL
9/13/24
C 40884
10-31-25
RENEWAL DATE
STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-120

KEYNOTES

26 0000.L	EXISTING ILLUMINATED SIGNAGE CABINET TO REMAIN. NEW ARTWORK PROVIDED BY OWNER UNDER SEPARATE PERMIT.

3 WEST ELEVATION

A-101 | A-200 SCALE: 1/8" = 1'-0"

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: EXTERIOR ELEVATIONS

LICENSED ARCHITECT JONATHAN HOUK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR

DRAWN BY: JR

CHECKED BY:

APPROVED BY: JH

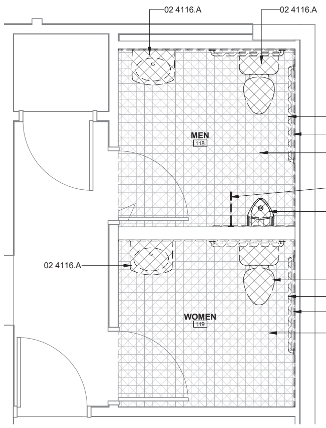
SCALE: 1/8" = 1'-0"

DATE: 6/20/24

CITY SPECIFICATION NO. 2000577-04

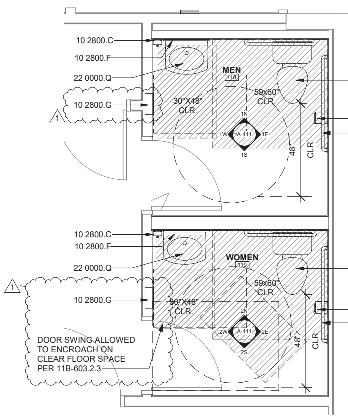
PLAN FILE NO. / LOCATION

SHEET NO. A-200



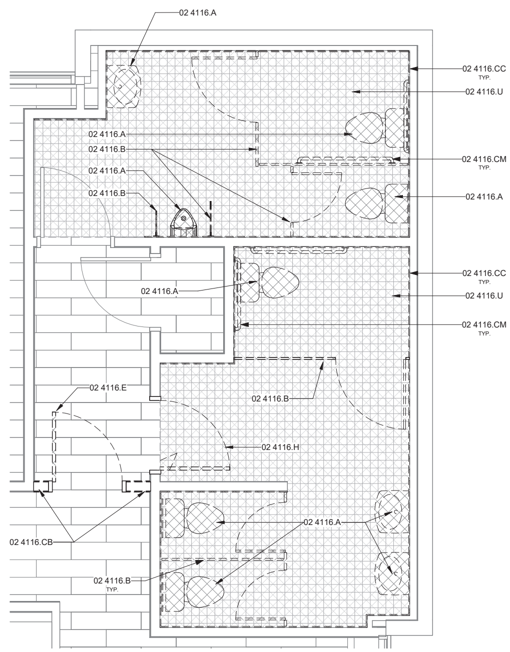
1 FIRST FLOOR RESTROOM - DEMO

AD-101 | A-401 SCALE: 3/8" = 1'-0"



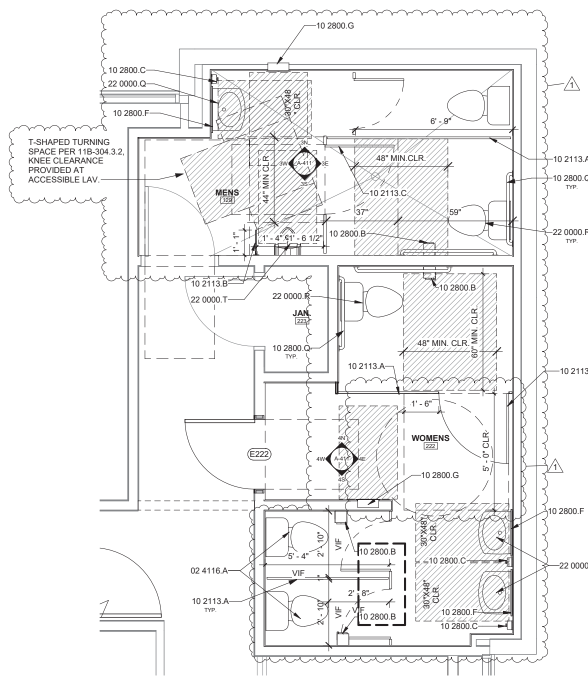
4 FIRST FLOOR RESTROOM - PROPOSED

A-101 | A-401 SCALE: 3/8" = 1'-0"



2 SECOND FLOOR RESTROOM - DEMO

AD-102 | A-401 SCALE: 3/8" = 1'-0"



3 2ND FLOOR RESTROOM - PROPOSED

A-102 | A-401 SCALE: 3/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
3. REFER TO MECHANICAL PLANS, DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
4. REFER TO PLUMBING PLANS OR DRAWINGS FOR FURTHER INFORMATION IF PROVIDED.
5. NOT USED
6. DIMENSIONS ARE TO FACE OF EXISTING FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED **2022 CBC** HEIGHT LIMITATIONS
9. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
10. WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
11. SEE CODE ANALYSIS FOR LOCATIONS OF FIRE PARTITIONS AND FIRE BARRIERS
12. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED
13. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING

KEYNOTES

02 4116.A	EXISTING PLUMBING FIXTURE TO BE REMOVED
02 4116.B	EXISTING TOILET PARTITION TO BE REMOVED
02 4116.CB	EXISTING INTERIOR WALL TO BE REMOVED. PROTECT IN PLACE EXISTING ADJACENT WALL. PATCH WALL GAP AFTER DEMOLITION OF EXISITNG WALL.
02 4116.CC	EXISTING WALL TILE TO BE REMOVED. PREPARE WALL SURFACE FOR NEW TILE FINISH TYP. OF ALL RESTROOM WALLS.
02 4116.CM	EXISTING GRAB BAR TO BE REMOVED
02 4116.E	EXISTING DOOR AND FRAME TO BE REMOVED
02 4116.H	EXISTING DOOR TO BE REMOVED. FLIP DOOR SWING DIRECTION AND REINSTALL.
02 4116.U	EXISTING TILE FLOOR TO BE REMOVED. PREPARE (E) SLAB FOR NEW TILE FINISHES
10 2113.A	TOILET COMPARTMENT
10 2113.B	URINAL SCREEN
10 2113.C	SELF CLOSING DOOR AT ACCESSIBLE TOILET STALL
10 2800.B	SURFACE MOUNTED TOILET PAPER DISPENSER
10 2800.C	SOAP DISPENSER
10 2800.F	MIRROR
10 2800.G	SEMI-RECESSED PAPER TOWEL DISPENSER
10 2800.Q	GRAB BAR.
22 0000.Q	SINK OR LAVATORY.REFER TO PLUMBING.
22 0000.R	TOILET. REFER TO PLUMBING.
22 0000.T	URINAL. REFER TO PLUMBING.

FLOOR MATERIALS LEGEND

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

DEMO - INTERIOR - TILE

DEMO EXISTING PARTITION OR WALL FINISH

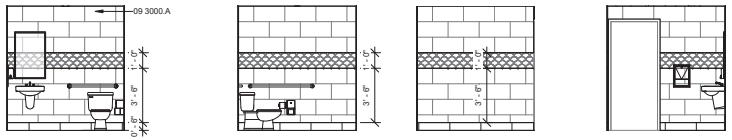
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: ENLARGED FLOOR PLANS

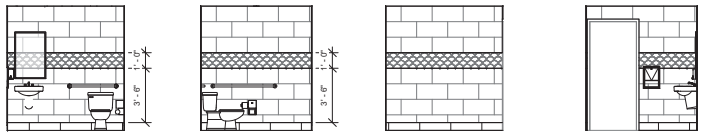
LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-401



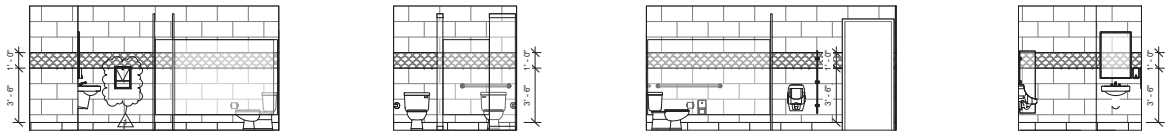
1N 1E 1S 1W

1/4" = 1'-0" **118 - MENS RESTROOM - FIRST FLOOR**



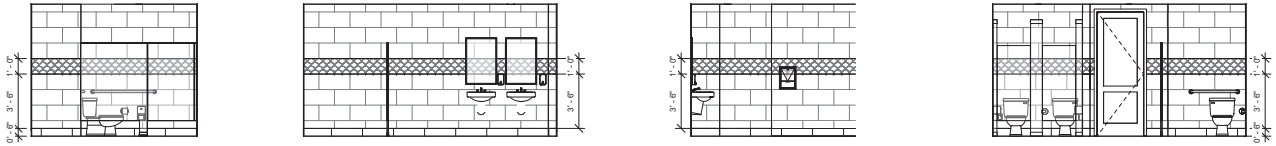
2N 2E 2S 2W

1/4" = 1'-0" **119 - WOMENS RESTROOM - FIRST FLOOR**



3N 3E 3S 3W

1/4" = 1'-0" **129 - MENS RESTROOM - SECOND FLOOR**



4N 4E 4S 4W

1/4" = 1'-0" **222 - WOMENS RESTROOM - SECOND FLOOR**

INT. ELEVS. GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION ON ELECTRICAL EQUIPMENT.
3. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
4. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
5. ALL DIMENSIONS SHOWN IN A ROOM TO BE CONSIDERED TYPICAL FOR EACH ELEVATION OF THE ROOM, UNLESS NOTED OTHERWISE.
6. VERIFY MOUNTING HEIGHTS OF ACCESSORIES AND PLUMBING FIXTURES MEET ACCESSIBILITY REQUIREMENTS WHERE APPLICABLE.
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***2022 CBC TABLE 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

KEYNOTES

09 3000.A CERAMIC TILE, WALL APPLICATION.

1

LEGEND

LVT-1 MATERIAL TAG
REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

ARCHITECTURAL WOODWORK STANDARD CABINET DESIGN SERIES NUMBER

W ### D
H

D = DEPTH
W = WIDTH
H = HEIGHT

OPT. DESIGN MOD DESCRIPTION

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

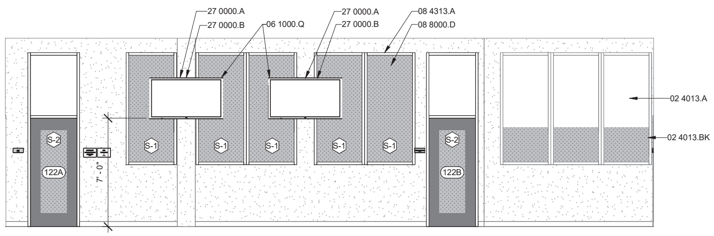
PROJECT TITLE:

INTERIOR ELEVATIONS

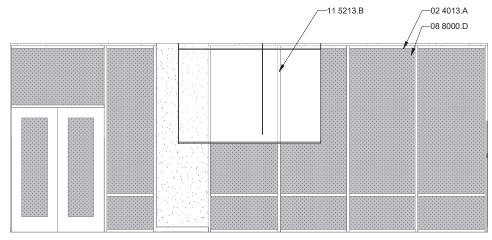
SHEET TITLE:

LICENSED ARCHITECT JORDAN RAE 913241 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

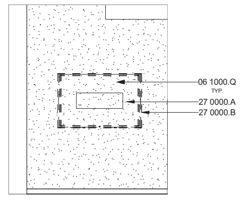
DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	1/4" = 1'-0"
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-411



1



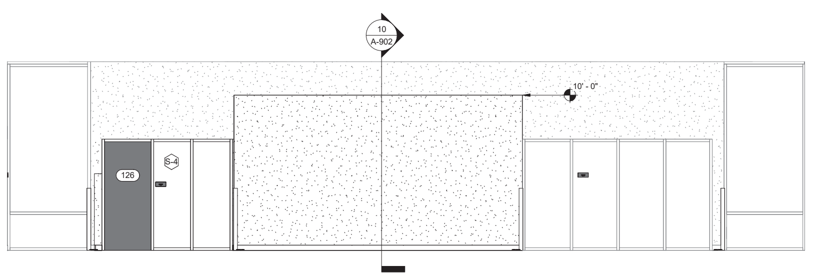
2



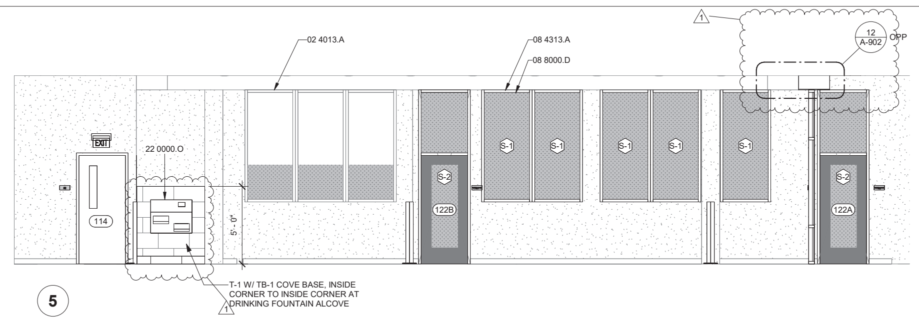
3

1/4" = 1'-0" **122 - BRIEFING ROOM**

1/4" = 1'-0" **102 - MEETING AREA**



4



5

1/4" = 1'-0" **102 - OPEN OFFICE - PROPOSED**

INT. ELEVS. GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION ON ELECTRICAL EQUIPMENT.
3. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
4. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
5. ALL DIMENSIONS SHOWN IN A ROOM TO BE CONSIDERED TYPICAL FOR EACH ELEVATION OF THE ROOM, UNLESS NOTED OTHERWISE.
6. VERIFY MOUNTING HEIGHTS OF ACCESSORIES AND PLUMBING FIXTURES MEET ACCESSIBILITY REQUIREMENTS WHERE APPLICABLE.
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***2022 CBC TABLE 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.
8. REFER TO FINISH SCHEDULE ON A-501 FOR WALL FINISH MATERIALS AND COLOR SELECTIONS.
9. TILE SHOULD STOP AT TOP OF DOOR JAMB.

KEYNOTES

02 4013.A	EXISTING STOREFRONT TO REMAIN. PROTECT IN PLACE
02 4013.BK	EXISTING PRIVACY FILM TO REMAIN.
06 1000.Q	PROVIDE BLOCKING FOR FUTURE OWNER PROVIDED WALL-MOUNTED TV BRACKET
08 4313.A	ALUMINUM STOREFRONT SYSTEM - REFER TO SCHEDULES.
08 8000.D	FROSTED GLASS PRIVACY SCREEN
11 5213.B	POWERED RETRACTABLE PROJECTION SCREEN, BY OWNER, COORDINATE POCKET INSTALLATION WITH CEILING
22 0000.O	HI LOW DRINKING FOUNTAIN, REFER TO PLUMBING.
27 0000.A	CABLE/DATA/POWER CONNECTION, RE ELEC
27 0000.B	WALL MOUNTED TV, BY OWNER

LEGEND

LVT-1 MATERIAL TAG
REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

W ### D
H
ARCHITECTURAL WOODWORK STANDARD CABINET DESIGN SERIES NUMBER

D = DEPTH
W = WIDTH
H = HEIGHT

OPT. DESIGN MOD DESCRIPTION

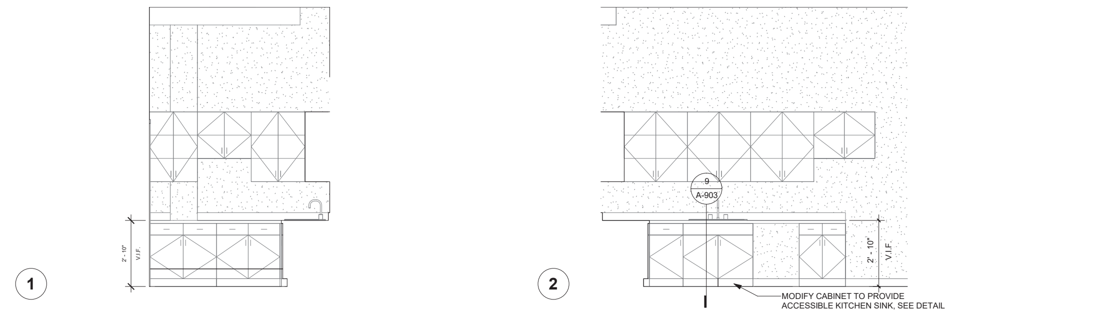
CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

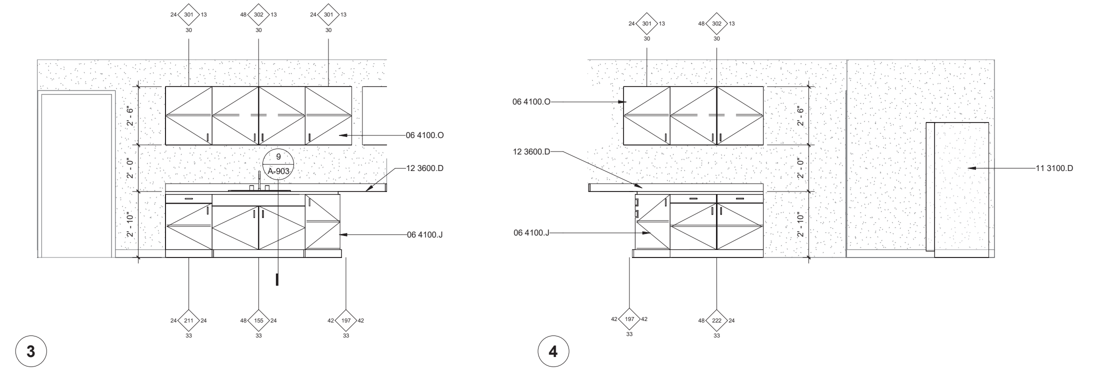
SHEET TITLE: INTERIOR ELEVATIONS

LICENSED ARCHITECT JONATHAN HOUCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: 1/4" = 1'-0"
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. A-412



3/8" = 1'-0" **BREAK RM 121**



3/8" = 1'-0" **BREAK RM 215**

1

INT. ELEVS. GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-002 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION ON ELECTRICAL EQUIPMENT.
3. REFER TO RCP'S FOR SOFFIT DIMENSIONS AND FURTHER INFORMATION.
4. PROVIDE BLOCKING FOR ALL WALLS WHERE WALL HUNG EQUIPMENT AND FIXTURES OCCUR.
5. ALL DIMENSIONS SHOWN IN A ROOM TO BE CONSIDERED TYPICAL FOR EACH ELEVATION OF THE ROOM, UNLESS NOTED OTHERWISE.
6. VERIFY MOUNTING HEIGHTS OF ACCESSORIES AND PLUMBING FIXTURES MEET ACCESSIBILITY REQUIREMENTS WHERE APPLICABLE.
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***2022 CBC TABLE 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.
8. REFER TO FINISH SCHEDULE ON A-501 FOR WALL FINISH MATERIALS AND COLOR SELECTIONS.
9. TILE SHOULD STOP AT TOP OF DOOR JAMB.

KEYNOTES

06 4100.J	BASE CABINETS W/ DRAWERS, DOORS & ADJUSTABLE SHELVING
06 4100.O	UPPER CABINET W/ DOORS & ADJUSTABLE SHELVING.
11 3100.D	REFRIGERATOR W/ ICE MAKER; OWNER FURNISHED AND INSTALLED. COORDINATE INSTALLATION WITH OWNER.
12 3600.D	PLASTIC LAMINATE COUNTERTOP & BACKSPLASH

LEGEND

LVT-1 — MATERIAL TAG
REFER TO MATERIAL SCHEDULE FOR MORE INFORMATION

NOTE: REFER TO INTERIOR FINISH SCHEDULES ON SHEETS A-501 & A-502 FOR ADDTIONAL INFORMATION.

ARCHITECTURAL WOODWORK STANDARD CABINET DESIGN SERIES NUMBER

W ### D
H

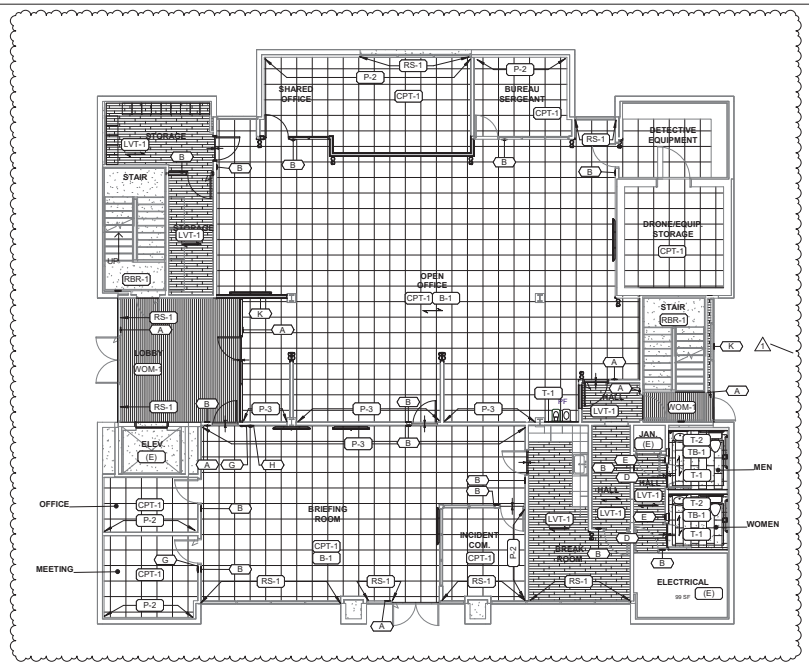
D = DEPTH
W = WIDTH
H = HEIGHT

OPT. DESIGN MOD DESCRIPTION

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: INTERIOR ELEVATIONS

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: As indicated
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. A-413



1 01-FIRST FLOOR FINISH PLAN

A-501 SCALE: 1/8" = 1'-0"

INTERIOR FINISH SCHEDULE

CSI Spec Section	TAG	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT SPEC	SIZE	FINISH / COLOR	NOTES
	(E)	EXISTING FINISH TO REMAIN	SEE PLANS					
06 4000- ARCHITECTURAL WOODWORK								
06 4000- ARCHITECTURAL WOODWORK	PL-2	PLASTIC LAMINATE - CABINETS	BREAK ROOM	NEVAMAR			NAVY MATRIX (MR3005T)	
09 3000 - TILING								
09 3000 - TILING	T-1	CERAMIC FLOOR & WALL TILE	RESTROOMS	DALTILE	DIGNITARY	12" X 24"	SUPERIOR TAUPE	
09 3000 - TILING	T-2	ACCENT CERAMIC WALL TILE	RESTROOMS	DALTILE	REVALIA REMIX		RADIANT BLUE FAN	12" ACCENT STRIP STARTING AT 48"
09 3000 - TILING	TB-1	CERAMIC TILE COVE BASE	RESTROOMS	DALTILE	DIGNITARY	6" X 12"	SUPERIOR TAUPE	
09 6500 - RESILIENT FLOORING								
09 6500 - RESILIENT FLOORING	B-1	GENERAL BASE	GENERAL U.O.N.	ROPPE	PINNACLE	4" H (ROLL)	BLACK (100)	
09 6500 - RESILIENT FLOORING	LVT-1	LUXURY VINYL TILE	BREAK ROOM, EQUIP., STORAGE	MILLIKEN	METRO PARK | PIKE	7" x 48"	ANTLER	ASHLAR INSTALLATION
09 6500 - RESILIENT FLOORING	RBR-1	RUBBER STAIR TREADS	STAIRS	ROPPE	RAISED CIRCULAR VANTAGE DESIGN WITH RISER #96		CHARCOAL (123)	
09 6813 - TILE CARPETING								
09 6813 - TILE CARPETING	CPT-1	CARPET TILE	GENERAL CARPET TILE U.O.N.	SHAW CONTRACT	DIFFUSE + DISPERSE | DIFFUSE ECOWORX	24" x 24"	MAGNETIC FIELD	QUARTER TURN INSTALLATION
09 6813 - TILE CARPETING	WOM-1	CARPET TILE	EXITS	SHAW CONTRACT	ALL ACCESS | PACE TILE	24" x 24"	STEP	MONOLITHIC INSTALLATION
09 9123 - INTERIOR PAINTING								
09 9123 - INTERIOR PAINTING	P-1	GENERAL DINING PAINT	GENERAL U.O.N.	SHERMIN WILLIAMS			PASSIVE (SW 7064)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-2	ACCENT PAINT	PRIVATE OFFICES, PAINTED DOORS AND HM DOOR TRIM	SHERMIN WILLIAMS			STAMPED CONCRETE (SW 7655)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-3	ACCENT PAINT	SEE PLANS	SHERMIN WILLIAMS			DISTANCE (SW 6243)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-4	ACCENT PAINT	SEE PLANS	SHERMIN WILLIAMS			IN THE NAVY (SW 9178)	EGGSHELL FINISH
10 2113.19 - PLASTIC TOILET COMPARTMENTS								
10 2113.19 - PLASTIC TOILET COMPARTMENTS	TP-1	CARPET TILE	SECOND LEVEL RESTROOMS	ASI	SOLID PLASTIC (HDPE) PARTITIONS		CHARCOAL (9237)	FLOOR ANCHORED / OVERHEAD BRACED
12 2400 - WINDOW SHADES								
12 2400 - WINDOW SHADES	RS-1	ROLLER SHADE	SEE PLANS	MECHO SHADES	MANUAL ROLLER SHADES WITH ECOVEIL SCREENS (1% OPEN)		SILVER BIRCH	ADD ALT TO REPLACE ALL WINDOW SHADES PER PLAN
12 3600 - COUNTERTOPS								
12 3600 - COUNTERTOPS	PL-1	PLASTIC LAMINATE - COUNTER	BREAK ROOM	FORMICA			SEA SEALT (9529-43)	

FINISH PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
5. ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ***ANSI A326.3*** STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
6. ALL FLOORING MATERIALS SHALL COMPLY WITH ***2022 CBC SEC. 804.1.***
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***2022 CBC TABLE 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.
8. PROVIDE ROLLER SHADES AT ALL EXTERIOR WINDOWS AND STOREFRONT EXCEPT AT DOORS. SEE SPECS

FINISH REQUIREMENTS

PER ***2022 CBC 803.13*** INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. REFER TO ***2022 CBC SEC. 803*** FOR ADDITIONAL INFORMATION.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
(CBC 2022 TABLE 803.13)

DEGREE OF FIRE PROTECTION: SPRINKLERED

GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-1 & A-2	B	B	C
A-3,A-4,A-5	B	B	C
B,E,M,R-1	B	C	C
R-2	C	C	C
R-2.1	B	C	C
R-2.2	C	C	C
R-3, R-3.1	C	C	C
S	C	C	C

CLASSIFICATIONS
- CLASS A:
  - FLAME SPREAD INDEX = 0-25
  - SMOKE DEVELOPED INDEX = 0-450
- CLASS B:
  - FLAME SPREAD INDEX = 26-75
  - SMOKE DEVELOPED INDEX = 0-450
- CLASS C:
  - FLAME SPREAD INDEX = 76-200
  - SMOKE DEVELOPED INDEX = 0-450

SIGNAGE LEGEND

- (A) TACTILE EXIT SIGN READING "EXIT". WHERE MOUNTED ON GLASS, SIZE EXIT SIGN TO MATCH EXTERIOR GLASS MOUNTED ROOM IDENTIFICATION SIGNAGE. ALIGN EXIT SIGN WITH ROOM SINGAGE WHEN MOUNTING.
- (B) ROOM IDENTIFICATION SIGN. WHERE MOUNTED ON GLASS PROVIDE SIZE MATCHED BLANK SIGNAGE PLATE ON BACK SIDE OF GLASS IF NO OTHER SINGAGE IS PROVIDED. CONTENT TBD BY OWNER.
- (D) GEOMETRIC SYMBOL MOUNTED ON DOOR.
- (E) ROOM IDENTIFICATION WITH PICTOGRAM AND INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- (G) INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED, INCLUDE WORDING THAT STATES, "ASSISTIVE LISTENING SYSTEM AVAILABLE."
- (H) OCCUPANT LOAD SIGN THAT STATES "MAXIMUM OCCUPANCY 54 PERSONS"
- (J) SIGN TO READ "EXTERIOR AREA FOR ASSISTED RESCUE". SIGNAGE TO COMPLY WITH CBC 1009.9.
- (K) SIGN TO READ "PLEASE BE AWARE, VIDEO MONITORING IN PROGRESS"

FINISH LEGEND

- EXISTING FLOORING TO REMAIN
- NEW PORCELAIN TILE FLOOR
- NEW LVT FLOOR
- NEW CARPET TILE FLOOR
- NEW WALK OFF MAT CARPET TILE
- STAINLESS STEEL CORNER GUARD
- FLOORING INSTALL DIRECTION

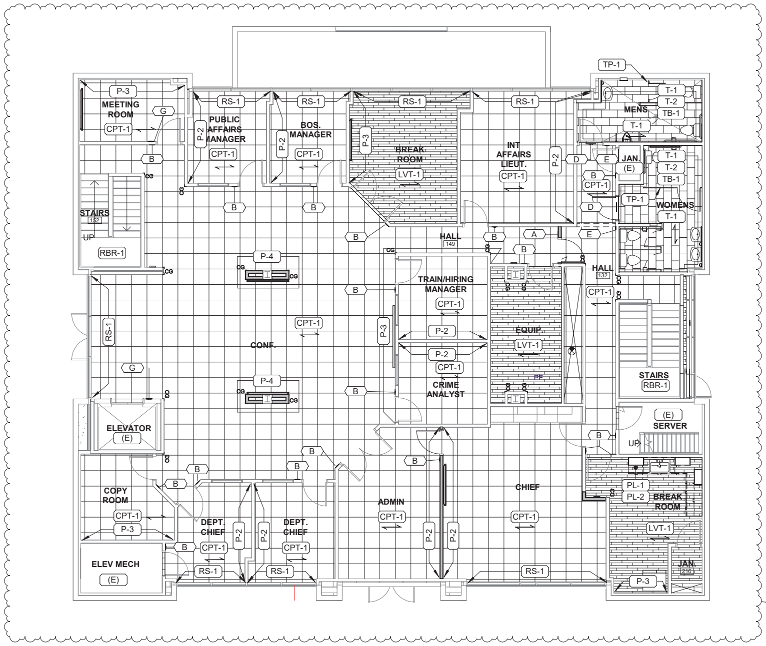
CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: FIRST FLOOR FINISH PLAN

LICENSED ARCHITECT JOHN RYAN HOWK 91324 C 40884 12-31-25 RENEWAL DATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	1/8" = 1'-0"
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-501



1 SECOND FLOOR FINISH PLAN

A-502 SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

CSI Spec Section	TAG	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT SPEC	SIZE	FINISH / COLOR	NOTES
	(E)	EXISTING FINISH TO REMAIN	SEE PLANS					
06 4000- ARCHITECTURAL WOODWORK								
06 4000- ARCHITECTURAL WOODWORK	PL-2	PLASTIC LAMINATE - CABINETS	BREAK ROOM	NEVAMAR			NAVY MATRIX (MR3005T)	
09 3000 - TILING								
09 3000 - TILING	T-1	CERAMIC FLOOR & WALL TILE	RESTROOMS	DALTILE	DIGNITARY	12" X 24"	SUPERIOR TAUPE	
09 3000 - TILING	T-2	ACCENT CERAMIC WALL TILE	RESTROOMS	DALTILE	REVALIA REMIX		RADIANT BLUE FAN	12" ACCENT STRIP STARTING AT 48"
09 3000 - TILING	TB-1	CERAMIC TILE COVE BASE	RESTROOMS	DALTILE	DIGNITARY	6" X 12"	SUPERIOR TAUPE	
09 6500 - RESILIENT FLOORING								
09 6500 - RESILIENT FLOORING	B-1	GENERAL BASE	GENERAL U.O.N.	ROPPE	PINNACLE	4" H (ROLL)	BLACK (100)	
09 6500 - RESILIENT FLOORING	LVT-1	LUXURY VINYL TILE	BREAK ROOM, EQUIP., STORAGE	MILLIKEN	METRO PARK | PIKE	7" x 48"	ANTLER	ASHLAR INSTALLATION
09 6500 - RESILIENT FLOORING	RBR-1	RUBBER STAIR TREADS	STAIRS	ROPPE	RAISED CIRCULAR VANTAGE DESIGN WITH RISER #96		CHARCOAL (123)	
09 6813 - TILE CARPETING								
09 6813 - TILE CARPETING	CPT-1	CARPET TILE	GENERAL CARPET TILE U.O.N.	SHAW CONTRACT	DIFFUSE + DISPERSE | DIFFUSE ECOWORX	24" x 24"	MAGNETIC FIELD	QUARTER TURN INSTALLATION
09 6813 - TILE CARPETING	WOM-1	CARPET TILE	EXITS	SHAW CONTRACT	ALL ACCESS | PACE TILE	24" x 24"	STEP	MONOLITHIC INSTALLATION
09 9123 - INTERIOR PAINTING								
09 9123 - INTERIOR PAINTING	P-1	GENERAL DINING PAINT	GENERAL U.O.N.	SHERMIN WILLIAMS			PASSIVE (SW 7064)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-2	ACCENT PAINT	PRIVATE OFFICES, PAINTED DOORS AND HM DOOR TRIM	SHERMIN WILLIAMS			STAMPED CONCRETE (SW 7655)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-3	ACCENT PAINT	SEE PLANS	SHERMIN WILLIAMS			DISTANCE (SW 6243)	EGGSHELL FINISH
09 9123 - INTERIOR PAINTING	P-4	ACCENT PAINT	SEE PLANS	SHERMIN WILLIAMS			IN THE NAVY (SW 9178)	EGGSHELL FINISH
10 2113.19 - PLASTIC TOILET COMPARTMENTS								
10 2113.19 - PLASTIC TOILET COMPARTMENTS	TP-1	CARPET TILE	SECOND LEVEL RESTROOMS	ASI	SOLID PLASTIC (HDPE) PARTITIONS		CHARCOAL (9237)	FLOOR ANCHORED / OVERHEAD BRACED
12 2400 - WINDOW SHADES								
12 2400 - WINDOW SHADES	RS-1	ROLLER SHADE	SEE PLANS	MECHO SHADES	MANUAL ROLLER SHADES WITH ECOVEIL SCREENS (1% OPEN)		SILVER BIRCH	ADD ALT TO REPLACE ALL WINDOW SHADES PER PLAN
12 3600 - COUNTERTOPS								
12 3600 - COUNTERTOPS	PL-1	PLASTIC LAMINATE - COUNTER	BREAK ROOM	FORMICA			SEA SEALT (9529-43)	

FINISH PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
5. ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ***ANSI A326.3*** STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
6. ALL FLOORING MATERIALS SHALL COMPLY WITH ***2022 CBC SEC. 804.1.***
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH ***2022 CBC TABLE 803.13*** FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.
8. PROVIDE ROLLER SHADES AT ALL EXTERIOR WINDOWS AND STOREFRONT EXCEPT AT DOORS. SEE SPECS

FINISH REQUIREMENTS

PER ***2022 CBC 803.13*** INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.13 FOR THE GROUP AND LOCATION DESIGNATED. REFER TO ***2022 CBC SEC. 803*** FOR ADDITIONAL INFORMATION.

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY
(CBC 2022 TABLE 803.13)

DEGREE OF FIRE PROTECTION: SPRINKLERED

GROUP	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOMS AND ENCLOSED SPACES
A-1 & A-2	B	B	C
A-3,A-4,A-5	B	B	C
B,E,M,R-1	B	C	C
R-2	C	C	C
R-2.1	B	C	C
R-2.2	C	C	C
R-3, R-3.1	C	C	C
S	C	C	C

CLASSIFICATIONS

CLASS A:
- FLAME SPREAD INDEX = 0-25
- SMOKE DEVELOPED INDEX = 0-450

CLASS B:
- FLAME SPREAD INDEX = 26-75
- SMOKE DEVELOPED INDEX = 0-450

CLASS C:
- FLAME SPREAD INDEX = 76-200
- SMOKE DEVELOPED INDEX = 0-450

SIGNAGE LEGEND

A TACTILE EXIT SIGN READING "EXIT". WHERE MOUNTED ON GLASS, SIZE EXIT SIGN TO MATCH EXTERIOR GLASS MOUNTED ROOM IDENTIFICAITON SIGNAGE. ALIGN EXIT SIGN WITH ROOM SINGAGE WHEN MOUNTING.:

B ROOM IDENTIFICATION SIGN. WHERE MOUNTED ON GLASS PROVIDE SIZE MATCHED BLANK SIGNAGE PLATE ON BACK SIDE OF GLASS IF NO OTHER SINGAGE IS PROVIDED. CONTENT TBD BY OWNER:

D GEOMETRIC SYMBOL MOUNTED ON DOOR.

E ROOM IDENTIFICATION WITH PICTOGRAM AND INTERNATIONAL SYMBOL OF ACCESSIBILITY.

G INTERNATIONAL SYMBOL OF ACCESS FOR HEARING IMPAIRED, INCLUDE WORDING THAT STATES, "ASSISTIVE LISTENING SYSTEM AVAILABLE."

1

H OCCUPANT LOAD SIGN THAT STATES "MAXIMUM OCCUPANCY 54 PERSONS"

J SIGN TO READ "EXTERIOR AREA FOR ASSISTED RESCUE". SIGNAGE TO COMPLY WITH CBC 1009.9.

K SIGN TO READ "PLEASE BE AWARE, VIDEO MONITORING IN PROGRESS"

FINISH LEGEND

EXISTING FLOORING TO REMAIN

NEW PORCELAIN TILE FLOOR

NEW LVT FLOOR

NEW CARPET TILE FLOOR

NEW WALK OFF MAT CARPET TILE

CG STAINLESS STEEL CORNER GUARD

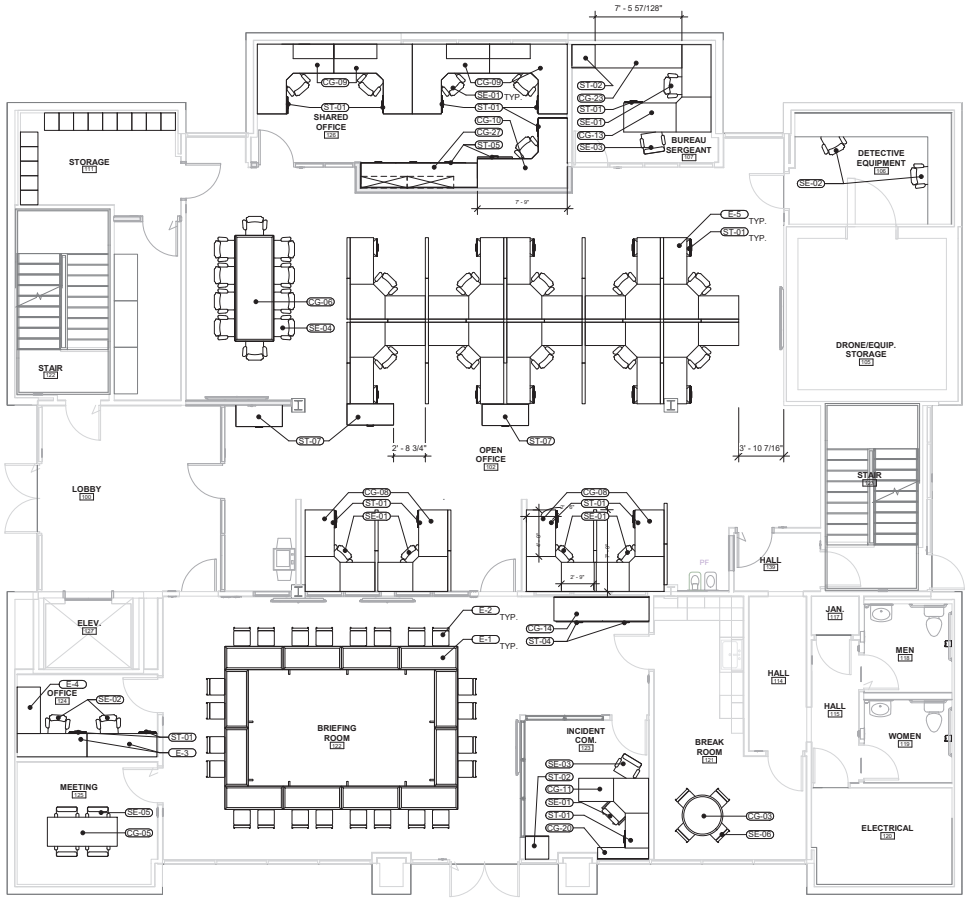
FLOORING INSTALL DIRECTION

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: SECOND FLOOR FINISH PLAN

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: 1/8" = 1'-0"
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. A-502

SEE SUPPORTING DOCUMENTS FOR FURNITURE SCHEDULE



1 FIRST FLOOR FURNITURE PLAN

A-503 SCALE: 3/16" = 1'-0"

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

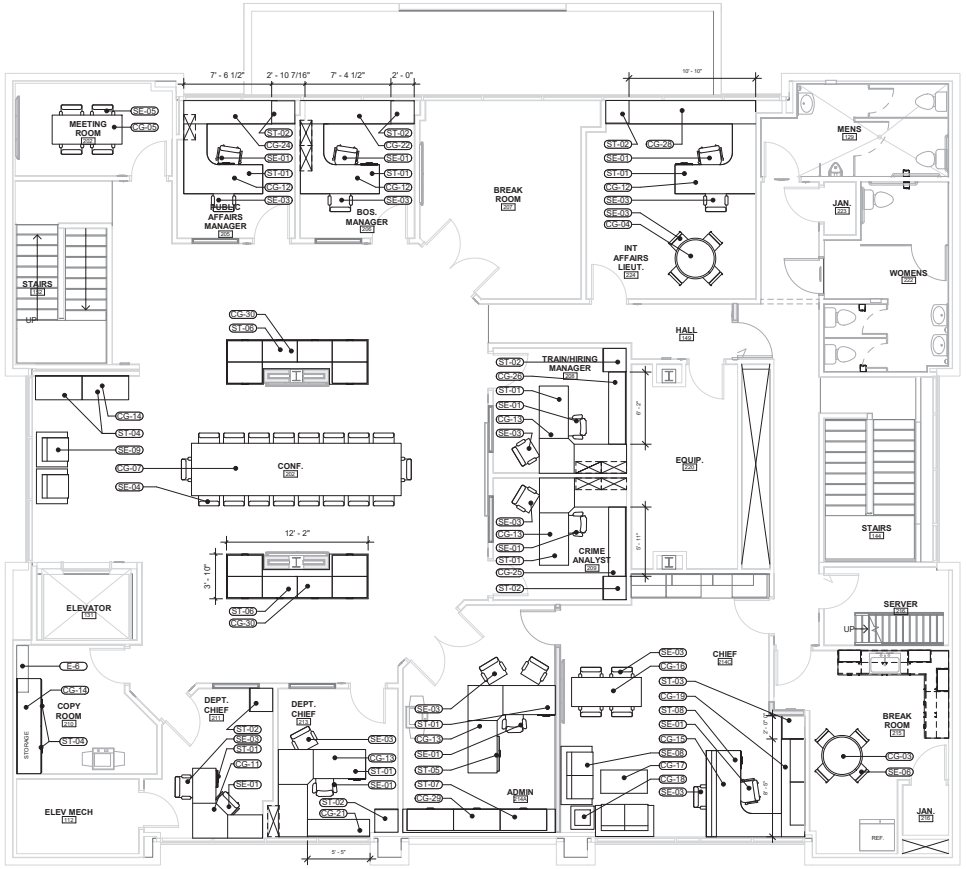
FIRST FLOOR FURNITURE PLAN

SHEET TITLE:

LICENSED ARCHITECT JOHAN HONK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	3/16" = 1'-0"
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-503

SEE SUPPORTING DOCUMENTS FOR FURNITURE SCHEDULE



1 **SECOND FLOOR FURNITURE PLAN**
A-504 SCALE: 3/16" = 1'-0"

1106 WALNUT TENANT IMPROVEMENT

SECOND FLOOR FURNITURE PLAN

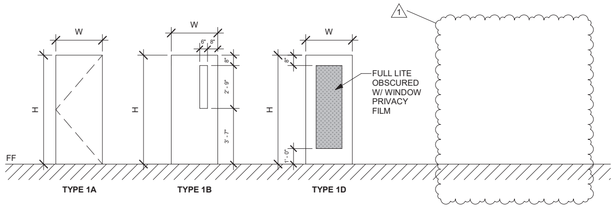
PROJECT TITLE:

SHEET TITLE:

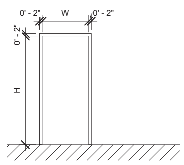
LICENSED ARCHITECT
JOHAN HONK
9132/L
C 40884
10-31-25
RENEWAL DATE
OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	3/16" = 1'-0"
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-504

DOOR TYPES LEGEND



DOOR TYPES



FRAME TYPES

DOOR SCHEDULE

NO.	SIZE			DOOR		FRAME		HARDWARE GROUP	DETAIL			REMARKS
	WIDTH	HEIGHT	THICKNESS	TYPE	MAT'L	TYPE	MAT'L		SILL	JAMB	HEAD	
100A	3' - 0"	8' - 0"	1 3/4"	1D	ALUM	F1	ALUM	01	1/A-901	6/A-901	6/A-901	1,2,3
111B	3' - 0"	7' - 0"	1 3/4"	1B	WD	F1	HM	02		2/A-901	2/A-901	3
114	3' - 0"	7' - 0"	1 3/4"	1B	WD	F1	HM	03		2/A-901	2/A-901	1,2,3
122A	3' - 0"	7' - 0"	1 3/4"	1D	ALUM	F1	ALUM	04	1/A-901	6/A-901	6/A-901	1,2,3
122B	3' - 0"	7' - 0"	1 3/4"	1D	ALUM	F1	ALUM	05	1/A-901	6/A-901	6/A-901	2,3
126	3' - 0"	7' - 0"	1 3/4"	1A	ALUM	F1	ALUM	06	1/A-901	6/A-901	6/A-901	
214	3' - 0"	7' - 0"	1 3/4"	1B	WD	F1	HM	07				3
224	3' - 0"	7' - 0"	1 3/4"	1B	WD	F1	HM	03		2/A-901	2/A-901	1,2,3
E111A	3' - 0"	8' - 0"	1 3/4"	EXIST	EXIST	EXIST	EXIST					6,8
E222	3' - 0"	8' - 0"	1 3/4"	EXIST	EXIST	EXIST	EXIST					6,7

DOOR GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO FLOOR PLANS FOR DOOR LOCATIONS.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
5. REFER TO DOOR TYPES LEGEND FOR GLAZING.
6. REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS
7. INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS
8. REFER TO FINISH SCHEDULE ON A-501 AND A-502 FOR DOOR AND FRAME PAINT COLORS.

DOOR REMARKS

1. EGRESS DOOR.
2. EQUIPPED W/PANIC HARDWARE. .
3. INCLUDES SAFETY GLAZING.
4. FIRE-RATED DOOR ASSEMBLY. VISION PANELS OR LITES TO RECEIVE WIRE GLASS.
5. LOUVERED DOOR.
6. EXISTING DOOR TO CHANGE SWING DIRECTION FROM IN TO OUT, ADJUST AND REINSTALL HARDWARE AS NEEDED.
7. CLOSER BUT NO LATCH, PUSH PLATE PROVIDED.
8. PROVIDE PRIVACY LOCKSET TO MATCH EXISTING.

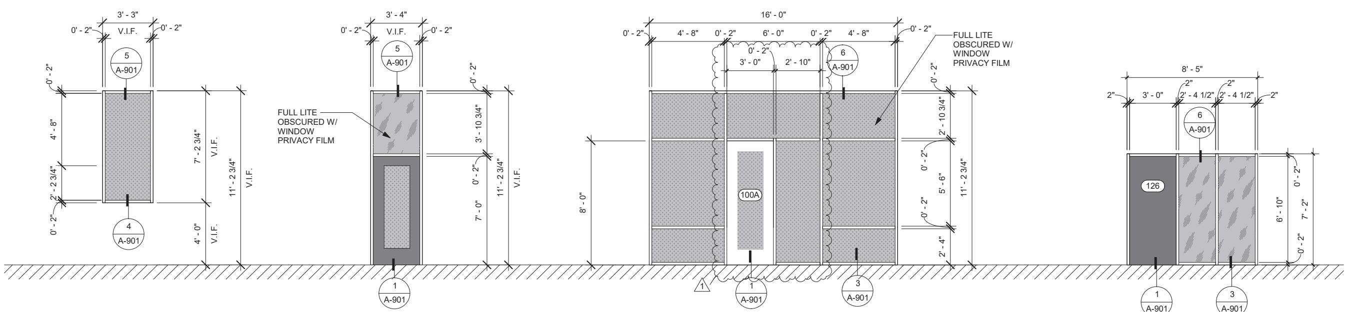
DOOR MATERIAL LEGEND

1. CL CHAIN LINK
2. HM HOLLOW METAL
3. MP METAL PICKET
4. STL STEEL
5. WD WOOD
6. T SAFETY GLAZING

WINDOW GENERAL NOTES

1. REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS
2. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
3. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES WITH WINDOW MANUFACTURER SPECIFICATIONS PRIOR TO FABRICATION OF ROUGH OPENINGS.
4. CONTRACTOR TO VERIFY ACTUAL WINDOW SIZES TO FIT FINISH OPENING PRIOR TO FABRICATION OF WINDOW AND FINISH OPENING.
5. HEAD HEIGHT MEASURED FROM FF UNLESS NOTED OTHERWISE.
6. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
7. ALL EXTERIOR GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
8. REFER TO STOREFRONT AND WINDOW TYPES LEGEND FOR GLAZING.
9. ALL GLAZING IS TO BE SAFTEY GLAZING (TEMPERED).
10. ALL OPERABLE WINDOWS ARE TO BE PROVIDED WITH LIMITERS RESTRICTING WINDOW PROJECTIONS TO 4".
11. ALL OPERABLE WINDOWS ARE TO BE PROVIDED WITH WINDOW SCREENS.

WINDOW AND STOREFRONT TYPES



S-1
ALUMINUM STOREFRONT
2" X 4-1/2"
FIXED

S-2
ALUMINUM STOREFRONT
2" X 4-1/2"
DOOR WITH TRANSOM

S-3
ALUMINUM STOREFRONT
2" X 4-1/2"

S-4
ALUMINUM STOREFRONT
2" X 4-1/2"

GLAZING LEGEND

FLOAT GLASS, TEMPERED

OBSCURED GLASS, TEMPERED
INSTALL WINDOW PRIVACY FILM

TYPICAL DETAILS

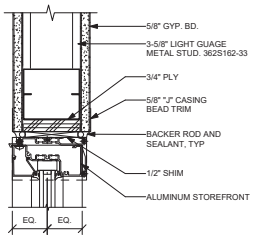
6/A-901 TYPICAL JAMB AT ADJACENT STOREFRONT

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

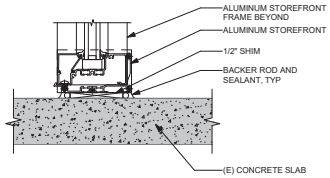
SHEET TITLE: DOOR AND WINDOW SCHEDULES

LICENSED ARCHITECT JONATHAN HONK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

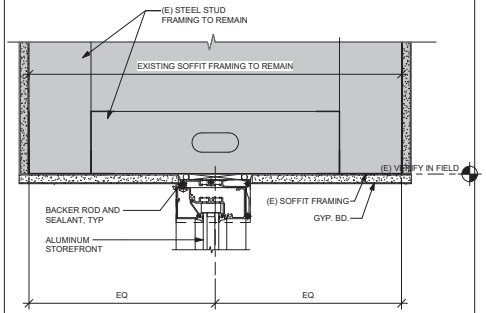
DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	As indicated
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-601



6 ALUM. STOREFRONT JAMB/HEAD
SCALE: 3" = 1'-0"



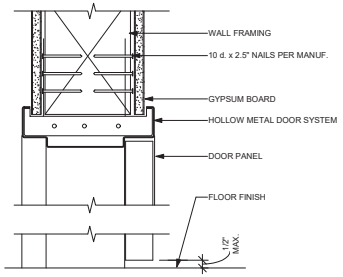
3 ALUM. STOREFRONT SILL @FLOOR
SCALE: 3" = 1'-0"



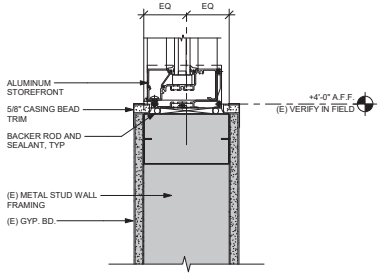
NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

5 STOREFRONT HEAD @ (E) SOFFIT
SCALE: 3" = 1'-0"

HEAD/JAMB SIMILAR

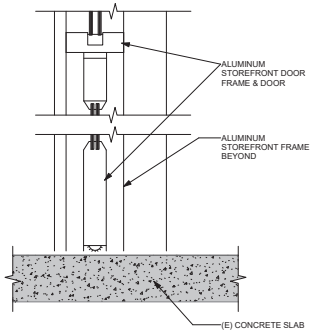


2 INT. DOOR - HEAD/JAMB
SCALE: 3" = 1'-0"



NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

4 STOREFRONT SILL @(E) WALL
SCALE: 3" = 1'-0"



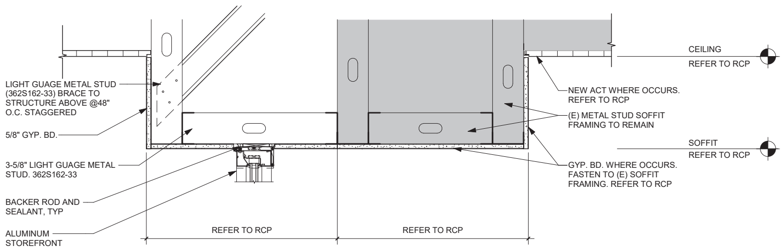
1 INT. STOREFRONT DOOR
SCALE: 3" = 1'-0"

PROJECT TITLE:
1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE:
DOOR & WINDOW DETAILS

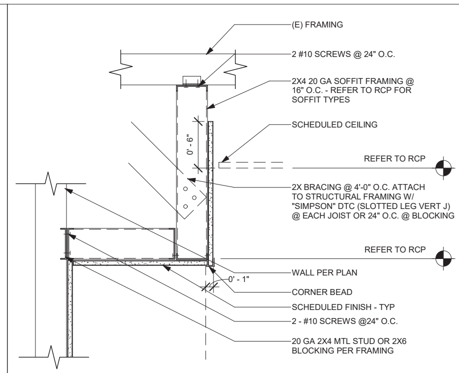
LICENSED ARCHITECT
JOSHUA HOWK
9/13/24
C 40884
10-31-25
RENEWAL DATE
OF CALIFORNIA

DESIGNED BY:	JR
DRAWN BY:	JR
CHECKED BY:	
APPROVED BY:	JH
SCALE:	3" = 1'-0"
DATE:	6/20/24
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	A-901

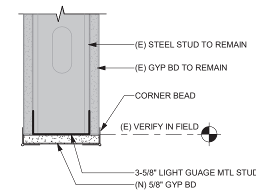


NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

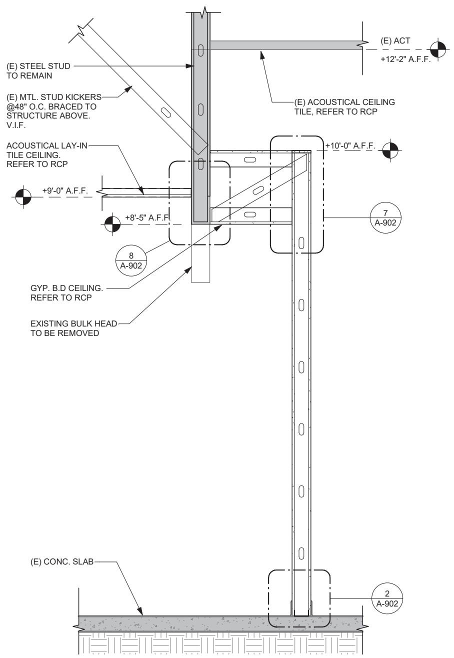
12 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"



6 TYP. SOFFIT FRAMING
SCALE: 1 1/2" = 1'-0"

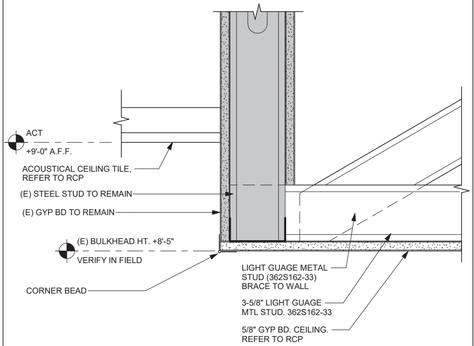


3 TYP. BULKHEAD
SCALE: 3" = 1'-0"



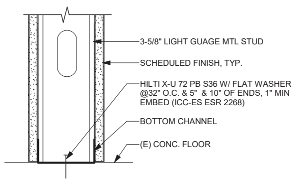
NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

10 WALL SECTION - SHARED OFFICE
SCALE: 3/4" = 1'-0"



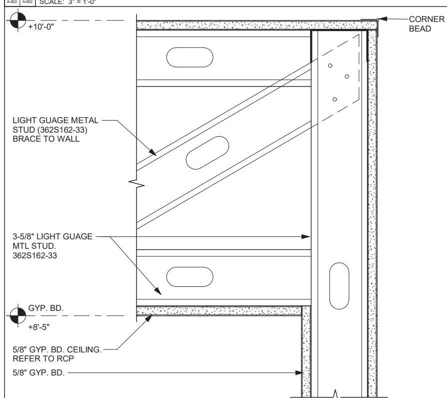
NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

8 CEILING FRAMING 2
SCALE: 3" = 1'-0"

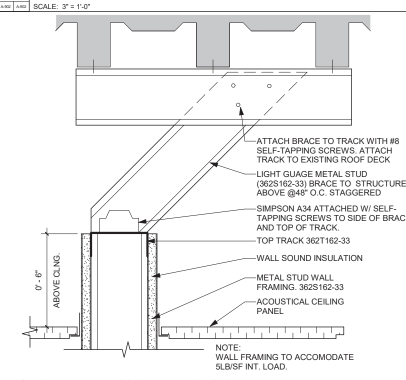


NOTE:
1. WALL FRAMING TO ACCOMODATE 5LB/SF INT. LOAD.
2. LINE CAULK BETWEEN WALL AND RUNNER (TYP)

2 TYP. PARTITION TO FLOOR
SCALE: 3" = 1'-0"



7 CEILING FRAMING 1
SCALE: 3" = 1'-0"



NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

1 PARTITION BRACING PARTIAL HT.
SCALE: 3" = 1'-0"

CITY OF SAN LUIS OBISPO

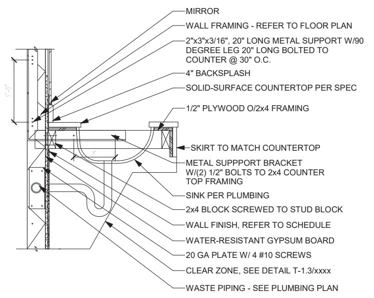
PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: DETAILS

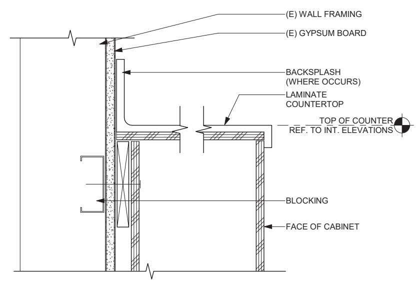
LICENSED ARCHITECT JONATHAN HOLK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: As indicated
DATE: 6/20/24
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO.

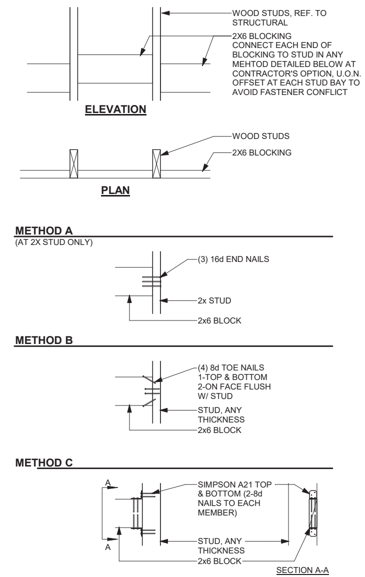
A-902



8 LAVATORY COUNTER
A-903 SCALE: 1" = 1'-0"



5 LAMINATE COUNTERTOP
A-903 SCALE: 3" = 1'-0"



USE: #10 WOOD SCREW MIN. TO ATTACH ACCESSORIES TO BLOCKING, U.O.N.
FOR: MIRRORS, FLAT SIGNS, TACKBOARDS, CHALKBOARDS, MARKER BOARDS, BULLETIN BOARDS, FRAMED ARTWORK.

NOTES:
1. DO NOT CUT OR NOTCH STUDS TO INSTALL BLOCKING
2. VERIFY LENGTH, HEIGHT, QUANTITY, AND LOCATION FOR BLOCKING WITH ARCHITECTURAL DETAILS AND ACCESSORY MANUFACTURER
3. EXTEND BLOCKING TO FIRST STUD PAST END OF ACCESSORY
4. REFER TO STRUCTURAL DETAILS FOR MINIMUM LOAD LIMITS ON BLOCKING

2 TYP. 2X BLOCKING
A-903 SCALE: 1" = 1'-0"

***Kitchen Accessibility Notes**

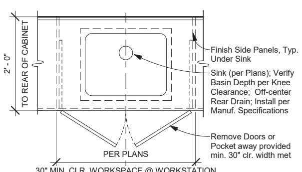
1. The sink and work surface to be separate (30") components.

2. Base cabinet doors directly under the counter area, shall be removable without the use of specialized tools or specialized knowledge, or shall pocket away in order to provide clearance for a wheelchair. The finish floor beneath the counter area shall be extended to the rear panel.

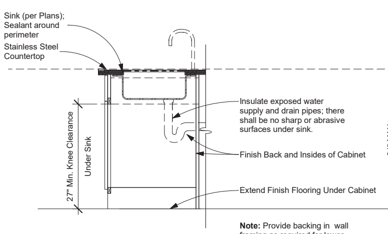
3. With doors removed or pocketed away, toe and knee clearance to comply with detail:

4. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

5. The force required to activate controls shall be no greater than 5 pound force (22.2N). Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

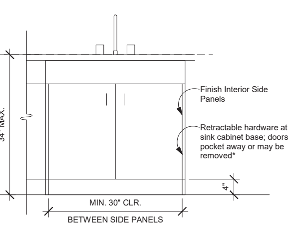


PLAN



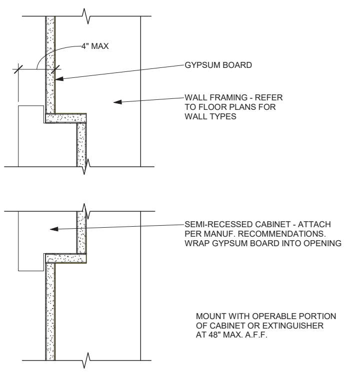
Note: Provide backing in wall framing as required for lower and upper cabinet support

SECTION



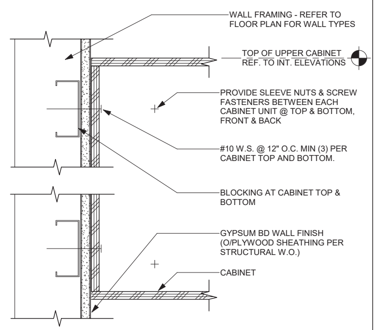
ELEVATION

9 ACC. KITCHEN WORKSTATION AND SINK
A-413 A-903 SCALE: 3/4" = 1'-0"

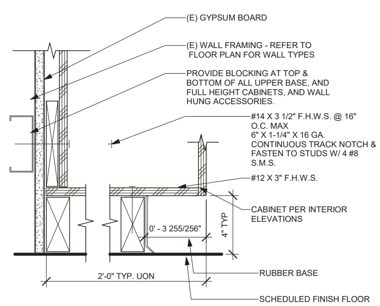


MOUNT WITH OPERABLE PORTION OF CABINET OR EXTINGUISHER AT 48" MAX. A.F.F.

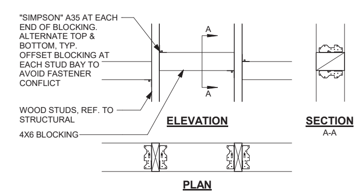
7 FIRE EXTINGUISHER
A-903 SCALE: 3" = 1'-0"



4 BASE CABINET
A-903 SCALE: 3" = 1'-0"



3 BASE CABINET ANCHORAGE
A-903 SCALE: 3" = 1'-0"



USE: #12 WOOD SCREW MIN. TO ATTACH ACCESSORIES TO BLOCKING, U.O.N.
FOR: TOILET & BATH ACCESSORIES, DOOR STOPS, DOOR HOLDERS, CABINETS, DISPLAY CABINETS, TOILET PARTITIONS

USE: # 14 WOOD SCREW MIN. OR 1/4" DIAMETER WOOD SCREW MIN. TO ATTACH ACCESSORIES TO BLOCKING, U.O.N.
FOR: HANDRAILS, GRAB BARS, SHOWER SEATS, SHELF BRACKETS, COUNTERTOP BRACKETS, URINAL SCREENS, WATER HEATER STRAPS, SINK BRACKETS, ETC.

NOTES:
1. DO NOT CUT OR NOTCH STUDS TO INSTALL BLOCKING
2. VERIFY LENGTH, HEIGHT, QUANTITY, AND LOCATION FOR BLOCKING WITH ARCHITECTURAL DETAILS AND ACCESSORY MANUFACTURER
3. EXTEND BLOCKING TO FIRST STUD PAST END OF ACCESSORY
4. REFER TO STRUCTURAL DETAILS FOR MINIMUM LOAD LIMITS ON BLOCKING

1 TYP. 4X BLOCKING
A-903 SCALE: 1" = 1'-0"

CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: DETAILS

LICENSED ARCHITECT JONATHAN HOLCK 9/13/24 C 40884 10-31-25 RENEWAL DATE STATE OF CALIFORNIA

DESIGNED BY: JR
DRAWN BY: JR
CHECKED BY:
APPROVED BY: JH
SCALE: As indicated
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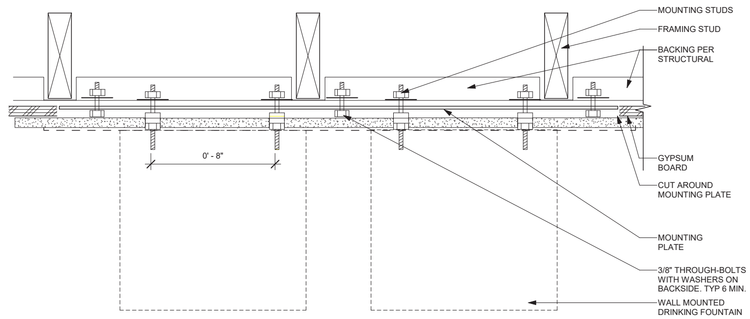
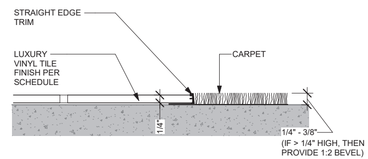
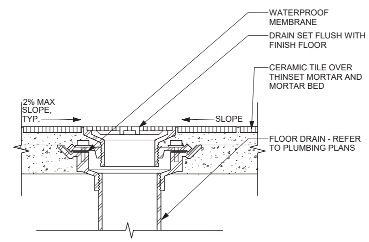
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. A-903



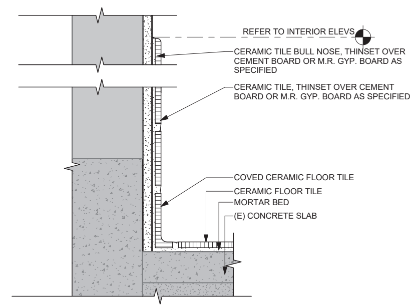
6 DUAL WALL MOUNT FOUNTAIN
A-904 SCALE: 3" = 1'-0"



5 CARPET TO LVT TRANSITION
A-904 SCALE: 6" = 1'-0"

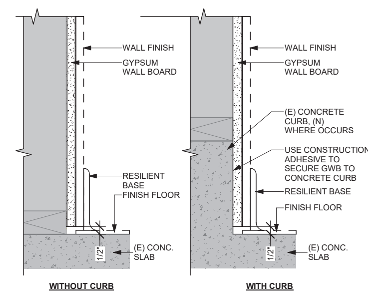


2 FLOOR DRAIN
A-904 SCALE: 3" = 1'-0"



NOTE: SHADED ELEMENTS SHOWN ARE EXISTING TO REMAIN.

4 BASE - INTERIOR - CT
A-904 SCALE: 3" = 1'-0"



1 GWB TERMINATION AND BASE
A-904 SCALE: 3" = 1'-0"

CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: DETAILS

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CITY SPECIFICATION NO. 2000577-04

PLAN FILE NO. / LOCATION

SHEET NO. A-904

PLUMBING ABBREVIATIONS

ABV	ABOVE	HD	HEAD
ADA	AMERICANS WITH DISABILITIES ACT	HP	HORSE POWER
AFF	ABOVE FINISHED FLOOR	HZ	HERTZ
AG	ABOVE GRADE	IE	INVERT ELEVATION
AHJ	AUTHORITY HAVING JURISDICTION	IWC	INCHES OF WATER COLUMN
ALUM	ALUMINUM	KW	KILOWATTS
AMB	AMBIENT	LAV	LAVATORY
AMP	AMPERAGE	LBS	POUNDS
ARCH	ARCHITECT, ARCHITECTURAL	LWT	LEAVING WATER TEMPERATURE
BEL	BELOW	MAX	MAXIMUM
BF	BELOW FLOOR	MBH	1000 BRITISH THERMAL UNITS PER HOUR
BG	BELOW GRADE	MCA	MINIMUM CIRCUIT AMPS
BFP	BACKFLOW PREVENTOR	MECH	MECHANICAL
BLDG	BUILDING	MFGR	MANUFACTURE OR MANUFACTURER
BOD	BASIS OF DESIGN	MIN	MINIMUM
BTUH	BRITISH THERMAL UNIT PER HOUR	MU	MAKE-UP
CA	COMBUSTION AIR	(N)	NEW
CD	CONDENSATE DRAIN	NOM	NOMINAL
CFH	CUBIC FEET PER HOUR	NPS	NOMINAL PIPE SIZE
CONN	CONNECTION	NTS	NOT TO SCALE
CONT	CONTINUATION	OPT	OPERATING
CI	CAST IRON	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
CP	CHROME PLATED	PD	PRESSURE DROP
DFU	DRAINAGE FIXTURE UNITS	PH	PHASE
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DSA	DIVISION OF THE STATE ARCHITECT	PW	PROCESS WASTE
(E)	EXISTING	RM	ROOM
EC	EVAPORATIVE COOLER	RPM	REVOLUTIONS PER MINUTE
EFF	EFFICIENCY	SDL	STORM DRAIN LEADER
ELEC	ELECTRICAL	SDO	STORM DRAIN OVERFLOW
EQPT	EQUIPMENT	SHT	SHEET
EWT	ENTERING WATER TEMPERATURE	SOV	SHUT OFF VALVE
FA	FROM ABOVE	SS	STAINLESS STEEL
FC	FLEXIBLE CONNECTION	TEMP	TEMPORARY, TEMPERATURE
FLA	FULL LOAD AMPS	TYP	TYPICAL
FLR	FLOOR	UON	UNLESS OTHERWISE NOTED
FPS	FEET PER SECOND	UTR	UP TO OR UP THROUGH ROOF
FR	FROM	V	VENT
FT	FLUSH TANK	VAC	VACUUM
FV	FLUSH VALVE	VTR	VENT THROUGH ROOF
GA	GAGE OR GAUGE	WC	WATER CLOSET
GALV	GALVANIZED	W	WASTE
GPC	GALLONS PER CYCLE	W/	WITH
GPF	GALLONS PER FLUSH	W/O	WITHOUT
GPM	GALLONS PER MINUTE	WSFU	WATER SUPPLY FIXTURE UNIT
GYP	GYPSUM	WT	WEIGHT EXPRESSED IN POUNDS
GW	GREASE WASTE		

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
		BALL VALVE
	BFV	BUTTERFLY VALVE
		CAP
		CHECKVALVE
	COTG	CLEAN OUT THROUGH GRADE
Ø	DIA	DIAMETER
		ELECTRICAL PHASE
	FCO	FLOOR CLEAN OUT
		SHUT OFF VALVE IN PIPE DROP OR PIPE RISER
	YB	SHUT OFF VALVE IN YARD BOX
		STRAINER
	TPV	TRAP PRIMER VALVE
		UNION
		PIPE DOWN
		PIPE UP
		PIPE TEE DOWN
		PIPE INTERSECTION
		PLUG VALVE ELEVATION VIEW
	PV	PLUG VALVE PLAN VIEW
	POC OR POD	POINT OF CONNECTION OR POINT OF DISCONNECT
	PRV	PRESSURE REDUCING OR REGULATOR VALVE
WCO	WCO	WALL CLEANOUT
	CW	COLD WATER
CD	CD	CONDENSATE DRAIN
	HW	HOT WATER
	V	SANITARY VENT
TP TP	TP	TRAP PRIMER
	S/W	WASTE (ABOVE GRADE)
	S/W	WASTE (BELOW GRADE)
	S/W	EXISTING WASTE

MECHANICAL ABBREVIATIONS

AC	AIR CONDITION, AIR CONDITIONING, AIR CONDITIONED	HP	HORSE POWER
ABV	ABOVE	HVI	HOME VENTILATING INSTITUTE
AFF	ABOVE FINISHED FLOOR	HZ	HERTZ
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	IDU	INDOOR UNIT
AHJ	AUTHORITY HAVING JURISDICTION	IWC	INCHES OF WATER COLUMN
AHU	AIR HANDLING UNIT	KW	KILOWATT
ALUM	ALUMINUM	LBS	POUNDS
AMCA	AIR MOVEMENT AND CONTROL ASSOCIATION	LWT	LEAVING WATER TEMPERATURE
AMB	AMBIENT	MBH	1000 BRITISH THERMAL UNITS PER HOUR
AP	ACCESS PANEL	MCA	MINIMUM CIRCUIT AMPS
ARCH	ARCHITECT, ARCHITECTURAL	MFGR	MANUFACTURE OR MANUFACTURER
ARI	AMERICAN REFRIGERATION INSTITUTE	MIN	MINIMUM
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS	MUA	MAKE-UP AIR
BDD	BACK DRAFT DAMPER	(N)	NEW
BOD	BASIS OF DESIGN	NL	NOT LISTED
BEL	BELOW	NOM	NOMINAL
BHP	BREAK HORSE POWER	NTS	NOT TO SCALE
BLDG	BUILDING	OA	OUTSIDE AIR
BTUH	BRITISH THERMAL UNIT PER HOUR	OAI	OUTSIDE AIR INTAKE
CA	COMBUSTION AIR	OBD	OPPOSED BLADE DAMPER
CD	CONDENSATE DRAIN	ODU	OUTDOOR UNIT
CFD	CEILING FIRE DAMPER	OSHPD	OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
CFM	CUBIC FEET PER MINUTE	PD	PRESSURE DROP
CONT	CONTINUATION	PSI	POUNDS PER SQUARE INCH
CSD	CEILING SMOKE DAMPER	RA	RETURN AIR
DB	DRY BULB TEMPERATURE	REFRIG	REFRIGERANT, REFRIGERATION
DN	DOWN	RM	ROOM
DSA	DIVISION OF THE STATE ARCHITECT	RPM	REVOLUTIONS PER MINUTE
DTR	DOWN THROUGH ROOF	SA	SUPPLY AIR
(E)	EXISTING	SEER	SEASONAL ENERGY EFFICIENCY RATION
EA	EXHAUST AIR	SHT	SHEET
EC	EVAPORATIVE COOLER	SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
EDB	ENTERING DRY BULB TEMPERATURE	SOV	SHUT OFF VALVE
EER	ENERGY EFFICIENCY RATIO	SP	STATIC PRESSURE
EFF	EFFICIENCY	SS	STAINLESS STEEL
ELEC	ELECTRICAL	SSE	STEADY STATE EFFICIENCY
ESP	EXTERNAL STATIC PRESSURE	SST	SATURATED SUCTION TEMPERATURE
EWB	ENTERING WET BULB	TEMP	TEMPORARY, TEMPERATURE
EWT	ENTERING WATER TEMPERATURE	TSP	TOTAL STATIC PRESSURE
FA	FROM ABOVE	TYP	TYPICAL
FC	FLEXIBLE CONNECTION	TXV	THERMAL EXPANSION VALVE
FD	FIRE DAMPER	UON	UNLESS OTHERWISE NOTED
FLA	FULL LOAD AMPS	UTR	UP TO OR UP THROUGH ROOF
FPM	FEET PER MINUTE	VD	VOLUME DAMPER
FSC	FAN SPEED CONTROLLER	VEX	VEHICLE EXHAUST SYSTEM
FSD	FIRE/SMOKE DAMPER	VRF	VARIABLE REFRIGERANT VOLUME
GA	GAGE, GAUGE	WB	WET BULB TEMPERATURE
GALV	GALVANIZED	WC	WATER COLUMN
GPM	GALLONS PER MINUTE	WG	WATER GAUGE
GYP	GYPSUM	WT	WEIGHT EXPRESSED IN POUNDS
HD	HEAD		

MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
Ø	DIA	DIAMETER
		ELECTRICAL PHASE
		CEILING MOUNTED SUPPLY OR OUTSIDE AIR DIFFUSER
		CEILING MOUNTED RETURN AIR GRILLE
		CEILING MOUNTED EXHAUST AIR GRILLE
		SIDEWALL MOUNTED SUPPLY AIR DIFFUSER, RETURN AIR GRILLE, LOUVER
	24X12, 24X12 FO	RECTANGULAR, FLAT OVAL DUCT
	24X12L, 12ØL	LINED DUCT
		RECTANGULAR SUPPLY / OA, RETURN, EXHAUST / RELIEF DUCT PASSING THROUGH PLAIN OF VIEW
		RECTANGULAR SUPPLY / OA, RETURN, EXHAUST / RELIEF DUCT TURNING DOWN
	12Ø	ROUND DUCT
		ROUND DUCT TURNING DOWN, ROUND DUCT TURNING UP
		90° ELBOW WITH TURNING VAINS
		FLEXIBLE DUCT 60" MAX LENGTH
	FC	FLEXIBLE CONNECTION
	VD	MANUAL VOLUME DAMPER
	CVD	CABLE OPERATED VOLUME DAMPER
		ACCESS CLEARANCE
	POC OR POD	POINT OF CONNECTION, POINT OF DISCONNECTION
		ITEMS RELATED TO THE MECHANICAL SYSTEM TO BE REMOVED

SHEET INDEX

SHEET NUMBER	SHEET TITLE
MP-000	MECHANICAL & PLUMBING GENERAL
MP-001	MECHANICAL & PLUMBING SCHEDULES
MP-002	MECHANICAL & PLUMBING DETAILS
EC-000	ENERGY COMPLIANCE DOCUMENTATION
MPD-101	MECHANICAL & PLUMBING DEMOLITION FIRST FLOOR PLAN
MPD-102	MECHANICAL & PLUMBING DEMOLITION SECOND FLOOR PLAN
MP-200	MECHANICAL & PLUMBING FIRST FLOOR PLAN
MP-300	MECHANICAL & PLUMBING SECOND FLOOR PLAN

PROJECT TEAM LIST

TITLE	NAME	DESK NUMBER	EMAIL ADDRESS
PROJECT MANAGER	DENVER STANGER	805.540.5388	DSTANGER@3CENG.COM
MECHANICAL DESIGNER	DENVER STANGER	805.540.5388	DSTANGER@3CENG.COM
PLUMBING DESIGNER	RANDY CARMINATI	805.540.3363 EXT 319	RCARMINATI@3CENG.COM

MECHANICAL GENERAL NOTES

1 COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC): PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC): PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC): PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC): PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC): PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE (CENC): PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC): PART 9, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN): PART 11, TITLE 24 CCR

REPORT DEFICIENCIES WITHIN THIRTY (30) DAYS UPON AUTHORIZATION TO PROCEED.

2 THESE DRAWINGS ARE A GENERAL GRAPHIC PRESENTATION OF THE WORK. DUCTWORK, PIPING, AND EQUIPMENT, AS SHOWN, ARE SCHEMATIC. FABRICATE AND INSTALL BASED ON ACTUAL FIELD MEASUREMENT. COORDINATE WITH OTHER TRADES. ADHERE TO LOCATIONS AS CLOSELY AS POSSIBLE, VARY RUNS OR SHAPE OF DUCTWORK AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS REQUIRED BY THE ARCHITECT. PROVIDE A COMPLETE SET OF SHOP DRAWINGS REFLECTING ACTUAL DIMENSIONS, ACCESS REQUIREMENTS, AND DETAILS BASED UPON THE ACTUAL EQUIPMENT PROCURED. MAINTAIN AN UP TO DATE SET OF AS-BUILT DRAWINGS AT THE JOB SITE.

3 THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL ITEMS RELATED TO MECHANICAL SYSTEMS WITH THE WORK OF OTHER TRADES BEFORE PROCEEDING WITH PROCURING OR FABRICATION OF EQUIPMENT, DUCTWORK, PIPING ETC. ITEMS TO BE COORDINATED SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

GRILLES, REGISTERS AND DIFFUSERS SHALL BE COORDINATED WITH THE REFLECTED CEILING PLAN.

DUCTWORK LOCATIONS AND POTENTIAL INTERFERENCES WITH STRUCTURAL MEMBERS, FRAMING, FIRE SPRINKLER LINES, PLUMBING WASTE LINES, CABLE TRAYS AND CONDUIT.

ACCESS TO VOLUME DAMPERS FOR BALANCING. ACCESS TO ALL EQUIPMENT, AS WELL AS PLATFORM AND CURB LOCATIONS.

4 REVIEW ALL DRAWINGS AND SPECIFICATIONS INCLUDING ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL. ANY QUESTIONS SHALL BE BROUGHT UP, IN WRITING, TO THE ATTENTION OF THE ENGINEER BEFORE THE START OF CONSTRUCTION.

5 REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF DIFFUSERS, REGISTERS, GRILLES, AND ACCESS PANELS.

6 ALL DUCT DIMENSIONS, AS SHOWN ON MECHANICAL DRAWINGS ARE CLEAR INSIDE DIMENSIONS. INCREASE OUTER DUCT DIMENSION AS REQUIRED TO ACCOUNT FOR THE THICKNESS OF INTERNAL LINING WHERE APPLICABLE.

7 INSULATION AND FLEXIBLE DUCT SHALL COMPLY WITH STATE FIRE MARSHALL CRITERIA AND SHALL NOT EXCEED FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 PER ASTM-84, NFPA-223, AND UL 723.

8 INSULATE PIPING AND DUCTWORK IN ACCORDANCE TO THE GOVERNING CODES.

9 ALL SQUARE ELBOWS IN SUPPLY DUCTWORK SHALL HAVE TURNING VANES. PROVIDE MANUAL VOLUME DAMPER AT EACH BRANCH DUCT TAKE-OFF SERVING EACH AIR TERMINAL DEVICE. PROVIDE BALANCING DAMPERS FOR EACH MAIN DUCT TAKE-OFF IN ACCORDANCE TO SMACNA IN ORDER TO ASSURE A COMPLETELY BALANCED SYSTEM.

10 MATERIALS EXPOSED WITHIN ANY SPACE BEING USED AS AN AIR PLENUM SHALL BE NON COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 50, WHEN TESTED AS A COMPOSITE PRODUCT IN ACCORDANCE WITH ONE OF THE FOLLOWING TEST METHODS: NFPA 255, METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS, ASTM E84, SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS, OR UL 723, TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.

PLUMBING GENERAL NOTES

1 COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC): PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
2022 CALIFORNIA BUILDING CODE (CBC): PART 2, TITLE 24 CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC): PART 3, TITLE 24 CCR
2022 CALIFORNIA MECHANICAL CODE (CMC): PART 4, TITLE 24 CCR
2022 CALIFORNIA PLUMBING CODE (CPC): PART 5, TITLE 24 CCR
2022 CALIFORNIA ENERGY CODE (CENC): PART 6, TITLE 24 CCR
2022 CALIFORNIA FIRE CODE (CFC): PART 9, TITLE 24 CCR
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN): PART 11, TITLE 24 CCR

REPORT DEFICIENCIES WITHIN THIRTY (30) DAYS UPON AUTHORIZATION TO PROCEED.

2 NO PLUMBING SHALL BE INSTALLED UNTIL ALL REQUIRED PLUMBING PLAN CHECK PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REQUIRED AGENCIES.

3 LAVATORY FAUCETS, SINK FAUCETS (NOT INCLUDING SERVICE SINK FAUCETS OR FAUCETS DESIGNATED AS INSTITUTIONAL) SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS.

4 COORDINATE WITH THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES AND DRAINS.

5 PROVIDE ALL TAILPIECES, TRAPS, STOPS, AND SUPPLY PIPES TO LAVATORIES DESIGNED AS ACCESSIBLE, WITH PREFORMED INSULATION JACKET.

6 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF WALLS, ROOFS, FOOTINGS, FLOORS, INCLUDING ALL SAW CUTTING AND CORE DRILLING. COORDINATE ALL SAW CUTTING AND CORE DRILLING WITH STRUCTURAL DRAWINGS. ANY CUTTING AND DRILLING REQUIRED OF STRUCTURAL ELEMENTS THAT IS NOT SPECIFICALLY SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO CUTTING AND DRILLING. CONTRACTOR SHALL SUBMIT PROPOSED LOCATION AND SIZES OF SUCH CUTTING AND DRILLING FOR THE ARCHITECTS AND STRUCTURAL ENGINEERS APPROVAL.

7 COORDINATE INSTALLATION OF ALL EQUIPMENT AND PIPING WITH OTHER TRADES PRIOR TO INSULATION. ENSURE THAT ALL CONTROL DEVICES, SHUT-OFF VALVES, ETC. ARE ACCESSIBLE FOR MAINTENANCE. WHERE ACCESS PANELS IN FINISHED SPACES, OTHER THAN THAT SHOWN, CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT LOCATION OF PANELS WITH ARCHITECT PRIOR TO INSTALLATION.

8 ANY STRUCTURAL FIREPROOFING DAMAGED DURING INSTALLATION OF PLUMBING EQUIPMENT, PIPING, ETC. SHALL BE REPAIRED AT NO COST TO THE OWNER. REPAIRS SHALL BE AS DIRECTED BY THE ARCHITECT.

9 NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE PER 2022 CPC 609.10. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR, IN CASE NO METHOD IS PRESCRIBED BY IT, THE FOLLOWING:

A) THE PIPE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL POTABLE WATER APPEARS AT THE POINTS OF OUTLET.

B) THE SYSTEM OR PARTS THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 50 PARTS PER MILLION OF CHLORINE, AND THE SYSTEM OR PART THEREOF SHALL BE VALVED-OFF AND ALLOWED TO STAND FOR 24 HOURS; OR, THE SYSTEM OF PART THEREOF SHALL BE FILLED WITH A WATER-CHLORINE SOLUTION CONTAINING NOT LESS THAN 200 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR 3 HOURS.

C) FOLLOWING THE ALLOWED STANDING TIME, THE SYSTEM SHALL BE FLUSHED WITH CLEAN, POTABLE WATER UNTIL THE CHLORINE RESIDUAL IN THE WATER COMING FROM THE SYSTEM DOES NOT EXCEED THE CHLORINE RESIDUAL IN THE FLUSHING WATER.

D) THE PROCEDURE SHALL BE REPEATED WHERE IT IS SHOWN BY BACTERIOLOGICAL EXAMINATION MADE BY AN APPROVED AGENCY THAT CONTAMINATION PERSISTS IN THE SYSTEM.

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CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: MECHANICAL & PLUMBING GENERAL

REGISTERED PROFESSIONAL ENGINEER BRIAN P. STARBUCK M 34068 EXP. 6/30/26 MECHANICAL STATE OF CALIFORNIA

DESIGNED BY: DS
DRAWN BY: KH
CHECKED BY: BS
APPROVED BY:
SCALE: AS INDICATED
DATE: 05/14/2024
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. MP-000

VENTILATION CALCULATION

System Tag	Room Name	Room Area (SQFT)	Table 120.1-A Occupancy Category	Table 120.1-A Area Outdoor Air Rate (cfm/sqft)	CFM Requirement: 120.1(c)3
(E)AC Unit That Serves the First Floor	Bureau Sargeant 107	149	Office Buildings - Office space	0.15	23
	Shared Office 126	354	Office Buildings - Office space	0.15	54
	Open Office 102	1848	Office Buildings - Office space	0.15	278
	North Stair 1F	151	General - Corridors	0.15	23
	South Stair 1F	151	General - Corridors	0.15	23
	Hall (Adjacent to Stairs)	43	General - Corridors	0.15	7
	Lobby 100	260	General - Corridors	0.15	39
	Hall 114/115	131	General - Corridors	0.15	20
	Break Room 121	240	Office Buildings - Breakrooms	0.5	120
	Briefing Room 122	806	General - Conference/meeting	0.5	403
	Incident Com. 123	125	Office Buildings - Office space	0.15	19
	Dispatch 124	86	Office Buildings - Office space	0.15	13
	Meeting 125	126	General - Conference/meeting	0.5	63
				TOTAL	**1085**
(E)AC Unit That Serves the Second floor	Int Affairs Lieut. 224	266	Office Buildings - Office space	0.15	40
	Break Room 207	244	Office Buildings - Breakrooms	0.5	122
	BOS. Manager 208	129	Office Buildings - Office space	0.15	20
	Public Affairs Manager 205	134	Office Buildings - Office space	0.15	21
	Meeting Room 202	133	General - Conference/meeting	0.5	67
	North Stair 2F	154	General - Corridors	0.15	24
	South Stairs and Hallway 2F	457	General - Corridors	0.15	69
	Train/Hiring Manager 208	132	Office Buildings - Office space	0.15	20
	Crime Analyst 209	129	Office Buildings - Office space	0.15	20
	Conf. 202	679	General - Conference/meeting	0.5	340
	Conf. 202 Hall/Flex Spaces	646	General - Corridors	0.15	97
	Break Room 215	262	Office Buildings - Breakrooms	0.5	131
	Chief 214C	452	Office Buildings - Office space	0.15	68
	Admin 214A	265	Office Buildings - Office space	0.15	40
	Dept. Chief 213	155	Office Buildings - Office space	0.15	24
	Dept. Chief 211	139	Office Buildings - Office space	0.15	21
				TOTAL	**1124**

NOTES: AFTER COMPLETION OF CONSTRUCTION AND PRIOR TO OCCUPANCY THE OUTSIDE AIR INTAKE AT THE (E) AC UNITS SHALL BE BALANCED AS FOLLOWS:

FIRST FLOOR AC UNIT: BALANCE OUTSIDE AIR INTAKE TO 1100 CFM

SECOND FLOOR AC UNIT: BALANCE OUTSIDE AIR INTAKE TO 1125 CFM

DUCTLESS SPLIT SYSTEM HEAT PUMP SCHEDULE

TAG	MAKE	NOM TONS	SENSIBLE COOLING	REFRIGERANT	AHRI PERFORMANCE						INDOOR UNIT									OUTDOOR UNIT						REMARKS SEE BELOW
					COOLING			HEATING																			
					BTUH	SEER2	EER2	BTUH AT 47°F	BTUH AT 17°F	HSPF2	MODEL	INSTALLATION TYPE	POWER V/ϕ/HZ	MCA	MOCP	CFM	WATTS [HP]	OPERATING WEIGHT LBS	INSTALLATION DETAIL	MODEL	POWER V/ϕ/HZ	MCA	MOCP	OPERATING WEIGHT LBS	INSTALLATION DETAIL	
DS 1	DAIKIN	1.5	13,700	R-410A	18,000	16.9	11.9	20,000	13,800	7.6	FAQ18TAVJU	HIGH WALL	208/1/60	0.5	15	500	43	35	2/MP-002	RZQ18TBVJUA	208/1/60	16.5	20	175	1/MP-002	C1

GENERAL NOTES APPLICABLE TO ALL UNITS:
A. DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.
B. UNIT SHALL BE CONFIGURED FOR COOLING ONLY.
C. SIZE REFRIGERATION LINES PER THE MANUFACTURERS REQUIREMENTS FOR TOTAL DEVELOPED LINE LENGTH.
D. PROVIDE WITH MANUFACTURERS CONDENSER WALL MOUNTING BRACKET.

CONTROL NOTES:
C1. PROVIDE WITH MANUFACTURERS MODEL BRC1E73 WIRED CONTROLLER.

COMMERCIAL GRILLE, REGISTER, DIFFUSER, LOUVER SCHEDULE

FD = FIRE DAMPER
FSD = FIRE/SMOKE DAMPER
OAI = OUTSIDE AIR INTAKE
X"Ø = INLET SIZE (IF APPLICABLE)

CEILING SUPPLY DEFLECTION LEGEND (EXCEPT FOR 4-WAY DEFLECTION, SHADING INDICATES ACTIVE SECTION OF DIFFUSER)

4-WAY | 3-WAY | 2-WAY CORNER | 2-WAY OPPOSITE | 1-WAY

TAG	TYPE	MAKE	MODEL	BORDER TYPE		CONSTRUCTION	FINISH	IMAGE	REMARKS	INSTALLATION DETAIL
				GYP BOARD CEILING OR WALL	LAY-IN CEILING					
S1	CEILING SUPPLY	TITUS	TDC	1	3	STEEL	WHITE		MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR TO INSURE OPENINGS IN HARD CEILINGS AND WALLS ARE CORRECTLY SIZED TO ACCOMMODATE THE SPECIFIED BORDER TYPE. NO EXCEPTIONS	3/MP-002
R1 E1	CEILING OR SIDEWALL RETURN AND EXHAUST	TITUS	350RL	1	3	STEEL	WHITE		MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR TO INSURE OPENINGS IN HARD CEILINGS AND WALLS ARE CORRECTLY SIZED TO ACCOMMODATE THE SPECIFIED BORDER TYPE. NO EXCEPTIONS	SEE 3/MP-002 FOR DUCTED EXHAUST AIR GRILLES SEE 4/MP-002 FOR PLENUM RETURN AIR GRILLES

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE	BRANCH SIZE				ELECTRICAL	MODEL & FITTINGS
		W	V	CW	HW		
DF-1	DRINKING FOUNTAIN - ACCESSIBLE	2"	1-1/2"	1/2"	NA	NA	DUAL HEIGHT DRINKING FOUNTAIN WITH BOTTLE FILLER, HAWS #1117LN-1920, IN WALL MOUNTED, STEEL MOUNTING PLATE, STAINLESS STEEL BOTTLE FILLER, PROVIDE WITH STOPS AND SUPPLIES, INSTALL PER ACCESSIBLE FACILITY REQUIREMENTS.
IMS-1	ICE MAKER SUPPLY	NA	NA	1/2"	NA	NA	OATEY #39152, 6"X6"X3-3/8" PLASTIC BOX RECESSED IN WALL W/BRASS QUARTER TURN VALVE. PROVIDE WITH WATER HAMMER ARRESTOR.
LAV-1	LAVATORY - ACCESSIBLE	2"	1-1/2"	1/2"	1/2"	BATTERY	WALL MOUNTED, AMERICAN STANDARD #0356.421, VITREOUS CHINA, WHITE. SLOAN FAUCET #EBF-85, 0.35 GPM, SENSOR OPERATED. PROVIDE STOPS, SUPPLIES; C.P. BRASS "P" TRAP, & WATTS WALL SUPPORT #TCA-411.
S-1	SINK	2"	1-1/2"	1/2"	1/2"	NA	COUNTER MOUNTED, JUST #SL-ADA 2131-A65-J, 21-1/4"X31"X6-1/2" 18 GA. STAINLESS, SINGLE BOWL. PROVIDE WITH T&S BRASS FAUCET #S-2770, STRAINER, STOPS, SUPPLIES & C.P. BRASS "P" TRAP.
UR-1	URINAL	2"	1-1/2"	1-1/4"	NA	BATTERY	WALL MOUNTED, AMERICAN STANDARD PINTBROOK #6002.001, SENSOR OPERATED, 0.125 GPF, 14-7/16"X14-5/16"X22-5/8", VITREOUS CHINA, WHITE. PROVIDE WITH SLOAN "SOLIS" FLUSH VALVE #8186, 0.125 GPF.
WC-1	WATER CLOSET - ACCESSIBLE	3"	2"	1-1/4"	NA	BATTERY	FLOOR MOUNTED, AMERICAN STANDARD MADERA #3043.001, ELONGATED, SENSOR OPERATED, 26-3/4"X14"X17" RIM, VITREOUS CHINA, WHITE. PROVIDE WITH SLOAN FLUSH VALVE #8111-1.1-OR, 1.1 GPF AND & BEMIS OPEN FRONT SEAT #1955SSCT-000. INSTALL PER ACCESSIBLE FACILITIES REQUIREMENTS, LOCATE HANDLE ON WIDE SIDE OF FIXTURE
WC-2	WATER CLOSET	3"	2"	1-1/4"	NA	BATTERY	FLOOR MOUNTED, AMERICAN STANDARD MADERA #2234.001, ELONGATED, SENSOR OPERATED, 26-3/4"X14"X15" RIM, VITREOUS CHINA, WHITE. PROVIDE WITH SLOAN FLUSH VALVE #8111-1.1-OR, 1.1 GPF AND & BEMIS OPEN FRONT SEAT #1955SSCT-000. LOCATE HANDLE ON WIDE SIDE OF FIXTURE

NOTES:
1. DATA GIVEN IN SCHEDULE PROVIDES CODE REQUIRED FLOW RATES AND MINIMUM BRANCH PIPING SIZES.
2. BRANCH LINE SIZE MINIMUMS ARE TO BE AS SPECIFIED IN THIS CHART UNLESS OTHERWISE NOTED.

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

MECHANICAL & PLUMBING SCHEDULES

SHEET TITLE:

M 34088
EXP. 6/30/26
MECHANICAL
STATE OF CALIFORNIA

DESIGNED BY: DS
DRAWN BY: KH
CHECKED BY: BS
APPROVED BY:
SCALE: AS INDICATED
DATE: 05/14/2024
CITY SPECIFICATION NO.: 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO.: MP-001

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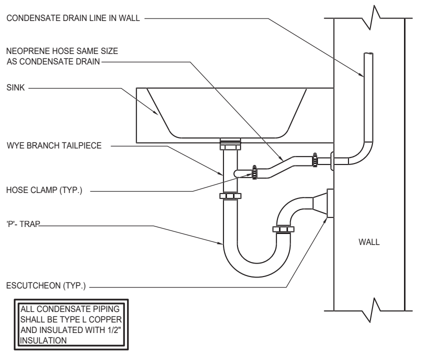
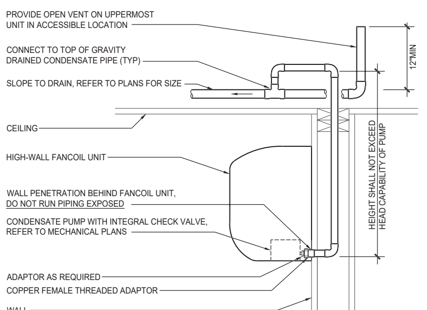


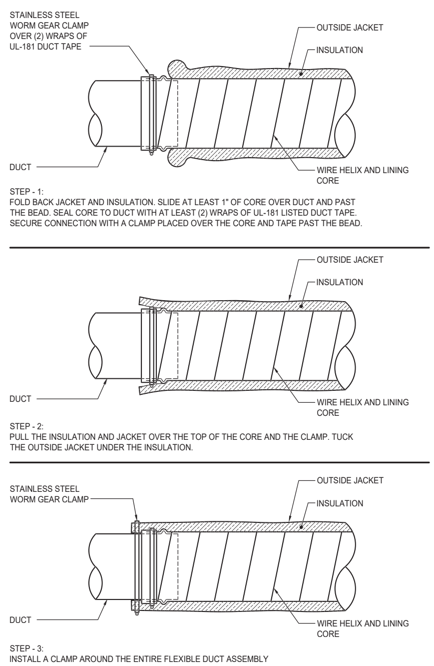
ALL CONDENSATE PIPING SHALL BE TYPE L COPPER AND INSULATED WITH 1/2" INSULATION

7 CONDENSATE TO TAIL PIECE DETAIL
NTS



ALL CONDENSATE PIPING SHALL BE TYPE L COPPER AND INSULATED WITH 1/2" INSULATION

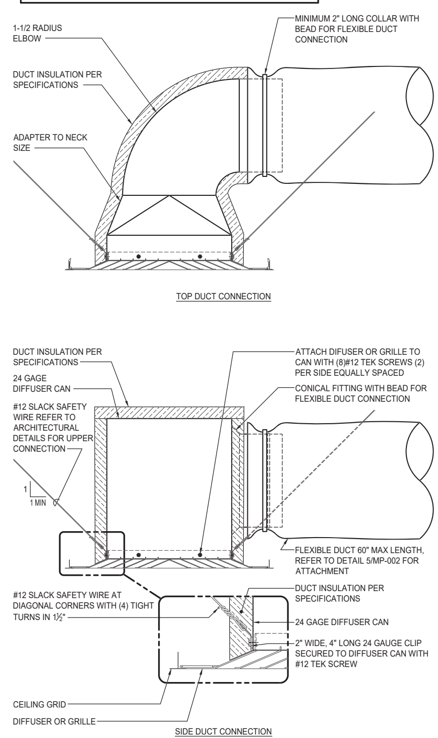
8 HIGH-WALL FANCOIL CONDENSATE DRAIN
NTS



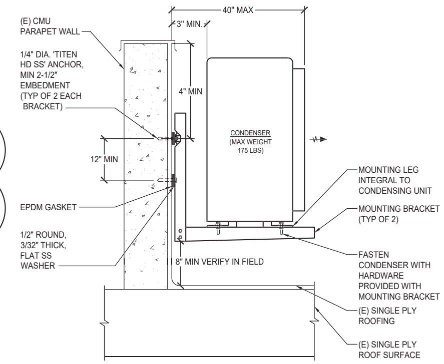
5 FLEXIBLE DUCT CONNECTION
NTS

TOP DUCT CONNECTION SHALL BE USED WHERE SPACE PERMITS. ONLY USE SIDE DUCT CONNECTION WHERE VERTICAL CLEARANCE IS LIMITED.

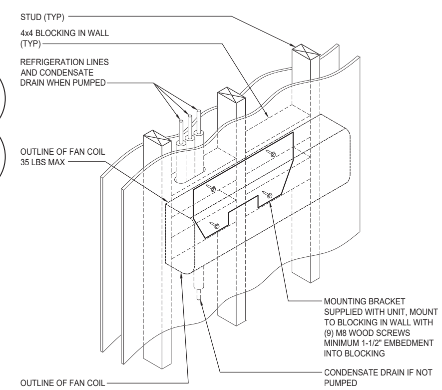
DIFFUSER SUPPORT NOTES ARE APPLICABLE TO BOTH DUCT CONNECTION CONFIGURATIONS



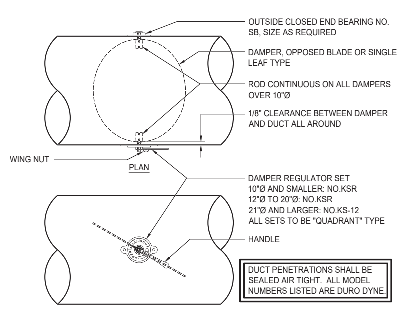
3 DIFFUSER OR GRILLE INSTALLATION (LAY-IN CEILING)
NTS



1 CONDENSING UNIT - WALL MOUNTING BRACKET
NTS



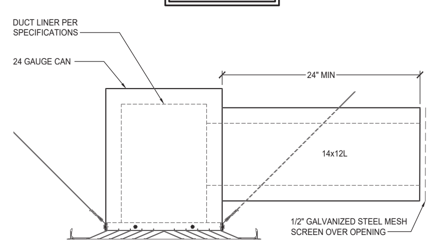
2 HIGH WALL FAN COIL MOUNTING
NTS



DUCT PENETRATIONS SHALL BE SEALED AIR TIGHT. ALL MODEL NUMBERS LISTED ARE DURO DYNE

6 ROUND VOLUME DAMPER
NTS

REFER TO DETAIL 3/MP-002 FOR GRILLE SUPPORT



4 RETURN AIR GRILLE INTO PLENUM
NTS

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: MECHANICAL & PLUMBING DETAILS

DESIGNED BY: DS
DRAWN BY: KH
CHECKED BY: BS
APPROVED BY:
SCALE: AS INDICATED
DATE: 05/14/2024
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. MP-002

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J. VENTILATION AND INDOOR AIR QUALITY

[5] For lecture halls with fixed seating, the expected number of occupants shall be determined in accordance with the California Building Code.

[6] 120.2(e)3 requires systems serving rooms that are required by 130.1(c) to have lighting occupancy sensing controls to also have occupancy sensing zone controls for ventilation. Examples of spaces which require lighting occupancy sensors include offices 250ft² or smaller, multipurpose rooms less than 1,000 ft², classrooms, conference rooms, restrooms, aisles and open areas in warehouses, library book stack aisles, corridors, stairwells, parking garages, and loading and unloading zones, unless excepted by 130.1(c).

K. TERMINAL BOX CONTROLS

This section does not apply to this project.

L. DISTRIBUTION (DUCTWORK and PIPING)

This section does not apply to this project.

M. COOLING TOWERS

This section does not apply to this project.

N. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

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

Form/Title
NRCI-MCH-01-E - Must be submitted for all buildings

H. FAN SYSTEMS & AIR ECONOMIZERS

This table is used to demonstrate compliance with prescriptive requirements found in 140.4(c), 140.4(e), 140.4(m), 170.2(c)3, and 170.2(c)4A for fan systems. Fan systems serving only process loads are exempt from these requirements and do not need to be included in Table H.

System Name	DS-1	Quantity	1	Fan System Status	Alteration	System Zoning	all other systems	Serving Dwelling Units	Not Serving Dwelling Units	Fan System Airflow (cfm)	500	Site Elevation	320	Economizer	NA: Altered packaged AC or HP <54 kBtu/h

01	02	03	04	05	06	07	08	09	10	11
Fan Name or Item Tag	Fan Type	Qty	Component	Airflow through Component (%)	Water Gauge (w.g)	Allowance: Component Allowance	Allowance: Fan Allowance (watt/cfm)[3]	Design: Design Electrical Input Power Method	Design: Motor Nameplate Horsepower	Design: Design Electrical Input Power (kW)
SF	Supply	1	Base Allowance for system serving spaces <=6 floors away	100		116		Manufacturer provided		0.04
			MERV 13-16 Filter upstream of thermal conditioning equipment	100		70				
			Hydronic/DX cooling coil or heat pump coil	100		70				
			Supply Fan System	100		70				

Supply Fan Base Allowance (kW)		Exhaust/Return/Relief/Transfer Fan Base Allowance(kW)		Fan System Allowance (kW)[3]	1	Fan System Electrical Output (kW)	0.04

[1] FOOTNOTES: Fans serving spaces with design background noise goals below NC35
[2] Low-turndown single-zone VAV fan system must be capable of and configured to reduce airflow to 50 percent of design airflow and use no more than 30 percent of the design wattage at that airflow. No more than 10 percent of the design load served by the equipment shall have fixed loads.
[3] Fan system allowance includes fan system base allowance.
[4] Filter pressure loss can only be counted once per fan system.
[5] Complex Fan System means a fan system that combines a single cabinet fan system with other supply fans, exhaust fans, or both.
[6] Computer room economizers must meet requirements of 140.9(a) and will be documented on the NRCC-PRC-E document..

This document is used to demonstrate compliance for mechanical systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, or 141.0(b)2 for alterations.

A. GENERAL INFORMATION

01	Project Location (city)	San Luis Obispo	04	Total Conditioned Floor Area	87
02	Climate Zone	5	05	Total Unconditioned Floor Area	0
03	Occupancy Types Within Project:		06	# of Stories (Habitable Above Grade)	1

- All Other Occupancies

B. PROJECT SCOPE

This table includes mechanical systems or components that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.4, 170.2(b) or 141.0(b)2 and 180.2(b)2 for alterations.

01	02	03
Air System(s)	Wet System Components	Dry System Components
☒ Heating Air System	☐ Water Economizer	☐ Air Economizer
☒ Cooling Air System	☐ Pumps	☐ Electric Resistance Heat
Mechanical Controls	☐ System Piping	☒ Fan Systems
☒ Mechanical Controls (existing to remain, altered or new)	☐ Cooling Towers	☐ Ductwork (existing to remain, altered or new)
	☐ Chillers	☒ Ventilation
	☐ Boilers	☐ Zonal Systems/ Terminal Boxes

O. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

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

Form/Title	Systems/Spaces To Be Field Verified
NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap.	DS-1 Daikin RZQ18TAVJU / FAQ18TAVJU;
NRCA-MCH-03-A - Constant Volume Single Zone HVAC NOTE: This form does not automatically move to "Yes'. If Constant Volume Single Zone HVAC Systems are included in the scope, permit applicant should move this form to "Yes".	DS-1 Daikin RZQ18TAVJU / FAQ18TAVJU;

P. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

There are no NRCV forms required for this project.

Q. MANDATORY MEASURES DOCUMENTATION LOCATION

This table is used to indicate where mandatory measures are documented in the plan set or construction documentation.

01		02
Compliance with Mandatory Measures documented through MCH Mandatory Measures Note Block	Yes	Plan sheet or construction document location: M-Sheets

H. EXHAUST AIR HEAT RECOVERY 140.4(q), 170.2(c)4O

01	02	03	04	05	06	07	08	09	10	11
Fan System Name	Qty	Hours of Operation per Year	Design Supply Airflow Rate	Outdoor Airflow	% Outdoor Air at Full Design Airflow	Exemptions to Exhaust Air Heat Recovery Requirement per 140.4(q) & 170.2(c)4O	Exhaust Air Heat Recovery 140.4(q) & 170.2(c)4O	Type Of Heat Recovery Rating	Required Recovery Ratio	Energy Recovery Bypass

Fan Energy Index (FEI)

01	02	03
Name or Item Tag	FEI Exception	FEI
DS-1	Altered Fan System	

I. SYSTEM CONTROLS

This table is used to demonstrate compliance with mandatory controls in 110.2 and 120.2 and prescriptive controls in 140.4(f) and (n), 170.2(c)4D 170.2(c)4L or requirements in 141.0(b)2E 180.2(b)2 for altered space conditioning systems.

01	02	03	04	05	06	07	08	09
System Name	System Zoning	Conditioned Floor Area Being Served (ft²)	Thermostats 110.2(b) & (c)[1], 120.2(a) 160.3(a)2A or 141.0(b)2E & 180.2(b)2	Shut-Off Controls 120.2(e) & 160.3(a)2D	Isolation Zone Controls 120.2(g) & 160.3(a)2F	Demand Response 110.12 120.2(b) & 160.3(a)2B	Supply Air Temp. Reset 140.4(f) & 170.2(c)4D	Window Interlocks per 140.4(n) & 170.2(c)4D
DS-1	Single zone	<= 25,000 ft²	Setback	Auto Timer Switch	NA: Single Zone	NA: Serves temp. sensitive process	NA: Alteration	NA: No operable windows

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

C. COMPLIANCE RESULTS

Table C will indicate if the project data input into the compliance document is compliant with mechanical requirements. This table is not editable by the user. If this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D., or the table indicated as not compliant for guidance.

01		02		03		04		05		06		07		08	09
System Summary 110.1, 110.2, 140.4, 170.2(c)	AND	Pumps 140.4(k), 170.2(c)4I	AND	Fans/ Economizers 140.4(c), 140.4(e), 170.2(c)	AND	System Controls 110.2, 120.2, 140.4(f), 170.2(c)	AND	Ventilation 120.1, 160.2	AND	Terminal Box Controls 140.4(d), 170.2(c)4B	AND	Distribution 120.3, 140.4(l), 160.2, 160.3	AND	Cooling Towers 110.2(e)2	Compliance Results
(See Table F)		(See Table G)		(See Table H)		(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)	
Yes	AND		AND	Yes	AND	Yes	AND	Yes	AND		AND		AND		COMPLIES
Mandatory Measures Compliance (See Table Q for Details)										COMPLIES					

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Space Conditioning System Information

01	02	03	04	05	06
System Name	Quantity	System Serving	System Status	Space Type	Utilizing Recovered Heat
DS-1	1	Single zone	Alteration		☐

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Danica Resurreccion	Documentation Author Signature: Danica Resurreccion
Company: 3C Engineering, Inc.	Signature Date: 2024-06-05
Address: 1500 Palm St.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Luis Obispo CA 93401	Phone: 805-540-3363

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Brian Starrett	Responsible Designer Signature:
Company: 3C Engineering, Inc.	Date Signed: 2024-06-05
Address: 1500 Palm St.	License: M 34068
City/State/Zip: San Luis Obispo CA 93401	Phone: 805-540-3363

J. VENTILATION AND INDOOR AIR QUALITY

This table is used to demonstrate compliance with mandatory ventilation requirements in 120.1 120.2(e)3B 140.4(p) and 140.4(q) for all nonresidential and hotel/motel and d:t24refnolink/]160.2, 160.3(a)3D, 170.2(a)4N, 170.2(a)4O for high-rise residential occupancies. For alterations, only ventilation systems being altered within the scope of the permit application need to be documented in this table. In lieu of this table, the required outdoor ventilation rates and airflows may be shown on the plans or the calculations can be presented in a spreadsheet.

01	☐	Check the box if the project is showing ventilation calculations on the plans, or attaching the calculations instead of completing this table.
02	☒	Check this box if the project included Nonresidential, Hotel/Motel Spaces or Multifamily Common Use Spaces
	☐	
03	☐	Check the box if the project is using natural ventilation in any nonresidential or hotel/motel spaces to meet required ventilation rates per 120.1(c)2.

Nonresidential and Hotel/ Motel Multifamily Common Use Ventilation Systems

04		05		06		07
System Name	DS-1	System Design OA CFM Airflow[1]	0	System Design Transfer Air CFM	0	Air Filtration per 120.1(c) 141.0(b)2 and 160.2(c)21[2]: Provided

08	09	10	11	12	13	14	15	16	
Space Name or Item Tag	Mechanical Ventilation Required per 120.1(c)3[3] & 160.2(c)3: Occupancy Type[4]	Conditioned Floor Area (ft²)	# of Shower heads/ toilets	# of people[5]	Required Min OA CFM	Exh. Vent per 120.1(c)4 & 160.2(c)4: Required Min CFM	Provided per Design CFM	DCV or Sensor Controls per 120.1(d)3, 120.1(d)5, and 120.1(e)3[6] 160.2(c)5D 160.2(c)5E 160.2(c)5D	
Tel. - Unoccupied	All others	87			0	0	0	DCV	NA: Not required per §120.1(d)3
								Occ Sensor	NA: Not required space type
17	Total System Required Min OA CFM				0	18	Ventilation for this System Complies?		Yes

[1] FOOTNOTES: System CFM should include both mechanical and natural ventilation for the zone/system
[2] Air filtration requirements apply to the following three system types per 120.1(c)1A: space conditioning systems utilizing ducts to supply air to occupiable space; supply-only ventilation systems providing outside air to occupiable space; supply side of balanced ventilation systems including heat recovery and energy recovery ventilation systems providing outside air to occupiable space.
[3] Uniform Mechanical Code may have more stringent ventilation requirements; the most stringent code requirement takes precedence.
[4] See Standards Tables 120.1-A and 120.1-B.

F. HVAC SYSTEM SUMMARY (DRY & WET SYSTEMS)

Dry System Equipment Sizing (includes air conditioners, condensers, heat pumps, VRF, furnaces and unit heaters and DOAS systems)

01	02	03	04	05	06	07	08	09	10	11
				Equipment Sizing per Mechanical Schedule (kBtu/h) 140.4(a&b), 170.2(c)1 & 170.2(c)2						
				Heating Output[2,3]			Cooling Output[2,3]		Load Calculations[3,4]	
Name or Item Tag	Equipment Category per Tables 110.2, 140.4(a)2 and 170.2(c)3aii	Equipment Type per Tables 110.2 and Title 20	Smallest Size Available[1] 140.4(a) and 170.2(c)1	Per Design (kBtu/h)	Rated (kBtu/h)	Supp. Heating Output (kBtu/h)	Sensible Per Design (kBtu/h)	Rated (kBtu/h)	Total Heating Load (kBtu/h)	Total Sensible Cooling Load (kBtu/h)
DS-1	Unitary Heat Pumps	Air-cooled, split (1phase)	NA: Altered per 141.0(b)2E and 180.2(b)2	13.88	20	0	16.58	13.5	6.47	10.04

[1]FOOTNOTES: Equipment shall be the smallest size, within the available options of the desired equipment line, necessary to meet the design heating and cooling loads of the building per 140.4(a) and 170.2(c)1. Healthcare facilities are excepted.
[2]It is common practice to show rated output capacity on the equipment schedule. Sensible cooling output comes from specification sheet tables.
[3] If equipment is heating only, leave cooling output and load blank. If equipment is cooling only, leave heating output and load blank.
[4] Authority Having Jurisdiction may ask for load calculations used for compliance per 140.4(b) and 170.2(c).

Dry System Equipment Efficiency (other than Package Terminal Air Conditioners (PTAC) and Package Terminal Heat Pumps (PTHP), DX-DOAS and Dual Fuel Heat Pumps)

01	02	03	04	05	06	07	08	09
		Heating Mode				Cooling Mode		
Name or Item Tag	Size Category (Btu/h)	Rating Condition (°F)	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency	Efficiency Unit	Minimum Efficiency Required per Tables 110.2 / Title 20	Design Efficiency
DS-1	<65,000		HSPF2	7.5	7.6	SEER2	14.3	16.9

G. PUMPS

This section does not apply to this project.

CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: ENERGY COMPLIANCE DOCUMENTATION

REGISTERED PROFESSIONAL ENGINEER BRIAN P. STARRETT M 34068 EXP. 6/30/26 MECHANICAL STATE OF CALIFORNIA

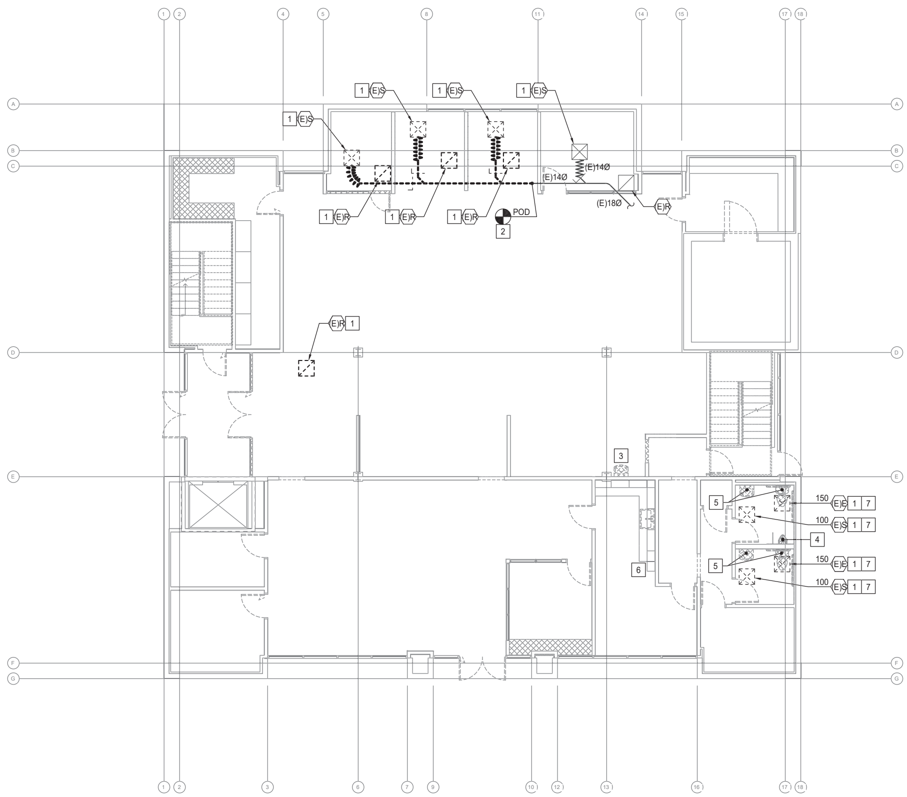
3C | ENGINEERING
SMARTER BUILDINGS BY DESIGN
805.540.3363 • WWW.3CENG.COM
1500 PALM ST. SAN LUIS OBISPO, CA 93401

DESIGNED BY:	DS
DRAWN BY:	KH
CHECKED BY:	BS
APPROVED BY:	
SCALE:	AS INDICATED
DATE:	05/14/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	EC-000

DEMOLITION KEY NOTES

APPLICABLE TO THIS SHEET ONLY

1	GRILLE/DIFFUSER TO BE REMOVED AND DISCARDED.
2	REMOVE ALL DUCTWORK UPSTREAM OF POD.
3	(E) LAV TO BE REMOVED. PIPING TO REMAIN.
4	(E) URINAL TO BE REMOVED. CAP PIPING IN WALL.
5	(E) FIXTURE TO BE REMOVED. PIPING TO REMAIN.
6	REMOVE (E) STAND PIPE AND ASSOCIATED STOPS. CAP PIPING UNDER CABINET.
7	DISCONNECT DUCT FROM GRILLE/DIFFUSER. CAP DUCT TO KEEP CLEAN UNTIL RECONNECTION TO NEW GRILLE/DIFFUSER.



1 MECHANICAL & PLUMBING DEMOLITION FIRST FLOOR PLAN

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

DEMOLITION PLAN STATEMENT

THIS DEMOLITION PLAN WAS PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT REPRESENT THAT ALL ITEMS WHICH MAY REQUIRE DEMOLITION HAVE BEEN SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY EXAMINE THE SITE AND THE CONTRACT DOCUMENTS AND TO PERFORM ALL DEMOLITION AND RECONSTRUCTION WHICH MAY BE REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DISPOSE OF ALL EQUIPMENT PER THE OWNER'S DIRECTION WHILE COMPLYING WITH ALL LOCAL CODES AND ORDINANCES.

ALL EXISTING ITEMS SHOWN ON THE PLANS HAS BEEN COLLECTED FROM THE BEST AVAILABLE RESOURCES. ACCURACY AND LOCATION OF EXISTING ITEMS MAY NOT BE ACCURATE.

CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: MECHANICAL & PLUMBING DEMOLITION FIRST FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER BRIAN P. STARBIRD M 34068 EXP. 6/30/26 MECHANICAL STATE OF CALIFORNIA

DESIGNED BY: DS
DRAWN BY: KH
CHECKED BY: BS
APPROVED BY:
SCALE: AS INDICATED
DATE: 05/14/2024
CITY SPECIFICATION NO. 2000577-04
PLAN FILE NO. / LOCATION
SHEET NO. MPD-101

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DEMOLITION KEY NOTES

APPLICABLE TO THIS SHEET ONLY

1	GRILLE/DIFFUSER TO BE REMOVED AND DISCARDED.
2	REMOVE ALL DUCTWORK UPSTREAM OF POD.
3	(E)FIXTURE TO BE REMOVED. CAP PIPING IN WALL AND BELOW FLOOR.
4	DISCONNECT DUCT FROM GRILLE/DIFFUSER. CAP DUCT TO KEEP CLEAN UNTIL RECONNECTION TO NEW GRILLE/DIFFUSER
5	(E)EXHAUST FAN TO BE REMOVED. DISCONNECT FROM POWER AND DUCTWORK. CAP DUCT AIR TIGHT.
6	(E) FIXTURE TO BE REMOVED. PIPING TO REMAIN.

1 MECHANICAL & PLUMBING DEMOLITION SECOND FLOOR PLAN

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

DEMOLITION PLAN STATEMENT

THIS DEMOLITION PLAN WAS PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT REPRESENT THAT ALL ITEMS WHICH MAY REQUIRE DEMOLITION HAVE BEEN SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY EXAMINE THE SITE AND THE CONTRACT DOCUMENTS AND TO PERFORM ALL DEMOLITION AND RECONSTRUCTION WHICH MAY BE REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DISPOSE OF ALL EQUIPMENT PER THE OWNER'S DIRECTION WHILE COMPLYING WITH ALL LOCAL CODES AND ORDINANCES.

ALL EXISTING ITEMS SHOWN ON THE PLANS HAS BEEN COLLECTED FROM THE BEST AVAILABLE RESOURCES. ACCURACY AND LOCATION OF EXISTING ITEMS MAY NOT BE ACCURATE.

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE:
MECHANICAL & PLUMBING DEMOLITION SECOND FLOOR PLAN

M 34268
EXP. 6/30/26
MECHAN. ENG.
STATE OF CALIFORNIA

DESIGNED BY:	DS
DRAWN BY:	KH
CHECKED BY:	BS
APPROVED BY:	
SCALE:	AS INDICATED
DATE:	05/14/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	MPD-102

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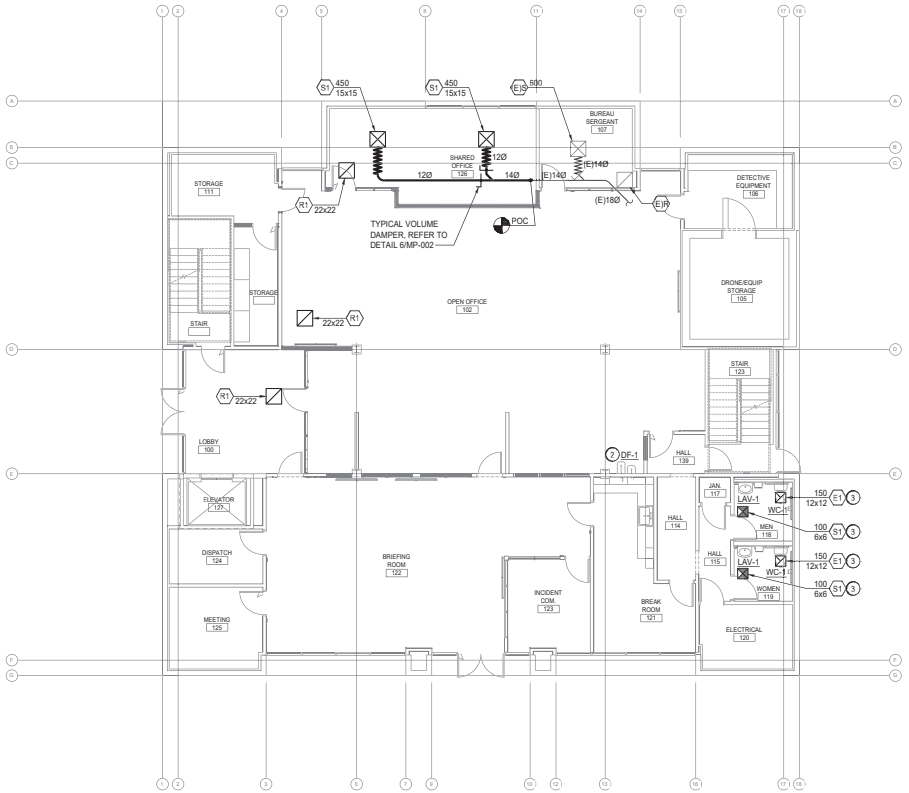

1 MECHANICAL & PLUMBING FIRST FLOOR PLAN

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

KEY NOTES

APPLICABLE TO THIS SHEET ONLY

1	CONNECT NEW FIXTURE WITH EXISTING PIPING IN WALL. 1/2" HOT AND COLD WATER, 1-1/2" VENT AND 2" WASTE.
2	CONNECT NEW FIXTURE WITH EXISTING PIPING IN WALL. 1/2" COLD WATER, 1-1/2" VENT AND 2" WASTE.
3	CONNECT (E) DUCT TO NEW GRILLE/DIFFUSER.

GENERAL NOTES

APPLICABLE TO THIS SHEET ONLY

1	ALL EXISTING ITEMS SHOWN ON THE PLANS HAS BEEN COLLECTED FROM THE BEST AVAILABLE RESOURCES. ACCURACY AND LOCATION OF EXISTING ITEMS MAY NOT BE ACCURATE.
2	NEW FLEXIBLE DUCT SHALL NOT EXCEED 60" IN LENGTH. EXTEND EXISTING RIGID DUCT AS NECESSARY TO MAKE THE FLEXIBLE DUCT CONNECTION TO THE DIFFUSER NO MORE THAN 60" LONG.
3	SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
4	PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCH PIPING LINES.
5	REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FIXTURES, INCLUDING BUT NOT LIMITED TO FLOOR SINKS, FLOOR DRAINS, TRENCH DRAINS, ROOF DRAINS, ETC.
6	AFTER COMPLETION OF THE DUCTWORK MODIFICATIONS, BALANCE THE SHOWN AIR DISTRIBUTION TO THE VALUES LISTED.

CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: MECHANICAL & PLUMBING FIRST FLOOR PLAN

M 34268
EXP. 6/30/26
MECHANICAL
STATE OF CALIFORNIA

DESIGNED BY:	DS
DRAWN BY:	KH
CHECKED BY:	BS
APPROVED BY:	
SCALE:	AS INDICATED
DATE:	05/14/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	MP-200

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KEY NOTES

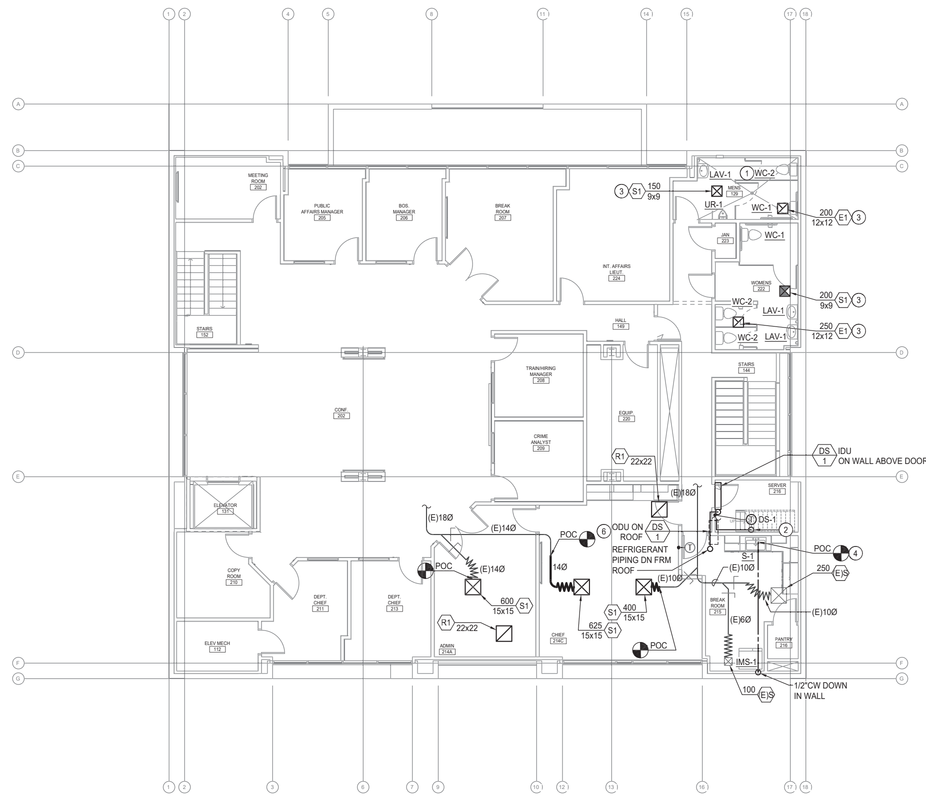
APPLICABLE TO THIS SHEET ONLY

1	CONNECT NEW FIXTURE WITH EXISTING PIPING. 3/4" COLD WATER, 2" VENT AND 3" WASTE.
2	3/4" CD DN SERVER ROOM WALL. CONNECT TO SINK TAILPIECE PER DETAIL 7/MP-002.
3	CONNECT (E) DUCT TO NEW GRILLE/DIFFUSER.
4	CONNECT 1/2"CW TO (E) CW. PLUMBER TO FIELD VERIFY EXACT LOCATION OF PIPING.
5	3/4" CONDENSATE CONNECTION TO MECHANICAL EQUIPMENT. SEE DETAIL 8/MP-002 FOR MORE INFORMATION.
6	SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.

GENERAL NOTES

APPLICABLE TO THIS SHEET ONLY

1	ALL EXISTING ITEMS SHOWN ON THE PLANS HAS BEEN COLLECTED FROM THE BEST AVAILABLE RESOURCES. ACCURACY AND LOCATION OF EXISTING ITEMS MAY NOT BE ACCURATE.
2	NEW FLEXIBLE DUCT SHALL NOT EXCEED 60" IN LENGTH. EXTEND EXISTING RIGID DUCT AS NECESSARY TO MAKE THE FLEXIBLE DUCT CONNECTION TO THE DIFFUSER NO MORE THAN 60" LONG.
3	SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
4	PROVIDE ANGLE STOPS FOR ALL PLUMBING FIXTURE BRANCH PIPING LINES.
5	REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF FIXTURES, INCLUDING BUT NOT LIMITED TO FLOOR SINKS, FLOOR DRAINS, TRENCH DRAINS, ROOF DRAINS, ETC.
6	AFTER COMPLETION OF THE DUCTWORK MODIFICATIONS, BALANCE THE SHOWN AIR DISTRIBUTION TO THE VALUES LISTED.



1 MECHANICAL & PLUMBING SECOND FLOOR PLAN

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

CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: MECHANICAL & PLUMBING SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER BRIAN P. STARRETT M 34068 EXP. 6/30/26 MECHANICAL STATE OF CALIFORNIA

DESIGNED BY:	DS
DRAWN BY:	KH
CHECKED BY:	BS
APPROVED BY:	
SCALE:	AS INDICATED
DATE:	05/14/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	MP-300

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GENERAL NOTES

1. CODE COMPLIANCE: ALL WORK SHALL CONFORM TO AND BE PERFORMED IN ACCORDANCE WITH CODES, STANDARDS, AND ORDINANCES AS SET FORTH BY THE AUTHORITIES HAVING JURISDICTION AND THEIR LATEST ADOPTED EDITIONS (IN EFFECT AT TIME OF BUILDING PERMIT APPLICATION) OF THE FOLLOWING PUBLICATIONS:

   A. ALL WORK SHALL COMPLY WITH 2020 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA GREEN BUILDING STANDARDS (CGBC), AND ADOPTED ORDINANCES.

   B. AMERICANS WITH DISABILITIES ACT (ADA).

2. SAFETY: THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EQUIPMENT IN A SAFE AND RESPONSIBLE MANNER. KEEP DEAD FRONT EQUIPMENT IN PLACE WHILE EQUIPMENT IS ENERGIZED. CONDUCT ALL CONSTRUCTION OPERATIONS IN A SAFE MANNER FOR EMPLOYEES AS WELL AS OTHER WORKPERSONS OR ANYONE VISITING THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC. AS REQUIRED FOR SAFETY. THE CONTRACTOR SHALL HOLD ALL PARTIES HARMLESS OF NEGLIGENT SAFETY PRACTICES, WHICH MAY CAUSE INJURY TO OTHERS ON OR NEAR THE JOB SITE.

3. FIRE RATED ASSEMBLIES SHALL MAINTAIN RATINGS AS SPECIFIED IN THE CALIFORNIA BUILDING CODE CHAPTER 7. CONTRACTOR SHALL PROVIDE AND INSTALL PHYSICAL ENCLOSURE AROUND FIXTURES, PANELS, ETC. AS REQUIRED. ALL ASSEMBLIES TO BE PENETRATED SHALL BE INSTALLED WITH APPLICABLE THROUGH-PENETRATION FIRESTOP SYSTEM AS DETERMINED BY UL CLASSIFICATION. BEFORE CONSTRUCTION, VERIFY AND COMPLY WITH REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.

4. MOUNTING HEIGHTS SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

   +15" AFF: RECEPTACLES, TELEPHONE, TV & DATA OUTLETS. (MEASURED BOTTOM OF OUTLET BOX)
   +46" AFF: OUTLET ABOVE COUNTER (MEAUSRED TOP OF OUTLET BOX)
   +48" AFF: LIGHT SWITCHES. (MEASURED TOP OF OUTLET BOX)
   +48" AFF: FIRE ALARM MANUAL PULL STATIONS, T-STATS. (MEASURED TOP OF OUTLET BOX)
   THE LOWER OF +80" AFF TO BOTTOM OF LENS, OR 6" BELOW CEILING: FIRE ALARM VISUALS.

   ELECTRICAL SWITCHES: CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHT AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM. [CBC 11B-308.1.1]

   ELECTRICAL RECEPTACLE OUTLETS: ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM [CBC 11B-308.1.2]

   CONTROLS AND OPERATING MECHANISMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 11B-309.

   BEFORE ROUGH-IN, VERIFY ALL MOUNTING HEIGHTS AND EXACT LOCATIONS FOR ALL EQUIPMENT ELECTRICAL CONNECTIONS, STUB-UPS, RECEPTACLES, OUTLETS, ETC. WITH ARCHITECT OR OWNER. PLACE DEVICES LOCATED ABOVE COUNTERS, SHELVING, ETC. AND IN BATHROOMS SO AS NOT TO CONFLICT WITH EDGES OF WAINSCOTING, COUNTER SPLASH, SHELVING, ETC. ARCHITECTURAL SHEETS SHALL GOVERN.

5. LABEL PANELS, CABINETS, BACKBOARDS, MAIN DEVICES, SAFETY SWITCHES, CONTACTORS AND OTHER SPECIFICALLY DESIGNATED EQUIPMENT SHOWN ON PLANS. USE ENGRAVED LAMINATED PLASTIC NAMEPLATES ATTACHED BY SCREWS OR RIVETS. FOR FEEDERS, NEATLY AND INDELIBLY LABEL CONDUIT DESTINATIONS ON BOTH VISIBLE ENDS OF CONDUIT RUNS WHERE CONDUITS TERMINATE AT DESIGNATED ENCLOSURES, STRUCTURES OR EQUIPMENT (INCLUDING PULL AND SPLICE BOXES).

5. EQUIPMENT ANCHORAGE NOTE
   ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE ANCHORED OR BRACED TO MEET THE HORIZONTAL AND VERTICAL FORCES PRESCRIBED IN THE 2022 CBC, SECTIONS 1617A.1.18 THROUGH 1617A.1.26, AND ASCE 7-15 CHAPTERS 13, 26, AND 30 AND 2022 CEC 110.3(B)

   THE ATTACHMENT OF THE FOLLOWING ITEMS SHALL BE DESIGNED TO RESIST THE FORCES PRESCRIBED ABOVE, BUT NEED NOT BE DETAILED ON THE PLANS PER 2022 CBC SECTION 1616A.1.18:

   A. FURNITURE(EXCEPT STORAGE CABINETS AS NOTED IN 2022 CBC TABLE 13.5-1)
   B. TEMPORARY OR MOVABLE EQUIPMENT WITH EXCEPTIONS NOTED IN 2022 CBC SECTION 1616A.1.18 ITEM 2.
   C. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS IN SEISMIC DESIGN CATEGORIES D, E, OR F
      THAT MEET ALL OF THE CRITERIA LISTED IN 2022 SECTION 1616A.1.18 ITEM 3.
   D. EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUPPORTED BY VIBRATION ISOLATORS.
   E. EQUIPMENT WEIGHING LESS THAN 20 POUNDS SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A
      WALL

   FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL/ELECTRICAL ENGINEER.

   PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTE

   PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16, SECTION 13.3 AS DEFINE IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8, AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25, AND 1617A.1.26.

6. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.

RATED WALLS/ASSEMBLIES NOTES

1. IN FIRE-RESISTANCE RATED WALLS, DETAIL THROUGH PENETRATIONS AND MEMBRANE PENETRATION PER CBC 714.4 AS NOTED BELOW:
   A. STEEL, FERROUS OR COPPER PIPES MAY PENETRATE FIRE-RESISTANCE RATED WALLS, PROVIDED THE OPENING IS PROTECTED AS FOLLOWS: (CBC 714.4.1)
      i. ITEM PENETRATING CONCRETE OR MASONRY WALLS IS A MAXIMUM 6 INCHES NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES, CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE IT IS INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING; OR
      ii. WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119 OR UL 263.
   B. PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED. (CBC 714.4.1.2)
   C. MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE RATED WALLS BY STEEL ELECTRICAL BOXES ARE PERMITTED, PROVIDED THAT EACH DOES NOT ESCEED 16 SQUARE INCHES IN AREA AND THE TOTAL AREA OF SUCH OPENING DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED ¼ INCH. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES (CBC 714.4.2 EXCEPTION 1).
   D. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIAL ARE PERMITTED, PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE RATED ASSEMBLIES, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8 INCH UNLESS LISTED OTHERWISE. ADDITIONALLY, OUTLET BOXES ON OPPOSED SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES. (CBC 714.4.2 EXCEPTION 2)
   E. A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE. (CBC 714.4.2 EXCEPTION 5)
   F. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR OPENINGS LARGER THAN THOSE MENTIONED ABOVE, THEY MUST BE QUALIFIED BY TEST IN ACCORDANCE WITH CBC 714.4.2 EXCEPTION 2.

2. IN FIRE-RESISTANCE HORIZONTAL ASSEMBLIES , DETAIL THROUGH PENETRATIONS AND MEMBRANE PENETRATION PER CBC 714.5 AS NOTED BELOW:
   A. STEEL, FERROUS OR COPPER CONDUITS MAY PENETRATE FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119 OR UL 263 (CBC 714.5.1 EXCEPTION 1)
   B. PENETRATING ITEMS, AS NOTED ABOVE, WITH A MAXIMUM 6 INCHES NOMINAL DIAMETER SHALL NOT BE LIMITED TO THE PENETRATION OF A SINGLE FIRE-RESISTANCE RATED FLOOR ASSEMBLY, PROVIDED THAT THE AREA OF THE OPENINGS DOES NOT EXCEED 144 SQUARE INCHES IN ANY 100 SQUARE FEET OF FLOOR AREA. (CBC 714.4.1.1 EXCEPTION 1)
   C. PENETRATIONS SHALL BE FIRE-STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479. THE SYSTEM SHALL HAVE AN F RATING AND T RATING OF NOT LESS THAN 1-HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE FLOOR PENETRATED (CBC 714.5.1)
   D. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL OUTLET BOXES ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE RATED ASSEMBLIES, AND THE SPACE BETWEEN THE CEILING MEMBRANE AND THE BOX DOES NOT EXCEED 1/8 INCHESUNLESS LISTED OTHERWISE. (CBC 714.5.2 EXCEPTION 4)
   E. A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE. (CBC 714.5.2 EXCEPTION 5)

3. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE RATED WALL, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED. PROVIDE DETAILS (CBC 7145.1)

4. FIRE DOORS AND FIRE-PROTECTION RATED GLAZING SHALL BEAR LABELS AS REQURIED BY CBC 716.2.9 AND 716.3.5.

5. FIRE DAMPERS SHALL BE THE MINIMUM FIRE PROTECTION RATING SPECIFIED IN CBC TABLE 717.3.2.1 FOR THE TYPE OF PENETRATION (CBC 717.3.2.1)

6. PROVIDE DAMPERS, SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND CEILING RADIATION DAMPERS SHALL BE PROVIDE AS PRESCRIBED IN CBC 717.

ROOF PLAN NOTES

A. PROVIDE SEALTITE POWER & CONTROL CONNECTIONS TO ALL AC UNITS.

B. ALL EQUIPMENT SHOWN ABOVE ROOF IS NEMA 3R.

C. VERIFY EXACT EQUIPMENT LOCATIONS AND POINTS OF CONNECTION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

D. CONDUIT SHOWN IS ROUTED IN CEILING SPACE BELOW ROOF DECK.

E. NO ROOF MOUNT CONDUIT IS ALLOWED UNLESS OTHERWISE NOTED.

F. FUSE DISCONNECT SWITCHES PER EQUIPMENT NAMEPLATE RATING.

G. ALL ROOF PENETRATIONS SHALL BE MADE WITH ROOF JACKS, SEAL ALL PENETRATIONS WITH MASTIC.

DEMOLITION FLOOR PLAN

A. REFER TO ARCHITECTURAL DEMOLITION SHEETS FOR ADDITIONAL INFORMATION.

B. EQUIPMENT SHOWN TO BE REMOVED IS SHOWN FOR REFERENCE ONLY. INFORMATION WAS OBTAINED FROM ORIGINAL BUILDING DRAWINGS AND LIMITED FIELD INVESTIGATION AND MAY NOT REPRESENT ALL ELECTRICAL DEMOLITION. FIELD VERIFY CONDITIONS AND DISCONNECT/REMOVE ALL EQUIPMENT AS REQUIRED TO MEET THE INTENT OF THAT SHOWN ON THE LIGHTING AND POWER/SIGNAL DRAWINGS.

C. ALL ELECTRICAL EQUIPMENT SHOWN ON DRAWING (OR REQUIRED) TO BE DEMOLISHED SHALL BE DISCONNECTED, REMOVED AND DISPOSED OF BY ELECTRICAL CONTRACTOR. NO EQUIPMENT (RACEWAYS, BOXES, CABLING, ETC.) SHALL BE ABANDONED IN PLACE AND COVERED BY NEW CONSTRUCTION.

D. CLEAN, REPAIR (AS REQUIRED) AND RELAMP ALL EXISTING LIGHT FIXTURES THAT ARE TO REMAIN AND BE RE-USED TO ASSUME ALL FIXTURE ARE OPERATIONAL UPON COMPLETION OF PROJECT.

E. ANY LIGHT SWITCHES THAT ARE NO LONGER IN USE, WHETHER SHOWN ON THE DEMOLITION PLAN OR NOT, ARE TO HAVE THE DEVICE AND WIRING REMOVED, AND A BLANK COVER PLATE INSTALLED.

F. SCHEDULE ANY OUTAGES WITH OWNER PRIOR TO DE-ENERGIZATION OF ANY BRANCH CIRCUITS OR FEEDERS.

G. DISCONNECTION/REMOVAL OF EXISTING COMMUNICATIONS SYSTEMS COMPONENTS SHALL BE SCHEDULED WITH CITY OF SAN LUIS OBISPO.

H. SALVAGE ALL REMOVED COMPONENTS (SPEAKERS, GRILLES, TELEPHONE INSTRUMENTS, RADIO HANDSETS, ETC.) SHALL BE SALVAGED TO THE OWNER.

I. INFORMATION SHOWN FOR LOAD DESCRIPTIONS ON EXISTING PANELS WAS GAINED FROM ORIGINAL BUILDING ELECTRICAL PLANS AND SHALL BE FIELD VERIFIED. CONFIRM LOAD ON EACH CIRCUIT OF ALL EXISTING PANELS AND PROVIDE UPDATED TYPEWRITTEN CIRCUIT DIRECTORY (IN PLASTIC SLEEVE) FOR EACH EXISTING PANELBOARD.

J. ANY LOADS REMOVED DURING DEMOLITION SHALL HAVE CONDUCTORS REMOVED BACK TO NEXT REMAINING DEVICE OR TO EXISTING PANELS. ABANDONED BREAKERS SHALL BE LABELED "SPARE".

K. PROVIDE BLANK FILLER PLATES IN DEADFRONTS OF EXISTING PANELBOARDS UPON COMPLETION OF PROJECT WHERE BREAKERS HAVE BEEN REMOVED.

COMMUNICATIONS PLAN NOTES

A. DATA AND TV RACEWAYS AND BOXES:
   a. PROVIDE AND INSTALL 4" SQUARE RECESSED JUNCTION BOX WITH 1-GANG RING. RUN 3/4" EMT CONDUIT STUB TO ACCESSIBLE CEILING SPACE ABOVE FLOOR DATA MAX 3-CAT6A CABLES.
   b. PROVIDE AND INSTALL 5" SQUARE RECESSED JUNCTION BOX WITH 1-GANG RING. RUN 1-1/4" EMT CONDUIT STUB TO ACCESSIBLE CEILING SPACE ABOVE FLOOR DATA MAX 10-CAT6A CABLES.

   BEFORE CONSTRUCTION, COORDINATE AND VERIFY ALL DATA AND TELEPHONE LOCATIONS WITH OWNER OR ARCHITECT.

B. ALL NEW HORIZONTAL CABLES, RISER RATED (CMR) CABLES SHALL BE CAT6A (BERK-TEK #LANMARK-10G2 - BLUE)

C. DEVICE LOCATIONS SHOWN ARE SCHEMATIC AND APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED DURING ROUGH-IN WITH ARCHITECTURAL ELEVATIONS, CASEWORK SHOP DRAWINGS, FURNITURE, ETC. AND SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT WITH OTHER EQUIPMENT.

D. ELECTRICAL AND COMMUNICATIONS OUTLETS SHOWN IN THE SAME LOCATION, SHALL BE MOUNTED ON OPPOSITE SIDES OF THE SAME STUD. COORDINATE BETWEEN ELECTRICAL AND COMMUNICATIONS PLANS.

E. CAT6A CABLES, TOTAL LENGTH FROM IDF TO ENDPOINT SHALL NOT BE MORE THAN 295'-0", EC SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY LENGTHS IN EXCESS OF 295'-0".

F. ALL COMMUNICATION WORK SHALL COMPLY WITH CITY OF SAN LUIS OBISPO STANDARDS. OBTAIN COMPLETE LIST OF STANDARDS, AND ADHERE ACCORDINGLY.

G. TEST ALL NEW AND EXISTING RE-USE CABLES.

LIGHTING FLOOR PLAN

A. NIGHT LIGHT "NL" DESIGNATED LUMINAIRES IN INTERIOR LOCATIONS SHALL HAVE ONE BALLAST CONTINUOUSLY ENERGIZED. LUMINAIRES IN EXTERIOR LOCATIONS SHALL BE AUTOMATICALLY CONTROLLED TO BE ON FROM DUSK TO DAWN.

B. LIGHTING FIXTURE LOCATIONS SHOWN ARE SCHEMATIC. REFER TO ARCHITECTURAL PLANS (REFLECTED CEILING, ELEVATIONS, ETC.) FOR EXACT LOCATIONS AND MOUNTING HEIGHTS PRIOR TO ROUGH-IN.

C. REFER TO ARCHITECT'S REFLECTED CEILING PLAN(S) FOR CEILING HEIGHTS, TYPES, FINISHES, ETC. IN EACH AREA. VERIFY FLANGE TYPES, TRIM KITS, STEM LENGTHS, ETC. FOR ALL FIXTURES PRIOR TO SUBMITTALS.

D. CONFIRM LOCATION OF ALL DOORS SWINGS WITH ARCHITECTURAL PLANS PRIOR TO ROUGH-IN OF SWITCHES.

E. PROVIDE UNSWITCHED HOT LEG OF ROOM LIGHTING BRANCH CIRCUIT TO EACH BATTERY POWERED EMERGENCY LIGHT AND EXIT SIGN FOR CONTINUOUS CHARGING.

POWER FLOOR PLAN

A. FUSING: ALL FUSIBLE SAFETY DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL-ELEMENT TIME DELAY TYPE FUSES SIZED AND RATED PER EQUIPMENT MANUFACTURERS' RECOMMENDATIONS. VERIFY WITH EQUIPMENT NAMEPLATE BEFORE INSTALLATION.

B. INSTALL SEPARATE NEUTRALS FOR EACH 120V BRANCH CIRCUIT.

C. MOTOR OVERLOAD PROTECTION: WHERE REQUIRED BY NEC ARTICLE 430 PART C AND NOT SHOWN ON PLAN OR PROVIDED INTEGRAL WITH EQUIPMENT, PROVIDE AND INSTALL THERMAL OVERLOAD PROTECTION FOR ALL MOTORS.

D. SPARE CONDUIT FOR RECESSED PANELS: PROVIDE (1) 3/4" SPARE CONDUIT STUB UP TO ACCESSIBLE ABOVE CEILING SPACE AND/OR ACCESSIBLE SPACE BELOW FOR EVERY (3) SPARE BREAKER SPACES AS INDICATED ON PANEL SCHEDULES.

E. DEVICE LOCATIONS SHOWN ARE SCHEMATIC AND APPROXIMATE. EXACT LOCATIONS SHALL BE FIELD VERIFIED DURING ROUGH-IN WITH ARCHITECTURAL ELEVATIONS, CASEWORK SHOP DRAWINGS, FURNITURE, ETC. AND SHALL BE COORDINATED WITH OTHER TRADES TO AVOID CONFLICT WITH OTHER EQUIPMENT.

F. ELECTRICAL AND COMMUNICATIONS OUTLETS SHOWN IN THE SAME LOCATION, SHALL BE MOUNTED ON OPPOSITE SIDES OF THE SAME STUD. COORDINATE BETWEEN ELECTRICAL AND COMMUNICATIONS PLANS.

G. ALL NEW OUTLETS MUST BE TAMPER PROOF.

H. ALL 15 AND 20AMPERE RECEPTACLES FOR BOTH DAMP AND WET LOCATIONS REQUIRED TO BE LISTED WEATHER-RESISTANT (WR) TYPE PER CEC 406.9 (A) AND (B)

I. CEC 406.9(A) RECEPTACLES IN DAMP LOCATIONS: RECEPTACLES INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL BE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSE)

J. CEC 406.9(B) RECEPTACLES OF 15 AND 20AMP, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS 'EXTRA-DUTY" OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED TO BE MARKED "EXTRA DUTY"

   EXCEPTION: 15 AND 20AMP, 125 THROUGH 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION AND SUBJECT TO ROUTINE HIGH-PRESSURE SPRAY WASHING SHALL BE PERMITTED TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE ATTACHMENT PLUG IS REMOVED.

CONDUCTORS AND CABLES

REFER TO SPECIFICATIONS 26 0519 FOR ADDITIONAL INFORMATION.

1. WIRE CONNECTORS SHALL BE MINIMUM 75 DEGREE CENTIGRADE RATED AND PROPERLY SIZED FOR THE NUMBER OF CONDUCTORS BEING CONNECTED, TERMINATED, SPLICED, ETC. ALL ABOVE GRADE CONNECTORS SHALL BE SOLDERLESS LUG OR PLASTIC WIRE NUT TYPE, SCREW ON, PRESSURE CABLE TYPE (WIRE UT OR SPRING NUT TYPE) 600 VOLT, 105 DEGREE C, WITH SKIRT TO COVER ALL PORTIONS OF STRIPPED WIRES. CONNECTOR SHALL BE U.L. RATED FOR NUMBER AND SIZE OF CONDUCTORS BEING JOINED TOGETHER AS SPLICED.

2. WIRES AND CABLES FOR LINE VOLTAGE SYSTEM AND CONTROLS. WIRE AND CABLE SHALL BE COPPER, 600 VOLT RATED THROUGH OUT. CONDUCTORS 14AWG OT 10AWG, SOLID OR STRANDED. CONDUCTORS 8 AWG AND LARGER, STRANDED

3. ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED. MINIMUM SIZE FOR INDIVIDUAL CONDUCTORS SHALL BE #12 AWG UNLESS OTHERWISE NOTED ON PANEL SCHEDULE OR PLANS. SIZE #8 AWG AND LARGER SHALL BE STRANDED CONDUCTOR. INDIVIDUAL CONDUCTORS SHALL BE INSULATED WITH TYPE, XHHW, THW, THHN/THWN 600 VOLT INSULATION UNLESS OTHERWISE NOTED.

4. PROPER INSULATION TYPE SHALL BE USED FOR THE PROPER ENVIRONMENTAL APPLICATION (I.E. WATERPROOF, WET LOCATION, PLENUM TEMPERATURE RATED). ALL CONDUCTORS, WIRING CABLE WHERE INSTALLED BELOW FLOOR, SLAB OR UNDERGROUND SHALL BE CONSIDERED WET LOCATIONS, AND SHALL BE RATED ACCORDINGLY. NON WATERPROOF CABLING IS NOT ALLOWED IN ANY BELOW GRADE OR WET APPLICATION.

5. GROUP THE COMMON NEUTRAL CONDUCTOR FOR MULTIPLE CIRCUITS WITH ITS ASSOCIATED UNGROUNDED CONDUCTORS WHEN CONTAINED IN THE SAME ENCLOSURE. CEC 200.4(B)

6. THE BRANCH CIRCUIT SERVING EMERGENCY LIGHTING AND POWER CIRCUITS SHALL NOT BE PART OF A MULTIWIRE BRANCH CIRCUIT. CEC 700.19.

RECEPTACLES AT DAMP AND WET LOCATION

A. ALL 15 AND 20AMPERE RECEPTACLES FOR BOTH DAMP AND WET LOCATIONS REQUIRED TO BE LISTED WEATHER-RESISTANT (WR) TYPE PER CEC 406.9 (A) AND (B)

B. CEC 406.9(A) RECEPTACLES IN DAMP LOCATIONS: RECEPTACLES INSTALLED OUTDOORS IN A LOCATION PROTECTED FROM THE WEATHER OR IN OTHER DAMP LOCATIONS SHALL BE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHEN THE RECEPTACLE IS COVERED (ATTACHMENT PLUG CAP NOT INSERTED AND RECEPTACLE COVERS CLOSE)

C. CEC 406.9(B) RECEPTACLES OF 15 AND 20AMP, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS 'EXTRA-DUTY" OTHER LISTED PRODUCTS, ENCLOSURES, OR ASSEMBLIES PROVIDING WEATHERPROOF PROTECTION THAT DO NOT UTILIZE AN OUTLET BOX HOOD NEED TO BE MARKED "EXTRA DUTY"

   EXCEPTION: 15 AND 20AMP, 125 THROUGH 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION AND SUBJECT TO ROUTINE HIGH-PRESSURE SPRAY WASHING SHALL BE PERMITTED TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHEN THE ATTACHMENT PLUG IS REMOVED.

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
E-001	ELECTRICAL GENERAL NOTES
E-002	ELECTRICAL LEGEND AND ABBREVIATIONS
E-003	ELECTRICAL SINGLE LINE DIAGRAM AND SCHEDULES
ED-101	FIRST FLOOR POWER AND SIGNAL DEMOLITION PLAN
ED-102	SECOND FLOOR POWER AND SIGNAL DEMOLITION PLAN
E-101	FIRST FLOOR POWER AND SIGNAL PLAN
E-102	SECOND FLOOR POWER AND SIGNAL PLAN
E-111	FIRST FLOOR LIGHTING PLANS
E-112	SECOND FLOOR LIGHTING PLANS
E-113	LIGHTING EMERGENCY PHOTOMETRIC PLANS
E-121	ELECTRICAL ROOF PLAN
E-201	ELECTRICAL DETAILS
E-301	TITLE 24 ENERGY FORMS - INTERIOR LIGHTING

CONDUIT SYSTEMS NOTES

CONDUIT SYSTEMS USED ON THIS PROJECT SHALL BE AS FOLLOWS

1. PVC SCHEDULE 40 - underground/below slab with GRS elbows and risers tape wrapped).
2. ELECTRICAL METALLIC CONDUIT (EMT) - above grade/slab in building construction and where exposed above 8'-0" aff.
3. GALVANIZED RIGID STEEL (GRS) - where exposed below 8'-0" aff. and/or where subject to physical damage.
4. FLEXIBLE STEEL CONDUIT - above ceilings and/or concealed in building construction (seal tight flex required in exterior locations).
6. MC CABLE NOT ALLOWED.

REFER TO SECTION 260533 & 260500 OF SPECIFICATIONS FOR ADDITIONAL INFORMATION. CONDUITS SHALL BE MINIMUM 3/4" UNLESS OTHERWISE NOTED. CONDUIT SIZES, WHERE NOT NOTED ON THE DRAWINGS, SHALL BE SIZED FOR MAXIMUM 40% FILL PER CEC 310-6.

ADDITIONAL CONDUIT REQUIREMENTS.

- ROUTE CONDUIT(S) BELOW GRADE OR ABOVE CEILING SO THAT WALL OUTLETS, DEVICES, AND CONDUITS IN ALL EXPOSED BRICK WALL LOCATIONS SHALL BE RECESSED MOUNTED INSIDE BRICK. LOCATE DEVICES AT CELL WITH REINFORCEMENT CENTER AT BRICK AND/OR ONE CELL OVER AWAY FROM JAMB. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR CMU WALL LOCATIONS SECTIONS, AND DETAILS.
- REFER TO ELECTRICAL DETAILS FOR METAL PIPE PENETRATION THRU FIRE RATED WALL. PENETRATION OF FIRE-RESISTIVE WALLS AND FLOOR CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 714.
- REFER TO ELECTRICAL DETAIL FOR DEVICE INSTALLATION FOR FIRE RATED WALLS.
- NO CONDUITS OR PIPING IN ANY SPACE SHALL BE EXPOSED AT THE CEILING AND WALL (COORDINATE WITH ALL DISCIPLINES PRIOR TO CONSTRUCTION). LOCATE ALL CONDUIT WITHIN WALLS

THOMA ELECTRIC, INC.
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CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

SHEET TITLE: ELECTRICAL GENERAL NOTES

REGISTERED PROFESSIONAL ENGINEER — JEFFREY M. THOMA — NO. 20823 — ELECTRICAL — STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-001

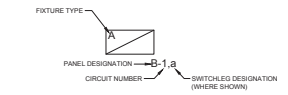
Sep 13, 2024 - 12:41pm - Chris - C:\Users\chris\appdata\local\temp\AcPublish_27704\24.0\26_E-001 - ELECTRICAL GENERAL NOTES.dwg

ABBREVIATIONS

A	AMPERE	DIA	DIAMETER	GND	GROUND	MTTB	MAIN TELEPHONE TERMINAL BOARD	SC	SIGNAL CABINET
AB	AMP BREAKER	DISC	DISCONNECT	GRS	GALVANIZED RIGID STEEL	MTTC	MAIN TELEPHONE TERMINAL CABINET	SCC	SHORT CKT CURRENT
ABAND	ABANDONED	DIST	DISTRIBUTION	GWS	GANG WITH SWITCH	MW	MICROWAVE	SFM	STATE FIRE MARSHAL
ABV	ABOVE	DPST	DOUBLE POLE SINGLE THROW	H	HEIGHT, HIGH	N	NEUTRAL (GROUNDED CONDUCTOR)	SHT	SHEET
AC	ALTERNATING CURRENT	DW	DISHWASHER	HACR	HEATING, AC & REFRIG	(N)	NEW	SL	SLIMLINE, SWITCH LEG
AC-#	AIR CONDITIONER	EM	EMERGENCY	HID	HIGH INTENSITY DISCHARGE	N3R	NEMA 3R	SPEC	SPECIFICATION
ADJ	ADJACENT	(E)	EXISTING	HO	HIGH OUTPUT	NC	NORMALLY CLOSED	SPST	SINGLE POLE SINGLE THROW
AF	AMP FUSE, AMP FRAME	EA	EACH	HOA	HAND-OFF-AUTO	NEC	NATIONAL ELECTRICAL CODE	SQ	SQUARE
AFF	ABOVE FINISH FLOOR	EB	ELECTRONIC BALLAST	hp	HORSEPOWER	NEMA	NAT'L ELEC MANUFACTURER'S ASSOC	STRG	STORAGE
AFG	BOVE FINISH GRADE	EC	ELECTRICAL CONTRACTOR	HPF	HIGH POWER FACTOR	NIC	NOT IN CONTRACT	SURF	SURFACE
AIC	AMPERES INTERRUPTING CAPACITY	EC-#	EVAPORATIVE COOLER	HPS	HIGH PRESSURE SODIUM	NL	NIGHT LIGHT	SVC	SERVICE
AI	ALUMINUM	EF-#	EXHAUST FAN	IC	INTERCOM	NO	NORMALLY OPEN	SW	SWITCH
AS	AMP SWITCH RATING	EL	EVENING LIGHT	ID	IDENTIFICATION	NPF	NORMAL POWER FACTOR	T	TRANSFORMER, TERMINAL
ATS	AUTOMATIC TIME SWITCH	ELEC	ELECTRICAL	IDF	INTERMEDIATE DISTRIBUTION FRAME	NTS	NOT TO SCALE	-T-	TELEPHONE CONDUIT
ATS	AUTOMATIC TRANSFER SWITCH	EM	EMERG BATTERY BACKUP	IF	INSIDE FROST	OC	ON CENTER	(TBR)	TO BE REMOVED
AV	AUDIBLE/AUDIO VISUAL		EMERGENCY BALLAST	IG	ISOLATED GROUND	OCP	OVERCURRENT PROTECTION	TC	TIME CLOCK
AWG	AMERICAN WIRE GAGE	EMERG	EMERGENCY	J-BOX	JUNCTION BOX	OD	OUTSIDE DIAMETER	TEL	TELEPHONE
BFG	BELOW FINISH GRADE	EOL	END OF LINE	k	QUANTITY 1000	OH	OVERHEAD	TELCO	TELEPHONE COMPANY
BIL	BASIC IMPULSE LEVEL	EQUIPT	EQUIPMENT	kVA	KILOVOLTAMPS	OSA	OFFICE of the STATE ARCHITECT	TS	TIME SWITCH
BLDG	BUILDING	ES	ENERGY SAVING	kW	KILOWATT	OSHPD	OFFICE of STATEWIDE HEALTH	TSO	TIME SWITCH OVERRIDE
C	CONDUIT	(EXN)	(E) IN (N) LOCATION	LC	LIGHTING CONTACTOR		PLANNING & DEVELOPMENT	TSP	TWISTED SHIELDED PAIR
-C-	CATV CONDUIT	(EXR)	(E) TO BE (R)	LPS	LOW PRESSURE SODIUM	OVLD	OVERLOAD	TTB	TELEPHONE TERMINAL BOARD
CAB'T	CABINET	EXT	EXTERIOR	LRA	LOCKED ROTOR AMPS	P	POLE	TTC	TELEPHONE TERMINAL CABINET
CATV	CABLE TELEVISION	F	FLUORESCENT	LS	LIFE SAFETY BRANCH	PA	PUBLIC ADDRESS	TX	TRANSFORMER
CB	CIRCUIT BREAKER, CODE BLUE	(F)	FUTURE	LT	LIGHT	PB	PULLBOX	TYP	TYPICAL
CBC	CA. BUILDING CODE	F-#	FURNACE	LTG	LIGHTING	PC	PULL CHAIN	TYP SIM	TYPICAL SIMILAR
CEC	CA. ELECTRICAL CODE	FA	FIRE ALARM	LV	LOW VOLTAGE	PC	PHOTOCELL	UC	UNDERCABINET; UNDERCOUNTER
	CA. ENERGY COMMISSION	FACP	FIRE ALARM CONTROL PANEL	MC	MECHANICAL CONTRACTOR	PC	PLUMBING CONTRACTOR	UG	UNDERGROUND
CF	COMPACT FLUORESCENT	FAT	FIRE ALARM TERMINAL	MCA	MINIMUM CKT AMPS	ph	PHASE	UGPS	UNDERGROUND PULL SECTION
CFC	CALIFORNIA FIRE CODE	FAU	FORCED AIR UNIT	MCB	MAIN CIRCUIT BREAKER	PNL	PANEL	UL	UNDERWRITERS LABORATORIES
CLG	CEILING	FBO	FURNISHED BY OTHERS	MCTB	MAIN CATV TERMINAL BOARD	POC	POINT OF CONNECTION	UON	UNLESS OTHERWISE NOTED
CL	CENTER LINE	FC-#	FAN COIL	MCTC	MAIN CATV TERMINAL CABINET	-PP-	POWER PRIMARY	USA	UG SVC ALERT 800-642-2444
CKT	CIRCUIT	FLA	FULL LOAD AMPS	MDF	MAIN DISTRIBUTION FRAME	-PS-	POWER SECONDARY	V	VOLT
CNTR	CONTRACTOR	FLR	FLOOR	MECH	MECHANICAL	PV	PHOTOVOLTAIC	VA	VOLT AMPERES
C.O.	CONDUIT ONLY (W/PULLROPE)	FLUOR	FLUORESCENT	MFR	MANUFACTURER	(R)	RELOCATE(D)	VAC	VOLT ALTERNATING CURRENT
COND	CONDUIT, CONDUCTOR	FS	FUSIBLE SWITCH	MFS	MAIN FUSIBLE SWITCH	RECEPT	RECEPTACLE	VHO	VERY HIGH OUTPUT
CR	CRITICAL BRANCH	F/NR	FULL VOLTAGE NON-REVERSING	MH	METAL HALIDE	REF	REFRIGERATOR	VOLT	VOLTAGE
CSFM	CALIFORNIA SFM	G	GROUNDING CONDUCTOR	MLO	MAIN LUGS ONLY	REQ'D	REQUIRED	VR	VANDAL-RESISTANT
CT	CURRENT TRANSFORMER	GC	GENERAL CONTRACTOR	MOCP	MAXIMUM OCP	RLA	RATED LOAD AMPS	W	WIDTH, WATT, WIRE
Cu	COPPER	GD	GARBAGE DISPOSAL	MPOE	MINIMUM POINT OF ENTRY	RM	ROOM	WH-#	WATER HEATER
CU-#	CONDENSING UNIT	GFCI	GROUND FAULT CIRCUIT	MSB	MAIN SWITCHBOARD	RMC	RIGID METAL CONDUIT	WP	WEATHERPROOF (NEMA 3R)
D	DEPTH		INTERRUPTER	MT	MOUNT	RMV	REMOVE	XFMR	TRANSFORMER
DC	DIRECT CURRENT	GFI	GROUND FAULT CIRCUIT	MT HT	MOUNTING HEIGHT	RPLC	REPLACE	+48	INDICATES MOUNTING HEIGHT AFF
DF	DRINKING FOUNTAIN		INTERRUPTER	MTS	MANUAL TRANSFER SWITCH	RS	RAPID START		

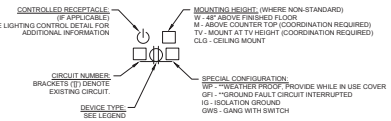
CIRCUITING LEGEND

LIGHTING PLAN



- PROVIDE ALL BRANCH CIRCUIT WIRING FROM FIXTURES TO PANEL(S) AS DESCRIBED BY CIRCUIT NUMBERS SHOWN.
- PROVIDE ALL WIRING BETWEEN FIXTURES AND CONTROL DEVICES AS DESCRIBED IN REFERENCE NOTES AND/OR SHOWN BY SWITCHLEG DESIGNATIONS.
- EXIT AND EMERGENCY LIGHT FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED BRANCH CIRCUIT CONDUCTOR.
- HOME RUN CONDUITS SHALL BE 3/4"C., MAX OF (3) BRANCH CIRCUITS PER CONDUIT.
- PROVIDE ALL BRANCH CIRCUIT WIRING FROM MECH. EQUIPMENT TO PANELS.

POWER PLAN



- PROVIDE ALL BRANCH CIRCUIT WIRING FROM DEVICES TO PANEL(S) PER DESIGNATIONS/CIRCUIT NUMBERS.
- EACH BRANCH CIRCUIT SHALL HAVE A SEPARATE NEUTRAL AS INDICATED ON PANEL SCHEDULES.
- HOME RUN CONDUITS SHALL BE 3/4"C, MAX OF (3) BRANCH CIRCUITS PER CONDUIT.
- INCREASE HOME RUN CONDUIT SIZE TO 1"C FOR (4) BRANCH CIRCUITS OR MORE.
- (**) DENOTES SPECIAL DEVICE/NAMEPLATE REQUIREMENTS.

NOTE: THE INTENT OF THE DRAWINGS IS TO SHOW FIXTURE / DEVICE LOCATIONS AND PANEL DESIGNATIONS. ALL BRANCH CIRCUIT WIRING, MEETING THE CRITERIA NOTED ABOVE, WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. LIGHTING AND POWER PLANS SHOW AN ABOVE CEILING JUNCTION BOX / HOME RUN WITH CIRCUIT NUMBERS BY FIXTURES / DEVICES. PROVIDE ALL BRANCH CIRCUITING AS REQUIRED FOR A COMPLETE INSTALLATION. DOCUMENT ALL BRANCH CIRCUITING ON AS-BUILT DRAWINGS ACCURATELY REFLECTING THE INSTALLATION.

LEGEND

NOTE: INTERPRET IN CONTEXT

SOUND

- SPEAKER- CLG FLUSHMOUNT
- SPEAKER- WALLMOUNT
- MICROPHONE INPUT
- AUXILIARY INPUT
- AUDIBLE-VISUAL
- HEADSET OUTLET
- VOLUME CONTROL
- SPEAKER- CLG FLUSHMOUNT VANDAL-RESISTANT
- CLOCK/SPEAKER WALLMOUNT SEMI-FLUSH

MISCELLANEOUS

- MOTOR
- THERMOSTAT
- CIRCUIT BREAKER
- FUSIBLE SWITCH
- GROUND
- PHASE
- CLOCK
- CLOCK/SPEAKER COMBINATION
- WALL MOUNTED CLOCK
- PUSHBUTTON
- FLUSHMOUNT PANEL
- SURFACEMOUNT PANEL
- FLUSHMOUNT CABINET
- SURFACEMOUNT CABINET
- DAMPER MOTOR
- HUMIDISTAT
- MAGNETIC CONTACTOR
- COMBINATION STARTER
- SAFETY DISCONNECT
- JUNCTION BOX

CONVENTIONS

- X — NUMBERED SHEET NOTES: REFERS TO NOTES ON SAME SHEET AS REFERENCE
- 3103 — FEEDER SCHEDULE DESIGNATION (EXAMPLE: 3103 = 310 AMPERE, 600V, 3 CURRENT CARRYING CONDUCTORS, PREFIXES: 'M' INDICATES MEDIUM VOLTAGE, 'CO14' INDICATES CONDUIT ONLY, QUANTITY (1) AND SIZE (4")
- Z / X — DETAIL REFERENCE: Z = DETAIL DESIGNATION, X = SHEET NUMBER REFERENCE
- Y / X — MECHANICAL SYSTEMS TAG (REFER TO MECHANICAL SHEETS) Y = UNIT TYPE, X = UNIT NUMBER

FIRE ALARM

- FIRE ALARM CONTROL PANEL
- RPS — REMOTE POWER SUPPLY
- H — HORN- AUDIBLE DEVICE
- V — VISUAL- VISUAL DEVICE
- AV — AUDIBLE-VISUAL
- SV — SPEAKER/VISUAL
- F — FLOW SWITCH
- T — TAMPER SWITCH
- P — MANUAL PULL STATION
- S — SMOKE DETECTOR
- S — DUCT SMOKE DETECTOR
- S/C — SMOKE DETECTOR WITH CO
- S/V — SMOKE DETECTOR WITH VISUAL
- S/S — SMOKE DETECTOR WITH SOUND
- SD — SMOKE FIRE DAMPER
- H — HEAT DETECTOR
- B — BELL
- EOL — END OF LINE RESISTOR

NOTE: "C" NEXT TO NOTIFICATION DEVICE ON PLANS DENOTES MOUNT AT CEILING

CONDUIT/WIRE

- NEW
- UNDERGROUND
- NEW POWER HOMERUN (3 HOTS & NEUT SHOWN)
- ISOLATED GROUND
- EXISTING TO REMAIN
- (E) POWER HOMERUN
- WIRE LINE- CONTINUES
- CONDUIT STUB (W/MARKER)
- VERTICAL CONDUIT RUN
- CONDUIT SEAL
- FLEXIBLE CONNECTION
- LOW VOLTAGE
- SURFACEMOUNT RACEWAY
- INDICATES LINE CONTINUES
- CORD W/PLUG

LIGHT FIXTURES

- CEILING SURFACEMOUNT
- WALL SURFACEMOUNT
- PENDANT MOUNT
- RECESSED DOWNLIGHT
- RECESSED WALLWASH
- RECESSED
- SURFACE
- STRIP UCN
- TRACK LIGHT
- DIRECTIONAL FLOOD
- EMERGENCY FIXTURE
- POLE LIGHT
- POLE LIGHT- DECORATIVE
- UPLIGHT- FLUSH IN GRADE
- BOLLARD
- TANDEM-WIRED LAMPS
- UNDERCABINET LIGHT
- WALL SURFACE MOUNT LINEAR TYPE
- PENDANT LINEAR
- RECESSED WALL MOUNT
- WALL-PACK
- EXIT LIGHT- WALL
- EXIT LIGHT- CEILING (ARROW INDICATES DIRECTION)
- A — LETTER ADJACENT INDICATES FIXTURE TYPE
- LED COVE & UNDERCABINET LIGHT PER FIXTURE SCHEDULE

POWER LEGEND

- 20A SINGLE RECEPTACLE
- 20A DUPLEX RECEPTACLE
- 20A DUPLEX- HALF SWITCHED
- 20A SWITCHED RECEPTACLE
- 20 DOUBLE DUPLEX RECEPTACLE
- CLG — 20A CEILING MOUNTED OUTLET
- GFCI — 20A (GFCI) GROUND FAULT CURRENT INTERRUPTER DEVICE
- 20A MOUNT ABOVE COUNTER PER ADA.
- MOUNT AT +48" MEASURED TO TOP OF BOX.
- WP — WHILE-IN USE NEMA 3R COVER (TAYMAC #MX4280S OR ENGINEER APROVED EQUAL UNLESS OTHERWISE NOTED)
- 208V 1Ø RECEPTACLE
- FLOOR MOUNTED OUTLET
- GWS — GANG WITH SWITCH
- U — 20AMP DUPLEX OUTLET WITH TYPE A AND TYPE C USB CHARGER
- TV — TELEVISION OUTLET. VERIFY MOUNTING HEIGHT PRIOR TO ROUGH-IN.
- DROP CORD RECEPTACLE
- COMBINATION POWER/DATA FLOOR BOX.
- DISCONNECT FUSE OR NON FUSED
- GROUND BAR
- SF — WALL MOUNTED SYSTEM FURNITURE POWER CONNECTION.

COMMUNICATION LEGEND

- SF — WALL MOUNTED SYSTEM FURNITURE COMMUNICATION CONNECTION.
- TELE POWER POLE
- # — NEW FLUSH MOUNTED DATA OUTLET SHOWN. X DENOTES TOTAL CAT6A CABLES AND PORT FACEPLATE
- TV — MOUNT DATA OUTLET AT TV HEIGHT. PROVIDE 1-CAT6A CABLE.
- CAM — SECURITY CAMERA
- WIRELESS ACCESS POINT

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE

SHEET TITLE: ELECTRICAL LEGEND AND ABBREVIATIONS

REGISTERED PROFESSIONAL ENGINEER — JEFFREY M. THOMA — NO. 20823 — ELECTRICAL — STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-002

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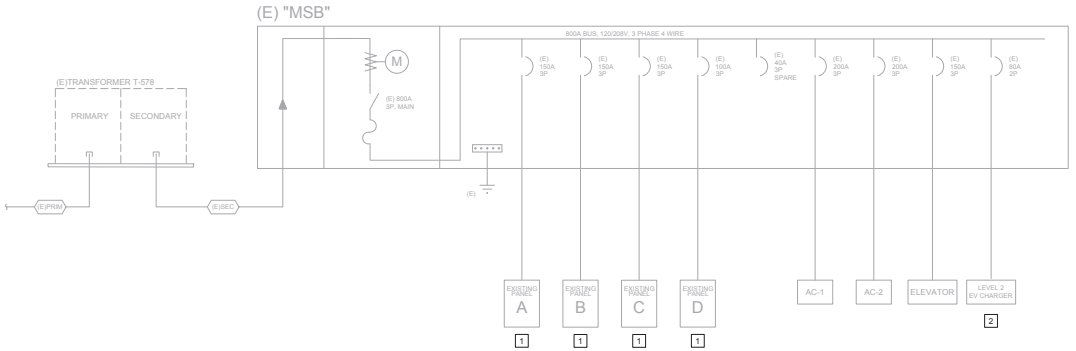

1 (E) "MSB" SINGLE LINE DIAGRAM

(E) "MSB" Load Calculations

			Load	Units
(E) Mechanical Unit AC-1 (120% for largest load)			127.4	kVA
(E) Mechanical Unit AC-2			10.9	kVA
(E) Elevator			88.6	kVA
(E) Loads at Panels @ 100%			13.34	kVA
(E) Panel "A"	4,000	VA		
(E) Panel "B"	600	VA		
(E) Panel "C"	7,040	VA		
(E) Panel "D"	800	VA		
(N) Mechanical Load (IT Room)			3.53k	kVA
(E) Level 2 EV Charger (SITE PROJECT)			8.320	kVA
General Lights / Plugs (10,922SF @ 3W/SF)	10922	SF	32.766	kVA
	3	W/SF		
Total Load			**284.857**	**kVA**
			791	**A**
(E) "MSB" Service: 800A, 120/208V, 3Ø, 4W				

2 "MSB" LOAD CALCULATIONS

INTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	ILLUSTRATION	MANUFACTURER	CATALOG NO.	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
D1		LITHONIA	LDN4 40/10 LO4 AR LD TRW MVOLT EZ1	MVOLT	11	LED 4000K	RECESSED	4" RECESSED LED DOWNLIGHT.
W1		LITHONIA	FMVCCLS 24IN MVOLT BN	MVOLT	18.12	LED 4000K	WALL ABOVE MIRROR	2' CONTEMPORARY CYLINDER VANITY
W2		LITHONIA	FMVCCLS 48IN MVOLT BN	MVOLT	34.86	LED 4000K	WALL ABOVE MIRROR	4' CONTEMPORARY CYLINDER VANITY

EXIT SIGN AND EMERGENCY LIGHTING FIXTURE SCHEDULE

TYPE	ILLUSTRATION	MANUFACTURER	CATALOG NO.	VOLTAGE	MAX. VA.	LAMPING	MOUNTING	DESCRIPTION
X1		ISOLITE	EDC-EM-R-1-XX-XX -MTEBP	MVOLT	5	LED	UNIVERSAL	UNIVERSAL MOUNT LED EXIT SIGN WITH UNIVERSAL FIELD SELECTABLE CHEVRONS AND EMERGENCY BATTERY BACKUP.
X2		ISOLITE	CMB-EM-R-U-XX -MTEBP-L1	MVOLT	8	LED	UNIVERSAL	UNIVERSAL MOUNT LED EXIT SIGN AND EMERGENCY LIGHT COMBO WITH UNIVERSAL FIELD SELECTABLE CHEVRONS AND EMERGENCY BATTERY BACKUP.
XM		ISOLITE	BUG-3W-WH-MB	MVOLT	6	LED	SURFACE	LED EMERGENCY LIGHT.
XME		ISOLITE	OWL-EM-XX-MB	MVOLT	17	LED	WALL	EXTERIOR LED EMERGENCY LIGHT.

☐ REFERENCE NOTES

1. EXISTING PANELBOARDS. SEE POWER / SIGNAL FLOOR PLANS FOR LOCATION. INFORMATION LOAD DESCRIPTIONS ON EXISTING PANELS WAS GAINED FROM ORIGINAL BUILDING ELECTRICAL PLANS AND SHALL BE FIELD VERIFIED. CONFIRM LOAD ON EACH CIRCUIT OF ALL EXISTING PANELS PROVIDE UPDATED TYPEWRITTEN CIRCUIT DIRECTORY (IN PLASTIC SLEEVE) FOR EACH EXISTING PANELBOARD.
2. DESIGN IN SITE SCOPE SEPARATE PERMIT.

SINGLE LINE DIAGRAM NOTES

A. ALL CONDUCTORS SHALL BE COPPER WITH TYPE [THHN/THWN] INSULATION UNLESS OTHERWISE NOTED.

B. ALL SWITCHES, CIRCUIT BREAKERS AND OTHER EQUIPMENT, AS SPECIFIED, SHALL HAVE TERMINATION PROVISIONS LISTED AND IDENTIFIED FOR USE WITH 75 DEG. CONDUCTORS, AND ALL FEEDER CONDUCTORS, AND CONDUITS, ARE SIZE BASED ON USE OF 75 DEG. C COPPER WIRES TYPE THWN/THHN.

C. ALL EQUIPMENT SHALL HAVE AN APPROVED TESTING LABORATORY LABEL ATTACHED [UL, CSA, ETC.] (CEC 110-2).

LIGHTING FIXTURE SCHEDULE NOTES

A. ILLUSTRATIONS AND/OR DIMENSIONS ARE APPROXIMATIONS ONLY INTENDED TO REPRESENT BASIC FIXTURE TYPE; DO NOT USE AS EXACT INFORMATION SOURCE. REFER TO MANUFACTURER CUT SHEETS.

B. EXACT LOCATIONS: BEFORE CONSTRUCTION, VERIFY WITH ARCHITECT EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT FIXTURES. SEE ARCHITECTURAL REFLECTED CEILING PLANS AND ELEVATIONS AS APPLICABLE.

C. FIXTURE BRANCH CIRCUIT THROUGH-WIRING: VERIFY AND COMPLY WITH FIXTURE MANUFACTURER RESTRICTIONS AS DETERMINED BY UL. & NEC.

D. VERIFY CEILING TYPES/FINISHES FOR ALL RECESSED FIXTURES PRIOR TO FORWARDING SUBMITTALS.

E. ALL RECESSED LUMINAIRES IN CEILINGS SHALL BE LISTED TYPE IC.

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE

ELECTRICAL SINGLE LINE

SHEET TITLE

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
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APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-003

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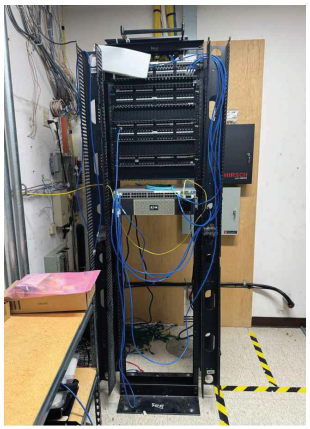
REFERENCE NOTES

1. REMOVE AND DISCONNECT OUTLET.
2. REMOVE AND DISCONNECT DATA WIRING FROM EXISTING DATA RACK.
3. REMOVE AND DISCONNECT EXISTING OUTLET AT DEMO WALL. RE-USE EXISTING BRANCH CIRCUITS AT NEW OUTLETS.
4. EXISTING FLOOR BOX SHOWN ON AS-BUILT. FIELD VERIFY EXACT LOCATION UNDER CARPET. VERIFY EXISTING BRANCH CIRCUIT AND LABEL.
5. DISCONNECT/REMOVE EXISTING JUNCTION BOX AT FLOOR. CAP EXISTING CONDUIT.
6. EXISTING (17)CAT6 CABLES AT FLOOR. RE-USE (4)CAT6 FOR OUTLETS AT NEW WALL. TONE EXISTING CABLES NOT USED AND DISCONNECT CABLES AT EXISTING DATA RACK. PULL EXISTING CABLES FROM CEILING SPACE. COORDINATE WITH CITY IT FOR ADDITIONAL REQUIREMENTS PRIOR TO DEMO. CAP EXISTING CONDUITS.
7. RE-USE EXISTING BRANCH CIRCUIT TO POWER NEW OUTLETS AT NEW WALL. INTERCEPT EXISTING BRANCH CIRCUIT ABOVE T-BAR CEILING AND EXTEND NEW BRANCH CIRCUIT TO NEW OUTLETS.
8. EXISTING 6-DATA TO BE RELOCATED TO SOUTH WALL.
9. REMOVE EXISTING DOUBLE DUPLEX. RE-USE EXISTING BRANCH CIRCUITS FOR NEW SYSTEM FURNITURE. INTERCEPT EXISTING BRANCH CIRCUITS ABOVE-TBAR CEILING AND EXTEND NEW BRANCH CIRCUIT.
10. EXISTING FLOOR MOUNTED DATA RACK. PROVIDE AND INSTALL (2)48 CAT6A PORT AT EXISTING DATA RACK. HOMERUN ALL NEW FIRST FLOOR CAT6A CABLES TO THIS RACK.



EXISTING DATA RACK AT ELECTRICAL ROOM

1

NOTE: ALL DEVICES SHOWN ON THIS PAGE ARE EXISTING UNLESS OTHERWISE NOTED)

POWER / SIGNAL DEMOLITION FIRST FLOOR PLAN

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

NORTH

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

SHEET TITLE: POWER / SIGNAL DEMOLITION FIRST FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER — JEFFREY M. THOMA — NO. 20823 — ELECTRICAL — STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
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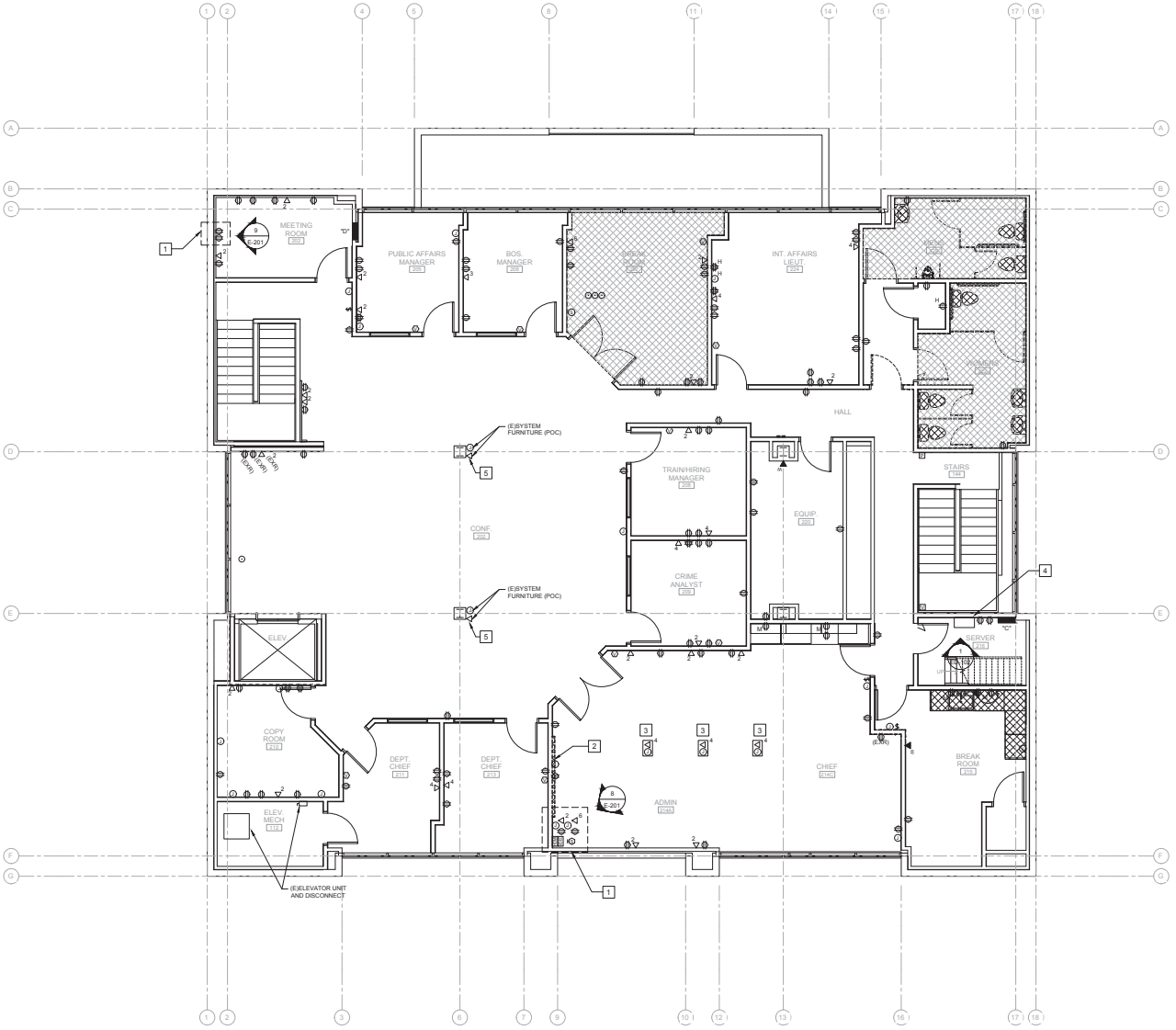


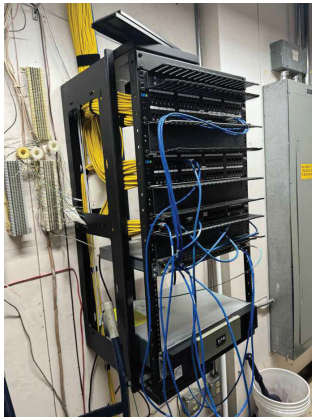
POWER / SIGNAL DEMOLITION SECOND FLOOR PLAN

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

NORTH

□REFERENCE NOTES

1. REMOVE EXISTING SURFACE MOUNT RACEWAY AT THIS AREA.
2. DISCONNECT EXISTING MOTORIZED SCREEN AND RECONNECT TO NEW LOCATION.
3. PROTECT EXISTING FLOOR BOXES IN THIS ROOM.
4. EXISTING WALL MOUNTED DATA RACK. PROVIDE AND INSTALL (1)24 CAT6A DATA PORT. HOMERUN ALL NEW SECOND FLOOR CAT6A TO THIS CABINET.
5. EXISTING SYSTEM FURNITURE CONNECTIONS. RE-USE (2) CAT6 CABLES AND TERMINATE TO NEW WALL TV OUTLETS. RE-USE THE REST OF THE CAT6 CABLES AND TERMINATE TO FACEPLATE AND STANDARD HEIGHT. FIELD VERIFY EXACT LOCATION OF SYSTEM FURNITURE. FURNITURE WERE IN THE WAY TO VERIFY IF THE SOUTH PILLAR HAD CONNECTIONS. RE-USE EXISTING BRANCH BRANCH CIRCUIT TO POWER NEW OUTLETS AT NEW WALL.



1 EXISTING DATA RACK AT ELECTRICAL ROOM

NOTE: ALL DEVICES SHOWN ON THIS PAGE ARE EXISTING UNLESS OTHERWISE NOTED)

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CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

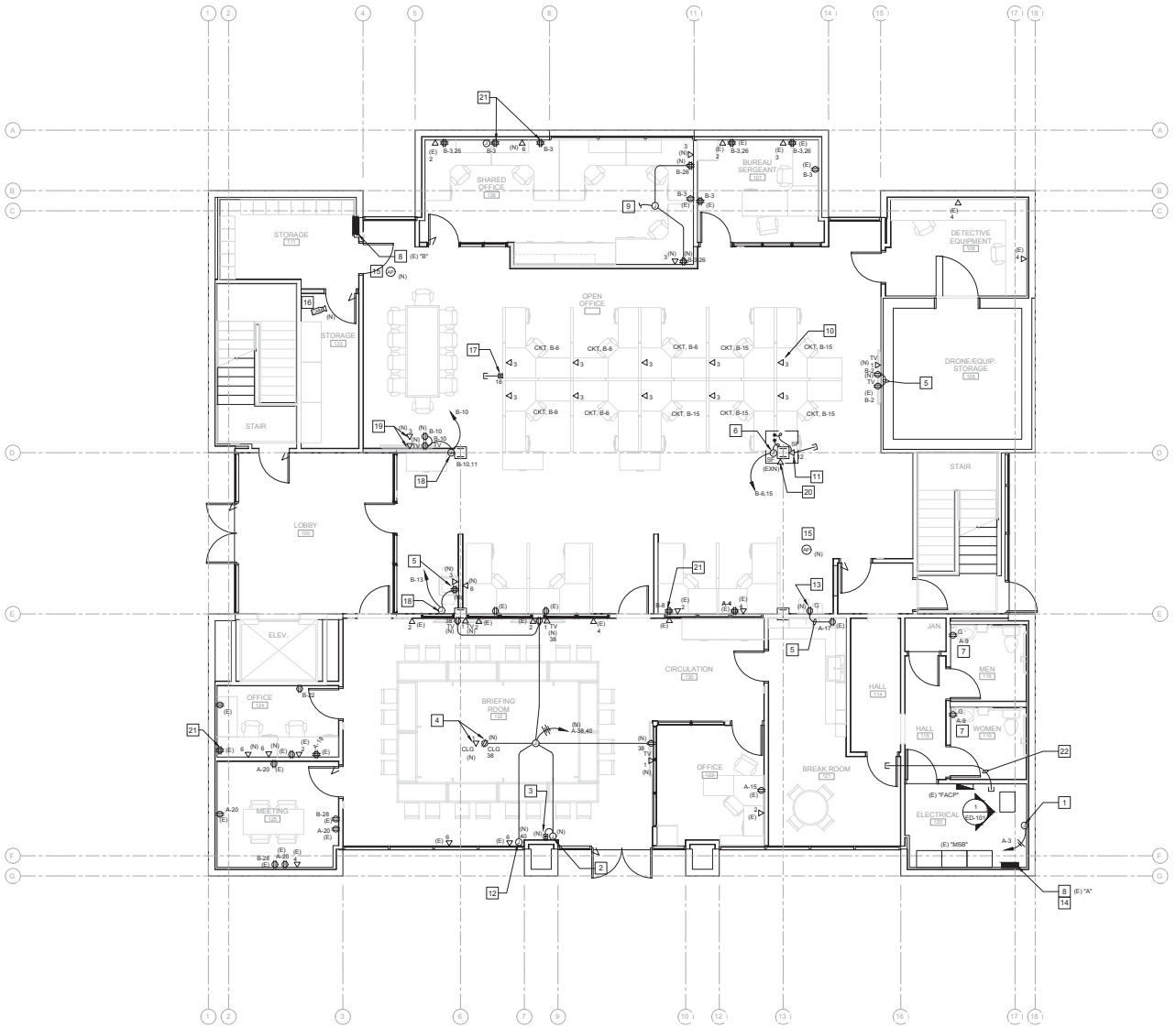
SHEET TITLE: POWER / SIGNAL DEMOLITION SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	ED-102

NOTE: CUT AND PATCH EXISTING WALLS WHERE NEW OUTLETS ARE SHOWN.



REFERENCE NOTES

1. PROVIDE 120V DEDICATED CIRCUIT FOR DOOR ACCESS CONTROL PANEL. COORDINATE EXACT LOCATION WITH CITY VENDOR PRIOR TO ROUGH-IN. CONNECT TO EXISTING SPARE BREAKER AT PANEL "A".
2. CONNECT TO MOTORIZED SCREEN. COORDINATE WITH MANUFACTURER INSTALLATION GUIDE PRIOR TO ROUGH-IN.
3. MOTORIZED SCREEN CONTROLLER. PROVIDE WIRING TO MOTORIZED SCREEN PER MANUFACTURER INSTALLATION GUIDE.
4. PROVIDE 120V CONNECTION TO PROJECTOR. VERIFY EXACT LOCATION WITH OWNER PROVIDED EQUIPMENT.
5. EXTEND EXISTING BRANCH CIRCUIT.
6. SYSTEM FURNITURE POINT OF CONNECTION. RE-USE EXISTING BRANCH CIRCUITS LOCATED ABOVE T-BAR CEILING. INTERCEPT AND EXTEND BRANCH CIRCUITS TO SYSTEM FURNITURE. COORDINATE WITH SYSTEM FURNITURE MANUFACTURE.
7. REPLACE EXISTING OUTLET WITH NEW GFCI OUTLET AND COVERPLATE.
8. EXISTING PANEL.
9. EXTEND EXISTING RECEPTACLE BRANCH CIRCUIT IN THIS ROOM TO NEW OUTLET(S).
10. EXISTING DATA OUTLET BOX IN THIS SYSTEM FURNITURE. FIELD VERIFY EXACT LOCATION. PROVIDE (3)NEW CAT6A CABLES. TYPICAL AT SYSTEM FURNITURES.
11. THIS DATA OUTLET FOR SYSTEM FURNITURE WILL REQUIRE A BOX AND 1-1/5" CONDUIT TO ACCOMMODATE (12)CAT6A CABLES.
12. PROVIDE 120V DEDICATED CIRCUIT FOR MOTORIZED BLACK OUT SHADES. COORDINATE WITH MANUFACTURER INSTALLATION GUIDE PRIOR TO ROUGH-IN.
13. CONNECTION TO NEW DRINKING FOUNTAIN. EXTEND EXISTING CIRCUIT FROM BREAK ROOM OUTLET.
14. PROVIDE (2)20A/1P BREAKER TO MATCH EXISTING TO SPACES 38 AND 40. PROVIDE UPDATED TYPED PANEL SCHEDULE.
15. WIRELESS ACCESS POINT FURNISHED AND INSTALLED BY OWNER. EC TO PROVIDE 2-PORT BISCUIT MOUNTED IN ACCESSIBLE CEILING SPACE. PROVIDE 1-CAT6A CABLES AND TERMINATE (FEMALE) AND TEST CABLE.
16. SECURITY CAMERA FURNISHED AND INSTALLED BY OWNER. EC TO PROVIDE 2-PORT BISCUIT MOUNTED IN ACCESSIBLE CEILING SPACE. PROVIDE 1-CAT6A CABLES AND TERMINATE (FEMALE) AND TEST CABLE.
17. PROVIDE 15FT TELE-POWER ONE COMPARTMENT POLE FOR (18)CAT6A TO TERMINATE AT SYSTEM FURNITURE DATA OUTLET BOXES. (WIREMOLD 30TC-2WH) EC TO PROVIDE ALL ACCESSORIES FOR A COMPLETE WORKING SYSTEM.
18. INTERCEPT EXISTING BRANCH CIRCUIT AT ACCESSIBLE CEILING SPCE NEAR EXISTING PILLAR AND EXTEND TO NEW OUTLET(S).
19. RE-USE EXISTING CAT6 CABLES AND TERMINATE AT TV AND STANDARD HEIGHT.
20. NEW LOCATION OF EXISTING DATA OUTLETS.
21. REPLACE EXISTING DUPLEX OUTLET WITH DOUBLE DUPLEX. CHANGE BOX, RING, DEVICE AND PLATE.
22. INSTALL 2-3" (EMT) CONDUIT SLEEVES ABOVE T-BAR CEILING TO FIRST FLOOR DATA RACK FOR NEW LOW VOLTAGE WIRING.

POWER / SIGNAL FIRST FLOOR PLAN

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

NORTH

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

SHEET TITLE: POWER / SIGNAL FIRST FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-101

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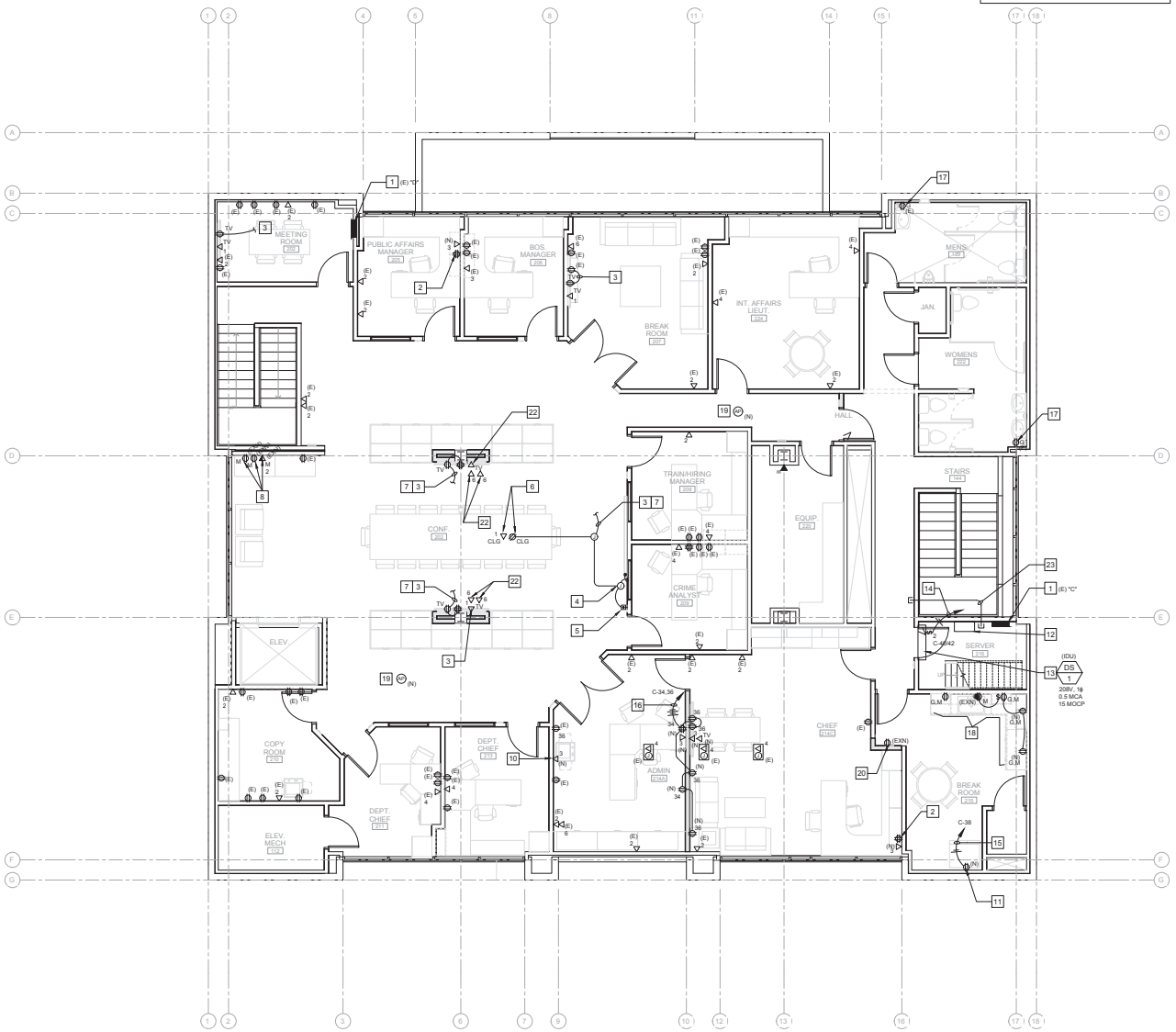
NOTE: CUT AND PATCH EXISTING WALLS WHERE NEW OUTLETS ARE SHOWN.



REFERENCE NOTES

1. EXISTING BRANCH CIRCUIT PANELBOARD.
2. REPLACE EXISTING DUPLEX OUTLET WITH NEW DOUBLE DUPLEX OUTLET.
3. EXTEND EXISTING RECEPTACLE BRANCH CIRCUIT IN THIS ROOM TO NEW OUTLET(S).
4. CONNECT TO MOTORIZED SCREEN. COORDINATE WITH MANUFACTURER INSTALLATION GUIDE PRIOR TO ROUGH-IN.
5. MOTORIZED SCREEN CONTROLLER. PROVIDE WIRING TO MOTORIZED SCREEN PER MANUFACTURER INSTALLATION GUIDE.
6. PROVIDE 120V CONNECTION TO PROJECTOR. VERIFY EXACT LOCATION WITH OWNER PROVIDED EQUIPMENT.
7. RE-USE EXISTING BRANCH CIRCUIT FROM EXISTING SYSTEM FURNITURE CONNECTION.
8. RELOCATE EXISTING RECEPTACLE AND DATA OUTLET TO BE ABOVE NEW COUNTER SPACE. INTERCEPT EXISTING BRANCH CIRCUIT TO NEW LOCATION. PROVIDE NEW DUPLEX DEVICE AND PLATE.
9. NOT USED.
10. LOCATE FOR NEW COPIER.
11. PROVIDE NEW DEDICATED CIRCUIT AND OUTLET FOR EXISTING REFRIGERATOR.
12. EXISTING WALL MOUNTED DATA RACK.
13. PROVIDE LINE VOLTAGE CONNECTION TO MECHANICAL UNIT. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH MECHANICAL PLANS AND PROVIDE 2-POLE, NEMA 1 DISCONNECT PER MANUFACTURER'S REQUIREMENTS.
14. NEW DEDICATED 20A BRANCH CIRCUIT TO EXISTING PANEL "C". PROVIDE NEW 20A/2P CIRCUIT BREAKER IN PANEL AS DESIGNATED TO MATCH EXISTING. PROVIDE (1) 3/4" CONDUIT WITH (2) #12 THWN AND (1) #12 CU GROUND.
15. NEW DEDICATED 20A BRANCH CIRCUIT TO EXISTING PANEL "C". PROVIDE NEW 20A/1P CIRCUIT BREAKER IN PANEL AS DESIGNATED TO MATCH EXISTING. PROVIDE (1) 3/4" CONDUIT WITH (2) #12 THWN AND (1) #12 CU GROUND.
16. NEW 20A BRANCH CIRCUITS TO EXISTING PANEL "C". PROVIDE (2) NEW 20A/1P CIRCUIT BREAKERS IN PANEL AS DESIGNATED TO MATCH EXISTING. PROVIDE (1) 3/4" CONDUIT WITH (4) #12 THWN AND (1) #12 CU GROUND.
17. REPLACE EXISTING OUTLET WITH NEW GFCI OUTLET AND COVER.
18. REPLACE EXISTING SWITCH AND OUTLET WITH NEW DEVICE AND PLATES. PROVIDE NEW OUTLET AS SHOWN AND EXTEND EXISTING BRANCH CIRCUIT. RE-USE EXISTING BRANCH CIRCUIT FROM EXISTING OUTLET IN THIS LOCATION.
19. WIRELESS ACCESS POINT FURNISHED AND INSTALLED BY OWNER. EC TO PROVIDE 2-PORT BISCUIT MOUNTED IN ACCESSIBLE CEILING SPACE. PROVIDE 1-CAT6A CABLES AND TERMINATE (FEMALE) AND TEST CABLE.
20. MOVE EXISTING OUTLET TO NEW WALL. INTERCEPT EXISTING BRANCH CIRCUIT AND EXTEND TO NEW LOCATION. PROVIDE NEW DEVICE AND COVER PLATE.
21. RE-USE EXISTING CAT6 CABLES AND TERMINATE AT NEW TV OUTLET
22. TERMINATE ALL EXISTING CAT6 AT EXISTING SYSTEM FURNITURE LOCATION AT WALL OUTLET AT STANDARD HEIGHT. ASSUMED (26)EXISTING CAT6 CABLES FROM EXISTING SYSTEM FURNITURE.
23. PROVIDE 2"C (EMT) SLEEVE ABOVE T-BARD CEILING FROM 2ND FLOOR DATA CABINET FOR NEW CAT6A CABLES.

POWER / SIGNAL SECOND FLOOR PLAN

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

NORTH

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

SHEET TITLE: POWER / SIGNAL SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-102

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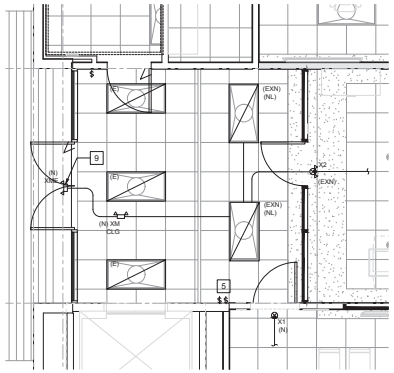
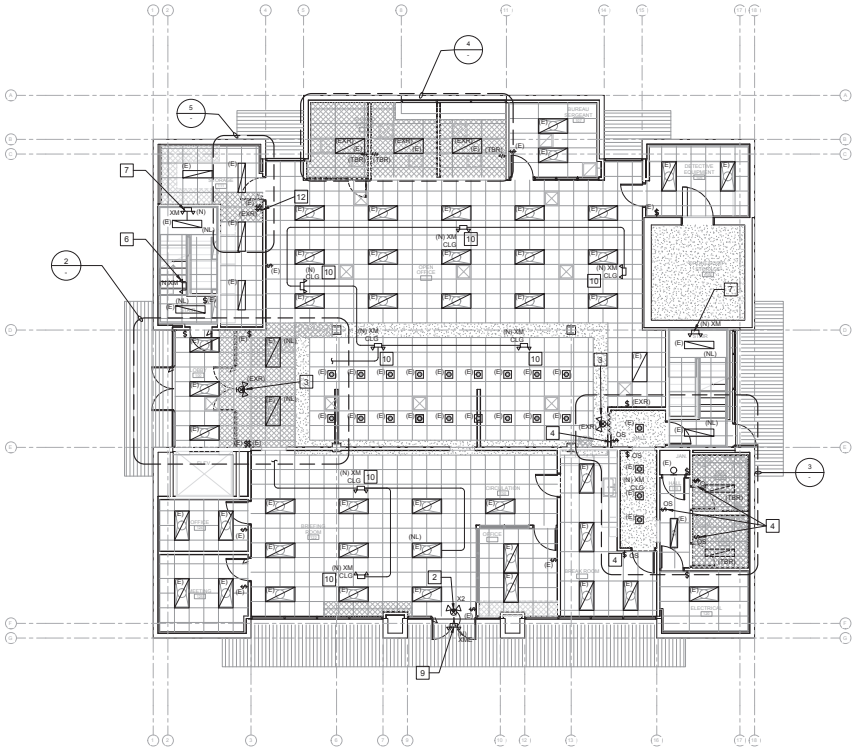


PARTIAL FIRST FLOOR
LIGHTING PLAN AT LOBBY

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

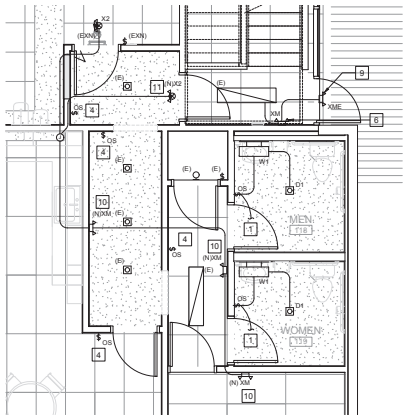


EXISTING FIRST FLOOR LIGHTING PLAN

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

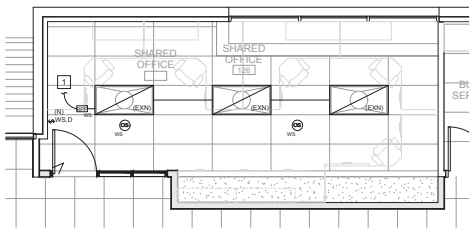
REFERENCE NOTES

1. EXTEND EXISTING LIGHTING BRANCH CIRCUIT IN THIS ROOM TO NEW LIGHT FIXTURES AND ASSOCIATED CONTROLS.
2. REPLACE EXISTING EXIT SIGN WITH EMERGENCY WITH NEW.
3. REMOVE WALL MOUNTED EXIT SIGN. PROVIDE NEW CEILING MOUNT EXIT SIGN AT NEW LOCATION. EXTEND EXISTING BRANCH CIRCUIT AT NEW LOCATION.
4. REPLACE EXISTING OCCUPANCY SENSOR WITH NEW ULTRASONIC OCCUPANCY SENSOR.
5. THESE SWITCHES CONTROL THE EXISTING DOWNLIGHTS AT OPEN OFFICE. LABEL SWITCHES.
6. REPLACE EXISTING EMERGENCY LIGHTING WITH NEW.
7. PROVIDE NEW EMERGENCY LIGHTING AT MID STAIR LANDING. EXTEND EXISTING BRANCH CIRCUIT.
8. EXISTING EMERGENCY LIGHTING WAS CONNECTED TO AN OUTLET. DISCONNECT AND REMOVE AND EXTEND EXISTING BRANCH CIRCUIT FROM EXISTING LIGHT IN THE SAME ROOM.
9. PROVIDE NEW EXTERIOR EMERGENCY LIGHTING EXTEND EXISTING BRANCH CIRCUIT FROM NEAREST UNSWITCHED LIGHTING BRANCH CIRCUIT.
10. PROVIDE NEW INTERIOR EMERGENCY LIGHTING. EXTEND EXISTING BRANCH CIRCUIT FROM UNSWITCHED LIGHTING BRANCH CIRCUIT.
11. PROVIDE NEW INTERIOR EXIT SIGN WITH EMERGENCY LIGHTING. EXTEND EXISTING BRANCH CIRCUIT FROM UNSWITCHED LIGHTING BRANCH CIRCUIT.
12. EXISTING SWITCH TO BE RELOCATED TO NEW WALL. EXTEND LIGHT EXISTING BRANCH CIRCUIT TO NEW LOCATION. BLANK EXISTING SWITCH LOCATION. PROVIDE NEW OCCUPANCY WALL SWITCH.



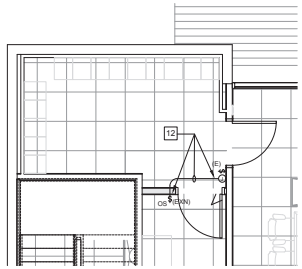
PARTIAL FIRST FLOOR
LIGHTING PLAN AT RESTROOMS

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



PARTIAL FIRST FLOOR LIGHTING PLAN AT SHARED OFFICE

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



PARTIAL FIRST FLOOR
LIGHTING PLAN AT STORAGE 11

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

NORTH

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CITY OF SAN LUIS OBISPO

PROJECT TITLE:
1106 WALNUT TENANT IMPROVEMENT

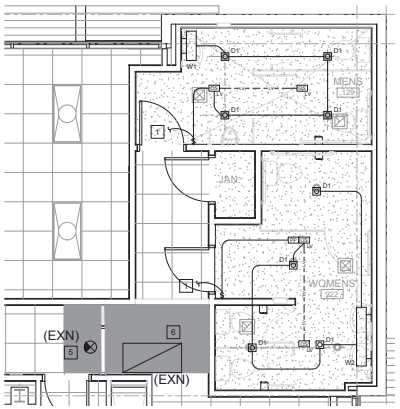
SHEET TITLE:
LIGHTING FIRST FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
JEFFREY M. THOMA
NO. 20823
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

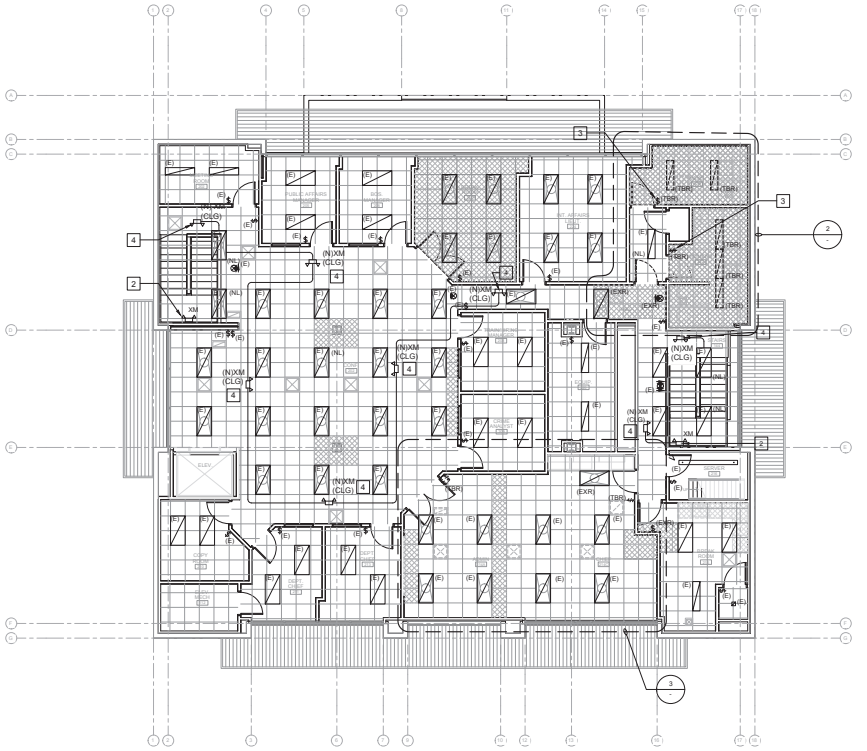
DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-111

Sep 13, 2024 - 12:43pm - Chris - K:\ENG\2024\24-0028\24-0028_E-111 - 1ST FLR LTG PLN.dwg



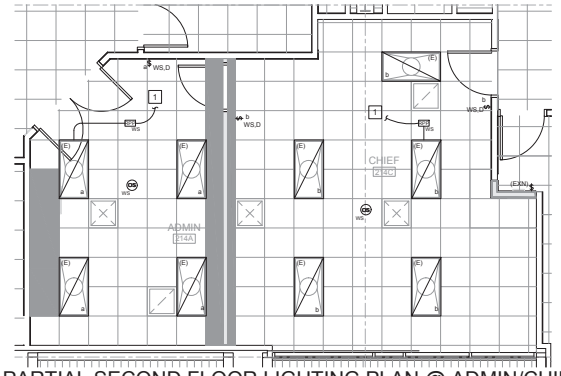
2 PARTIAL SECOND FLOOR LIGHTING PLAN AT RESTROOMS

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



1 EXISTING SECOND FLOOR LIGHTING FLOOR PLAN

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



3 PARTIAL SECOND FLOOR LIGHTING PLAN @ ADMIN/CHIEF

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

☐ REFERENCE NOTES

1. EXTEND EXISTING LIGHTING BRANCH CIRCUIT IN THIS ROOM TO NEW LIGHT FIXTURES AND ASSOCIATED CONTROLS.
2. REPLACE EXISTING EMERGENCY LIGHTING WITH NEW.
3. EXISTING SWITCH TO REPLACE WITH NEW DEVICE AND COVER PLATE.
4. PROVIDE NEW EMERGENCY LIGHT. EXTEND BRANCH CIRCUIT FROM UNSWITCH LIGHTING BRANCH CIRCUIT.
5. NEW LOCATION OF EXISTING EXIT SIGN. COVER CHEVRON. INTERCEPT EXISTING BRANCH CIRCUIT FROM OLD LOCATION AND EXTEND TO NEW LOCATION.
6. NEW LOCATION OF EXISTING LIGHT. INTERCEPT EXISTING BRANCH CIRCUIT FROM OLD LOCATION AND EXTEND TO NEW LOCATION.

LIGHTING CONTROL SYMBOLS LEGEND

- WLG — WIRELESS POWER RELAY PACK. 0-10V DIMMING (NLIGHT AIR #RPP20)
- OS WS — CEILING OCC SENSOR BATTERY POWERED (NLIGHT AIR #RCMSB 7 AR)
- $D,WS — BATTERY POWERD WALL DIMMER, 1 GANG 1-POLE 0-10V DIMMING (NLIGHT AIR #RPODB D,X)
- $(E) — EXISTING SWITCH TO REMAIN
- $(TBR) — EXISTING SWITCH TO BE REMOVED

(E) = EXISTING
(EXR) = EXISTING TO BE RELOCATED
(EXN) = EXISTING NEW LOCATION

NORTH

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CITY OF SAN LUIS OBISPO

PROJECT TITLE: **1106 WALNUT TENANT IMPROVEMENT**

SHEET TITLE: LIGHTING SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER — JEFFREY M. THOMA — NO. 20823 — ELECTRICAL — STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
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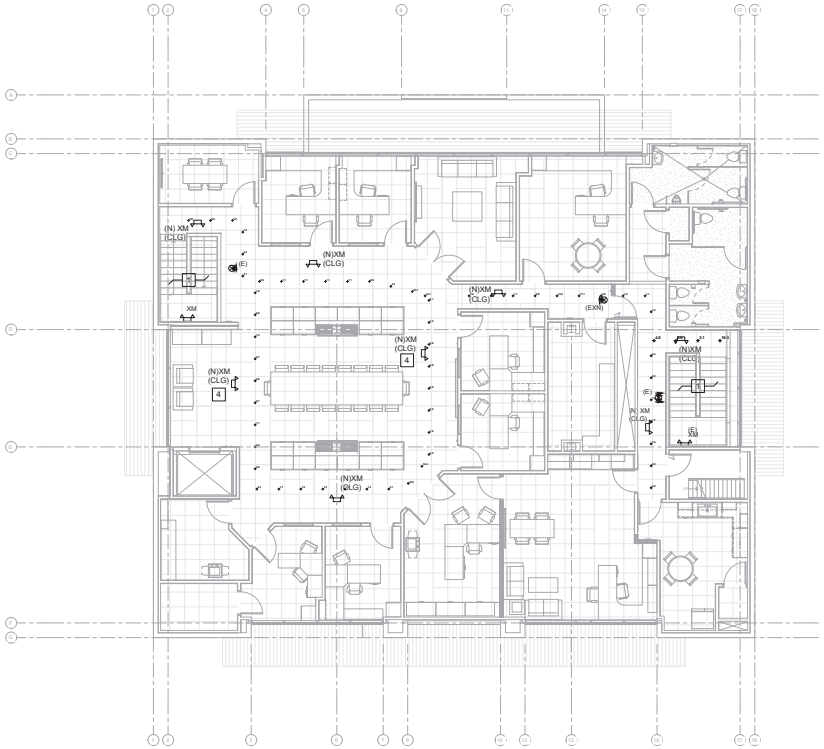
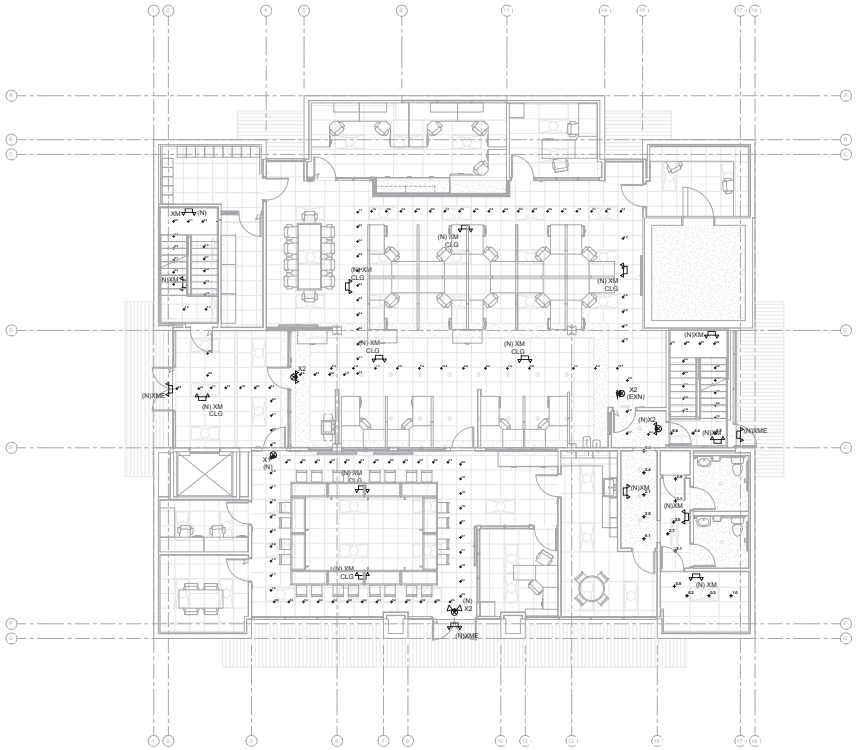
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-112



2 SECOND FLOOR EM PHOTOMETRIC PLAN

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



1 FIRST FLOOR EM PHOTOMETRIC PLAN

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

□ REFERENCE NOTES

1. REFER TO 1ST FLOOR STAIRWELL FOR LIGHT LEVELS UNDER EMERGENCY.

CBC 1008.3.5 ILLUMINATION LEVEL UNDER EMERGENCY POWER

EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGE TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT0.1 FOOT-CANDLE MEASURE ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

LEGEND

- EMERGENCY LIGHT WITH 90 MINUTE BATTERY BACK-UP
- EXIT SIGN WITH EMERGENCY LIGHT AND 90 MINUTE BATTERY BACK-UP
- EXIT SIGN WITH 90 MINUTE BATTERY BACK-UP

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
102 Open Office EM W-E	+	4.5 fc	10.7 fc	0.9 fc	11.9:1	5.0:1
102 Open Office W-E	+	1.7 fc	7.0 fc	0.2 fc	35.0:1	8.5:1
114 Hall EM	+	3.1 fc	5.1 fc	2.1 fc	2.4:1	1.5:1
115 Hallway EM	+	3.8 fc	5.8 fc	2.5 fc	2.3:1	1.5:1
120 Electrical EM	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
122 Briefing N-S	+	0.8 fc	2.9 fc	0.2 fc	14.5:1	4.0:1
122 Briefing S-N	+	0.8 fc	3.3 fc	0.2 fc	16.5:1	4.0:1
122 Stair EM	+	3.9 fc	4.2 fc	3.7 fc	1.1:1	1.1:1
123 Stair EM	+	5.2 fc	6.6 fc	2.6 fc	3.3:1	2.0:1
139 Hallway EM	+	1.1 fc	2.4 fc	0.2 fc	12.0:1	5.5:1
200 Hall 2nd Floor	+	3.8 fc	12.9 fc	1.2 fc	10.8:1	3.2:1
202 Conf Rm E-W	+	2.7 fc	9.9 fc	0.7 fc	14.1:1	3.9:1
202 Conf Rm W-E	+	3.5 fc	15.9 fc	0.6 fc	26.5:1	5.8:1
208 Stair Lobby	+	6.7 fc	16.8 fc	2.0 fc	8.4:1	3.4:1
Stair North Flight 1	+	5.2 fc	9.7 fc	1.5 fc	6.5:1	3.5:1
Stair North Flight 2	+	3.9 fc	4.5 fc	3.5 fc	1.3:1	1.1:1
Stair North Landing 1	+	5.5 fc	7.2 fc	1.2 fc	6.0:1	4.6:1
Stair South Flight 1	+	2.5 fc	3.7 fc	1.0 fc	3.7:1	2.5:1
Stair South Flight 2	+	3.2 fc	4.4 fc	1.7 fc	2.6:1	1.9:1
Stair South Landing	+	5.4 fc	9.0 fc	1.3 fc	6.9:1	4.2:1
100 Lobby EM	+	0.5 fc	0.7 fc	0.4 fc	1.8:1	1.3:1

CITY OF SAN LUIS OBISPO

PROJECT TITLE:

1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE:

LIGHTING EMERGENCY PHOTOMETRIC PLAN

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
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SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-113

NORTH

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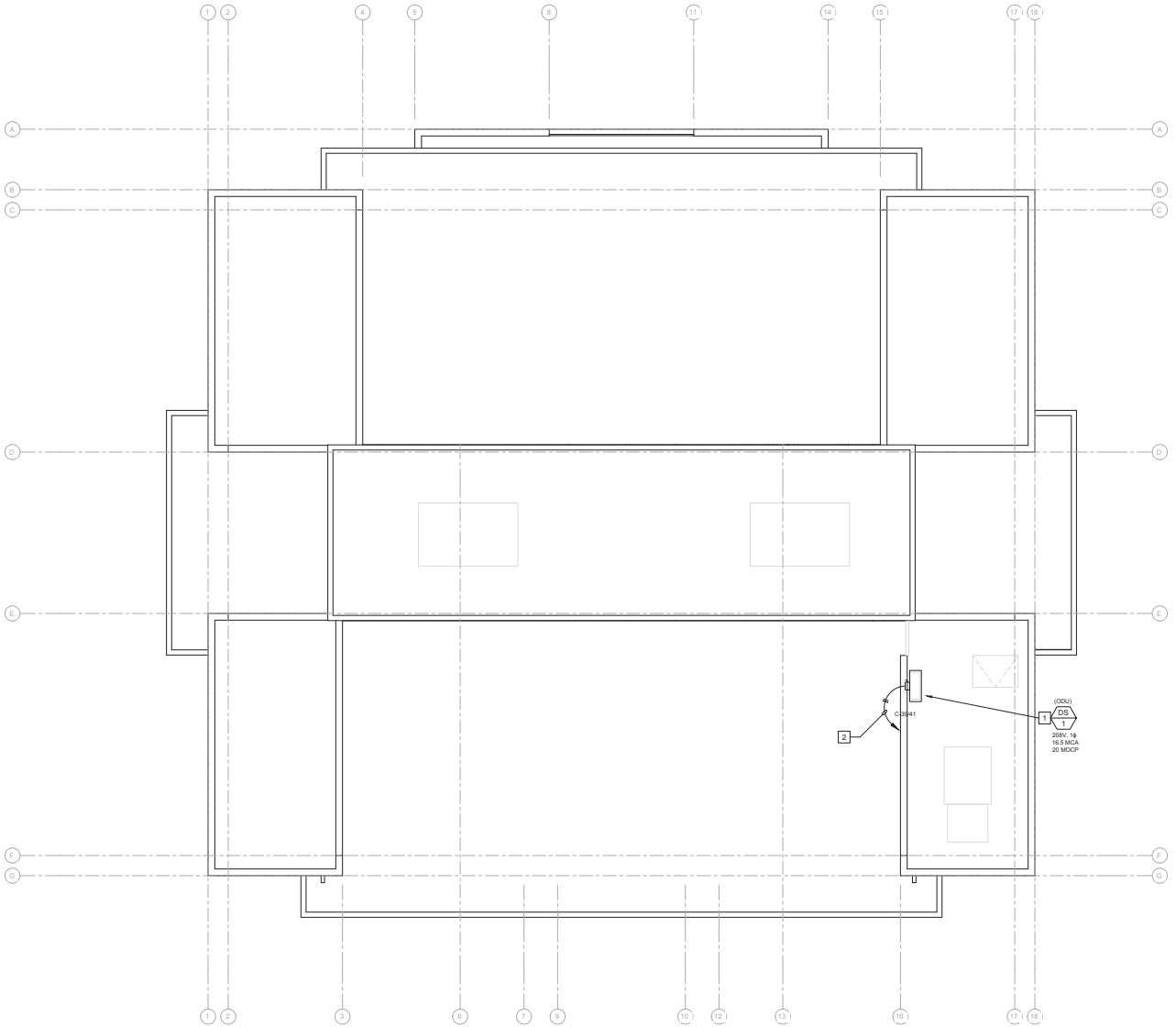

REFERENCE NOTES

1. PROVIDE LINE VOLTAGE CONNECTION TO MECHANICAL UNIT. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION WITH MECHANICAL PLANS AND PROVIDE 2-POLE, NEMA 3R DISCONNECT PER MANUFACTURER'S REQUIREMENTS.

2. NEW DEDICATED 20A BRANCH CIRCUIT TO EXISTING PANEL "C". PROVIDE NEW 20A/2P CIRCUIT BREAKER IN PANEL AS DESIGNATED TO MATCH EXISTING. PROVIDE (1) 3/4" CONDUIT WITH (2) #12 THWN AND (1) #12 CU GROUND.

POWER SIGNAL SECOND FLOOR PLAN

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

NORTH

CITY OF SAN LUIS OBISPO

PROJECT TITLE:

1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE:

ELECTRICAL ROOF PLAN

REGISTERED PROFESSIONAL ENGINEER
JEFFREY M. THOMA
NO. 20823
ELECTRICAL
STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

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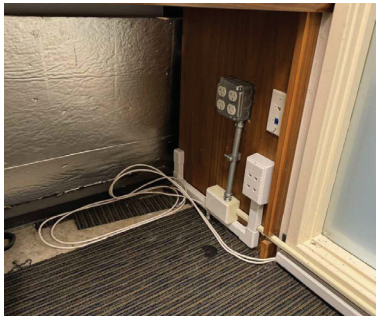
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-121

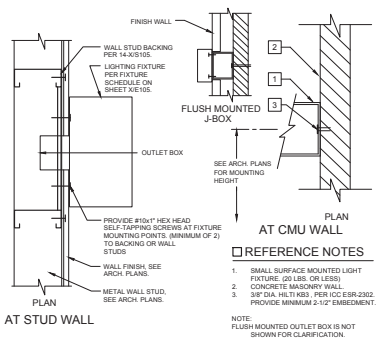
thoma ENGINEERING
THOMA ELECTRIC, INC.
P.O. Box 1167 - 3562 Empleo St.
San Luis Obispo, CA 93406
Phone: (805) 543-3850
Fax: (805) 543-3829
cad@thomaelec.com

EXISTING 14-CAT6 CABLES. REMOVED CABLES AND DISCONNECT AT "MDF" IN ELECTRICAL ROOM. DO NOT CUT CABLES.

10 IMAGE AT OPEN OFFICE FLOOR

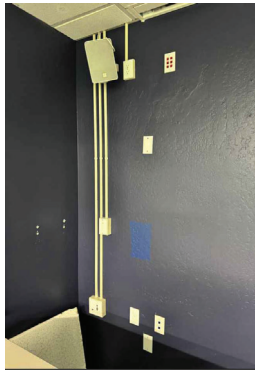


7 IMAGE AT ROOM 123



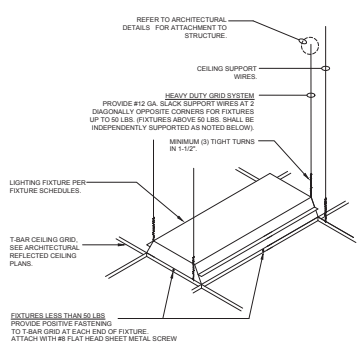
4 SURFACE MOUNT FIXTURE DETAIL
SCALE: NTS

1 SCALE: NTS



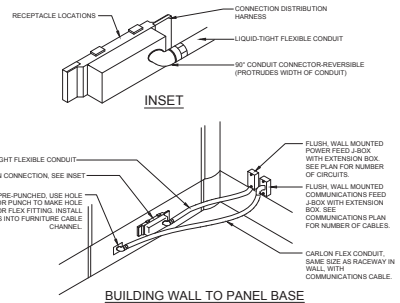
11

8 IMAGE AT ROOM 214



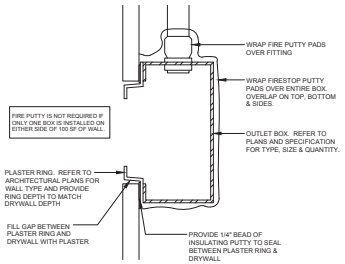
5 LAY-IN BAR FIXTURE MOUNTING DETAIL
SCALE: NTS

2

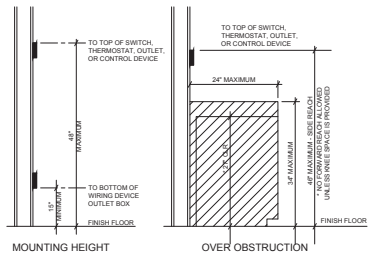


12 TYPICAL MODULAR FUNITURE FEED DETAIL

9 IMAGE AT ROOM 202



6 DEVICE INSTALLATION - RATED WALLS
SCALE: NTS



3 TYPICAL DEVICE ADA MOUNTING HEIGHTS
SCALE: NTS

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CITY OF SAN LUIS OBISPO

PROJECT TITLE: 1106 WALNUT TENANT IMPROVEMENT

SHEET TITLE: ELECTRICAL DETAILS

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY:	CJ
DRAWN BY:	TR
CHECKED BY:	CJ
APPROVED BY:	JT
SCALE:	As indicated
DATE:	4/20/2024
CITY SPECIFICATION NO.	2000577-04
PLAN FILE NO. / LOCATION	
SHEET NO.	E-201

Sep 13, 2024 - 12:43pm - Chris - K:\ENG\2024\24-0028\24-0028_E-201 - ELEC DETAILS.dwg

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 7 of 7)
Project Address: 1106 Walnut Street	Date Prepared:	9/13/2024

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Jeffrey M. Thoma	Documentation Author Signature:
Company: Thoma Electric, Inc	Signature Date: 2024-09-13
Address: 3562 Empelo Street	CEA / HERS Certification Identification (if applicable): E20823
City/State/Zip: San Luis Obispo CA 93406	Phone: 805-543-3850

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. For the building design features or system design identified on this Certificate of Compliance, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Jeffrey M. Thoma	Responsible Designer Signature:
Company: Thoma Electric, Inc.	Date Signed: 2024-09-13
Address: 3562 Empleo Stree	License: E20823
City/State/Zip: San Luis Obispo CA 93401	Phone: (805) 543-3850

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 4 of 7)
	Date Prepared:	9/13/2024

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 lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1I / 170.2(e)2A	Field Inspector	
								Pass	Fail
Restrooms	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Rm < 24sf Glazing	NA: Rm < 24sf Glazing	No	☐	☐
					13				
					Plan Sheet Showing Daylit Zones:				

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 08 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
Restroom	Restroom	0.65	455.8	296.3	No	No
	TOTALS:		455.8	296.3	See Tables I, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 5 of 7)
	Date Prepared:	9/13/2024

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.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 6 of 7)
	Date Prepared:	9/13/2024

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCI LTI-F - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 1 of 7)
Project Address: 1106 Walnut Street	Date Prepared:	9/13/2024

This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.

A. GENERAL INFORMATION

01 Project Location (city)	San Luis Obispo	04 Total Conditioned Floor Area (ft²)	456
02 Climate Zone	5	05 Total Unconditioned Floor Area (ft²)	0
03 Occupancy Types Within Project (select all that apply):		06 # of Stories (Habitable Above Grade)	1

• Support Areas

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System				
☐ New Lighting System - Parking Garage				
☒ Altered Lighting System	Area Category Method	456	Area Category Method	0
Total Area of Work (ft²)	456		0	

C. COMPLIANCE RESULTS

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

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)					Compliance Results
	01	02	03	04	05		06	07		08		09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)A	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	Total Allowed (Watts)		Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)		Total Adjusted (Watts) *Includes Adjustments		05 must be >= 08 140.6 / 170.2(e)
	(See Table I)	(See Table I)	(See Table J)	(See Table K)			(See Table P)	(See Table P)				
Conditioned		296.3	0		296	≥	199	0	=	199		COMPLIES
Unconditioned						≥			=			
Controls Compliance (See Table H for Details)												COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTI-E
Project Name: SLO PD TI - 1106 Walnut Tenant Improvement	Report Page:	(Page 3 of 7)
	Date Prepared:	9/13/2024

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Changer[1]	Watts per luminaire[2]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector	
									Pass	Fail
D1	D1	No	NA	11	Mfr. Spec	10	No	110	☐	☐
W1	W1	No	NA	18.1	Mfr. Spec	3	No	54.3	☐	☐
W2	W2	No	NA	34.9	Mfr. Spec	1	No	34.9	☐	☐
Total Designed Watts: CONDITIONED SPACES								199		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)1D is adjusted to be 75%/ 80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03	
		Field Inspector	
		Pass	Fail
Mandatory Demand Response 110.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	☐	☐
NA: per H&LS	See Area/Space Level Controls		

CITY OF SAN LUIS OBISPO

1106 WALNUT TENANT IMPROVEMENT

PROJECT TITLE:

SHEET TITLE: TITLE 24 ENERGY FORMS - INTERIOR LIGHTING

REGISTERED PROFESSIONAL ENGINEER JEFFREY M. THOMA NO. 20823 ELECTRICAL STATE OF CALIFORNIA

EXPIRES: 09/30/26
THOMA #24-8026

DESIGNED BY: CJ
DRAWN BY: TR
CHECKED BY: CJ
APPROVED BY: JT
SCALE: As indicated
DATE: 4/20/2024
CITY SPECIFICATION NO.: 2000577-04
PLAN FILE NO. / LOCATION:
SHEET NO.: E-301

thoma ENGINEERING
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