CITY COUNCIL
SPECIAL MEETING AGENDA

CITY COUNCIL CHAMBERS, CITY HALL
7351 ROSANNA STREET, GILROY, CA
95020

AMENDED AGENDA
A CLOSED SESSION ITEM HAS BEEN ADDED

MONDAY, JUNE 29, 2026 | 6:00 PM

CITY COUNCIL PACKET MATERIALS ARE AVAILABLE ONLINE AT www.cityofgilroy.org
AGENDA CLOSING TIME IS 5:00 P.M. THE TUESDAY PRIOR TO THE MEETING

MAYOR
Greg Bozzo

COUNCIL MEMBERS
Dion Bracco
Tom Cline
Terence Fugazzi
Zach Hilton
Carol Marques
Kelly Ramirez

COMMENTS BY THE PUBLIC WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE CITY COUNCIL. Public testimony is subject to reasonable regulations, including but not limited to time restrictions for each individual speaker. **Please limit your comments to 3 minutes. The amount of time allowed per speaker may vary at the Mayor's discretion depending on the number of speakers and length of the agenda.**

Written comments on any agenda item may be emailed to the City Clerk's Office at publiccomment@cityofgilroy.org or mailed to the Gilroy City Clerk's Office at City Hall, 7351 Rosanna Street, Gilroy, CA 95020. Comments received by the City Clerk's Office by 1 p.m. on the day of a Council meeting will be distributed to the City Council prior to or at the meeting and available for public inspection with the agenda packet located in the lobby of Administration at City Hall, 7351 Rosanna Street prior to the meeting. Any correspondence received will be incorporated into the meeting record. Items received after the 1 p.m. deadline will be provided to the City Council as soon as practicable. Written comments are also available on the City's Public Records Portal at bit.ly/3NuS1IN.

In compliance with the Americans with Disabilities Act, the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk's Office at least 72 hours prior to the meeting at (408) 846-0204 or cityclerk@cityofgilroy.org to help ensure that reasonable arrangements can be made.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

A Closed Session may be called during this meeting pursuant to Government Code Section 54956.9 (d)(2) if a point has been reached where, in the opinion of the legislative body of the City on the advice of its legal counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the City.

Materials related to an item on this agenda submitted to the City Council after distribution of the agenda packet are available with the agenda packet on the City website at www.cityofgilroy.org subject to the Staff's ability to

post the documents before the meeting.

KNOW YOUR RIGHTS UNDER THE GILROY OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, task forces, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE, TO RECEIVE A FREE COPY OF THE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION STAFF AT (408) 846-0204.

If you need assistance with translation and would like to speak during public comment, please contact the City Clerk a minimum of 72 hours prior to the meeting at 408-846-0204 or e-mail the City Clerk's Office at cityclerk@cityofgilroy.org.

Si necesita un intérprete durante la junta y gustaría dar un comentario público, comuníquese con el Secretario de la Ciudad un mínimo de 72 horas antes de la junta al 408-846-0204 o envíe un correo electrónico a la Oficina del Secretario de la Ciudad a cityclerk@cityofgilroy.org.

To access written translation during the meeting, please scan the QR Code or click this link:

Para acceder a la traducción durante la reunión, por favor escanee el código QR o haga clic en el enlace:

bit.ly/3FBiGA0

Choose Language and Click Attend | Seleccione su lenguaje y haga clic en asistir

Use a headset on your phone for audio or read the transcript on your device.

Use sus auriculares para escuchar el audio o leer la transcripción en el dispositivo.

The agenda for this special meeting is outlined as follows:

1. OPENING

1.1. Call to Order

1.2. Roll Call

1.3. City Clerk's Report on Posting the Agenda

1.4. Employee Introductions

2. CEREMONIAL ITEMS - Proclamations and Awards

2.1. Screen-Free Week Proclamation

3. PUBLIC COMMENT

3.1. Pursuant to the Brown Act, Public Comment Only on Agendized Items at the time those items are heard.

4. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a request is made by a member of the City Council or a member of the public. Any person desiring to speak on any item on the consent calendar should ask to have that item removed from the consent calendar prior to the time the City Council votes to approve. If removed, the item will be discussed in the order in which it appears.

4.1. Claim of S.S. and A.S., surviving minor children of Andrew Stuart and Stacia Stuart and the Estates of Andrew Stuart and Stacia Stuart

5. BIDS AND PROPOSALS

5.1. Award a Contract to Zumwalt Construction, Inc. for Design-Build Construction Services for the Santa Teresa Fire Station Construction Project for a Total Maximum Project cost of $12,279,555, with a Total Project Construction Cost of $12,051,237 and Project Contingency in the Amount of $228,318, and Adopt a Resolution Amending the Fiscal Year 2025-26 Budget and Authorizing an Interfund Loan

1. Staff Report:
   John Doughty, Public Works Director
2. Public Comment
3. Recommended Action:

    1. Adopt a resolution awarding a contract to Zumwalt Construction, Inc. for an amount not to exceed $12,279,555, with a total Project Construction Cost of $12,051,237, including $228,318 in Project Contingency Costs, for Design-Build Construction Services for the Santa Teresa Fire Station Construction Project; and authorize the City Administrator to execute the agreement and all other related documents; and
    2. Adopt a budget amendment resolution to appropriate $11,942,555 within the Capital Projects Fund, transfer $37,024 from the Facilities Fund, and authorize a temporary interfund loan in the amount of $3,610,757, from the Facilities Fund ($1,500,000), and the General Fund ($2,110,757).

6. CLOSED SESSION

6.1. CONFERENCE WITH LABOR NEGOTIATORS - COLLECTIVE BARGAINING UNITS
Pursuant to GC Section 54957.6 and GCC Section 17 A.11 (4)

Collective Bargaining Units: AFSCME Local 101 (General & Supervisory Units) Representing Employees Affiliated with AFSCME, Local 101; Local 2805, IAFF Fire Unit Representing Gilroy Firefighters

City Negotiators: Matt Morley, City Administrator; LeeAnn McPhillips, Human Resources Director/Risk Manager

Anticipated Issues(s) Under Negotiation: Wages, Hours, Benefits, Working Conditions; Memorandums of Understanding: City of Gilroy and Gilroy Fire Fighters Local 2805, City of Gilroy and AFSCME, Local 101 General & Supervisory Units

7. ADJOURN TO OPEN SESSION

8. ADJOURNMENT

City of Gilroy
STAFF REPORT

Agenda Item Title:	**Claim of S.S. and A.S., surviving minor children of Andrew Stuart and Stacia Stuart and the Estates of Andrew Stuart and Stacia Stuart**
Meeting Date:	June 29, 2026
From:	Matt Morley, City Administrator
Department:	Human Resources/Risk Management
Submitted by:	LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.
Prepared by:	LeeAnn McPhillips, Interim Human Resources Director/Risk Manager.

STRATEGIC PLAN GOALS: Not Applicable

RECOMMENDATION

Based on the recommendation from the Municipal Pooling Authority (MPA) and/or legal counsel, this claim is recommended for rejection.

EXECUTIVE SUMMARY

Based on the recommendation from the Municipal Pooling Authority (MPA) and/or legal counsel, the following claim is submitted to the City Council for rejection at the June 29, 2026 meeting:

• Claim of S.S. and A.S., surviving minor children of Andrew Stuart and Stacia Stuart and the Estates of Andrew Stuart and Stacia Stuart

BACKGROUND

n/a

ANALYSIS

n/a

ALTERNATIVES

n/a

FISCAL IMPACT/FUNDING SOURCE

n/a

PUBLIC OUTREACH

n/a

NEXT STEPS

n/a

Attachments:

1. Claim of Estates of Andrew and Stacia Stuart June 2026

CLAIM PRESENTED TO THE CITY OF GILROY

RECEIVED
JUN 16 2026
GILROY CITY CLERK'S OFFICE

Please read the instructions on the back before completing. *Claim #:* _____

1. Full Name of Claimant: SKYLAR STUART, AUSTIN STUART, AND THE ESTATES OF ANDREW STUART AND STACIA STUART

Reserved for Filing Stamp

Claimant's Address:

Claimant's City, State, Zip:

☐ In person ☐ Mailed

Claimant's Email Address:

Police Report # (if applicable)
260251

Claimant's Telephone Number, including area code:

2. If different from above, address to which notices regarding the claim should be sent (include the name, relationship to the claimant, and other contact information of anyone other than the claimant to whom notices regarding the claim should be sent):

First and Last Name: Martin Neira
Relationship to Claimant: Attorney
Address: 650 California Street, 26th floor, San Francisco, CA 94108
City, State, Zip:
Email: mneira@walkuplawoffice.com
Telephone number, including area code: (415) 981-7210

3. Date (Month/Day/Year) and time the injury, damage, or loss occurred:
January 16, 2026.

4. Specific location where the injury, damage, or loss occurred:
Lopez Way near the intersection of Charles Lux Drive

5. a. What happened (describe in as much detail as possible the circumstances that gave rise to the claim) and why is the City responsible?
See Attachment 1

b. Name(s) and job title(s) of responsible City employee(s), if known.
See Attachment 1

6. Describe in as much detail as possible the injury, damage, or loss incurred:
See Attachment 1

7. Claim amount (if less than $10,000):
$ 10,000+

For amounts $10,000 and over, please indicate whether the claim would be a limited civil case:
☐ Yes (Limited Civil Case) ☒ No (Unlimited Civil Case)

8. How did you arrive at the amount claimed? Please attach documentation.
See Attachment 1

9. Signature of Claimant or Representative _____ Date Signed June 16, 2026

ATTACHMENT TO THE CLAIM AGAINST THE CITY OF GILROY SUBMITTED ON BEHALF OF SKYLAR STUART, AUSTIN STUART, AND THE ESTATES OF ANDREW STUART AND STACIA STUART

This claim is presented against the CITY OF GILROY (the "City") on behalf of the following Claimants:

(a) Skylar Stuart and Austin Stuart, seven-year-old minor twins and the surviving children of decedents Andrew Stuart and Stacia Stuart, by and through their guardian and uncle, Sean Truesdale (the brother of decedent Stacia Stuart), as heirs and wrongful-death claimants under Code of Civil Procedure section 377.60; and

(b) The Estates of Andrew Stuart and Stacia Stuart, deceased, by and through their respective successors in interest and/or personal representatives, for survival damages under Code of Civil Procedure sections 377.30 and 377.34.

Please make no attempt to contact Claimants directly. Instead, address all correspondence to:

Matthew D. Davis, Esq.
Mdavis@walkuplawoffice.com
Martin P. Neira, Esq.
mneira@walkuplawoffice.com
Walkup, Melodia, Kelly & Schoenberger
650 California Street, 26th Floor
San Francisco, CA 94108
(415) 981-7210 (ph)
(415) 391-6965 (fax)

Claimants are informed and believe as set forth below, though reserve the right to supplement and amend this Claim as more information becomes available through investigation and discovery.

ATTACHMENT TO THE CLAIM AGAINST THE CITY OF GILROY SUBMITTED ON BEHALF OF SKYLAR STUART, AUSTIN STUART, AND THE ESTATES OF ANDREW STUART AND STACIA STUART

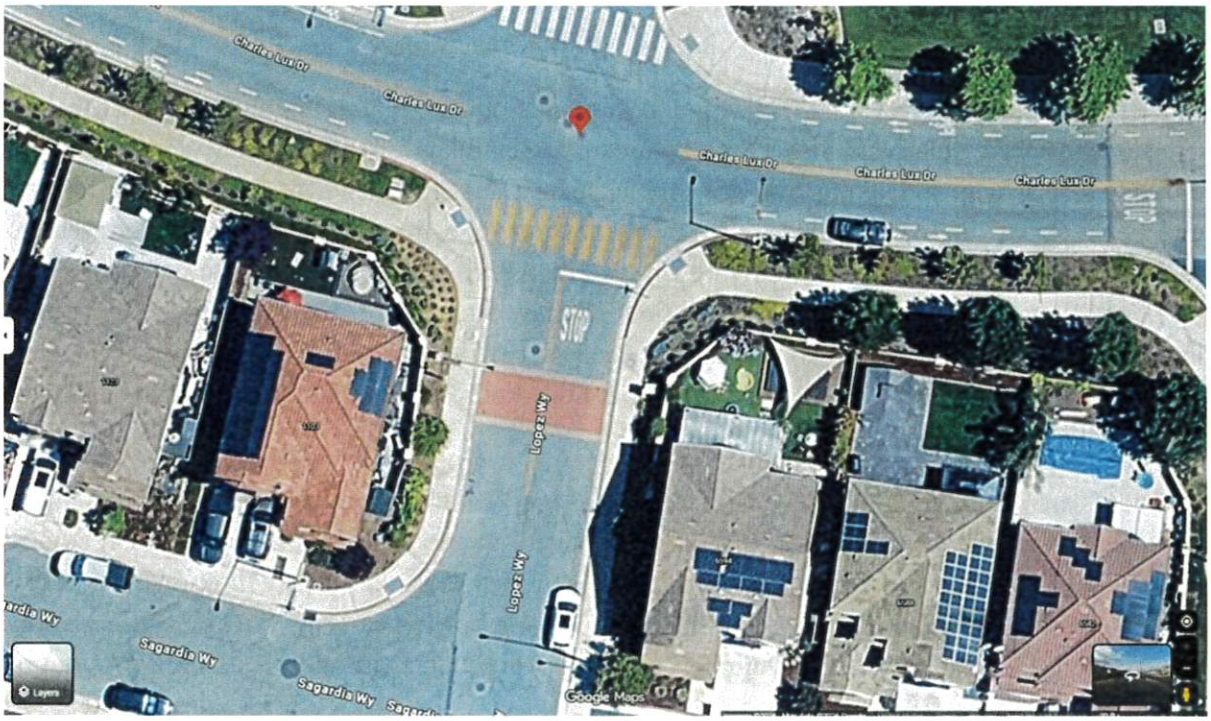
5. a. CIRCUMSTANCES OF THE INCIDENT AND LIABILITY OF THE CITY

On the morning of January 16, 2026, a collision occurred in, at, or near the intersection of Lopez Way and Charles Lux Drive in Gilroy, Santa Clara County, California, in the immediate vicinity of Las Animas Elementary School following the customary drop-off of students at that school by the students' parents or guardians. As described more fully below, a vehicle struck and injured Andrew Stuart and Stacia Stuart, a husband and wife, as they were pedestrians walking across Lopez Way, south of its intersection with Charles Luxe Drive (hereafter, the "Collision").

The Claimants are informed and believe, and thereupon allege, that Andrew Stuart was pronounced dead at the scene. Stacia Stuart was taken to a hospital and died of her injuries several days later.

The Claimants are: (1) the Estate of Stacia Stuart; (2) the Estate of Andrew Stuart; (3) Skylar Stuart, the minor daughter of Stacia and Andrew, through her maternal uncle and guardian Sean Truesdale; and (4) Austin Stuart, the minor son of Stacia and Andrew, through her maternal uncle and guardian Sean Truesdale.

The Collision is the subject of Gilroy Police Department Local Report No. 260251. The Google Maps satellite image below depicts the general area where the Collision occurred.



The image below, taken after the Collision, also depicts the general area of the Collision.

ATTACHMENT TO THE CLAIM AGAINST THE CITY OF GILROY SUBMITTED ON BEHALF OF SKYLAR STUART, AUSTIN STUART, AND THE ESTATES OF ANDREW STUART AND STACIA STUART



The Claimants are informed and believe, and thereupon allege, that at the time of the Collision, decedents Andrew Stuart and Stacia Stuart were on foot and lawfully, foreseeably and reasonably crossing Lopez Way and acting with due care as pedestrians. The Claimants are further informed and believe, and thereupon allege, that at about this same time a pickup truck-type vehicle (hereafter, the "Pickup") was traveling on Charles Luxe Drive and made a turn to go southbound on Lopez Way, and that said Pickup struck both Andrew Stuart and Stacia Stuart while they were in, at, or near what was or what appeared to be the designated pedestrian crossing area(s) on Lopez Way. As a direct and legal result of the Collision, both Andrew Stuart and Stacia Stuart sustained catastrophic injuries and died.

Claimants are informed and believe, and thereon allege, that the City of Gilroy owned, operated, designed, constructed, maintained, inspected, repaired, and controlled the section of roadway where the Collision occurred, including portions of Lopez Way, the intersection of Lopez Way and Charles Lux Drive, the pedestrian crossing area(s) across Lopez Way, the associated traffic-control devices, signage, striping, lighting, and pavement markings, as well as the surrounding area.

Claimants are informed and believe, and thereon allege, that at all relevant times the roadway and adjacent area presented a dangerous, defective, and hazardous condition of public property within

the meaning of Government Code sections 830 and 835, which created a substantial (as distinguished from a minor, trivial, or insignificant) risk of injury to members of the public who used the property, or adjacent property, with due care and in a reasonably foreseeable manner. This incident was directly and legally caused by the acts and/or omissions of the City of Gilroy and/or its employees, agents, representatives, assignees and designees, including but not limited to the following:

1. Maintaining two separate and distinct pedestrian crossing features across Lopez Way: a crosswalk delineated by yellow striping and a separate paved/bricked crossing path located approximately 30 feet away, thereby creating a confusing and misleading configuration as to where pedestrians may lawfully and safely cross, and where motorists should expect pedestrians to cross.

2. Designing, constructing, and/or maintaining the paved/bricked crossing path so that it has the appearance of a sidewalk, walkway, or crosswalk, thereby inviting and inducing pedestrians to cross at that location, while failing to provide corresponding crosswalk markings, signage, signals, warnings, or sight-distance protections necessary for the safety of pedestrians crossing there.

3. Failing to warn of, prevent, and/or correct a "dangerous condition" (a condition of property that creates a substantial risk of injury when such property, or adjacent property, is used with due care in a manner in which it is reasonably foreseeable that it would be used) on, or immediately adjacent to, public property.

4. Failing to provide and/or maintain adequate traffic-control devices, warning signs, signals, "active" warning devices, channelizers, pavement markings, and striping, including but not limited to high-visibility crosswalk markings and signage, and keeping signs and markings free from obstruction.

5. Failing to provide clear, consistent, and unambiguous roadway and crosswalk markings and signage adequately delineating where pedestrians may safely cross Lopez Way.

6. Failing to provide and/or maintain adequate lines of sight and sight distance for motorists approaching the pedestrian crossing area(s), and creating, maintaining, and/or failing to remedy conditions, including, without limitation, landscaping, vegetation, walls, rock or wall-like structures, monuments, light posts, parked vehicles, roadway grade and alignment, and/or other obstructions that obstructed or compromised the visibility of, and the line of sight between, motorists and pedestrians at the crossing area(s).

7. Creating a roadway geometry, slope, grade, surface, alignment, and configuration that was unsafe and dangerous to pedestrians and motorists, and failing to provide a safe and reasonable geometric alignment of the roadway.

8. Failing to account for, and to provide adequate safeguards in light of, reasonably foreseeable conditions at the location, including heavy pedestrian and vehicular traffic associated with student drop-off and pick-up at the adjacent Las Animas Elementary School, attendant congestion and on-street parking, and reduced visibility due to low sun glare during morning hours.

9. Failing to provide adequate pedestrian crossing protection, including, without limitation, crossing guards, flashing beacons, in-roadway or overhead crosswalk lighting, or other active warning devices, despite the known and reasonably foreseeable presence of schoolchildren, parents, and other pedestrians at this location.

10. Failing to post additional or supplemental signage, lighting, traffic-control devices, and/or pavement markings in view of a significant accident history, history of near misses, and complaint history concerning pedestrian safety in this area that was known, or should have been known, to the City of Gilroy; and failing to properly respond to that accident, near-miss, and complaint history.

11. Creating, maintaining, and/or failing to remedy the combination of factors that, individually and together, obstructed the vision of motorists approaching this location, misled pedestrians and motorists, and rendered the pedestrian crossing area(s) dangerous.

The foregoing factors, both individually and in combination, created a dangerous condition of public property and presented a substantial risk of injury to members of the general public, including Andrew Stuart and Stacia Stuart, who used the property, or adjacent property, with reasonable care and in a reasonably foreseeable manner. Likewise, these factors, both individually and in combination, constituted a dangerous condition which could have been, but was not, remedied by the agents and employees of the City of Gilroy.

The City of Gilroy negligently and/or wrongfully created the above-described dangerous condition(s) and/or possessed actual or constructive knowledge of the dangerous condition(s), and of the hazards and defects present in said roadway and the surrounding area, a sufficient time prior to the Collision to have taken measures to protect against the dangerous condition(s), within the meaning of Government Code sections 835, 835.2, and 835.4.

5. b. PUBLIC EMPLOYEES CAUSING THE DAMAGE

The names of the public employee(s) causing the injuries and damages claimed are presently unknown to Claimants. Claimants are informed and believe, and thereon allege, that employees, agents, officers, and/or contractors of the City of Gilroy responsible for the design, construction, maintenance, inspection, repair, traffic engineering, and control of the roadway and the pedestrian crossing area(s) at and around the location of the Collision caused or contributed to the dangerous

condition(s) described above. Claimants reserve the right to identify and name such individuals as the investigation continues.

6-8. INJURY AND DAMAGES

As a direct and legal result of the matters set forth above, and of the Collision and the resulting deaths of Andrew Stuart and Stacia Stuart, Claimants have suffered and sustained economic (special) and noneconomic (general) damages in excess of $25,000, including but not limited to:

(a) Wrongful death damages sustained by two Claimants, the surviving minor children of Andrew and Stacia Stuart: Skylar Stuart and Austin Stuart. These damages include the loss of their parents' love, companionship, comfort, care, society, assistance, protection, affection, moral support, training, and guidance of both of their parents; the loss of financial support, gifts, and benefits the children would have received; the loss of household services; funeral and burial expenses; and other economic and noneconomic damages, all according to proof (Code Civ. Proc. § 377.60 *et seq.*).

(b) Survival damages on behalf of the Estates of Andrew Stuart and Stacia Stuart, including such damages as are recoverable under Code of Civil Procedure sections 377.30 and 377.34, according to proof.

Because the total amount of this claim exceeds $10,000, no specific dollar amount is stated, in accordance with Government Code section 910(f). If litigated, this matter would be an unlimited civil case.

RESERVATION OF RIGHTS

This claim is based upon information presently available to Claimants. Claimants and their counsel have diligently pursued all available avenues to obtain information and documents concerning the Collision and have made extensive and persistent efforts to do so. Those efforts include, but are not limited to, the following:

(a) Direct communication with the Santa Clara County District Attorney's Office, including correspondence and telephone contact with the supervising deputy district attorney and the deputy district attorney assigned to the juvenile matter, seeking disclosure of critical facts, including the precise location of Andrew and Stacia Stuart at the initial moment of impact;

(b) Outreach to, and communication with, counsel of record assigned to represent the minor driver in the juvenile delinquency proceedings, seeking cooperation and disclosure of relevant factual information;

(c) Submission of public-records requests to the Gilroy Police Department and other agencies pursuant to the California Public Records Act (Gov. Code § 7920 et seq.), seeking the collision

report, investigative materials, photographs, videos, and other documents relating to the Collision;

(d) Filing of a Petition to Obtain Report of Law Enforcement Agency pursuant to Welfare and Institutions Code section 827 and Judicial Council Form JV-575 with the Gilroy Police Department, seeking access to the law enforcement report and related investigative materials; and

(e) Pursuit of a petition under Welfare and Institutions Code section 827 with the Juvenile Justice Division of the Santa Clara County Superior Court, seeking judicial authorization to access records and information pertaining to the minor driver and the Collision.

To date, each of these efforts has been impeded, delayed, or denied on the ground that the driver of the Pickup was a minor and that the related juvenile delinquency proceedings are confidential.

Claimants expressly reserve the right to amend, supplement, and/or correct this claim, including as to the parties, the precise location and circumstances of the Collision, the point of impact, the dangerous condition(s), the identity of responsible public employees and contractors, the witnesses, and the nature and amount of damages, as additional facts are developed through the continued investigation, through the pending court petitions, through discovery in any resulting litigation, and through any other means. This reservation is made in good faith and in light of extraordinary impediments to Claimants' access to information that are entirely outside their control.

Nothing in this claim shall be construed as a waiver of any right or remedy against any person or entity, public or private.

Dated: June 16, 2026

Respectfully submitted,

WALKUP, MELODIA, KELLY & SCHOENBERGER

Martin P. Neira
Matthew D. Davis
Attorneys for Claimants Skylar Stuart and Austin Stuart,
And the Estates of Andrew Stuart and Alicia Stuart

City of Gilroy
STAFF REPORT

Agenda Item Title:	**Award a Contract to Zumwalt Construction, Inc. for Design-Build Construction Services for the Santa Teresa Fire Station Construction Project for a Total Maximum Project cost of $12,279,555, with a Total Project Construction Cost of $12,051,237 and Project Contingency in the Amount of $228,318, and Adopt a Resolution Amending the Fiscal Year 2025-26 Budget and Authorizing an Interfund Loan**
Meeting Date:	June 29, 2026
From:	Matt Morley, City Administrator
Department:	Public Works
Submitted by:	John Doughty, Public Works Director
Prepared by:	Ryan Osenton, Project Manager

STRATEGIC PLAN GOALS: Maintain and Improve City Infrastructure

RECOMMENDATION

1. Adopt a resolution awarding a contract to Zumwalt Construction, Inc. for an amount not to exceed $12,279,555, with a total Project Construction Cost of $12,051,237, including $228,318 in Project Contingency Costs, for Design-Build Construction Services for the Santa Teresa Fire Station Construction Project; and authorize the City Administrator to execute the agreement and all other related documents; and
2. Adopt a budget amendment resolution to appropriate $11,942,555 within the Capital Projects Fund, transfer $37,024 from the Facilities Fund, and authorize a temporary interfund loan in the amount of $3,610,757, from the Facilities Fund ($1,500,000), and the General Fund ($2,110,757).

EXECUTIVE SUMMARY

The City of Gilroy has long planned for the addition of a fourth fire station to address

operational needs of the Gilroy Fire Department. The City determined that the Glen Loma Ranch community was the appropriate location and ultimately was conveyed a 1.36-acre parcel at the corner of West Luchessa Avenue and Miller Avenue. Subsequently, the City hired Griffin Structures, Inc to serve as the City's project/construction manager. Bridging architectural design and programming work was completed through LPA Architects, subcontractor to Griffin. The fire station is planned as an approximate 6,500 square foot single-story structure sited to face the existing roundabout. In April 2026, the City issued a Request for Qualifications and Sealed Proposals soliciting Design-Build Services to identify a team to develop the bridging documents into full construction drawings and complete the construction of the Santa Teresa Fire Station. Qualification Packages were received from four (4) contractors. Following a competitive review and interview process, the Zumwalt Construction team was determined to be the best Design Build Entity to complete the Santa Teresa Fire Station.

BACKGROUND

The new Santa Teresa Fire Station will improve service coverage and response times for the residents and businesses of Gilroy and replace the current temporary station located at the Ranchside Portion of Christmas Hill Park. The proposed station will be located on a 1.36-acre city-owned parcel at the southeast corner of West Luchessa Avenue and Miller Avenue. The station will be approximately 6,500 square feet in size and include two apparatus bays, dormitory space, kitchen, offices, restrooms, and support areas, with site improvements and emergency power provisions. The station will be "all-electric" and provide vehicle charging station(s). The station is a "Critical Facility" and subject to enhanced design and construction standards. As recommended, the station will not include solar installation (see below for additional details).

The City of Gilroy entered into a Development Agreement in 2005 with the Glen Loma Group to build housing along Santa Teresa Boulevard. This agreement also required delivery of a turnkey fire station prior to the 1,100th building permit. Due to a variety of factors, the project was delayed. In November 2024, the City and developer agreed that the station would be built by the City provided Glen Loma: 1) conveyed the 1.36 acre parcel to the City; and 2) Glen Loma provides funding toward construction. The parcel was conveyed and a final payment of $3.6 million is due upon the recording of a final map covering any portion of Tentative Map 24-03 per agreement. On November 8, 2022, Gilroy voters approved a Charter Amendment to allow for Design-Build procurement process within by the City of Gilroy. Design-Build is an alternative method for delivery of public projects that provides many improvements and benefits when compared to the traditional approach of Design-Bid-Build. The Design-Build methodology allows for a few key benefits, notably:

- A single point of responsibility for both design and construction, which leads to fewer disputes or delays regarding scope, errors, or omissions.
- Faster project delivery times due to phases being able to overlap.

- Costs are more clearly defined earlier in the process due to Guaranteed Maximum Prices or Fixed Based Prices being developed earlier through bridging documents.
- Reduces risk and frequency of Change Orders, which helps keep the project on budget and schedule.

In June 2025, the City issued the Request for Proposals to procure Construction Management with Master Architectural (CM-MA) services to develop program verification, bridging documents, and manage the Design-Build Entity through final design, construction, and project closeout. Griffin Structures was selected as the CM-MA based on several factors, including their extensive experience delivering over 100 public safety facilities statewide, including numerous fire stations and Design-Build projects, their specialized Design-Build expertise, with Certified Construction Managers and Design-Build Institute of America professionals on staff to oversee every phase from programming through occupancy, and their demonstrated understanding of the City's needs, schedule, and budget objectives, with an approach designed to minimize risk and ensure compliance with state and local codes. Griffin Structure's Bridging Documents are attached to this staff report as Attachment 4.

In April 2026, the City issued a Request for Qualifications and Sealed Proposals soliciting Design-Build Services to procure Design-Build Architectural and Construction Services to advance the project through design development, construction documents, permitting, and construction, while verifying all site conditions, coordinating with applicable authorities having jurisdiction, and delivering a fully integrated and code compliant facility (see Attachment 3). In a Design-Build selection process, the City selects a project team with their lead contractor and a partner architectural team. These teams are evaluated on their ability to provide the needed service (qualifications) and subsequently the cost of their proposal. Qualification Packages were received from four (4) contractor teams.

ANALYSIS

The City received four Statements of Qualifications, which were reviewed by an internal evaluation committee in accordance with the published criteria. The evaluation committee evaluated and scored the Qualifications and advanced all four firms to the Sealed Cost Proposal evaluation. Following review and scoring of the Sealed Cost Proposals, the committee determined that all four teams warranted the opportunity to interview. Staff requested Best and Final Offers from each team following the interviews. Following the Interviews and review of Best and Final Offers, the internal committee provided a unanimous recommendation for Zumwalt Construction teamed with Teter Architecture to be the Design-Build Entity for this project. The Zumwalt team received the highest average score during the interview process. Their team also submitted the lowest cost Best and Final Offer. Their Qualifications and Best and Final Offer are attached to this staff report as Attachment 1.

The selection of the Zumwalt Construction team was based on several factors, including Zumwalt Construction's and Teter Architecture's extensive experience delivering public safety facilities statewide, including numerous fire stations and Design-Build projects, their specialized Design-Build expertise, and their demonstrated understanding of the City's needs, schedule, and budget objectives, with an approach designed to complete the project on schedule and on budget, while minimizing risk and ensure compliance with applicable state and local codes. It was evident in the interview process that Zumwalt Construction and Teter Architecture staff had a strong professional relationship and that would limit design and construction conflicts. Their public safety projects completed include: CAL Fire Station No. 72 in Friant, which was completed on budget and two months ahead of schedule, and Fire Station No. 83 in Farmersville, which was completed under budget with minimal delays. Zumwalt is also in construction for three additional CAL Fire stations in Fresno County, specifically Hart Flat Fire Station No. 11, Cantua Creek Fire Station No. 92, and Fresno Fire Station No. 95, respectively. For all these projects, Zumwalt utilized architectural services from Teter, who will be the architect of record for Santa Teresa Fire Station. Zumwalt and Teter have a long history of partnering together on Design-Build projects. Pricing was a factor in the review committee's evaluations, with Zumwalt Construction's Best and Final Offer being the overall lowest total cost of the four received.

As part of the solicitation, the City requested bids for two additives: 1) extension of utilities to the "future use area" to the rear of the site; and 2) the addition of covered solar parking. Staff is recommending the inclusion of the utility extension at a cost of $66,285 due to the likelihood of future use and the challenge of extending the utilities after-the-fact. Staff is not recommending the inclusion of the covered solar parking at a cost of $416,585. While we recognize the desire to integrate sustainability, staff believes that absent the inclusion of battery storage, the benefits of the solar are limited, particularly given the 24-hour nature of a fire station. Staff has inquired about grant funds and have not identified any available for this purpose at present. Shifts in federal priorities and State budget challenges appear to be limiting new grant opportunities. Covered solar is an item that could be readily be added later to the site. Zumwalt has proposed the inclusion of an additional $163,500 allowance for PG&E related work. This is an allowance and only payable if needed and authorized by the City. Given that PG&E approvals and work is a significant risk to schedule, staff is recommending inclusion of the allowance.

The cost of full Design-Build Services, as recommended, is $12,051,237, plus a Project Contingency in the amount of $228,318, with a total project cost of $12,279,555.

The contract will use the City's new Design-Build form of agreement, and the scope of work and milestone schedule will be based on the proposal's response timeframe and project phasing. The design and construction timeframe is anticipated to extend approximately 23 months, ending in May 2028. Zumwalt's proposed schedule is attached to this staff report as Attachment 2. The schedule reflects a conservative

approach to wet weather considerations to start construction.

Proposed Project Schedule (in summary):
Phase 1 – Preconstruction – July 2026 through March 2027, approximately 9 months
Phase 2 – Construction – April 2027 through April 2028, approximately 12 months
Phase 3 – Project Closeout – April 2028 through May 2028, approximately 2 months
Phase 4 – Santa Teresa Fire Station Opening – anticipated for June 2028

ALTERNATIVES

1. The City Council may choose to proceed with approval absent the utility extension additive and PG&E allowance. This alternative is not recommended for the reasons noted in the staff report Analysis section.
2. The City Council could include the covered solar parking additive. This is a policy decision for the City Council. Staff provided their rationale for not including within the Analysis section of the staff report.
3. The City Council could choose not to authorize the contract with the Zumwalt team. Staff does not recommend this option given the need for a new permanent fire station, the investment in process, the identification of a quality Design-Build Entity and the committed delivery price.

FISCAL IMPACT/FUNDING SOURCE

This agreement with Zumwalt Construction is for an amount not to exceed $12,051,237 for Design-Build Services, plus $228,318 for Project Contingency, for a total project cost not to exceed $12,279,555.

Previously, the City Council approved an agreement with Griffin Structures for construction management and master architectural services not to exceed $1,163,000 related to the new Santa Teresa Fire Station, including assisting with design-build procurement, development of bridging documents, budget oversight, and project management.

This capital project is included in the adopted FY26-27 CIP as CIP Project 800290 in the Capital Projects Fund (400), with a total budget of $13,000,000, including CM-MA services and the design-build services. The combined project cost is $13,442,555, and additional appropriations of $442,555 is being requested to fully fund the project. A budget amendment is included as Attachment 5 for Council approval that pulls forward $11,500,000 from FY27 to FY26 and appropriates an additional $442,555.

The table below summarizes the total project cost and the funding sources.

Project Cost		Amount
Griffin Structures (CM-MA)	$	1,163,000
Zumwalt Design-Build Construction		12,279,555
Total Project Cost	**$**	**13,442,555**

Funding Sources		Amount
Capital Projects Fund (400)	$	9,794,774
Interfund Loan - General Fund*		2,110,757
Interfund Loan - Facilities Fund*		1,500,000
Transfer from Facilities Fund		37,024
Total Fund Sources	**$**	**13,442,555**

*Total interfund loan = $3,610,757, to be repaid back upon receipt of final payment from Glen Loma Ranch.

The General Fund (100) and the Facilities Fund (615) have adequate fund balances to support the interfund loans and will be reimbursed upon receipt of funds from the Glen Loma Ranch development project, which is responsible for providing the final $3,610,757 toward the construction of the fire station pursuant to the applicable development agreements. Receipt of these funds is anticipated following approval and recording of the final maps for the remaining neighborhoods, which are currently scheduled for City Council consideration in August 2026, thus the interfund loan is expected to be temporary in nature.

Furniture, Fixtures, and Equipment (FF&E) is not included in the project budget and will be funded separately through the upcoming biennial operating and capital budget development process and is currently estimated to be around $500,000.

PUBLIC OUTREACH

N/A

NEXT STEPS

If approved by Council, staff will complete the contract with the selected vendor and commence the project immediately.

Attachments:

1. Zumwalt Qualifications and BAFO
2. Zumwalt Proposed Project Schedule
3. FINAL 26-RFQP-PW-536 Santa Teresa Fire Station Construction Project
4. Griffin LPA Bridging Documents
5. Budget Amendment Resolution - FY26 STR Fire Station Award

ZUMWALT CONSTRUCTION

www.zumwaltconstruction.com

Santa Teresa Fire Station – City of Gilroy

Request for Qualifications

5520 E. Lamona Ave.
Fresno, CA 93727

(559) 252-1000 **MAIN**
(559) 252-1005 **FAX**

ZUMWALT CONSTRUCTION

www.zumwaltconstruction.com

Introduction Letter Confirming Qualifications

To Ryan Osenton and the City of Gilroy Selection Committee,

This year, Zumwalt Construction, Inc. proudly celebrates 30 years of serving the Central Valley, completing numerous public and private sector projects including fire stations, educational facilities, medical clinics, commercial buildings, multi-family housing, libraries, and hospitals. With nearly 90% of our current workload delivered through the design-build method, we believe Zumwalt is uniquely qualified to support the City of Gilroy in the design and construction of the Santa Teresa Fire Station Project.

Most recently, Zumwalt Construction was awarded the Hart Flat Fire Station No. 11, Cantua Creek Fire Station 92, and Fresno Fire Station No. 95 projects with CAL FIRE, further demonstrating our experience delivering high-quality public safety facilities through collaborative design-build partnerships.

Zumwalt Construction is committed to providing a successful collaboration that meets the City's programming goals, budget, schedule, and quality expectations. Our design-build expertise includes:

- Design-build preconstruction services
- Collaborative project scheduling
- Cost estimating and budget management
- Coordination of design-build MEP trades
- Quality control and site safety

We strongly believe early collaboration between the design and construction teams is critical to project success. By engaging key trade partners and consultants during design, the project benefits from improved constructability, cost efficiency, schedule reliability, and document coordination, creating a seamless transition from design through construction.

Our team will provide all required services including general contracting, surveying, geotechnical investigation, civil, mechanical, electrical, landscape, fire suppression, permitting, construction, inspections, testing, commissioning, procurement, and installation. Zumwalt Construction will also coordinate with all applicable federal, state, and local agencies and ensure compliance with all applicable codes, regulations, and laws.

Zumwalt Construction confirms that all information submitted during the RFQ process remains true and accurate, and we acknowledge receipt of all applicable addenda issued for this solicitation.

We appreciate the opportunity to partner with the City of Gilroy on this important project and look forward to delivering a high-quality facility completed safely, on time, and within budget.

Sincerely,

Robert McKnight

President
Zumwalt Construction, Inc

5520 E. Lamona Ave.
Fresno, CA 93727

(559) 252-1000 MAIN
(559) 252-1005 FAX

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5520 E. Lamona Ave.
Fresno, CA 93727

(559) 252-1000 **MAIN**
(559) 252-1005 **FAX**

Additionally, **proposers must answer the following questions**. Responses that do not meet the criteria identified below may result in disqualification.

Pass/Fail Questions (Essential Criteria)		
1.	**Relevant Project Experience** Has your Firm contracted for and completed construction of a minimum of: • Three (3) California public projects, • Each with a value of at least $5,000,000, and • All within the past five (5) years? (Please circle one) NOTE: You must list these projects in the as part of "Project References" in Step 1, category 3.	YES NO NO = cannot prequalify
2.	**Contractor Licensing** Does your firm currently hold all required contractor's license(s) necessary to perform the work, and have those license(s) been continuously active for at least five (5) years without revocation or suspension? (Please circle one)	YES NO NO = cannot prequalify
3.	**Debarment / Responsibility Status** Has your firm or any associated firm been found non-responsible, debarred, disqualified, or otherwise prohibited from bidding on or performing public works in California within the past five (5) years? (Please circle one)	YES NO YES = cannot prequalify
4.	**Contract Default or Termination** Has your firm or any associated firm defaulted on a contract or been terminated for cause by a public agency within California within the past five (5) years, where such default or termination was upheld by a court or arbitrator? (Please circle one)	YES NO YES = cannot prequalify
5.	**Criminal Convictions** Has your firm, any associated firm, or any of their owners or officers been convicted within the past ten (10) years of a crime involving: • Bidding, awarding, or performance of a public contract • False claims to a public entity • Fraud, theft, or other acts of dishonesty (Please circle one)	YES NO YES = cannot prequalify
6.	**Surety / Bonding Issues** Within the past five (5) years, has a performance bond surety for your firm or any associated firm been required to: • Take over or complete a project • Supervise the work of a project • Pay amounts to third parties (Please circle one)	YES NO YES = cannot prequalify
 	**If you answered:** **"NO" to questions 1-2 or** **"YES" to questions 3-6, then STOP.** **You are not eligible for prequalification at this time.**	

1. Company Overview & Information

A. Name of Firm: Zumwalt Construction
Office Location: 2250 E Lamona Ave, Fresno CA 93727
Principal of Firm: Robert McKnight, rmcknight@zumwaltconst.com
Contact person regarding this RFP: Laureen Jansen, ljansen@zumwaltconst.com Tyson Peters, tpeters@zumwaltconst.com

B. Current physical address: 2250 E Lamona Ave, Fresno CA 93727
Phone number: 559-252-1000

C. At Zumwalt Construction, we bring over 30 years of experience as a trusted general contractor in Fresno, serving a wide range of markets including fire stations, schools, office buildings, affordable and multi-housing, medical facilities, and public works. Our extensive experience is tailored to meet and exceed the specific needs of your new medical office buildings, ensuring quality construction and timely delivery.
Our commitment to excellence and client satisfaction is at the forefront of everything we do. We pride ourselves on delivering projects that are both on time and within budget, while maintaining the highest standards of craftsmanship and safety.
Our team, led by Bob McKnight, combines technical expertise with years of field experience to bring your vision to life smoothly and efficiently. With a focus on quality and precision, we manage each phase of the project with careful attention to detail, ensuring minimal headaches for you. From planning through completion, our experienced professionals are dedicated to delivering outstanding results on time and within budget.
Zumwalt Construction, Inc. has an excellent reputation with our Clients, Architects, Suppliers and Subcontractors for the reason that our Administrators, Estimators, Project Managers and Project Superintendents are proactive in working collaboratively. We strive to foster a culture of fairness and efficiency.

OUR SERVICES INCLUDE:

Preconstruction:
Budgeting & Cost Estimating
Value Engineering
Constructability Reviews
Scheduling & Phasing Plans
Permitting Assistance

Construction:
Design-Build & Design-Assist
General Contracting
Construction Management
Site Development & Preparation
Safety
Quality Assurance & Quality Control

Scheduling:
Baseline Project Scheduling
Critical Path Method (CPM) Scheduling
Monthly Schedule Updates & Progress Tracking
Weekly Short-Interval Schedules
Delay Analysis & Mitigation Strategies

D. **Firm's Tax I.D. #:** 77-0391018

Legal Form of Company (partnership. corporation, joint venture): S-Corporation

Length of Time your Firm has been in Business: (30) Thirty Years

Number of Employees: Sixty (60)

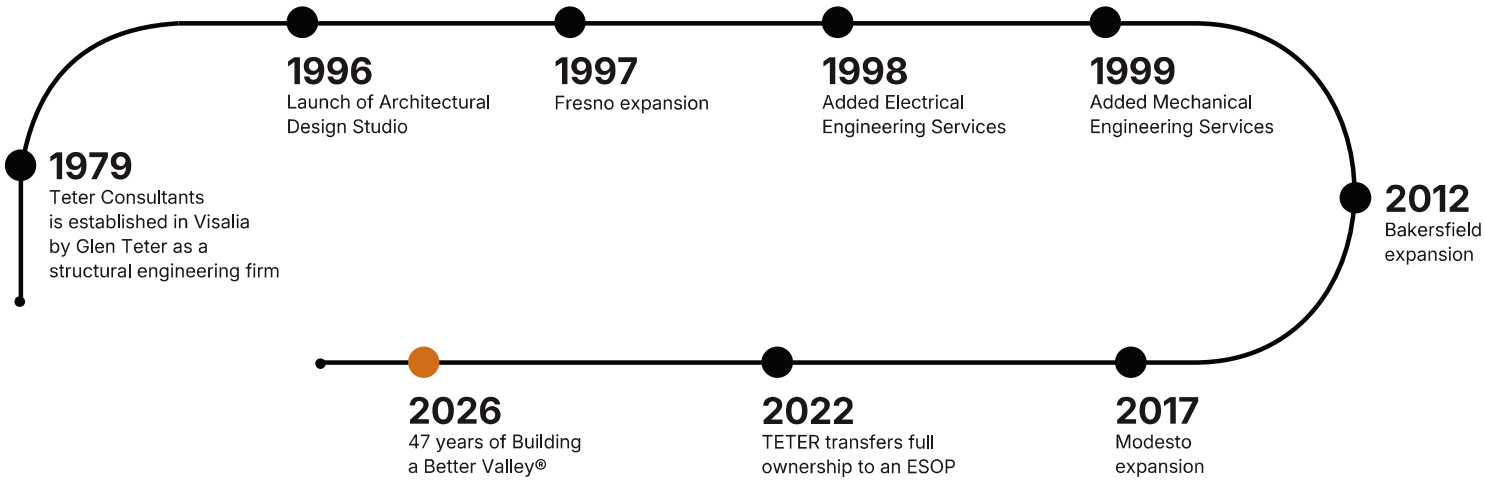
List all active Contractors' license types, license numbers, and dates of expiration:

Contractors State License Board, License Number: 706140, Classification B, Expiration Date 05/31/2027



TETER provides full-service architectural, engineering, and interior design services, covering project inception, planning, educational specification development, agency coordination, and project administration to completion.

Founded in 1979 as a structural engineering firm, TETER has grown into one of the largest architectural and engineering firms headquartered in California's Central Valley. The firm operates offices in Fresno, Visalia, Bakersfield, and Modesto, and through our One-Firm Firm approach, clients benefit from the shared expertise and resources of all four locations.



Firm Size and Location

TETER is one of the largest architectural and engineering firms headquartered in California's Central Valley, providing comprehensive design services to school districts throughout the region. With offices in Fresno, Visalia, Bakersfield, and Modesto, the firm has nearly 150 employee-owners.

Financial Strength and Years in Business

Employee-owned firm with 47 years of continuous operation, providing stable resources and long-term capacity to support public-sector projects.

Nature of Work Performed

TETER is a full-service firm. We offer planning, architectural design, Interior Design, M/E/P/S Engineering, Construction Administration, LEED/Sustainable design/coordination, and CASp surveying services. Our multi-disciplined depth-of-staff provides Owners readily available technical expertise, tightly coordinated construction documents, and strong support during construction.

California Business License Number 5315827

Tax Identification Number 77-0071091

2. Key Personnel and Organizational Structure

Please refer to the resumes attached to the following pages.

Name	Job Classification	Narrative	Delivery
Art Zavala	Construction Director	Team leader to manage, and coordinate all phases from preconstruction through closeout; provides operations oversight and direction to all team members	Part-time during preconstruction; Full-time during the construction phase
Landon Seamons	Senior Estimator	In charge of bid solicitations, calculations, subcontractor and supplier negotiations, and detailed takeoffs	Full-time during preconstruction estimating/ budget phases, Part-time during the construction phase
Jonathan Temple	Project Manager	Assist with constructability reviews and assist in all Facets of the preconstruction phase; assists with subcontractor bid solicitations through all design phases	Full-time during the construction phase
James Hayes	Superintendent	Site Assigned Superintendent. Provides daily site management and supervision of all trade's teams, Architects, Consultants, Site Inspectors, and works with the Owner Representatives.	Full-time during the construction phase
Tyson Peters	Pre-construction Manager	Ensuring all preconstruction activities align with project deadlines; Developing preliminary project schedules and timelines; Coordinating with project managers, contractors, and suppliers.	Full-time during the pre-construction phase

ZUMWALT CONSTRUCTION

Robert McKnight
President

Art Zavala
Construction Director

Jonathan Temple
Project Manager

James Hayes
Superintendent/ Quality Control Manager

Landon Seamons
Senior Estimator

Tyson Peters
Preconstruction Director

Jacob Becker
Scheduler

Scott Reynolds
Admin

TETER

Clay Davis
Architect of Record

Lyle Munsch
Design Architect

Megan Chang
Principal Structural Engineer

Glenn Miller
Senior Architect

5520 E. Lamona Ave.
Fresno, CA 93727

(559) 252-1000 MAIN
(559) 252-1005 FAX

ROBERT MCKNIGHT

President



rmcknight@zumwaltconst.com

559-252-1000

zumwaltconstruction.com

EDUCATION

BS Construction Management
UC Davis

30+ YEARS OF EXPERIENCE

ABOUT ME

Bob has been with Zumwalt Construction, Inc. for over 10 years and has been in the construction industry for over 30 years. He has earned a reputation for providing outstanding quality in all phases of Project Management with an emphasis in Design Build and Design Bid Build delivery methods. Bob oversees all project management within our organization and regularly visits our jobsites to provide support to our team. He is experienced in interpretation of plans and specifications, project planning, scheduling and meeting deadlines, submittal requirements and processes, as-builts, meeting notes, subcontracts, change orders, variable costs logs and certified payroll.

EXPERIENCE

- Fire Station No. 72, Friant CA, Current
- Fire Station No, 83, Farmersville, CA, Current
- FCRTA Maintenance Facility, Selma, CA
- Majestic Inn, Visalia, CA
- Jenny's Place, Modesto, CA
- IBEW Office Building, Fresno, CA
- Castroville Farm Labor, Castroville, CA
- California Health Sciences University, Clovis CA
- Tule River Indian Health Center, Current
- Mendota Unified School District, New Elementary School
- Miwok Admin Building, Shingle Springs CA
- State Center Community College District, Historic Old Administration Building, Fresno CA

ZUMWALT CONSTRUCTION

ART ZAVALA

Construction Director



azavala@zumwaltconst.com

559-252-1000

zumwaltconstruction.com

EDUCATION

BS Industrial Technology
Construction
California State University Fresno

CERTIFICATIONS

OSHA 10 hour
OSHA 30 hour
First Aid and CPR

ABOUT ME

Art has been a Project Manager for Zumwalt Construction, Inc. for over 10 years and in the construction industry for over 25 years. He brings a high level of organization, negotiation skills, interpersonal skills and experience to all projects he has been involved in.Art continues to work on hospitals,large scale commercial buildings, multi-family housing and schools. Providing oversight on all phases of the construction process ensuring project specifications are being followed and work is proceeding with quality, on schedule and within budget. He provides support to the Project Superintendent, reviews their reports and works to proactively identify any changes in project scope and ensures proper measures are taken. Coordinate meetings with the owner, architects, contractors and other individuals involved to provide a progress update and any necessary modifications.He ensures that our jobsite have been inspected by our Site Safety Officer and safety requirements are being met.

EXPERIENCE

- Fire Station No. 72, Friant CA, Current
- Frenso American Indian Health Project, Fresno, CA, Current
- Tule River Indian Admin
- Fresno American Indian Health Project, Fresno, CA, Current
- Fire Station No. 83, Farmersville, CA, Current
- Valley Heath Team Kingsburg
- Portola Senior Apartments, Portola CA
- Palm Office Building, Fresno, CA
- Valley Children's Hospital, NICU, Madera CA
- Kaweah Delta Health Care District – 5th and 6th Floor Infill, Visalia CA
- Kaweah Delta Health Care District – Emergency Department Addition

ZUMWALT CONSTRUCTION

TYSON PETERS

Preconstruction/ Business Development Director



tpeters@zumwaltconst.com

559-252-1000

zumwaltconstruction.com

EDUCATION

B.S Construction Management
California State University
Fresno

CERTIFICATIONS

- ✓ OSHA 30 Hour
- ✓ First Aid and CPR Certified
- ✓ P6 Certification

ABOUT ME

Tyson has been with Zumwalt Construction, Inc. since 2013 and has over 15 years of experience in all facets of the industry with a proven track record of successful completion of numerous multimillion dollar commercial projects. His experience in Public Works with schools is impressive. Tyson analyzes construction documents and assists subcontractors plus develops all project scheduling utilizing Microsoft Project, P6 and supervises all quality control efforts. He ensures all safety requirements are met, and tracks and controls construction costs against the project budget to avoid cost overruns. Tyson also meets regularly with the owner, design group, contractors, and others to monitor and coordinate all phases of construction.

EXPERIENCE

- Fire Station No. 72, Friant CA, Current
- Fire Station No, 83, Farmersville, CA, Current
- Cantua Creek Fire Station No. 92, Cal Fire, CA
- Del Rey Admin Building, Cal Fire, CA
- Hart Flat Fire Station No. 11, CA
- FCRTA Maintenance Facility, Fresno CA
- Fresno American Indian Health Project, Current
- IBEW Office Building, Fresno, CA
- Valley Heath Team Kingsburg
- Valley Health Team Firebaugh
- California Health Sciences University, College of Osteopathic Medicine
- Crisis Residential Treatment Facility, Fresno CA
- Lincoln Elementary School, Mechanical Replacement, Sanger Unified School District

ZUMWALT CONSTRUCTION

JONATHAN TEMPLE

Project Manager



jtemple@zumwaltconst.com

559-252-1000

zumwaltconstruction.com

EDUCATION

Bachelor of Arts
Business Management
Valparaiso University

CERTIFICATIONS

Safety Service Award - Superior Performance, National Safety Council
OSHA 30 Hour
COVID-19 Safety Manager
Mandated Reporter Certification
Drug and Alcohol FMCSA
CPR certified

ABOUT ME

Jonathan is an experienced and adaptable professional with a strong work ethic and effective communication skills. He thrives under pressure and concstently earns high marks for work quality and speed, Just recently he received an award after successfully completing Fire Station No. 72 in Friant, CA for his hard work and dedication throughout the project. He has a proven track record of efficiently completling tasks in commercial, industrial and residential construction and is a dynamic team member of Zumwalt Construction.

EXPERIENCE

-Fire Station No. 83, Farmersville, CA

-Fire station 72, Friant, CA

-St. Mary's College UCU Pavilion addition and renovation, Moraga, CA

-Jaguar Land Rover dealership,Livermore, CA

-Mars Petcare Nutro campus renovation and additional office building, Victorville, CA

-St. Mary's College Baseball Brother Ronald Gallagher Stadium renovation, Moraga, CA

-New Life Chrisian Center TI, Turlock, CA

-Cal Grand Manor Apartments, Atascadero, CA

ZUMWALT CONSTRUCTION

JAMES HAYES

Superintendent



jhayes@zumwaltconst.com

559-252-1000

zumwaltconstruction.com

EDUCATION

B.S Construction Management
California State University
Fresno

CERTIFICATIONS

- ✓ OSHA 30 Hour
- ✓ First Aid and CPR Certified

ABOUT ME

James has been with Zumwalt Construction since 2019. He started gaining experience as a Journeyman Carpenter in 1985. His background provides him with years of knowledge and experience to overcome obstacles timely and effectively. James performs regular safety walks of the construction site to ensure the working environment remains safe for all construction trades and Owners entering the site. James has strong leadership skills and is extremely detail oriented. Most recently James has completed 3 Valley Children's Hospital Projects, as the Senior Project Manager.

EXPERIENCE

- Fire Station No, 83, Farmersville, CA, Current
- Valley Children's PET CT/ Reading Room
- Tule River Indian Health Center
- CMC Ambulatory Surgical Center
- Valley Children's N.I.C.U 23 Bed Infill
- Valley Children's Nurse Call System
- Valley Children's MIR Replacement
- Valley Children's CT 64 Replacement
- Valley Children's Radiology/PET-CT
- Crisis Residential Treatment Facility, Fresno CA
- ARC Fresno, Fresno CA
- Badger Fire Station, Fresno CA

ZUMWALT CONSTRUCTION

Clay Davis, AIA, NCARB, DBIA, LEED AP

Principal-in-Charge / Principal Architect

Clay's diverse expertise and technical architecture skills contribute to his comprehensive understanding of sustainable design and the practice of architecture. Clay offers decades of design-build project delivery experience.

County of Kern
New Hart Flat Fire Station #11

City of Farmersville
New Fire Station #83

Fresno County Fire Protection District
New Cantua Creek Fire Station #92
New Fire Station #72

City of Fresno
Fire Station #3 Renovation

County of Kings
Multiple Fire Station Improvements
Sheriff's Operations Headquarters

United States Army
Military Ocean Terminal Concord Fire Station Renovation

United States Marine Corps
Marine Corps Mountain Warfare Training Center
Fire Station Renovation & Addition

Fresno County Rural Transit Agency
New Maintenance and Operations Facility

Pacific Gas & Electric
Thorne Avenue General Corporation Yard Upgrades
Shafter Regional Service Center & Operations Building
Antioch Service Center
Lemoore Service Center
Lemoore Service Center Fleet Maintenance & Truck Wash
Santa Rosa Service Center Westwind Phase 1
Santa Maria Fleet Building
Santa Cruz Service Center

California Military Department
Eureka Armory Renovation



A/E/C Experience
44 Years

Education
Bachelor of Arts,
College of Environmental Design,
University of California, Berkeley
Berkeley, CA

Employment History
TETER: 1997-Present
SOMAM, Inc: 1990-1997
Vigen Associates: 1986-1990

Registration
State of California
Registered Architect
C22511

Certifications
DBIA Designated Design-Build Professional®
LEED® Accredited Professional
NCARB Certified

Project Role
Principal Architect

Project Responsibilities
Provides design leadership on technical architectural drawings, models, and specifications to identify potential issues, resolve conflicts, and ensure compliance with design intent and industry standards.

Lyle Munsch

Lead Designer / Senior Architect

Lyle has over 40 years of experience in architecture, with a focus on programming, master planning, and designing for office business parks and retail centers, spanning public and private sectors, including education, office, healthcare, retail, and industrial projects.

County of Kern
New Hart Flat Fire Station #11

City of Farmersville
New Fire Station #83

Fresno County Fire Protection District
New Cantua Creek Fire Station #92
New Fire Station #72

Fresno County Rural Transit Agency
New Maintenance and Operations Facility

Pacific Gas & Electric
Shafter Regional Service Center & Operations Building

Department of Veteran Affairs Central California Healthcare System
Seventh Floor Tenant Improvement
New Information Technology and Engineering Building

West Hills Community College District
Lemoore College Visual Arts and Applied Sciences Building

International Brotherhood of Electrical Workers
Office Building and Union Hall

Family Healthcare Network
Hanford Medical Clinic



A/E/C Experience
47 Years

Education
Bachelor of Architecture,
California Polytechnic State University, San Luis Obispo

Employment History
TETER: 2012-Present
Canby Architects: 1988-2012
Architectural Enterprises: 1986-1988
Designworks: 1979-1986

Registration
State of California
Registered Architect
C15693

Project Role
Lead Design Architect

Project Responsibilities
Plays a pivotal role in architectural projects from inception to completion, collaborating with the design team to deliver high quality construction documents that meet both aesthetic and functional requirements.

Glenn Miller, AIA, LEED AP, CQM-C

Project Architect / Senior Architect

Glenn has over 30 years of experience spanning architecture, design management, and construction administration. With a strong foundation in Design-Build delivery, he has spent the past 25 years focused on educational facilities.

Clovis Unified School District
Sierra Outdoor School New Gymnasium
District Office Transportation Department Modernization

San Diego Unified School District
Salk Elementary School New Campus *
Keiller Leadership Academy Modernization *
O'Farrell Charter School Modernization *
Oak Park Elementary School Modernization *
Rowan Elementary School Modernization *
Barnard Elementary School Modernization *
Correia Middle School Modernization *
Baker Elementary School Modernization *
Elevate Charter School Modernization *
Audeo Charter School Modernization *

Oceanside Unified School District
Jefferson Middle School Modernization *

University of California, Irvine
Campus Surge Office Building and Parking Structure *
Campus Surge Tenant Improvements *
Anteater Recreation Center Addition *

* Completed prior to joining TETER.



A/E/C Experience
31 Years

Education
Bachelor of Architecture,
University of Kentuky

Employment History
TETER: 2026-Present
Soltek Pacific Construction:
2023-2026 / 2008-2022
Turner Construction: 2022-2023
Robbins Jorgensen Christopher
Architects: 2002-2008
Withee Malcon Architects: 1996-1999

Registration
State of California
Registered Architect
C25863

Certifications
NAVFAC CQM-C
LEED AP BD+C

Project Role
Project Manager/Project Architect

Project Responsibilities
Manages project lifecycle, from inception to completion, and ensures projects are completed per the planned budget and schedule, and in alignment with client's expectations.

Megan Chang, SE

Principal Structural Engineer

Megan excels in translating complex designs into dynamic, buildable structures, swiftly embracing new ideas & optimizing the structural design process while maintaining flexibility to adjust to unforeseen conditions along the way.

County of Kern
Bakersfield Hall of Records Renovation

County of Merced
Los Banos Courthouse Renovation

Department of Veteran Affairs Central California Healthcare System
IT & Engineering Expansion

Oakdale Irrigation District
Greger Facility

State of California Military Department
Eureka Armory Renovation

Pacific Gas & Electric
Antioch Service Center
Lemoore Service Center
Santa Cruz Service Center

College of the Sequoias
Visalia Campus Student Union
Educational Support Services Building

Kern Community College District
Porterville College Allied Health Building

California State University, Fresno
Enology Research Winery Classrooms

Stanislaus County Office of Education
Tom Changnon Education Center

Wonderful College Prep Academy
Wellness Fitness Center & Harvest Hall

Visalia Unified School District
Redwood H.S. Two-Story Classroom Building Addition



A/E/C Experience
20 Years

Education
Bachelor of Science, Structural Engineering, University of California, San Diego

Employment History
TETER: 2014-Present
J.S. Dyer: 2010-2014
Hope-Amundson: 2008-2010
DCI Engineers: 2006-2008

Registration
State of California
Registered Electrical Engineer
S7243

Project Role
Structural Engineer of Record

Project Responsibilities
Provides structural leadership, ensuring code-compliant, efficient, and constructible structural engineering solutions.

ZUMWALT CONSTRUCTION

FIRE STATION NO. 72, FRIANT

DESCRIPTION OF WORK	The fire station is a design build project of a 7,000 SF pre-engineered metal building, metal roof, metal siding with brick veneer and a covered patio. Interior consists of a kitchen, dining room, day room, 6 bedrooms, 4 bathrooms w/showers, lobby, office, turnout area, fitness room and 3 bay apparatus area. Site includes landscape, hardscape, decontamination shower, backup generator, fuel station, hose drying area and solar field.
OWNER	Fresno County Fire District
RESPONSIBLE FIRM AND ROLE	Zumwalt Construction, General Contractor
PROJECT MANAGER	Tyson Peters, Zumwalt Construction
ON-SITE PROJECT MANAGER	Jonathan Temple, Zumwalt Construction
PROJECT SUPERINDENDENT	, Zumwalt Construction
CONSTRUCTION MANAGER	N/A
ARCHITECT OF RECORD	Clay Davis, TETER, Inc.
DELIVERY METHOD	Design-Build
SCOPE OF SERVICES	General Contractor
GMP$	$5,500,000
FINAL CONSTRUCTION COSTS	$5,500,000
DATE CONSTRUCTION COMMENCED	1/26/2023
ORIGINAL SCHEDULE COMPLETION	12/31/2025
ACTUAL SCHEDULE COMPLETION	10/2025
DATE OF DSA CLOSE-OUT CERTIFICATION	N/A
OWNER REFERENCE	Dustin Hail, dustin.hail@fire.ca.gov





ZUMWALT CONSTRUCTION

FIRE STATION NO. 83, FARMERSVILLE

DESCRIPTION OF WORK	This fire station will consist of an 8,500 SF PEMB, metal roof, metal siding with brick veneer and covered patio. Interior includes, lobby, work station, 3 offices, kitchen, living room, 2 laundry rooms, 4 bedrooms, 4 restrooms with showers, turnout area, fitness room, training room, training platform and 3 bay apparatus area. Site includes landscape, hardscape, backup generator, decontamination shower and hose drying area.
OWNER	City of Farmersville
RESPONSIBLE FIRM AND ROLE	Zumwalt Construction, General Contractor
PROJECT MANAGER	Tyson Peters, Zumwalt Construction
ON-SITE PROJECT MANAGER	Art Zavala, Zumwalt Construction
PROJECT SUPERINDENDENT	James Hayes, Zumwalt Construction
CONSTRUCTION MANAGER	N/A
ARCHITECT OF RECORD	Clay Davis, TETER, Inc.
DELIVERY METHOD	Design-Build
SCOPE OF SERVICES	General Contractor
GMP$	$6,500,000
FINAL CONSTRUCTION COSTS	$6,431,575
DATE CONSTRUCTION COMMENCED	1/26/2023
ORIGINAL SCHEDULE COMPLETION	10/31/2025
ACTUAL SCHEDULE COMPLETION	12/26/2025
DATE OF DSA CLOSE-OUT CERTIFICATION	N/A
OWNER REFERENCE	Dustin Hail, dustin.hail@fire.ca.gov





ZUMWALT CONSTRUCTION

FCRTA MAINTENANCE FACILITY

DESCRIPTION OF WORK	The facility includes a 9,250-square-foot maintenance shop designed to service both natural gas and electric transit buses. This shop is primarily dedicated to light-duty vehicles and vans, with available space for a 5,400-square-foot expansion. Additionally, the site features a 6,000-square-foot administrative office and dispatch center, as well as a 4,600-square-foot training facility focused on advanced transit vehicle technology for technician training. To support electric vehicle operations, the facility includes 500 kilowatt-hours (kWh) of battery storage. It also houses a bus wash system equipped with a blow dryer, capable of accommodating buses up to 40 feet in length.
OWNER	California Health Sciences Univeristy
RESPONSIBLE FIRM AND ROLE	Zumwalt Construction, General Contractor
PROJECT MANAGER	Tyson Peters, Zumwalt Construction
ON-SITE PROJECT MANAGER	Tyson Peters, Zumwalt Construction
PROJECT SUPERINDENDENT	Ken Flock, Zumwalt Construction
CONSTRUCTION MANAGER	N/A
ARCHITECT OF RECORD	Clay Davis, TETER, Inc.
DELIVERY METHOD	Design-Build
SCOPE OF SERVICES	General Contractor
GMP$	$15,000,000
FINAL CONSTRUCTION COSTS	$21,000,000 (due to change orders requested by
DATE CONSTRUCTION COMMENCED	3/2023
ORIGINAL SCHEDULE COMPLETION	4/15/2025
ACTUAL SCHEDULE COMPLETION	5/30/2025
DATE OF DSA CLOSE-OUT CERTIFICATION	N/A
OWNER REFERENCE	Moses Stites, mstites@fresnocog.gov





ZUMWALT CONSTRUCTION

CALIFORNIA HEALTH SCIENCES UNIVERSITY

DESCRIPTION OF WORK	ZCI coordinated and participated in bi-weekly design meetings, facilitated integration between design disciplines, including mechanical, electrical, plumbing, fire sprinklers, and structural steel, and managed a Level 2 BIM process with design-assist participants. MEP/FS and structural contractors were introduced early in the design phase as design-assist contractors to specifically address budgeting, scheduling, code compliance, and offer constructability suggestions. MEP/FS and structural contractors were selected via an RFQ process early in the design phase to provide current market pricing on selected materials and equipment, value engineering options, and product availability to mitigate potential cost issues and any delay with long-lead materials. Cost estimates were presented to CHSU and design team at the close of each design phase (i.e. schematic design, design development, and construction documents)
OWNER	California Health Sciences Univeristy
RESPONSIBLE FIRM AND ROLE	Zumwalt Construction, General Contractor
PROJECT MANAGER	Tyson Peters, Zumwalt Construction
ON-SITE PROJECT MANAGER	Ashley Tidrick, Zumwalt Construction
PROJECT SUPERINDENDENT	Dusty Jones, Zumwalt Construction
CONSTRUCTION MANAGER	N/A
ARCHITECT OF RECORD	Tony Avila, Darden Architects, Inc.
DELIVERY METHOD	Design-Assist
SCOPE OF SERVICES	General Contractor
GMP$	$39,368,629.00
FINAL CONSTRUCTION COSTS	$39,368,629.00
DATE CONSTRUCTION COMMENCED	5/30/2017
ORIGINAL SCHEDULE COMPLETION	1/31/2019
ACTUAL SCHEDULE COMPLETION	4//2020
DATE OF DSA CLOSE-OUT CERTIFICATION	N/A
OWNER REFERENCE	Jimmy Dunn, jdunn@chsu.edu





Maintenance and Operations Facility

Fresno County Rural Transit Agency, Selma

Project Owner, Contact, Phone
Moses Stites, General Manager,
559.233.6789,
mstites@fresnocog.org

Delivery Method
Design-Build

Zumwalt / TETER Project
Yes

TETER Scope
A/CA

Original Completion Date
January 15, 2025

Actual Date Completed
April 30, 2025

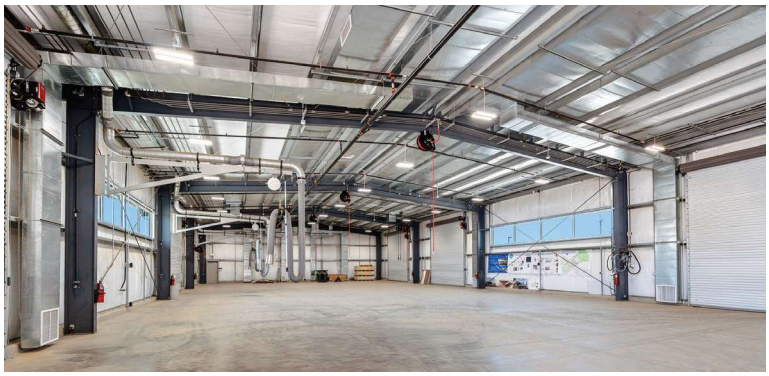
Initial Contract Value
$19,307,620

Final Contract Value
$19,307,620

Claims
None

Project Info
New 9,250 SF maintenance shop equipped to service both natural gas andelectric transit buses. Devoted to light duty vehicles and vans, with space for a 5,400 SF addition. Project also includes: 6,000SF administrative office and dispatch center, 4,600 SF training facility, 500 kilowatt-hours (kWh) of battery storage to support the electric vehicle charging, and a bus wash.





Service Center, Fleet Maintenance, & Truck Washing Building

Pacific Gas & Electric, Lemoore

Project Owner, Contact, Phone
Thomas Crowley, Senior Manager,
Operations Portfolio,
415.271.7100
TFC8@pge.com

Delivery Method
Design-Build

Zumwalt / TETER Project
No

TETER Scope
A/S/CA

Original Completion Date
February 26, 2021

Actual Date Completed
February 26, 2021

Initial Contract Value
$19,174,413

Final Contract Value
$19,174,413

Claims
None

Project Info
New Service Center located on an 11.59-acre green field site. 13,000 SF Pre-Engineered Metal Building (PEMB) houses office spaces, Storm Room, Bull Room, Warehouse/Storage, and support spaces. Project also includes new (PEMB) Fleet Maintenance and Truck Wash Building (12,250 SF), new (PEMB) Hazardous Materials Storage Building (2,400 SF), and new fueling station canopies.





4. Project Understanding and Approach

Zumwalt Construction understands that the Santa Teresa Fire Station is more than a building project; it is a critical public safety facility intended to improve emergency response capabilities, support firefighter wellness, and serve the City of Gilroy for decades. The project must deliver a modern, durable, code-compliant, and operationally efficient fire station while maintaining cost control, schedule discipline, and alignment with the City's established program and performance criteria.

The City's bridging documents provide a strong basis of design, but successful delivery will require an experienced design-build team that can quickly validate the documents, identify gaps or coordination issues, confirm constructability, and advance the design through permit-ready construction documents without losing sight of the City's budget, schedule, and operational priorities. Our approach is built around early alignment, transparent communication, and disciplined design-to-budget management.

Zumwalt recently received the award for the Hart Flat Fire Station 11 project with Kern County, which utilizes the same bridging document approach to design-build delivery. That experience is directly relevant to Santa Teresa Fire Station. On Hart Flat, our team was selected to take County-provided bridging documents and advance them through design development, permitting, value analysis, constructability review, and final construction pricing. This recent award demonstrates our understanding of how to manage the transition from owner-defined criteria to a coordinated, permit-ready design while protecting the owner's intent, budget, and schedule.

Our approach begins with a structured project kickoff involving the City, Griffin Structures, the design team, key trade partners, and applicable agencies. We will confirm project goals, decision-making protocols, schedule milestones, reporting requirements, and design review expectations. Early in the process, we will prepare a responsibility matrix, design milestone schedule, permitting roadmap, long-lead procurement log, and risk matrix to ensure the team is aligned before design advancement begins.

Because this project is being delivered from 100% schematic-level bridging documents, our team will perform an immediate constructability and scope-gap review. This review will focus on code compliance, site grading and drainage, utility coordination, apparatus access and circulation, structural and MEP system integration, fire station alerting, essential services requirements, long-term durability, and maintainability. Any questions or potential conflicts will be elevated early so they can be resolved before they create cost or schedule impacts.

Cost control will be managed continuously as the design advances. We will track design decisions against the established GMP, provide milestone cost updates, identify budget trends early, and present value-conscious options that preserve the City's program and performance requirements. Our goal is not to redesign the project, but to refine it into a coordinated, constructible, and cost-effective solution that meets the City's operational needs.

Zumwalt will also prioritize agency coordination. We understand the DBE is responsible for advancing the project through permitting and coordinating with authorities having jurisdiction, utility providers, and City departments. Our team will establish an agency coordination log and proactively manage plan check comments, utility applications, fire department requirements, stormwater requirements, and inspection expectations to minimize delays.

Communication will be consistent, transparent, and action-oriented. We anticipate weekly project meetings during design and preconstruction, monthly schedule and cost reporting, clear meeting minutes, updated decision logs, and early escalation of items requiring City input. Our experience on fire station and public agency work has shown that timely decisions, clear documentation, and early trade involvement are the keys to maintaining momentum.

Ultimately, our approach is to function as a true design-build partner: protect the City's program intent, advance the bridging documents into a complete and coordinated design, maintain budget and schedule discipline, and deliver a high-quality fire station that supports Gilroy's firefighters and the community they serve.

5. Schedule and Delivery Capacity

Zumwalt Construction understands that schedule performance is a key priority for the Santa Teresa Fire Station project. The City's RFQ/P specifically evaluates each Design-Build Entity's ability to deliver projects on or ahead of schedule, manage project schedules, overlap design and construction activities, identify schedule risks, and procure long-lead items early to support expedited delivery. The project also requires the DBE to advance the City's 100% schematic-level bridging documents through permitted construction documents while maintaining cost control, schedule discipline, and alignment with the established GMP.

Zumwalt has a proven history of meeting project milestones. In the history of our company, we have never been assessed liquidated damages. We have consistently delivered projects on time or ahead of schedule by establishing realistic baseline schedules, identifying critical path activities early, maintaining frequent communication with owners and design teams, and proactively resolving issues before they affect the completion date.

Our schedule approach begins during preconstruction. Immediately after award, we will develop a comprehensive project schedule that incorporates design advancement, agency review, permitting, procurement, early construction opportunities, inspections, commissioning, closeout, and City occupancy milestones. This schedule will be supported by a detailed submittal log, procurement log, agency coordination log, and risk matrix. We will update the schedule regularly and use weekly look-ahead schedules with our subcontractors and design partners to maintain accountability at the field level.

Zumwalt recently demonstrated this approach on the completed Fire Station 72 project in Friant, California. Fire Station 72 was a design-build public safety project with an extremely tight timeline. To accelerate delivery, our team worked closely with the County of Fresno to obtain early permits for at-risk grading, the building pad, and site utilities while the design team completed the remaining permit documents and building permit review. This overlap of design, permitting, and construction activities saved approximately two months from the overall project duration and allowed the project to maintain momentum without compromising quality or coordination.

We will apply the same fast-track mindset to Santa Teresa Fire Station. Where appropriate, we will evaluate opportunities for early procurement and early construction activities, such as grading, utility coordination, long-lead electrical equipment, generator procurement, mechanical equipment, apparatus bay doors, fire station alerting systems, and other schedule-sensitive scopes. The RFQ/P allows early and incremental construction activities to be evaluated and presented to the City for approval when beneficial to the schedule.

Our team also understands that schedule success on this project will depend heavily on early agency and utility coordination. We will proactively coordinate with the City of Gilroy, Griffin Structures, the Building Division, Fire Department, utility providers, testing and inspection agencies, and applicable authorities having jurisdiction. Our objective is to reduce surprises during plan check, resolve utility and permit issues early, and maintain a clear path from design completion to construction start.

Zumwalt's schedule approach is built on planning, communication, and accountability. We do not wait for problems to become delays. We identify risks early, assign responsibility, track decisions, and keep the City informed with clear schedule updates and recovery strategies when needed. This disciplined approach, combined with our proven design-build fire station experience, gives the City confidence that Zumwalt can deliver the Santa Teresa Fire Station efficiently, collaboratively, and on schedule.

6. Project Controls and Risk Management

Zumwalt Construction understands that effective project controls and risk management are essential to the successful delivery of the Santa Teresa Fire Station. The City's RFQ/P identifies cost tracking, budget management, and the identification and management of project risks as the primary evaluation considerations for this section. Our approach is built around early visibility, disciplined documentation, transparent communication, and proactive issue resolution.

From the outset, Zumwalt will establish a clear project controls framework that allows the City, Griffin Structures, the design team, and key trade partners to understand where the project stands at all times. Our team will use Procore for project documentation, RFIs, submittals, meeting minutes, cost events, change management, document control, and field reporting. This creates a single, organized platform for tracking decisions, maintaining accountability, and preserving a clear project record.

Cost control will begin immediately after award. Because the project will be advanced from the City's 100% schematic-level bridging documents into final construction documents, Zumwalt will continuously track design development against the established GMP. At each design milestone, we will review scope changes, drawing evolution, constructability items, material selections, and subcontractor input to identify any cost trends before they become budget issues. When a potential variance is identified, our team will present the City with clear options, including cost impacts, schedule impacts, life-cycle considerations, and recommendations for maintaining alignment with the project budget.

Risk management will be handled through a living risk matrix that is created at project kickoff and updated throughout design, permitting, procurement, and construction. The risk matrix will identify each issue, responsible party, potential cost or schedule impact, mitigation strategy, and required decision date. Typical risks we will monitor include bridging document gaps, utility coordination, plan check comments, long-lead equipment, site conditions, stormwater requirements, essential services requirements, subcontractor availability, escalation, and owner decision points.

Zumwalt's risk management philosophy is simple: identify early, communicate clearly, and solve collaboratively. We do not allow issues to linger until they become change orders or schedule delays. Our project manager and superintendent will work closely with the City and design team to resolve questions quickly, document decisions, and keep the work moving. Weekly meetings will include review of RFIs, submittals, procurement, cost trends, schedule risks, and upcoming decisions required from the City.

During construction, Zumwalt will maintain tight control of field production, quality, safety, and cost exposure. Change events will be documented promptly and reviewed for entitlement, pricing, schedule impact, and available mitigation before proceeding. Subcontractor performance will be monitored through weekly coordination meetings, look-ahead schedules, manpower reviews, and field inspections. This ensures that risks are managed in real time rather than after they affect the project.

Our experience delivering public agency and design-build projects has reinforced the importance of disciplined project controls. For Santa Teresa Fire Station, Zumwalt will provide the City with a transparent, accountable, and proactive management process that protects the GMP, reduces surprises, supports timely decisions, and delivers a high-quality public safety facility with confidence.

As an example of our project controls process, Zumwalt has included a sample risk matrix prepared for the SCCCD New Police Station and Data Center project as an attachment to this SOQ. This matrix demonstrates how our team identifies, categorizes, tracks, and manages project risks from the earliest stages of design and preconstruction.

7. Subcontractor Strategy and Market Approach

Zumwalt Construction understands that the City will evaluate this section based on the identification of key subcontractors and trade partners, as well as the approach to subcontractor procurement and management. Our strategy is to engage qualified design consultants, engineers, and key trade partners early so the project benefits from real-time constructability input, accurate market pricing, value engineering, and early identification of long-lead items.

For the Santa Teresa Fire Station, Zumwalt has selected and prequalified the following design consultants, engineers, and subcontractors:

Team Member	Scope
TETER Architects	Architectural, Structural, Interior Design
MVE	Civil Engineering
Designlab252	Landscape Design
Fire Systems Solutions	Fire Sprinkler and Fire Alarm Design
Tarrar Utility Consultants	PG&E Electric Design/ Joint Trench Utility Coordination
Fresno Plumbing	Plumbing
Patton	HVAC
Rex Moore	Electrical/ Low-Voltage

This team was selected because of its relevant fire station and public safety experience, available horsepower to support an expedited design schedule, and proven ability to contribute meaningfully during preconstruction. Each partner understands that success on a design-build fire station requires more than preparing drawings or providing a bid. It requires active participation in scheduling, constructability reviews, design-to-budget decisions, value engineering, utility coordination, and long-lead procurement planning.

A key component of our market and schedule strategy is the early involvement of Tarrar Utility Consultants. Tarrar provides a significant schedule and coordination benefit by advancing the applicant-side utility design rather than waiting for PG&E or other utility providers to drive the process from start to finish. Their scope includes PG&E electric design, joint trench composite design, preliminary routing, transformer and service location coordination, utility applications, low-voltage provider coordination, trench details, bid documents, and support through utility review and approval.

By engaging Tarrar early, our team can identify utility conflicts, service routing requirements, tie-in points, clearance issues, and cost impacts during design instead of discovering them during construction. This proactive approach helps compress the front-end utility design timeline, reduce redesign and resubmittals, improve bid clarity, and protect the overall project schedule, while still allowing PG&E and other utility providers to complete their required reviews and approvals.

Our selected design and trade partners will be engaged immediately following award to review the City's bridging documents, validate assumptions, identify scope gaps, and help advance the project toward a coordinated permit-ready design. Their early involvement will allow Zumwalt to provide the City with practical recommendations that balance operational functionality, durability, cost, schedule, and long-term value.

Zumwalt also utilizes **BuildingConnected** for subcontractor procurement and bid management throughout the preconstruction process. BuildingConnected allows our team to organize bid packages, distribute documents, manage bidder communication, track subcontractor interest, issue addenda, compare proposals, and maintain a transparent procurement record. This process improves bid coverage, reduces missed scope, supports competitive pricing, and allows our estimating team to maintain clear documentation of the market response.

For scopes that are not already identified as part of the proposed DBE team, Zumwalt will follow applicable public works and design-build procurement requirements. We will establish clear scopes of work, reasonable qualification criteria, bid due dates, and evaluation procedures to ensure subcontractors are qualified, responsive, properly licensed, DIR-registered, and capable of meeting the project's schedule and quality expectations.

During construction, subcontractor management will be handled through weekly coordination meetings, short-interval schedules, submittal and procurement tracking, manpower planning, quality control inspections, and safety oversight. Zumwalt's project manager and superintendent will work directly with each trade partner to ensure field installation is properly sequenced, coordinated, and aligned with the approved construction documents.
Our subcontractor strategy is built on early engagement, disciplined procurement, and proactive management. By combining a prequalified design-build team with structured market outreach through BuildingConnected and early utility design support through Tarrar, Zumwalt will provide the City of Gilroy with a strong, responsive, and accountable team capable of delivering the Santa Teresa Fire Station efficiently and successfully.

Safety Record and Bonding Letter

March 31, 2026

To Whom It May Concern

RE: **Zumwalt Construction, Inc.** – Five (5) Year Experience Modification Rating (EMR) History Adjusted for Field Only / Non-Clerical Loss

The purpose of this letter is to verify and explain the experience modification rating (EMR) factors developed specifically for Zumwalt Construction, Inc.'s Construction & Field Employees, not including those factors from claims involving clerical or sales employees.

EMR Effective Date	EMR Factor	Field-Only Adjusted EMR Factor
9/1/26 – 9/1/27	*0.86*	*0.86*
9/1/25 – 9/1/26	*0.84*	*0.84*
9/1/24 – 9/1/25	*1.29*	*0.97*
9/1/23 – 9/1/24	*1.05*	*0.77*
9/1/22 – 9/1/23	*1.01*	*0.83*
Five (5) Year Average	*1.01*	***0.85***

As noted in the table, Zumwalt Construction, Inc.'s historical Field-Only Adjusted EMR is exemplary and averages over 15 points below the common industry thresholds of 1.00-1.05.

The overall "safety" rating of a contractor is important in determining a company's safety environment at their construction sites. The Field-Only Adjusted EMR is far more representative of the practical, site-safety and projected losses applicable to future work and is becoming a much more common tool in project prequalification.

The Adjusted EMR factor is calculated by using the exact same EMR Calculation Model used by the California WCIRB in calculating their factor.

Sincerely,

David Schnapp
Senior Vice President
Construction Services Group
Alliant Insurance Services, Inc.

Nationwide®
is on your side

January 8, 2026

Re: **Zumwalt Construction, Inc.**

To Whom It May Concern:

Nationwide Mutual Insurance Company is the surety for Zumwalt Construction, Inc. and we hold them in the highest regard and recommend them to you without hesitation. We currently provide Zumwalt with a surety program of $40,000,000 single, $100,000,000 aggregate.

Issuance of the bonds is subject to application of Nationwide's usual and customary underwriting standards and risk selection criteria, including, but not limited to, satisfactory contract terms and conditions, satisfactory bond forms, receipt and satisfactory review of current underwriting information from our client, evidence of adequate owner financing, and the appropriate request form from our contractor for us to provide the bonds. This letter does not constitute an assumption of liability. The issuance of bonds in connection with your Project is a matter solely between Nationwide and Zumwalt. We assume no liability to you or any third party by the issuance of this letter.

Nationwide Mutual Insurance Company has a Treasury listing of over $1.5 billion. Nationwide Mutual Insurance Company maintains an "A" rating and a financial category size of XV by A.M. Best, and the company is licensed to do business in all fifty states.

Should you have any questions, please do not hesitate to contact me at (209) 210-6968.

Sincerely,



Daniel M. Connolly
Attorney-in-Fact

1A. BASE CONTRACT SUM - CONSTRUCTION COSTS (BAFO)

Cost Component	Proposed Amount	
General Conditions / General Requirements	$	989,938.00
Construction Costs	$	9,132,709.00
Overhead & Profit	$	435,793.00
Allowances	$	-
Bonds & Insurance	$	339,357.00
TOTAL PROPOSED CONSTRUCTION COSTS:	**$**	**10,897,797.00**

1B. BASE CONTRACT SUM - DESIGN & CONTINGENCY COSTS (BAFO)

Cost Component	Proposed Amount	
Design Services	$	923,655.00
Contingency	$	228,318.00
TOTAL PROPOSED DESIGN AND CONTINGENCY:	**$**	**1,151,973.00**

Detailed trade-level pricing is not required as part of this procurement.

1A. ADDITIVE ALTERNATES

Proposers shall include all costs associated with the above additive alternates, including design, permitting, construction, general conditions/general requirements, overhead and profit, contingency, bonds, insurance, and all associated services necessary for complete implementation of the alternate work.

Unless specifically identified otherwise by the City, additive alternates may be evaluated independently from the Base Proposal and accepted, rejected, or deferred at the City's discretion.

The City reserves the right to award any combination of additive alternates, or none, in the manner determined to be in the City's best interest.

Proposers shall separately identify pricing associated with the additive alternates identified within the bridging documents and Drawing G0.20. Unless specifically stated otherwise within the Proposal, additive alternates shall be considered additive to the Base Contract Sum identified above.

Additive Alternate	Proposed Amount	
Additive Alternate No. 1 – Solar PV Canopy per G0.20	$	416,585.00
Additive Alternate No. 2 – Utility Extension to Green Field per G0.20	$	66,285.00
Additive Alternate No. 3 – Concrete Drive Aisle in lieu of Asphalt	$	489,018.00

2. CONTINGENCY ACKNOWLEDGEMENT

- Contingency shall be clearly identified within the Proposal.
- Contingency is intended solely for costs reasonably associated with completing the Work consistent with the Contract Documents.
- Use of contingency shall be subject to City review consistent with the Agreement requirements.
- Any unused contingency shall be credited back to the City at Final Completion.

Initial: 

3. KEY CLARIFICATIONS AND EXCLUSIONS

Proposer shall identify any key clarifications, assumptions, or exclusions associated with its Proposal, including but not limited to site conditions, utility coordination, permitting assumptions, AHJ assumptions, off-site improvements, completeness of bridging documents, escalation assumptions, procurement assumptions, and long-lead material assumptions.
Failure to specifically identify exclusions below shall indicate proposer's acknowledgement that all work reasonably inferable from the RFQ/P, bridging documents, performance criteria, and Contract Documents is included within the Proposed Contract Sum.
The City reserves the right to reject, deem non-responsive, or require withdrawal of any clarifications, assumptions, exclusions, qualifications, or conditions determined by the City to materially conflict with the RFQ/P, bridging documents, performance criteria, or Agreement Documents.
No proposer clarification, assumption, exclusion, qualification, or condition shall
modify the Contract Documents unless expressly accepted in writing by the City during contract execution.

Clarification / Exclusion
CLARIFICATION: PG&E Work that will be required under Rule 16 and/or Rule 20 has not been captured in our Base Proposal pricing, as it cannot be identified by PG&E at this state of planning, and will be a direct cost to the Owner of the property. We have therefore submitted an Alternate for a PG&E Allowance cost for the Owner to consider carrying that is based on similar Fire Station projects we have completed within the PG&E jurisdiction. There is, however, no way to identify what those costs will be until PG&E has stamped Site Plans for their review and design coordination.
CLARIFICATION: We have proposed a 2.5% Contingency Amount upon the overall project to be utilized within the parameters as set forth by the City of Gilroy in Addendum 01, Responses 14A, 14B, 14C, and 14D.
CLARIFICATION: Alternate Pricing has been provided for Concrete Drive Aisles in lieu of Asphalt Paving has been submitted for your review and approval. Having completed multiple fire stations, the asphalt paving degrades and warps substantially under the weights of the fire trucks and larger apparatus equipment utilized by all fire departments. All of the previous Fire Stations we have completed have opted to design with fully-reinforced concrete drive aisles in-lieu of asphalt. The one project that opted for the Asphalt replaced it 13 months after construction with a new reinforced concrete drive aisle due to the rapid degredation of the asphalt. We submit it to your team as an add alternate, and it is not included in our base pricing.
EXCLUSION: All Permits and Fees associated are to be paid by Owner or reimbursed by Owner with ZCI approval per Addendum 02.
EXCLUSION: All PG&E Direct work is excluded from our pricing.

4. ADDENDA ACKNOWLEDGEMENT

Addendum No.	Date
Addendum 01	5/14/2026
Addendum 02	5/21/2026

5. TIME-AND-MATERIALS RATE ACKNOWLEDGEMENT

Proposer acknowledges that the City may request negotiated time-and-materials rates from the selected DBE for evaluation of future change orders or additional services. Such rates are not part of the proposal evaluation.
Initial: _____

6. PROPOSER CERTIFICATION

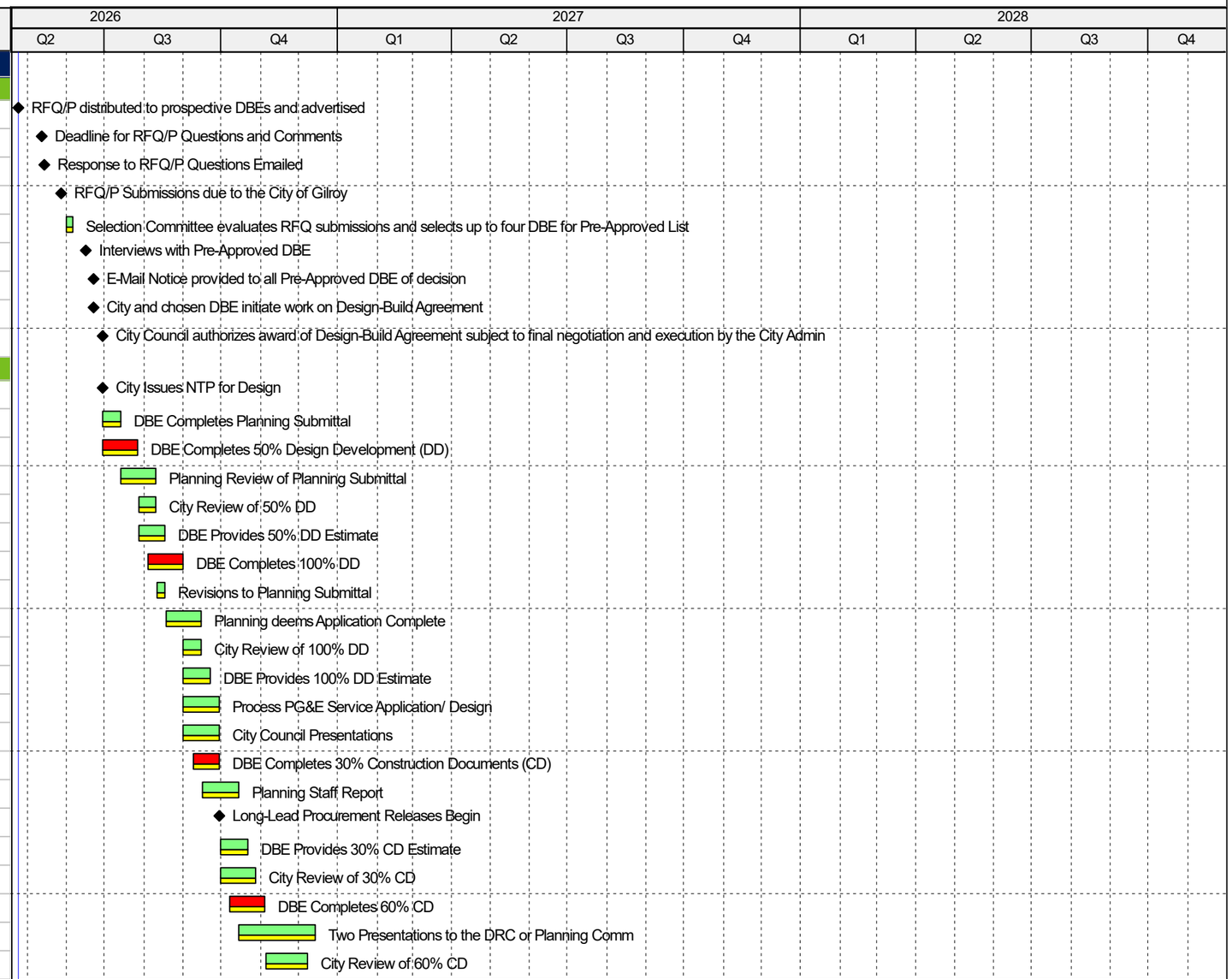
- The Proposal is based upon examination of the RFQ/P documents and available site information.
- Proposer acknowledges responsibility for performing such review, coordination, and investigation as a reasonably prudent Design-Build Entity would perform in preparation of its Proposal.
- The proposed Contract Sum includes all costs necessary to complete the Project consistent with the RFQ/P and Agreement Documents.
- Proposer acknowledges that the additive alternates identified herein are priced independent of the Base Contract Sum unless specifically noted otherwise within the Proposal.
- Except for approved changes under the Agreement, proposer acknowledges responsibility for completing all work reasonably inferable from the RFQ/P, bridging documents, and performance criteria within the Proposed Contract Sum.
- The proposer agrees to enter into the City's Agreement substantially in the form provided.

Proposer Name	ZUMWALT CONSTRUCTION, INC.
Authorized Signature	
Printed Name / Title	ROBERT E. MCKNIGHT / PRESIDENT
Date	6/15/2026

CITY OF GILROY | SANTA TERESA FIRE STATION

PROPOSED PROJECT SCHEDULE

Activity ID	Activity Name	Orig Dur	Start	Finish
Santa Teresa Fire Station (BAFO)		523	4/24/26	5/30/28
RFQ/P Schedule		44	4/24/26	6/29/26
RFQP_1000	RFQ/P distributed to prospective DBEs and advertised	0		4/24/26*
RFQP_1010	Deadline for RFQ/P Questions and Comments	0		5/12/26*
RFQP_1020	Response to RFQ/P Questions Emailed	0		5/14/26*
RFQP_1030	RFQ/P Submissions due to the City of Gilroy	0		5/28/26*
RFQP_1040	Selection Committee evaluates RFQ submissions and s	5	6/1/26	6/5/26
RFQP_1050	Interviews with Pre-Approved DBE	0		6/16/26*
RFQP_1060	E-Mail Notice provided to all Pre-Approved DBE of decisi	0		6/22/26*
RFQP_1070	City and chosen DBE initiate work on Design-Build Agree	0		6/22/26*
RFQP_1080	City Council authorizes award of Design-Build Agreemen	0		6/29/26*
Preconstruction		184	6/29/26	3/26/27
PRECON_1000	City Issues NTP for Design	0	6/29/26	
PRECON_1300	DBE Completes Planning Submittal	10	6/29/26	7/13/26
PRECON_1040	DBE Completes 50% Design Development (DD)	20	6/29/26	7/27/26
PRECON_1310	Planning Review of Planning Submittal	20	7/14/26	8/10/26
PRECON_1080	City Review of 50% DD	10	7/28/26	8/10/26
PRECON_1090	DBE Provides 50% DD Estimate	15	7/28/26	8/17/26
PRECON_1100	DBE Completes 100% DD	20	8/4/26	8/31/26
PRECON_1320	Revisions to Planning Submittal	5	8/11/26	8/17/26
PRECON_1330	Planning deems Application Complete	20	8/18/26	9/15/26
PRECON_1290	City Review of 100% DD	10	9/1/26	9/15/26
PRECON_1120	DBE Provides 100% DD Estimate	15	9/1/26	9/22/26
PRECON_1210	Process PG&E Service Application/ Design	20	9/1/26	9/29/26
PRECON_1350	City Council Presentations	20	9/1/26	9/29/26
PRECON_1130	DBE Completes 30% Construction Documents (CD)	15	9/9/26	9/29/26
PRECON_1340	Planning Staff Report	20	9/16/26	10/14/26
PRECON_1190	Long-Lead Procurement Releases Begin	0		9/29/26
PRECON_1150	DBE Provides 30% CD Estimate	15	9/30/26	10/21/26
PRECON_1140	City Review of 30% CD	20	9/30/26	10/28/26
PRECON_1160	DBE Completes 60% CD	20	10/7/26	11/4/26
PRECON_1360	Two Presentations to the DRC or Planning Comm	40	10/15/26	12/14/26
PRECON_1170	City Review of 60% CD	20	11/5/26	12/7/26



ZUMWALT CONSTRUCTION

PROPOSED PROJECT SCHEDULE
CITY OF GILROY | SANTA TERESA FIRE STATION
GILROY, CA
ZUMWALT PROJECT NUMBER: TBD
DATA DATE: 4/24/26
PAGE NO. 1 OF 2

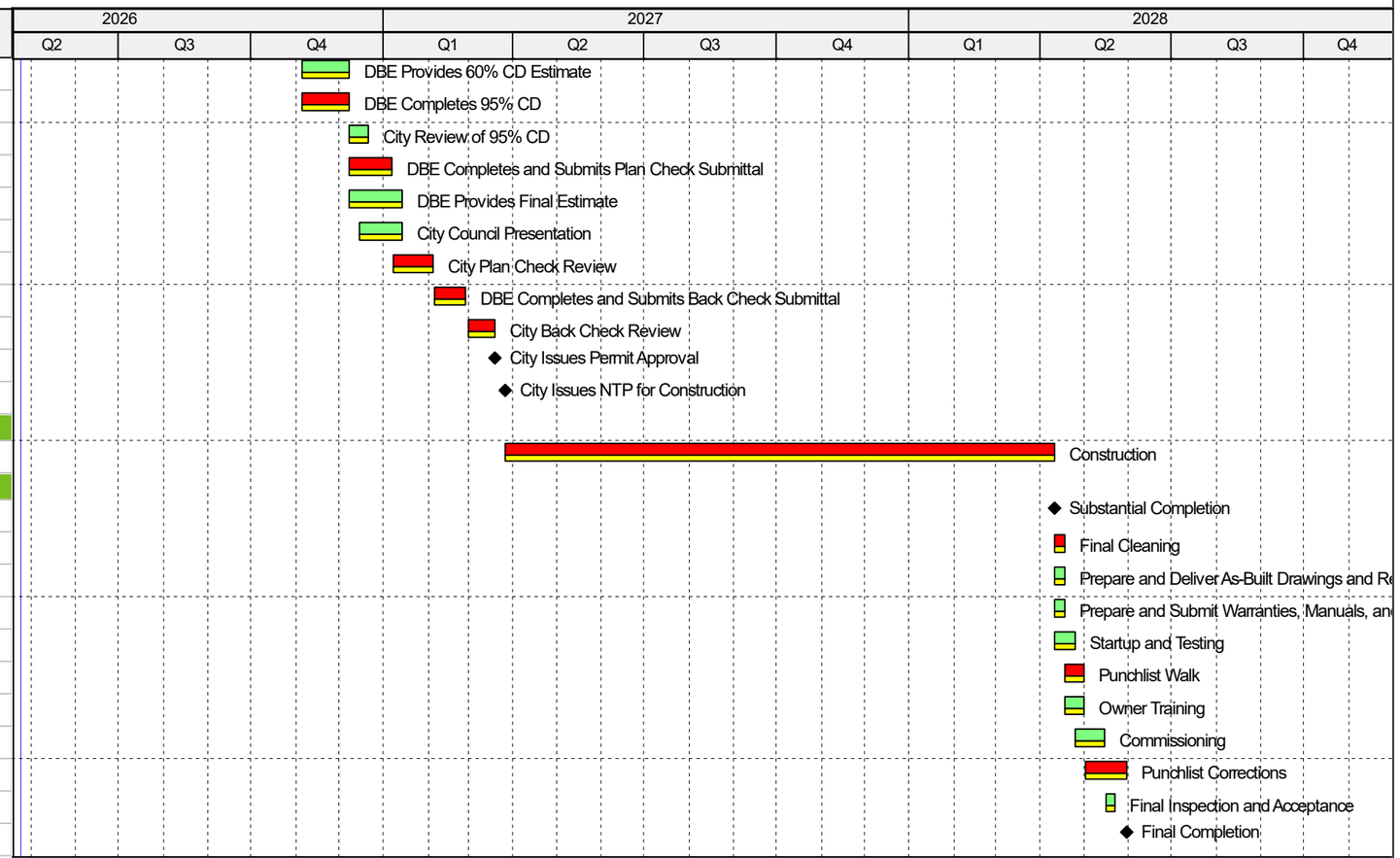
Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Date	Revision	Checked	Approved
6/2/26	0	JB	TP

CITY OF GILROY | **SANTA TERESA FIRE STATION**

PROPOSED PROJECT SCHEDULE

Activity ID	Activity Name	Orig Dur	Start	Finish
PRECON_1180	DBE Provides 60% CD Estimate	20	11/5/26	12/7/26
PRECON_1200	DBE Completes 95% CD	20	11/5/26	12/7/26
PRECON_1110	City Review of 95% CD	10	12/8/26	12/21/26
PRECON_1230	DBE Completes and Submits Plan Check Submittal	20	12/8/26	1/6/27
PRECON_1220	DBE Provides Final Estimate	25	12/8/26	1/13/27
PRECON_1370	City Council Presentation	20	12/15/26	1/13/27
PRECON_1240	City Plan Check Review	20	1/7/27	2/4/27
PRECON_1250	DBE Completes and Submits Back Check Submittal	15	2/5/27	2/26/27
PRECON_1270	City Back Check Review	15	3/1/27	3/19/27
PRECON_1260	City Issues Permit Approval	0		3/19/27
PRECON_1280	City Issues NTP for Construction	0	3/26/27	
Construction		260	3/26/27	4/10/28
CONST_1000	Construction	260	3/26/27	4/10/28
Closeout		35	4/10/28	5/30/28
CLS_1000	Substantial Completion	0		4/10/28
CLS_1010	Final Cleaning	5	4/11/28	4/17/28
CLS_1020	Prepare and Deliver As-Built Drawings and Record Docu	5	4/11/28	4/17/28
CLS_1030	Prepare and Submit Warranties, Manuals, and Certificati	5	4/11/28	4/17/28
CLS_1040	Startup and Testing	10	4/11/28	4/24/28
CLS_1050	Punchlist Walk	10	4/18/28	5/1/28
CLS_1060	Owner Training	10	4/18/28	5/1/28
CLS_1070	Commissioning	15	4/25/28	5/15/28
CLS_1080	Punchlist Corrections	20	5/2/28	5/30/28
CLS_1090	Final Inspection and Acceptance	5	5/16/28	5/22/28
CLS_1100	Final Completion	0		5/30/28



ZUMWALT CONSTRUCTION

PROPOSED PROJECT SCHEDULE
CITY OF GILROY | SANTA TERESA FIRE STATION
GILROY, CA
ZUMWALT PROJECT NUMBER: TBD
DATA DATE: 4/24/26
PAGE NO. 2 OF 2

Remaining Level of Effort
Actual Level of Effort
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Date	Revision	Checked	Approved
6/2/26	0	JB	TP

City of Gilroy

Public Works Department

Request for Qualifications and Proposals

Santa Teresa Fire Station Construction Project

No. 26-RFQ/P PW-536

CITY OF GILROY
7351 ROSANNA STREET
GILROY, CA 95020-6197

Proposals Due by:
4:00 PM, Thursday, May 28, 2026

Request for Qualifications and Proposals

No. 26-RFQ/P-PW-536
Santa Teresa Fire Station Construction Project

Notice is hereby given that the Purchasing Coordinator of the City of Gilroy at 7351 Rosanna Street, Gilroy, CA 95020-6197 is soliciting **Qualification Statement Submittals and Sealed Cost Proposals** from qualified firms to complete the Design-Build of the new Santa Teresa Fire Station Construction Project No. 26-RFQ/P-PW-536 as described in the attached Request for Qualifications. Submittals will be accepted up until **4:00 PM, Thursday, May 28, 2026**. All Design-Build Entities are required to submit five (5) hard copies of their Qualification Statement Submittals and Sealed Cost Proposals, as well as a USB containing both documents. Proposals received after that time and date will not be considered. The City of Gilroy accepts no responsibility if delivery is made to another location other than location specified above and/or delayed deliveries by your chosen carrier. An evaluation team will review submitted qualifications and select up to four of the best qualified firms to move into the Proposal Evaluation round, where proposals will be evaluated and scored to determine the bid winner. The selected Design-Build Entity will then be recommended to the City Council for an agreement to complete the project.

A free electronic copy of the RFQ/P can be obtained by going to the City of Gilroy website (www.cityofgilroy.org).

Respectfully Requested,
Carina Baksa
Purchasing Coordinator

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26-RFQ/P-PW-536
Santa Teresa Fire Station Construction Project
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STATEMENT OF QUALIFICATIONS SUBMITTAL CHECKLIST

SANTA TERESA FIRE STATION CONSTRUCTION PROJECT

26-RFQ/P-PW-536

❋ ❋

In order to be eligible to submit for this RFQ/P, all interested parties are requested to send an email to Ryan Osenton no later than **5:00 PM, May 12, 2026** at the following email address: NOTICE

Ryan.Osenton@cityofgilroy.org

Please include the following information in your email:

- Contractor Name
- Address
- Email address
- Telephone No.
- Re: 26-RFQ/P-PW-536

This information will be used to send you addendums (if any). Failure to acknowledge addendums (if any) may cause your submittal to be judged non-responsive.

The following documents/information must be filled out and/or included in the submittal in order to be considered for this project:

- ❑ 5 copies of Contractor Qualifications & required attachments & supporting information, **as well as electronic copy of all documents in a USB card**.
- ❑ 5 sealed copies of Contractor Cost Proposals, required attachments, & supporting information, **as well as electronic copy of all documents in a USB card.**
- ❑ Acknowledgement of Addenda numbers have been received (if any) and have been examined as part of the RFQ/P documents (see Addenda Acknowledgement page below).
- ❑ Deliver submittal package to City of Gilroy at address given by 4:00 PM, May 28, 2026.

ADDENDA ACKNOWLEDGEMENT

We acknowledge that the following addenda have been received and have been examined as part of the RFQ/P documents:

Addendum No.	Date Received	Initials

_____
Signature

_____ _____
Printed Name Date

RFQ/P OVERVIEW

Introduction

The City of Gilroy is a charter city located in southern Santa Clara County with a population of approximately 60,000. The City is a council-administrator form of government with the mayor elected at large for a four-year term and six City Councilmembers who are elected at large for four-year terms. Development activity in the original Gilroy town site dates back to the early 1800's, with the City formally incorporating in 1870. Since then, the City has experienced several annexations and growth periods throughout the 20th and 21st centuries.

Information regarding the City and its organization, such as government structure, services provided, the current Operating and Capital Budgets, Annual Financial Reports, and the most recent Comprehensive Fee Schedule, is available on the City website at www.cityofgilroy.org.

The Santa Teresa Fire Station Construction Project (Project) will establish a modern, high-performing hub for fire and emergency response services in the City of Gilroy, advancing the City's public safety capabilities through a thoughtfully phased, design-build approach. Located at the southeast corner of West Luchessa Avenue and Miller Avenue, the project will deliver a code-compliant, resilient facility designed to support fire personnel with efficient operations, durable infrastructure, and long-term adaptability. The Santa Teresa Fire Station is intended to serve Gilroy's growing community by strengthening emergency response capabilities and enhancing public safety services for decades to come.

The City of Gilroy is seeking interested and qualified contractors to submit statements of qualification about your firm's ability to provide Design-Build Construction Services to the City for the construction of the new Santa Teresa Fire Station, and a separate sealed Cost Proposal to be evaluated if your firm advances through the Qualifications Evaluation. The Project will be delivered using a Design-Build delivery method under a single Agreement between the City and the Design-Build Entity (DBE). A Notice to Proceed will be issued upon the City's acceptance of the Guaranteed Maximum Price, agreement on the Project Schedule and Completion Date, and execution of an Agreement confirming these terms. All work products and electronic files produced by the DBE shall become the property of the City and may be used by the City for any purpose, including continuation of the Project with another DBE should the need arise.

The City intends to select a DBE consisting of a general contractor, architect, key sub consultants, and key trade contractors (collectively the Design-Build Entity or DBE) based on the evaluation process outlined in this RFQ/P. Your submission should clearly demonstrate how your firm's resources and expertise can meet the construction needs of the City's project. This Request for Qualifications and Proposal (RFQ/P) outlines the general scope of the City's project construction needs.

Overview-Intent and Selection Process

The intent of this RFQ/P is as follows:

- To evaluate and select up to four DBE, based on Statement of Qualifications, to move into the Cost Proposal evaluation.
- To evaluate and select one DBE from the Cost Proposals to be recommended to City Council for contract award to provide Design-Build Services for the Santa Teresa Fire Station Construction Project.

The RFQ/P for the Santa Teresa Fire Station Construction Project will follow a two-step process. Any interested DBE will submit two separately sealed proposals. The first proposal will be your Statement of Qualifications. The City will evaluate each interested DBE's specific qualifications and experience in construction of Design-Build projects and select up to four of the best qualified firms to advance into the second round of review. The selected firms will be notified of their advancement into the Design-Build Construction Services Proposals Evaluation Process by the City. The City and its consultant team will review the sealed Cost Proposals for evaluation and scoring. Following initial review and scoring, interviews will be held with the pre-approved firms. The City will select one of the pre-approved firms to be recommended to the City Council for the Design-Build Agreement (Agreement).

The Agreement is subject to approval by the Gilroy City Council, and the Council reserves the right to not award any such Agreement. The City also reserves the right to select a non-pre-approved firm through a separate selection process if it determines that the needs of the City are best served by doing so.

Project Needs and Core Objectives

The City of Gilroy is seeking a qualified and collaborative Design-Build Entity (DBE) to deliver the Santa Teresa Fire Station in a manner that advances the City's long term public safety goals while remaining cost effective, innovative, and responsive to the community. The City, through its project management consultant, Griffin Structures, Inc., will be involved in managing the project, attending pre-construction and periodic construction status meetings, as well as problem solving and approving change orders. The City will rely on the DBE for daily management of the Project. The selected DBE will be expected to align with the following core objectives:

1. Expedited Delivery

A primary objective of the project is timely delivery. The DBE is expected to mobilize promptly, proactively coordinate design and construction activities, and sequence work efficiently to bring the Santa Teresa Fire Station online as early as practicable.

2. Cost Effectiveness and Ingenuity

The City is committed to delivering a high-quality facility within available funding. The DBE should propose creative and cost-conscious solutions that maintain operational functionality, durability, and constructability while identifying opportunities for long term value and lifecycle cost savings. Value based decision making and efficiency in delivery are strongly encouraged.

3. Integrated Design and Construction Schedule

The project will be delivered using a design build approach. The DBE will receive 100 percent schematic level bridging documents and associated performance criteria, which are provided as Attachment 2, and will be responsible for advancing the project through design development, construction documents, permitting, and construction. A coordinated and proactive schedule that advances design and construction concurrently is critical to achieving project goals. The DBE shall also be responsible for coordination, design, and delivery of all required utility services, including off-site improvements and coordination with applicable agencies.

4. High Quality, Functional, and Future Ready Design

The completed facility must support the operational, safety, and wellness needs of today's fire personnel while allowing for future adaptability. This includes efficient space planning, durable and low maintenance materials, and thoughtful design strategies that enhance response times, resilience, and long-term performance.

5. Collaborative and Transparent Delivery Approach

A strong and integrated working relationship among the DBE, the design team, and City stakeholders is essential to project success. The DBE must demonstrate a collaborative team structure, clear and proactive communication practices, and a proven track record delivering public sector design build projects, particularly fire stations or other public safety facilities.

Schedule

A draft schedule for this RFQ/P is given below. Please keep in mind that schedules are subject to change.

RFQ/P Schedule	Target Date(s)
RFQ/P distributed to prospective DBEs and advertised	April 24, 2026
Deadline for RFQ/P Questions and Comments (5:00 PM)	May 12, 2026
Response to RFQ/P Questions Emailed (4:00 PM)	May 14, 2026
RFQ/P Submissions due to the City of Gilroy (4:00 PM)	May 28, 2026
Selection Committee evaluates RFQ submissions and selects up to four DBE for Pre-Approved list	Week of June 1, 2026
Interviews with Pre-Approved DBE	June 16, 2026
E-Mail Notice provided to all Pre-Approved DBE of decision	June 19, 2026
City and chosen DBE initiate work on Design-Build Agreement	June 22, 2026
City Council authorizes award of Design-Build Agreement subject to final negotiation and execution by the City Administrator	June 29, 2026 Special City Council Meeting

The City requests that all DBE's submitting proposals set aside June 16, 2026, for potential interview sessions. The City is operating on a tight timeline and will need to conduct interviews on that date. City staff will notify DBE's that advance to the interview stage on June 1, 2026, and will schedule the interviews at that time.

General Information

1. **General Services.** The City invites qualified DBEs to submit a Response which sets forth its ability to provide the Services, as more fully indicated herein. DBEs must have extensive experience with the Uniform Building Code ("**UBC**"), Title 24 of the California Code of Regulations. DBEs must have experience in the design and construction of public facilities, preferably fire stations, under both the Public Contract Code's formal bidding process and under alternative construction delivery methods.

2. **Design-Build Entity.** An eligible DBE under Public Contract Code section 22161 (d), means a corporation, limited partnership, partnership, or other association that is capable of providing appropriately licensed contracting, architectural, and engineering services as needed pursuant to a design-build Agreement. Nothing in this RFQ/P is intended nor should be interpreted as contravening the provisions of the Public Contract Code. The DBE shall be fully knowledgeable of, and shall comply with, the provisions of Public Contract Code section 22161, et seq.

3. **Project / Program Consultant.** The City has, at its expense, retained the services of a construction/project manager to ensure compliance with agreed-upon specifications and other requirements.

4. **Contract Requirements.** A Design-Build Agreement between the City and the selected DBE will be executed that will outline the full requirements and expectations of the Project**.**

5. **Indemnity.** Pursuant to Public Contract Code section 20103.6, the Agreement with the DBE includes language requiring the Designer/Builder to indemnify the City to the furthest extent permitted by California law.

6. **Skilled and Trained Workforce.** Public Contract Code section 22164 (c) (1) states that a DBE must provide "an enforceable commitment that the entity and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades in accordance with Section 2600 of the Public Contract Code."

7. **Bonds & Insurance**. Pursuant to the Agreement, the DBE shall be required to obtain:
   a. A payment bond and performance bond to cover the contract amount for non-design services; and
   b. Errors and omissions insurance coverage sufficient to cover all design and architectural services provided in the Agreement.

8. **Pre-Qualification.** All proposers must submit by the date indicated in the RFQ/P Schedule. The City will notify each DBE of their prequalification status by the date indicated in the RFQ/P Schedule. The City will select up to four DBE to proceed with the proposal evaluation process.

9. **Proposals Evaluation**. The Pre-Approved proposers will be notified of their advancement into the Design-Build Construction Services Proposals Evaluation Process by the City. City

staff will review their sealed Cost Proposals for evaluation and scoring. Following interviews, the City will select one of the pre-approved firms to be recommended to the City Council for an agreement to complete the project.

10. **Conflicts of Interest.** Public Contract Code section 22162(c) requires the City to develop an organizational conflict-of-interest policy regarding the ability of a person or entity that performs services for the City relating to the solicitation of a design-build project to submit a proposal as DBE or to join a DBE team. The City's organizational conflict-of-interest policy is included in **Attachment 1**. The City will strictly evaluate any potential or actual conflicts of interest to ensure avoiding even the appearance of impropriety in the procurement and performance of the services for the Project. The DBE selected to provide the Services will not be permitted to have any subsidiary, parent, holding company or affiliate of the selected DBE perform any construction work or submit a bid for the Project, without the prior written approval of the City that sufficiently addresses the conflict of interest issues, to the sole discretion of the City.

The following entities are currently retained by the City and/or City's consultants to assist in the development of the bridging and criteria documents and are precluded from being

part of any DBE team:

Entity	**Services**
LPA Design Studios	Bridging Documents Architect
Geocon Consulting	Geotechnical Consultant

Additional General Information

1. **Addenda.** If it becomes necessary to revise any part of this RFQ/P, an addendum or revision will be transmitted to all prospective DBEs by email.
2. **Right to Reject**. The City reserves the right to reject any or all submittals, or any part of the submittal, to waive minor technicalities, or to solicit new submittals on the same project, or on a modified project, which may include portions of the originally proposed project as the City may deem necessary in its interest.

   Submittals may be rejected for any alterations of form, additions or alternates not called for, incomplete submittals, erasures or irregularities of any kind.
3. **False or Misleading Statements.** Any submittals containing, in the opinion of the City, false or misleading statements will be rejected.
4. **Incurring Costs.** The City of Gilroy will not pay costs incurred in qualification submittal preparation, printing, or the negotiation process. All such costs shall be borne by the submitting DBE.

5. **News Release.** News releases pertaining to this RFQ/P or to the award of a contract shall not be made without the prior written approval of the City.
6. **Clarification of Submittals.** The City reserves the right to obtain clarification information of any point in any DBE's submittal or to obtain additional related information necessary to properly evaluate the submittal. Failure of a DBE to respond to a request for more information may result in the submittal being rejected.
7. **Disclosure of Submittal Information.** All submittals become a matter of public record once an Agreement is awarded. If a prospective DBE wishes to submit information that is considered confidential or proprietary, they must indicate in the submittal which portions of the material are confidential or proprietary, and why it is proprietary. The City will make reasonable efforts to protect the confidentiality of such material but makes no guarantees that such material may be protected. Entire submittals designated as confidential may be rejected. Prospective DBE's must understand that the City must abide by the California Public Records Act (Government Code 6250, et seq.).
8. **City Use of RFQ/P Ideas.** The City reserves the right to use any or all prospective DBE service and project approach ideas presented. Selection or rejection of a DBE does not affect this right.
9. **Reliance on Information.** DBEs may rely only upon written information and/or instructions from the City, and the City shall not be responsible for any oral information and/or instructions given with regard to this RFQ/P.

   Any City response to a request for clarification by a DBE may be made in the form of an addendum to the RFQ/P, DBEs should await responses to inquiries prior to delivering their submittal. City response will be by email. All submitting DBEs shall provide the City with their email address.

   Additionally, the DBE may rely on the bridging documents for program and performance intent; however, the DBE shall be responsible for the completeness, coordination, constructability, and code compliance of the final design.
10. **Notification of Withdrawal of Submittal.** Proposer may modify or withdraw their submittal prior to the date and time specified for submittal submission by an authorized representative of that organization or by formal written notice. Submittals will become the property of the City of Gilroy after the submission deadline.
11. **DIR Registration and Compliance Requirements.** The DBE and all subcontractors, of every tier, shall be registered with a valid registration number from the Department of Industrial Relations pursuant to Labor Code §§ 1725.5 and 1771.1 for the duration of time that the DBE is performing the work under the construction documents. Neither the DBE nor any subcontractor shall be qualified to submit a Bid/Proposal or be listed in a Proposal, subject to the requirements of Section 4104 of the Public Contract Code or engage in the performance of work under the Agreement documents unless currently registered and qualified to perform public work pursuant to Section Labor Code §1725.5. The DBE shall not enter any subcontract without proof of the potential subcontractor's registration. If an unregistered contractor submits a Proposal, the City will deem such Proposal as non-responsive. If any unregistered contractor or subcontractor performs work on this Project at any time, the City has the right to terminate the Agreement for cause.

12. **Wage Rates.** The DBE is required to comply with all applicable prevailing wage requirements and/or regulations, including but not limited to California Labor Code section 1773 et seq., and those requirements and regulations are deemed included in the proposal documents. State prevailing wage requirements are published by the Director of the State of California Department of Industrial Relations and may be found online at www.dir.ca.gov/.

13. **Equal Employment Opportunity.** The DBE shall comply with all applicable federal, state, and local laws, rules, and regulations regarding non-discrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical conditions, disability, or any other lawful reason.

14. **Safety**. Safety of City workers, the DBE's workers and the general public is of primary importance to the City. The DBE and all sub-Contractors (if any) must adhere to all applicable federal, state, and City rules, regulations, and policies related to the safe execution of the work to be performed. This includes the use of proper safety gear (e.g., eye protection, hearing protection, reflective safety vests, etc.), and traffic control measures as per the Manual of Uniform Traffic Control Devices (latest edition), or other regulations as applicable. The City reserves the right to halt work in the event safety rules/regulations are not being followed until corrected to the satisfaction of the City.

15. **License**. In addition to all other requirements set forth in the Agreement, the successful DBE to whom the Agreement is awarded along with any subcontractors must obtain and keep in force throughout the progress of the service, a valid City of Gilroy Business License issued by the City of Gilroy prior to or concurrently with delivery of the executed Agreement.

16. **Agreement Period.** The Agreement, once approved by the City Council, is for the duration of the construction and closeout phase.

Submission Requirements

Statement of Qualifications (SOQ)

SOQs shall not exceed **thirty (30) pages**, excluding cover letter, table of contents, tabs, resumes, and required forms.

The SOQ shall include the following:

1. A dated Letter of Interest must be submitted, including the legal name of the DBE, address, telephone, emails, and the name, title, and signature of the person authorized to submit the SOQ on behalf of the DBE. Firm and Design-Build Team Qualifications

2. Key Personnel and Organizational Structure. Please include detail on how the DBE complies with applicable statutory requirements of the Business and Professions Code and Public Contract Code section 22161, et seq., including section 22161, which states:

(c) 'Design-build' means a procurement process in which both the design and construction of a project are procured from a single entity.

(d) 'Design-build entity' means a corporation, limited partnership, partnership, or other association that is capable of providing appropriately licensed contracting, architectural, and engineering services as needed pursuant to a design-build contract.

3. Relevant Project Experience and Past Performance
4. Project Understanding and Approach
5. Schedule Approach and Delivery Capability including work commitments that might conflict with this Project.
6. Project Controls, Risk Management, and Agreement Exceptions
7. Subcontractor Strategy and Market Approach
8. Safety Record
9. Any requested Agreement exceptions. If a DBE has any comments or objections to the Sample Agreement attached hereto as **Attachment 2** to this RFQ/P, it shall provide those comments or objections with specificity in its SOQ.

Cost Proposal Submittal

Proposal submittals shall be limited to **ten (10) pages maximum**, excluding the price proposal form. The required one (1) page CPM schedule shall be included within the page limit.

The Proposal shall include the following:

1. Price Proposal (submitted separately)

2. Project Schedule (one-page CPM)

EVALUATION AND SELECTION PROCESS

A. General

The City will utilize a two-step selection process to identify the Design-Build Entity (DBE) that provides the best value for the Santa Teresa Fire Station Project. The process will consist of:

1. Step 1 – Qualifications Evaluation (Statement of Qualifications)
2. Step 2 – Proposal Evaluation (Best Value Determination)

Only those firms determined to be most qualified in Step 1 will advance to Step 2. The award will be made to the proposer whose proposal represents the best value to the City, based on a combination of price and qualitative factors, in accordance with applicable provisions of the California Public Contract Code.

B. Responsiveness and Minimum Requirements (Pass/Fail)

Prior to evaluation, all submittals will be reviewed for responsiveness and minimum qualifications. Failure to meet any of the following requirements may result in the submittal being deemed non-responsive and rejected without further evaluation.

Proposers shall meet the following minimum requirements:

- Valid California Contractor's License (Class B), held and active for a minimum of five (5) years without revocation or suspension
- Current DIR Public Works Contractor Registration
- Not currently debarred, disqualified, or otherwise ineligible to perform public works under California Labor Code
- Submission of all completed and signed required forms and acknowledgements
- Acceptance of the City's Agreement requirements (or clearly identified exceptions)
- Submittal prepared and delivered in accordance with the requirements of this RFQ/P

Proposers shall also provide a description of any violations, assessments, or penalties related to prevailing wage, apprenticeship, or labor compliance laws within the past five (5) years, including resolution status. This will not be cause for disqualification, however, the City will consider these factors as part of the subsequent SOQ review processes.

Additionally, **proposers must answer the following questions**. Responses that do not meet the criteria identified below may result in disqualification.

Pass/Fail Questions (Essential Criteria)		
1.	**Relevant Project Experience** Has your Firm contracted for and completed construction of a minimum of: • Three (3) California public projects, • Each with a value of at least $5,000,000, and • All within the past five (5) years? (Please circle one) NOTE: You must list these projects in the as part of "Project References" in Step 1, category 3.	YES NO NO = cannot prequalify
2.	**Contractor Licensing** Does your firm currently hold all required contractor's license(s) necessary to perform the work, and have those license(s) been continuously active for at least five (5) years without revocation or suspension? (Please circle one)	YES NO NO = cannot prequalify
3.	**Debarment / Responsibility Status** Has your firm or any associated firm been found non-responsible, debarred, disqualified, or otherwise prohibited from bidding on or performing public works in California within the past five (5) years? (Please circle one)	YES NO YES = cannot prequalify
4.	**Contract Default or Termination** Has your firm or any associated firm defaulted on a contract or been terminated for cause by a public agency within California within the past five (5) years, where such default or termination was upheld by a court or arbitrator? (Please circle one)	YES NO YES = cannot prequalify
5.	**Criminal Convictions** Has your firm, any associated firm, or any of their owners or officers been convicted within the past ten (10) years of a crime involving: • Bidding, awarding, or performance of a public contract • False claims to a public entity • Fraud, theft, or other acts of dishonesty (Please circle one)	YES NO YES = cannot prequalify
6.	**Surety / Bonding Issues** Within the past five (5) years, has a performance bond surety for your firm or any associated firm been required to: • Take over or complete a project • Supervise the work of a project • Pay amounts to third parties (Please circle one)	YES NO YES = cannot prequalify
 	**If you answered:** **"NO" to questions 1-2 or** **"YES" to questions 3-6, then STOP.** **You are not eligible for prequalification at this time.**	

STEP 1 – QUALIFICATIONS EVALUATION (SOQ)

(Maximum 100 Points)

Evaluation in this phase is based on demonstrated qualifications, experience, and general approach. Project-specific pricing, means and methods, and schedule commitments will not be evaluated until Step 2. The City will evaluate Statements of Qualifications and shortlist up to four (4) of the highest-ranked firms to advance to the Proposal Evaluation phase.

1. Firm and Design-Build Team Qualifications (20 Points)

Evaluation will consider:

- Demonstrated experience delivering Design-Build projects of similar size, scope, and complexity
- Experience with public agency projects, particularly fire stations or public safety facilities
- Experience advancing projects from schematic-level or bridging documents through construction

2. Key Personnel and Organizational Structure (20 Points)

Evaluation will consider:

- Qualifications and relevant experience of proposed key personnel (Project Manager, Superintendent, Lead Designer, etc.)
- Demonstrated success of the proposed team working together
- Clarity of roles, responsibilities, and team integration

Note: Key personnel identified in the Proposal shall not be replaced without prior written approval from the City.

3. Relevant Project Experience and Past Performance (20 Points)

Evaluation will consider:

- Successful completion of similar projects (size, scope, delivery method)
- Performance related to budget adherence, schedule compliance, and quality
- Owner references and overall client satisfaction
- History of claims, disputes, or terminations
- Safety performance and demonstrated commitment to jobsite safety

4. Project Understanding and Approach (20 Points)

Evaluation will consider:

- Demonstrated understanding of the Project goals, constraints, and priorities
- General approach to delivering Design-Build projects using bridging documents

- Approach to collaboration, communication, and coordination with public agencies

5. Schedule Approach and Delivery Capability (10 Points)

Evaluation will consider:

- Demonstrated ability to deliver projects on or ahead of schedule
- General approach to developing and managing project schedules
- Experience with overlapping design and construction activities (fast-tracked delivery)
- Identification of typical schedule risks and mitigation strategies
- Approach to identifying and procuring long-lead items to support expedited delivery

6. Project Controls and Risk Management (5 Points)

Evaluation will consider:

- Approach to cost tracking and budget management
- Identification and management of project risks

7. Subcontractor Strategy and Market Approach (5 Points)

Evaluation will consider:

- Identification of key subcontractors and trade partners
- Approach to subcontractor procurement and management

Note: Upon completion of the Step 1 evaluation, the City will rank firms based on total scores and may shortlist up to four (4) of the highest-ranked proposers to proceed to Step 2. Scores from Step 1 will not carry forward to Step 2.

STEP 2 – PROPOSAL EVALUATION (BEST VALUE)

(Maximum 100 Points)

Only those firms shortlisted through the Qualifications Evaluation phase will have their sealed proposals opened and evaluated. The purpose of Step 2 is to evaluate each proposer's price proposal and confirm the capability of the proposed team to successfully deliver this specific Project. The City will not re-evaluate general qualifications or experience in this phase.

1. Price / Lump Sum Proposal (50 Points)

Price will be evaluated using the following formula:

Score = (Lowest Responsive Proposal Price ÷ Proposer's Price) × 50

The lowest responsive proposal will receive the maximum score. The proposed price shall include all costs necessary to complete the Project in accordance with the Agreement Documents, including design, construction, general conditions, overhead, profit, bonds, insurance, and all associated services.

As part of the Lump Sum Proposal, Proposers shall provide a summary of the proposed Contract Sum organized by major cost components, including:

- Design services
- General conditions/general requirements
- Construction
- Overhead and profit
- Allowances
- Contingency

Detailed trade-level pricing is not required. Contingencies shall be clearly identified and will be reconciled to actual costs, with any unused amounts credited to the City. Proposers shall also identify key clarifications and exclusions associated with their Proposal, including those related to site conditions, utilities, permitting, and the completeness of the bridging documents.

The Proposal Price shall represent the Proposer's committed Contract Sum to deliver the Project based on the bridging documents and performance criteria provided. Following award, the selected Design-Builder will be responsible for advancing the design and completing the Project within the proposed Contract Sum, subject to adjustments only as permitted under the Agreement.

The City reserves the right to request negotiated time-and-materials rates from the selected DBE for use in evaluating potential change orders or additional services. Such rates will not be used as part of the proposal evaluation.

2. Project Schedule (10 Points)

Proposers shall provide a one (1) page Critical Path Method (CPM) schedule illustrating major design, approval, procurement, and construction activities. Evaluation will consider:

- Logical sequencing of major activities
- Identification of key milestones and critical path
- Overall reasonableness and alignment with the City's desired timeline
- Demonstrated understanding of schedule drivers for this Project
- Identification of opportunities for early work packages or phased construction to support expedited delivery

3. Interview / Oral Presentation (40 Points)

Shortlisted proposers will be invited to participate in an interview with the City's Selection Committee. It will be at the City's discretion as to whether interviews will be held in-person or virtually. Please hold June 16, 2026 (all day) for potential interview.

The purpose of the interview is to:

- Validate the proposer's understanding of the Project
- Confirm the team's ability to successfully execute the work
- Evaluate communication, collaboration, and problem-solving capabilities

The City may include a scenario-based discussion or charrette as part of the interview process. Evaluation will be limited to the criteria identified above.

Clarifications

The City reserves the right to request written clarifications from proposers during the evaluation process. Clarifications shall not result in any change to the proposer's price.

Best Value Determination

The Selection Committee will evaluate and score all proposals and recommend the proposer that, in its judgment, provides the best value to the City based on the criteria set forth herein. The City reserves the right to:

- Reject any or all proposals
- Waive minor irregularities
- Negotiate with the highest-ranked proposer

If an agreement cannot be reached, the City may proceed with the next highest-ranked proposer.

Tie-Breaker

In the event of a tie:

1. The proposer with the higher Interview score will be ranked higher
2. If still tied, the proposer with the lower price will be ranked higher

Response Submission

Each responding DBE must provide five (5) printed copies of the SOQ along with an electronic version on a USB card) as well as five (5) printed copies of the Proposal and USB card in a separate sealed envelope identified as "PROPOSAL FOR SANTA TERESA FIRE STATION" the address noted below. It is recommended that you provide an email along with information regarding anticipated delivery of the package to ryan.osenton@cityofgilroy.org, with a copy to carina.baksa@cityofgilroy.org. The email shall refer to the DBE's company name and "Santa Teresa Fire Station Construction Project Qualifications and Proposal". All submissions must be sealed in a package showing the following information on the outside and addressed to:

Attn: Carina Baksa
City of Gilroy - Purchasing Division
7351 Rosanna Street
Gilroy, CA 95020

RE: No. 26-RFQ/P-PW-536
Santa Teresa Fire Station Construction Project

The submission package must be delivered to the above address prior to the deadline for receipts of submissions. All respondents who mail or ship their submissions must allow sufficient delivery time to ensure receipt of their submissions by the time specified. Late submissions will be considered non-responsive.

Deadline for Receipt of Submissions

All submissions must be received by the Purchasing Division, City of Gilroy, 7351 Rosanna Street, Gilroy, CA, 95020 by 4:00 P.M. on Thursday, May 28, 2026.

RFQ/P Questions

Direct questions regarding this RFQ/P, via email, no later than Tuesday, May 12, 2026, at 5:00 PM to the following:

Ryan Osenton, Project Manager
(408) 846-0277
Ryan.Osenton@cityofgilroy.org

and

Nisha Patel, City Engineer
(408) 846-0531
nisha.patel@cityofgilroy.org

ATTACHMENT 1 -
DESIGN-BUILD AND PROGRESSIVE DESIGN-BUILD
CONFLICT OF INTEREST POLICY AND GUIDELINES

A Contractor that enters into an initial contract to perform pre-construction work for a Design-Build Project may be considered an "officer" of the City and thus may have an organizational conflict-of-interest with respect to subsequent contracts for the same project. (Government Code section 1090)

A Contractor may be considered a City officer if they engage in or advise on the making of the subsequent contract. For example, a Contractor may be considered a City officer if they prepare or assist the City with a portion of the City's request for proposals, request for qualifications, or other solicitation regarding a subsequent contract with the City.

A Contractor that participated in the making of a subsequent contract is prohibited from submitting a proposal for a project that pertains to that subsequent contract, either individually, or by joining a project team, unless the Contractor's participation falls within one of the exceptions defined in Government Code section 1097.6. That section provides in part as follows, and the entire section is incorporated into this document by reference:

(a) (1) For a public entity that has entered into a contract with an independent contractor to perform one phase of a project and seeks to enter into a subsequent contract with that independent contractor for a later phase of the same project, the independent contractor is not an "officer" under this article if the independent contractor's duties and services related to the initial contract did not include engaging in or advising on public contracting on behalf of the public entity.

(2) For purposes of this section, "engaging in or advising on public contracting" means preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity.

(b) (1) If an independent contractor is an officer under subdivision (a), then it is not a violation of this article for the public entity to enter into a subsequent contract with that independent contractor for a later phase of the same project if the independent contractor did not engage in or advise on the making of the subsequent contract during its performance of the initial contract.

(2) For purposes of this section, an independent contractor does not "engage in or advise on the making of the subsequent contract" by participating in the planning, discussions, or drawing of plans or specifications during an initial stage of a project if that participation is limited to conceptual, preliminary, or initial plans or specifications and all bidders or proposers for the subsequent contract have access to the same information, including all conceptual, preliminary, or initial plans or specifications.

A Contractor that has been awarded a contract, prior to entering a contract with other agents or subcontractors, shall ensure that its agents and subcontractors do not have a conflict-of-interest pursuant to Government Code section 1090 or this Conflict of Interest Policy.

If a conflict-of-interest is discovered after a contract award, the Contractor must make an immediate and full written disclosure to the City. Resolution of any conflict or potential conflict will be at the sole discretion of the City. Every contract or subcontract made in violation of Government Code section 1090 or this Conflict of Interest Policy may be voided. (Government Code section 1092) If the contract is voided, terminated, amended, or cancelled, the City assumes no obligation, responsibility, or liability to reimburse all, or part of the costs incurred or alleged to have been incurred by the Contractor. Additionally, the City shall be entitled to recover any and all payments made to the Contractor subsequent to the date when the Contractor became aware of or should have become aware of the existence of the conflict-of-interest.

INCORPORATION BY REFERENCE

This Conflict of Interest Policy shall be incorporated by reference into and included as part of all City of Gilroy Design-Build project requests for qualifications and requests for proposals, and all City of Gilroy Design-Build contracts.

ATTACHMENT 2 -
SAMPLE AGREEMENT FOR SERVICES

This sample agreement is current as of the date of this RFQ/P but is subject to change at the City's discretion.

DESIGN-BUILD AGREEMENT

FOR

CITY OF GILROY

SANTA TERESA FIRE STATION

CONSTRUCTION PROJECT

PROJECT No. 26-RFQ/P-PW-536

DESIGN-BUILD AGREEMENT

This Design-Build Agreement ("Agreement") is made this _____ day of _____, 2026 ("Agreement Date") by and between the CITY OF GILROY ("City"), having a principal place of business at 7351 Rosanna Street, Gilroy, California and a ___[type of entity]___ ("Design-Build Entity" or "DBE") _____, having a principal place of business at _____. for the design, management, and construction of Santa Teresa Fire Station located at 1330 W Luchessa Ave, Gilroy, CA 95020 ("Project").

ARTICLE 1
TERM OF AGREEMENT

This Agreement will become effective on _____ and will continue in effect through _____ unless terminated in accordance with the provisions of **Article 7** of this Agreement.

SAMPLE

ARTICLE 2
INDEPENDENT CONTRACTOR STATUS

It is the express intention of the parties that the Design-Build Entity (DBE) is not an employee, agent, joint venturer or partner of CITY. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between CITY and DBE or any employee or agent of DBE. Both parties acknowledge that DBE is not an employee for state or federal tax purposes. DBE shall not be entitled to any of the rights or benefits afforded to CITY'S employees, including, without limitation, disability or unemployment insurance, workers' compensation, medical insurance, sick leave, retirement benefits or any other employment benefits. DBE shall retain the right to perform services for others during the term of this Agreement.

ARTICLE 3
CONTRACT DOCUMENTS AND INTERPRETATION

3.1 DEFINITIONS

The meanings of all capitalized terms used in the Contract Documents and not otherwise defined herein are contained in the General Conditions. If not defined in the General Conditions, they shall have the meanings assigned to them elsewhere in the Contract Documents. If not defined in the General Conditions or elsewhere, they shall have the meanings reasonably understood to apply to them by the context of the portion of the Contract Documents where such terms are used.

3.2 CONTRACT DOCUMENTS

The "Contract Documents" except for modifications issued after execution of this Agreement, consist of the following documents, all of which are either attached hereto as exhibits or are incorporated herein by this reference:

3.2.1 This Agreement, including all Exhibits and attachments:

3.2.1.1 **Exhibit A** – Site Legal Description

3.2.1.2 **Exhibit B** – Scope of Work and Index of Criteria Documents

3.2.1.3 **Exhibit C** – Performance Bond

3.2.1.4 **Exhibit D** – Payment Bond (Labor and Material)

3.2.1.5 **Exhibit E** – DBE's Project Representation and Key Personnel

3.2.1.6 **Exhibit F** – Milestone Schedule

3.2.1.7 **Exhibit F** – Submittal Schedule

3.2.2 RFP Documents, DBE Proposal, Best and Final Offer. The RFP Documents, the DBE Proposal (if no Best and Final Offers have been submitted) or (if Best and Final Offers have been submitted) the DBE's last submitted Best and Final Offer (including, in the case of a Best and Final Offer that is an amendment to a DBE Proposal, any portion of the DBE's Proposal expressly stated to be a part of the DBE's Best and Final Offer); provided, however, that, with the exception of Approved Deviations, the Contract Documents shall not include any portion of the DBE Proposal or a Best and Final Offer that deviates from the Project criteria.

3.2.3 General Conditions

TBD

3.2.4 Supplemental and Special Conditions. The following Supplemental and Special Conditions:

Document	Title	Pages
TBD		

3.2.5 Final Construction Documents. The Final Construction Drawings to be hereafter prepared by the DBE that are approved by the City in accordance with the terms of the Contract Documents; provided, however, that, in the exception of Approved Deviations, the Contract Documents shall not include any portion of the DBE Proposal or a Best and Final Offer that deviates from the Project criteria.

3.2.6 Addenda**.** The following Addenda listed below:

TBD

3.3 REFERENCE DOCUMENTS

The following Reference Documents are not considered Contract Documents and were provided to the DBE for informational purposes. DBE may rely upon the technical data contained in such documents but not upon non-technical data, interpretations, opinions or provisional statements contained therein:

3.3.1 [to be inserted after award]

3.4 ENTIRE AGREEMENT

The Contract Documents represent the entire and integrated agreement between City and DBE, all other representations or statements, whether verbal or written, are merged herein. The Design-Build Agreement may be amended only by written modification.

ARTICLE 4
THE WORK

4.1 SCOPE OF WORK

DBE shall provide, furnish, and perform all necessary planning, architectural, engineering, and all other design services of any type, procurement, permitting and support services, construction, landscaping, clean-up, and all other construction services of any type, provide and furnish all necessary supplies, materials and equipment (except those to be provided by City, if any) and all necessary supervision, labor, and services required for the complete engineering, design, procurement, quality assurance, construction and all necessary installation, start-up and testing required for a complete, operational, and fully functional Project, as further described in DBE's Best and Final Proposal (hereinafter, the all-inclusive obligations of the DBE set forth in this sentence shall be referred to as the "Work"). Except with regard to any material to be provided and/or installed by City, DBE shall fully commission and turn over a complete operational, and

fully functional Project to City. Without limiting the generality of this Section, DBE shall provide the following work and services:

4.1.1 DBE shall prepare complete designs, engineering, working drawings, shop drawings and generate drawings and/or engineering analysis setting forth in detail the specifications and requirements for the purchasing and procurement of the services, materials and equipment and for the construction of the complete, operational, and fully functional Project, and shall furnish the services of all necessary supervisors, engineers, designers, draftsmen, and other personnel necessary for preparation of those drawings and specifications required for the Work, including the pertinent information for electrical services, water, sewer connections and any other utilities, as required.

4.1.2 DBE shall provide, install and complete as specified and pay for all labor, materials and equipment, tools, supplies, construction equipment and machinery, construction, start-up and testing, utilities, transportation, and other facilities and services (including any temporary materials, equipment, supplies and facilities) necessary for the proper execution and completion of the complete, operational, and fully functional Project, including the permanent interconnection for electricity, natural gas, water supply, and any other utilities and demonstration of fully satisfactory operation of all systems and equipment.

4.1.3 DBE shall supervise and direct the Work, and shall furnish the services of all supervisors, forepersons, skilled and unskilled labor, and all other personnel necessary to design and construct the complete, operational, and fully functional Project. DBE shall provide, manage and organize such personnel as necessary to complete the Work in accordance with all requirements of the Contract Documents.

4.1.4 DBE shall obtain, at DBE expense any required City Business License. The DBE is required to submit for and receive building and related permits. Building plan check and permit fees and applicable connection, capacity and impact fees will be paid for by the City. DBE shall design and construct complete, operational, and fully functional Project in full compliance with all applicable laws, codes and standards (both public and private), including but not limited to, the standards included and warranties expressed in the Contract Documents and manufacturer's recommendations pertaining to individual items of equipment or systems.

4.2 STANDARD OF PERFORMANCE

In addition to and without limiting DBE's other obligations under the Contract Documents, DBE shall at all times in its performance of its obligations under the Contract Documents conform to the following general standards of performance:

4.2.1 Comply with the requirements of the Contract Documents;

4.2.2 Comply with Applicable Laws;

4.2.3 Conform to the standard of care applicable to those who provide design-build project services and construction of the type called for by this Design-Build Contract for projects of a scope and complexity that is comparable to the Project;

4.2.4 Furnish efficient business administration of the Work, utilizing sufficient senior level management and other qualified personnel to manage the Work; and

4.2.5 Apply its best and highest skill and attention to completing the Work in an

SAMPLE

expeditious and economical manner, consistent with the expressed best interests of the City and within the limitations of the Contract Sum and Contract Time.

ARTICLE 5
TIME FOR PERFORMANCE

5.1 CONTRACT TIME

The Date of Commencement of the Work shall be fixed in a Notice to Proceed issued by the City. If City's issuance of a Notice to Proceed is delayed due to DBE's failure to return a fully-executed Agreement, insurance documents or bonds within fourteen (14) calendar days after the date of award of the Contract, one (1) calendar day will be deducted from the number of days to achieve Substantial Completion of the Work for every day of delay in City's receipt of such documents. This right is in addition to and does not affect City's right to demand forfeiture of DBE's bid Security, or any other rights or remedies available to City if DBE persistently delays in providing the required documentation. DBE agrees to promptly commence the Work after the Notice to Proceed is issued by the City, to achieve Substantial Completion of the entire Work within ____**calendar days** after the Date of Commencement ("Agreement Time") and to achieve Final Completion of the Work within the time fixed by the City in the Certificate of Substantial Completion. The Agreement Time may be extended only with the written authorization of the City.

5.2 LIQUIDATED DAMAGES

5.2.1 City and DBE recognize that time is of the essence if this Agreement and that the City may suffer financial loss in the form of lost grant funds, additional contract administration expenses, loss of public use if the Work is not completed within the Contract Time, including any extensions thereof allowed in accordance with the Contract Documents.

5.2.2 DBE and City agree to liquidate damages with respect to DBE's failure to achieve Substantial Completion of the Work within the Contract Time. The Parties intend for the liquidated damages set forth herein to apply to this Contract as set forth in Government Code Section 53069.85. DBE acknowledges and agrees that the liquidated damages are intended to compensate City solely for DBE's failure to meet the deadline for Substantial Completion and shall not excuse DBE from liability from any other breach, including any failure of the Work to conform to the requirements of the Contract Documents.

5.2.3 In the event that DBE fails to achieve Substantial Completion of the Work within the Contract Time, DBE agrees to pay City **$10,000 per day** for each calendar day that Substantial Completion is delayed.

5.2.4 DBE acknowledges and agrees that the foregoing liquidated damages have been set based on an evaluation by City of damages that it will incur in the event of the late completion of the Work. DBE and City agree that because of the nature of the Project it would be impractical or extremely difficult to fix the amount of actual damages incurred by the City due to a delay in completion of the Work. Accordingly, the City and DBE have agreed to such liquidated damages to fix DBE's costs and to avoid later disputes. It is understood and agreed by DBE that any liquidated damages

SAMPLE

payable pursuant to this Agreement are not a penalty and that such amounts are not manifestly unreasonable under the circumstances existing as of the effective date of this Agreement.

5.2.5 It is further mutually agreed that City shall have the right to deduct liquidated damages against progress payments or retainage and that the City will issue a unilateral Construction Change Directive and reduce the Contract Sum accordingly. In the event the remaining unpaid Contract Sum is insufficient to cover the full amount of liquidated damages, DBE shall pay the difference to City.

ARTICLE 6
CONTRACT
SUM

6.1 CONTRACT SUM

6.1.1 Total Compensation. City shall pay the DBE in current funds for the DBE's complete performance of the Work in accordance with the Contract Documents the Contract Sum of [insert amount] Dollars ($_____).

6.1.2 Design Fee. The Contract Sum includes a Design Fee of [insert amount] Dollars ($_____). The sole purpose of the Design Fee is to determine: (1) the compensation City is obligated to pay to DBE under Article 13 of the General Conditions in the event the DBE is terminated, by either the City or DBE, for cause or convenience, prior to commencement of any physical construction at the Site; and (2) the amount that the DBE is entitled pursuant to Paragraph 9.3 of the General Conditions to include in its Applications for Payment seeking progress payments for the design and non-design portions of the Work.

6.1.3 All Inclusive Price. The Contract Sum is the total amount payable by City to DBE for performance of the Work under the Contract Documents and is deemed to cover all costs arising out of or related to the performance of the Work, including, without limitation, the effects of natural elements upon the Work, unforeseen difficulties or obstructions affecting the performance of the Work (including, without limitation, unforeseen conditions at the Site that do not constitute Differing Site Conditions and fluctuations in market conditions and price escalations (whether occurring locally, nationally or internationally) from any cause, including, without limitation, causes beyond the control or foreseeability of the DBE.

6.2 ALTERNATES

The Contract Sum is based upon the following Alternates described in the RFQ/P Documents, which are hereby accepted by the City:

Number	Description	Dollar Amount
To be added later		

6.3 UNIT PRICES

SAMPLE

The following unit prices are agreed to by the DBE and City:

Description	Measurement Unit	Dollar Amount

To be added later

6.4 PAYMENT BY ELECTRONIC FUND TRANSFER

DBE shall accept all payments from City via electronic funds transfer (EFT) directly deposited into the DBE's designated checking or other bank account. DBE shall promptly comply with directions and accurately complete forms provided by City required to process EFT payments.

ARTICLE 7
DBE'S DUTIES AND RESPONSIBILITIES

7.1 GENERAL SCOPE OF WORK

7.1.1 DBE shall furnish all design and other Services, provide all materials and undertake all efforts necessary or appropriate to construct the Project in accordance with the requirements

of the Agreement Documents, all governmental approvals, the approved Construction Documents, all Applicable Law, and all other applicable safety, environmental and other requirements taking into account the constraints affecting the Project Site. Except as otherwise specifically provided in this Contract, all materials, services and efforts necessary to achieve Substantial Completion of the Project and elements thereof on or before the deadlines provided in the Contract Documents shall be DBE's sole responsibility. The costs of all such materials, services and efforts are included in the Contract Sum.

7.1.1 The scope of Services to be provided by DBE is set forth in the Contract Documents as more particularly described in Exhibit B and the Criteria Documents.

7.1.2 The DBE and all Subcontractors, shall obtain a Business License from the City prior to commencement of Work.

7.2 BEFORE STARTING WORK

DBE shall submit the following to City for review and acceptance within fourteen (14) calendar days after the Date of Commencement fixed in City's Notice to Proceed, and as a condition to payment: (i) detailed Project Schedule including each deadline specified in the Contract Documents; (ii) Schedule of Submittals; (iii) material Procurement Schedule; and (iv) a Schedule of Values in accordance with the requirements of the General Conditions and other Contract Documents.

7.3 INITIAL CONFERENCE

Within twenty (20) calendar days after the Date of Commencement fixed in City's Notice to Proceed, a conference attended by City and DBE and others as appropriate will be held to establish a working understanding among the Parties as to the Work and to discuss the design concepts, updating schedules, progress meetings, procedures for handling submittals, processing Application for Payment, maintaining required records, coordination with DBE Team Members, and other Project administration matters.

7.4 EVALUATION OF PRELIMINARY SUBMITTALS

SAMPLE

At least ten (10) calendar days before submission of the first Application for Payment, a conference attended by DBE, City and others as appropriate, will be held to review for acceptability the submittals required by the Contract Documents. No progress payment shall be made to DBE until the required submittals are acceptable to City. The detailed Project Schedule will be acceptable to City providing an orderly progression of the Work to completion within any specified Milestones and the Contract Time, but such acceptance will neither impose on City responsibility for the sequencing, scheduling or progress of the Work nor interfere with nor relieve DBE from DBE's full responsibility, therefore. The format and structure of the Project Schedule will be set forth in the Contract Documents and approved by City. City's acceptance shall not be deemed to confirm that the schedule is a reasonable plan for performing the Work. DBE's schedule of submittal will be acceptable to City as providing a workable arrangement for reviewing and processing the required submittals.

7.5 DESIGN PROFESSIONAL LICENSING REQUIREMENTS

City does not intend to contract for, pay for, or receive any design services which are in violation of any professional licensing laws, and by execution of this Contract, DBE acknowledges that City has no such intent. It is the intent of the Parties that DBE is fully responsible for furnishing the design of the Project, although the fully licensed design firms designated as members of the Design Team, will perform the design services required by the Contract Documents. Nothing in this Article shall create a contractual relationship between such Persons and the City.

7.6 STANDARD OF CARE

All design Services performed by DBE, the Design Team Members, Subcontractors, and their employees identified by the DBE or other persons approved by the City shall be performed in an expeditious and professional manner using architects, engineers and other professionals properly licensed and duly qualified in the jurisdiction in which the Project is located. The professional obligations of such persons shall be undertaken and performed in the interest of the DBE. All design Services performed pursuant to this Agreement shall be performed with the degree skill and learning ordinarily possessed by architects and engineers in good standing in the community regularly engaged in the design and construction of an improvement such as this Project and must apply that knowledge with the diligence ordinarily exercised by reputable architects and engineers under similar circumstances ("Standard of Care").

7.7 CONSTRUCTABILITY AND COORDINATION REVIEWS

On at least a monthly basis or such other intervals identified in the Contract Documents, DBE shall meet with the CIty, its Separate Contractors, and consultants to coordinate the Construction Documents, including the design of building systems delegated to the DBE, for the purpose of continuing construction feasibility, identifying conflicts, missing information or gaps in the planned scope of Work and to take appropriate action to ensure the full scope of intended Work is performed efficiently and economically.

7.8 DESIGN DEVELOPMENT DOCUMENTS – PHASE 1

After City's issuance of the Notice to Proceed and within the times set forth in the Project Schedule accepted by City, DBE shall:

7.8.1 Consult with City to fully understand City's requirements for the Project and review available data;

EXAMPLE

7.8.2 Advise City as to the necessity of City's providing or obtaining from others additional reports, data or services and assist City in obtaining such reports, data, or services;

7.8.3 Identify and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by DBE with whom consultation is to be undertaken in connection with the Project; and

7.8.4 Review Criteria Documents provided by City.

7.8.5 Prepare plot plans, landscape, irrigation, civil, architectural, structural, mechanical and electrical floor, elevations, cross-sections and other required drawings; and outline specifications describing the size, character, and quality of the entire Project in its essentials as to kinds and locations of materials, and type of structural, mechanical and electrical systems.

7.8.6 Furnish the above documents, drawings, calculations and specifications to and review them with City for approval within the time indicated in the approved Project Schedule at increments of at least 50% and 100% completion of the Design Development Documents.

7.9 CONSTRUCTION DOCUMENTS – PHASE 2

After written acceptance by City of the Design Development Documents, DBE shall:

7.9.1 On the basis of the accepted Design Development Documents, prepare final Construction Documents showing the scope, extent, and character of the construction to be performed and furnished by DBE including technical drawings, schedules, diagrams, calculations, and specifications (which, unless otherwise approved by City, will be prepared, where appropriate, in general conformance with the Construction Specifications Institute) setting forth the requirements for construction of the Work which shall provide information customarily necessary for the use of those in building trades.

7.9.2 Provide technical criteria, written descriptions and design data required for obtaining approvals of such governmental authorities as have jurisdiction to review or approve the final design of the Project and assist City in consultations with appropriate authorities.

7.9.3 Furnish the above documents, drawings, calculations and specifications to and review them with City for approval within the time indicated in the approved Project Schedule at increments of at least 50% and 100% completion of the Construction Documents. After City’s approval of the final Construction Documents, said documents shall be deemed to be incorporated as Contract Documents. DBE shall not proceed with the construction phase unless and until it receives City's written approval of the Construction Documents or portions thereof.

7.9.4 DBE shall submit to City Construction Documents setting forth in detail drawings and specifications describing the requirements for construction of the Work. The Construction Documents shall be consistent with the latest set of interim design submissions, as such submissions may have been modified in a design review meeting. The parties shall have a design review meeting to discuss, and City shall review and approve, the Construction Documents in accordance with the procedures set forth herein. DBE shall proceed with construction in accordance with the approved Contract Documents and shall submit one set of approved Construction Documents by City prior to commencement of construction.

The DBE shall prepare Construction Documents for the entire Project in full compliance with all applicable building codes, ordinances, and other regulatory authorities including any local adopted

EXAMPLE

amendments. The Construction Documents shall at a minimum comply with all applicable California State Building Codes to include, but not limited to, Title 8 (Industrial Relations) Title 17 (Public Health), and Title 24 (Building Standards). The completed Construction Documents are to be delivered to the City and shall consist of the following: (1) Drawings — Furnish complete construction drawings, structural calculations, and project specifications in electronic format suitable for download by prospective bidders. All documents shall have undergone prior plan review to the extent necessary to obtain permit approval from the City of Gilroy Building and Safety Division and shall enable responsible party to obtain all required permits. Electronic delivery shall be via secure cloud file share or secure FTP (SFTP). Printed sets shall be provided only upon the City's written request. (2) Specifications — Responsible party shall deliver final, approved specifications in editable Microsoft Word format (most recent Windows-compatible version) and as searchable PDF/A files. Specification sections shall be organized to conform to the current CSI Master Format. Where manufacturer brand names are identified, the Contractor shall list a minimum of two acceptable manufacturers followed by the phrase "or equal" to preserve competitive bidding in accordance with applicable public contracting laws and regulations. All submissions shall include a digital index and embedded metadata for each file.

7.9.5 City's review and approval of interim design submissions and the Agreement Documents is for the purpose of mutually establishing a conformed set of Agreement Documents compatible with the requirements of the Work. Neither City's review nor approval of any interim design submissions and Construction Documents shall be deemed to transfer any design liability from DBE to City.

7.10 CONSTRUCTION – PHASE 3

DBE shall perform Construction Phase Series in accordance with the requirements of the General Conditions.

7.10.1 Construction Services shall be performed by DBE and/or by qualified and licensed DBE, Subcontractors and suppliers who are selected, paid and acting in the interest of the DBE in accordance with the procedures outlined in the Contract Documents.

7.10.2 The DBE shall keep the City informed of the progress and quality of the Work in the form of periodic written reports, as determined by the City but no less than monthly.

7.10.3 As a condition to final payment to DBE, each Design Team Member shall provide written certification that the Work has been constructed in accordance with the Contract Documents and the design provided by such person.

7.10.4 DBE acknowledges that release of any portion of the retention withheld by City will not occur until, at a minimum, thirty-five (35) days following the City's filing of the Notice of Completion. Release of any retention is subject to the requirements in the General Conditions, including, but not limited to General Conditions Section, Substantial Completion, and Final Completion.

7.11 EMPLOYMENT REGULATION AND SUPERVISION REQUIREMENTS

7.11.1 DBE shall comply with California Labor Code section 1725.6. The requirements include, but are not limited to, the following:

7.11.1.1 No contractor or subcontractor may be listed on a bid proposal (submitted on or after March 1, 2015) for a public works project unless registered with the

SAMPLE

Department of Industrial Relations (DIR) pursuant to Labor Code Section 1725.5, with limited exceptions from this requirement for bid purposes only as allowed under Labor Code Section 1771.1(a)..

7.11.1.2 No contractor or subcontractor may be awarded a contract for public work or perform work on a public works project (awarded on or after April 1, 2015) unless registered with the DIR pursuant to Labor Code Section 1725.5.

7.11.1.3 This Project is subject to compliance monitoring and enforcement by the DIR.

7.11.1.4 As required by the DIR, DBE is required to post job site notices, as prescribed by regulation, regarding compliance monitoring and enforcement by the DIR.

7.11.1.5 DBE and all of its subcontractors at every tier must submit certified payroll records online to the Labor Commissioner for all new public works projects issued on or after April 1, 2015, and for all public works projects, new or ongoing, on or after January 1, 2016.

7.11.1.5.1 The certified payroll must be submitted in a format prescribed by the Labor Commissioner at least monthly to the Labor Commissioner.

7.11.1.5.2 The City reserves the right to require DBE and all subcontractors at every tier to submit certified payroll records more frequently than monthly to the Labor Commissioner.

7.11.1.6 Registration with the DIR and the submission of certified payroll records to the Labor Commissioner are not required if the public works project is $25,000 or less when the project is for construction, alteration, demolition, installation or repair work, or if the public works project is $15,000 or less when the project is for maintenance work.

7.11.1.7 Labor Code Section 1771.1(a) states the following: "A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded."

7.12 INSURANCE

DBE agrees to provide the City with Certificates of Insurance evidencing the required insurance coverage at the time DBE executes the Agreement with the City.

7.13 SKILLED AND TRAINED WORKFORCE

The DBE shall comply with all of the requirements of Public Contract Code Section 22164(c). As required by this section DBE agrees that it "and its subcontractors at every tier will use a skilled and trained workforce to perform all work on the project or contract that falls within an apprenticeable occupation in the building and construction trades." DBE agrees that it and all of its subcontractors at every tier will comply with the requirements of Public Contract Code Section 22164(c) and will provide the City with written evidence that DBE and all of its subcontractors at

SAMPLE

every tier are complying with these requirements by the 10th day of each month that Work is performed.

ARTICLE 8
DBE'S REPRESENTATIONS AND WARRANTIES

In order to induce City to enter into this Agreement, DBE makes the following representations and warranties:

8.1 DBE has visited the Site and has reasonably examined the nature and extent of the Work, Site, locality, actual conditions, as-built conditions, and all local and federal, state and local laws and regulations that in any manner may affect cost, progress, performance or furnishing of Work or which relate to any aspect of the design and the means, methods, techniques, sequences or procedures of construction to be employed by DBE and safety precautions and programs incident thereto.

8.2 DBE has reasonably examined all reports of exploration and tests of subsurface conditions, as-built drawings, drawings or reports, available for design and construction purposes, of physical conditions, including those which are identified in Paragraph 1.3 hereinabove, or which may be apparent at the Site and accepts the criteria set forth in these documents and the General Conditions to the extent of the information contained in these documents upon which the DBE is entitled to rely. DBE agrees that except for the information so identified, DBE does not and shall not rely on any other information contained in these documents.

8.3 After contract award, DBE, will conduct or obtain any additional examinations, investigations, explorations, tests, reports and studies, including but not limited to geotechnical investigations upon which the design will be based, that pertain to the surface and subsurface conditions, as-built conditions, underground facilities and all other physical conditions at or contiguous to the Site as DBE considers necessary for the performance or furnishing of Work at the Contract Sum, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

8.4 DBE has correlated its knowledge and the results of all such observations, examinations, investigations, explorations, test, reports and studies with the terms and conditions of the Contract Documents.

8.5 DBE has given City prompt written notice of all conflicts, errors, ambiguities, or discrepancies that it has discovered before contract award in or among the Contract Documents and as-built drawings and actual conditions and the written resolution thereof through Addenda issued by City is acceptable to DBE.

8.6 DBE is duly organized, existing and in good standing under applicable State law, and is duly qualified to conduct business in the State of California.

8.7 DBE has duly authorized the execution, delivery and performance of this Agreement, the other Contract Documents and the Work to be performed herein. The Agreement Documents do not violate or create a default under any instrument, agreement, order or decree binding on DBE.

8.8 DBE confirms its intent to include in the project the following pre-qualified subcontractors, who were listed in the DBEs Statement of Qualifications earlier in this design-build procurement process. DBE acknowledges its responsibility to provide City with a complete and updated list of

SAMPLE

subcontractors as they become known on the project, and that such listing shall be in accordance with the requirements of California Public Contract Code Section 22166. As required by Public Contract Code Section 22166(b), following the City's approval of the Agreement, the DBE shall award construction subcontracts with a value exceeding ½ of 1% of the Contract Sum allocable to construction Work as follows: (1) Provide public notice of the availability of work to be subcontracted in accordance with the publication requirements applicable to the competitive bidding process used by the City, including a fixed date and time when qualification statements, bids or proposals will be due; (2) Establish reasonable qualification criteria and standards; and (3) Award the subcontract either on a best value basis or to the lowest responsible bidder – this process may include prequalification or short-listing and does not apply to construction subcontractors listed in the DBE's Proposal. All construction subcontractors that were identified in the Proposal and awarded as required under Public Contract Code Section 22166 shall be afforded all the protections of Public Contract Code Section 4100 *et seq.*

NAME OF SUBCONTRACTOR AND LOCATION OF MILL OR SHOP	DESCRIPTION OF WORK: REFERENCE TO BID ITEMS	SUBCONTRACTOR'S LICENSE NO.

SAMPLE

ARTICLE 9
MISCELLANEOUS PROVISIONS

9.1 INDEPENDENT DBE

DBE is and shall be acting at all times in the performance of this Agreement as an independent DBE. DBE shall secure at its expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for DBE and its officers, agents and employees and all business licenses, if any, in connection with the services to be performed hereunder.

9.2 CITY EMPLOYEES AND OFFICIALS

DBE shall employ no City official nor any regular City employee in the Work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement in violation of applicable provisions of law.

DBE agrees to provide or has already provided information on former City of Gilroy administrative officials (as defined below) who are employed by or represent DBE. The information provided includes a list of former City administrative officials who terminated City employment within the last five years and who are now officers, principals, partners, associates or members of the business. The information also includes the employment with or representation of DBE. For purposes of this provision, "City Administrative Official" is defined as a member of the City Council, City Administrator or member of such officer's staff, City department head, assistant/deputy department head, or any employee in the Management, Fire or Police negotiating group.

9.3 IRAN CONTRACTING ACT OF 2010

(Public Contract Code sections 2200 et seq.)

(Applicable for all Contracts of one million dollars ($1,000,000) or more)

In accordance with Public Contract Code section 2204(a), the DBE certifies that at the time the Contract is signed, the DBE signing the contract is not identified on a list created pursuant to subdivision (b) of Public Contract Code section 2203 (http://www.dgs.ca.gov/pd/Resources/PDLegislation.aspx) as a person (as defined in Public Contract Code section 2202(e)) engaging in investment activities in Iran described in subdivision (a) of Public Contract Code section 2202.5, or as a person described in subdivision (b) of Public Contract Code section 2202.5, as applicable.

Contractors are cautioned that making a false certification may subject the contractor to civil penalties, termination of existing contract, and ineligibility to bid on a contract for a period of three (3) years in accordance with Public Contract Code section 2205. DBE agrees that signing the Contract shall constitute signature of this Certification.

9.4 DEBARMENT AND SUSPENSION

The DBE certifies that neither it nor its principals, or other key decision makers, or subcontractors is presently disbarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency or on the Federal Government Excluded Parties List System (www.epls.gov). DBE agrees that signing this Contract shall constitute signature of this Certification.

9.5 INACCURACIES OR MISREPRESENTATIONS

If during the course of the administration of this agreement, the City determines that the DBE has made a material misstatement or misrepresentation or that materially inaccurate information has been provided to the City, this Agreement may be immediately terminated. If this Agreement is terminated according to this provision, the City is entitled to purse any available legal remedies.

9.6 NOTICES

Any notices or special instruction required to be given in writing under this Agreement shall be given either by personal delivery to DBE's agent (as designated in Section 1 hereinabove) or to the City Administrator and Public Works Director as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal

SAMPLE

Service, addressed as follows:

CITY	**DBE**
_____	_____
_____	_____
_____	_____

SAMPLE

9.7 CONTRACTOR'S LICENSE NOTICE

Contractors are required by law to be licensed and regulated by the Contractors State Licensee Board, which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, California 95826.

WHEREFORE, this Design-Builder Agreement is entered into as of the day and year first written above.

Executed at Gilroy, California, on the date and year first above written.

DBE:	**CITY:**
_____	CITY OF GILROY
By: _____	By:_____
Name: _____	Name:_____
Title: _____	Title:_____

EXHIBIT A

SITE LEGAL DESCRIPTION

Site Address: 1330 W Luchessa Ave, Gilroy, CA 95020

APN: 80858004

Parcel Lot Number: Q

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EXHIBIT B

SCOPE OF WORK AND INDEX OF CRITERIA DOCUMENTS

Project Overview

The Santa Teresa Fire Station Project is a new approximately 6,700 SF Fire Station on approximately one (1) Acre to be delivered using the Design Build project delivery method. The project will be located at 1330 W Luchessa Avenue, at the southeast corner of West Luchessa Avenue and Miller Avenue, in the City of Gilroy and is intended to strengthen the City's emergency response capabilities while supporting long term operational flexibility and community growth.

The selected Design Build Entity (DBE) will be provided with 100% schematic design level bridging documents and associated performance criteria by major building systems. The DBE will be responsible for advancing the project through design development, construction documents, permitting, and construction, while verifying all site conditions, coordinating with applicable authorities having jurisdiction, and delivering a fully integrated and code compliant facility.

The Santa Teresa Fire Station is envisioned as a modern, efficient, and resilient facility that supports fire suppression, emergency response, and day-to-day operations. The design is expected to prioritize operational efficiency, staff safety and wellness, durable materials, and adaptability for future needs. Site development will include apparatus access and circulation, secure and unsecured parking, outdoor operational and training areas, and appropriate landscape and hardscape improvements consistent with the surrounding context.

In addition, a future approximately 0.28-acre area has been identified for potential future fire station use. As part of the initial site improvements, this area shall be protected and secured, with site planning designed to allow for efficient adaptability and seamless integration into future station operations as service needs evolve.

PHASE 1: PRECONSTRUCTION SERVICES

Design Advancement, Cost Management, and Schedule Coordination

Preconstruction services shall commence upon issuance of the Preconstruction Phase Notice to Proceed. The DBE shall not perform any services prior to issuance of the NTP. The intent of this phase is to advance the design from the City's 100% schematic design bridging documents through permitted construction documents, while maintaining cost control, schedule discipline, and alignment with the established lumpsum Guaranteed Maximum Price.

General Preconstruction Responsibilities

During the preconstruction phase, the DBE shall provide integrated design, scheduling, cost management, and coordination services necessary to efficiently advance the Project through design development and construction documents. The DBE shall work collaboratively with the City to maintain alignment with the established GMP and to support an expedited transition into construction.

Design Services

The Contractor shall provide complete architectural, engineering, and consulting services required to advance the Project from the City's approved schematic design bridging documents to plan-checked and permitted construction documents.

Design services shall be continuous and coordinated to support constructability, schedule efficiency, and cost control. Minimum design deliverables shall include:

- 50% Design Development with outline specifications
- 100% Design Development with outline specifications
- 30% Construction Documents with outline specifications
- 60% Construction Documents with outline specifications
- 95% Construction Documents suitable for plan check and permitting

The DBE shall coordinate with all authorities having jurisdiction and shall be responsible for incorporating all required comments into the construction documents.

Project Scheduling

The DBE shall prepare and maintain a comprehensive Project Schedule reflecting all remaining design, permitting, and construction activities. The City's objective is to expedite delivery to the greatest extent feasible.

The schedule shall be updated at least monthly, or more frequently if requested by the City, and shall be structured to allow overlapping design, procurement, and construction activities where appropriate, consistent with the established GMP and Contract requirements.

Cost Tracking, Budget Validation, and Reporting

The Project GMP shall be established as part of the DBE procurement based on the City's 100% schematic design bridging documents. The DBE shall not be required to re-establish the GMP during preconstruction.

As design advances, the DBE shall:

1. Track and report design evolution against the established GMP
2. Provide periodic cost updates aligned with design milestones
3. Identify variances, trends, or emerging risks that could affect the GMP
4. Recommend mitigation strategies or scope adjustments, if necessary, to maintain alignment with the GMP

Cost reporting shall be transparent and structured to give the City clear visibility into how design decisions impact budget while preserving the integrity of the agreed-upon GMP.

Presentations and Agency Coordination

The DBE shall prepare presentation materials including plans, schedules, and cost summaries to support City review and approvals. At a minimum, the DBE shall support:

- Regular project team meetings, most likely weekly
- At least two (2) presentations to the Design Review Board or Planning Commission
- At least two (2) presentations to City Council

Risk Identification and Mitigation

The DBE shall identify project risks that may affect scope, quality, schedule, or cost and document such risks in a risk matrix. The DBE shall recommend mitigation strategies and incorporate risk management into design advancement, scheduling, and procurement planning.

Cost Efficiency and Constructability

The DBE shall actively pursue constructability improvements, sequencing efficiencies, and cost-conscious solutions that do not alter the Project program, performance criteria, or design intent. Any proposed efficiencies shall be evaluated in the context of maintaining the established GMP, quality standards, and long-term performance.

Early and Incremental Construction Activities

Where beneficial to schedule, the DBE shall evaluate opportunities for early procurement or early construction activities consistent with the Contract and GMP. Proposed early activities shall be presented to the City for review and approval prior to implementation.

PHASE 2: CONSTRUCTION SERVICES: CONSTRUCTION, COORDINATION, and PROJECT CLOSEOUT

Construction Phase Notice to Proceed

The City shall issue a Construction Phase Notice to Proceed upon satisfaction of the following conditions:

- Completion of plan check and issuance of required permits
- Confirmation of the Project Schedule and Completion Date
- Verification of conformance with the Contract Documents
- Verification of required bonding and insurance

The DBE shall not commence Construction Phase services prior to issuance of the Construction Phase Notice to Proceed. The City’s intent is to issue the Construction Phase NTP promptly following permit approval in order to maintain project momentum and support an expedited delivery schedule.

General Construction Responsibilities

Upon issuance of the Construction Phase Notice to Proceed, the DBE shall furnish all labor, materials, equipment, supervision, and services necessary to complete construction of the Project in accordance with the Contract Documents, applicable codes, and approved permits.

The DBE shall be fully responsible for coordination of all construction activities, subcontractors, suppliers, and consultants to ensure the Project is delivered safely, efficiently, and in compliance with quality, schedule, and cost requirements.

Subcontractor Procurement and Management

The DBE shall identify subcontractors listed in its proposal using the Designation of Subcontractors List. All subcontractors not previously identified shall be procured in accordance with the California Public Contract Code through a publicly advertised and competitive process.

All subcontractors shall comply with applicable public works requirements, including prevailing wage laws. The DBE shall be responsible for managing subcontractor performance, coordination, scheduling, and compliance throughout construction.

Preconstruction Conference

The City and the DBE shall jointly conduct a preconstruction conference with subcontractors, design personnel, City representatives, the Inspector of Record, and applicable consultants.

The conference agenda shall include, at a minimum:

- Safety requirements, site logistics, and any special conditions
- Communication protocols and lines of authority
- Procedures for submittals, RFIs, and clarifications
- Change management and payment procedures
- Testing, inspection, and quality control requirements
- Meeting minutes shall be prepared and distributed by the DBE

Testing and Inspection

Special testing and inspection services required by code shall be provided by the City. The DBE shall coordinate with the City's testing and inspection agencies and shall provide reasonable access, scheduling coordination, and support to facilitate inspections without delay to the Project.

The DBE remains responsible for the quality and completeness of the Work regardless of testing and inspection activities.

Project Schedule Updates and Reporting

The DBE shall maintain and update the Project Schedule at least monthly, or more frequently if required by the Contract or requested by the City. Schedule updates shall clearly identify

progress, upcoming milestones, and any potential impacts to the Completion Date.

The DBE shall assist the City with periodic progress reporting and shall prepare presentations or written updates for City management, oversight bodies, or governing boards as requested.

Cost Control and Change Management

The DBE shall perform the Work in accordance with the established lump-sum Guaranteed Maximum Price. Changes to the GMP shall be limited to those allowed under the Contract and shall follow established change management procedures.

The DBE shall promptly notify the City of any events or conditions that may affect cost, schedule, or scope and shall collaborate with the City to evaluate and address such issues.

Substantial Completion and Project Closeout

The DBE shall achieve Substantial Completion in accordance with the Contract and shall complete all required closeout activities, including:

- Completion of punch list items
- Delivery of as-built drawings and record documents
- Submission of warranties, manuals, and certifications
- Training of City personnel as required
- Final inspections and acceptance
- Final payment shall be made in accordance with the Contract following successful completion of all closeout requirements.

Project Documents

Bridging Documents. It is the intent of the City that the work be performed by the DBE as part of the Project and the Project shall be designed and constructed in accordance with the Bridging Documents (Attachment 1) which are 100 % Schematic Design level drawings with performance criteria developed by LPA Design Studios.

Reference Documents

- GEOCON Consultants Geotechnical Investigation Report
- LPA Design Studios Bridging Documents

Project Requirements

1. For purposes of fee proposal calculation, the estimated direct construction cost (hard costs only) is approximately $11,000,000. This amount excludes construction contingency, design fees, and all other soft costs.

2. The City will withhold retention of 5% from all payments for the work.

3. Liquidated damages will be Two Thousand Five Hundred Dollars ($2,500) for each calendar day that the Project extends beyond the Completion Date.

4. The DBE must have a State of California “B” license.

5. The architect must be licensed in the State of California.

6. The DBE must have a valid City of Gilroy Business License.

IRVINE • SACRAMENTO • SAN DIEGO • SAN JOSE • DALLAS • SAN ANTONIO

City of Gilroy
Santa Teresa Fire Station

100% SD / BRIDGING DOCUMENTS BASIS OF DESIGN

April 03, 2026

City of Gilroy
Gilroy, California

Project No:

C33236

Developed by:

LPA, Inc.

PROJECT TEAM

Owner:
City of Gilroy
7351 Rosanna Street
Gilroy, CA 92618
P: 408.846.0277

Construction Manager:
Griffin Structures, Inc.
1 Technology Dr,
Building I, Suite 829
Irvine, CA 92618
P: 949.497.9000

Architect:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Landscape Architect:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Structural Engineer:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Civil Engineer:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Mechanical / Plumbing Engineer:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Electrical Engineer / Lighting:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Geotechnical Engineer:
Geocon Consultants, Inc.
6671 Brisa Street
Livermore, CA 94550
P: 925.371.5900

Geocon Project No. E9213-04-06

001 SUMMARY OF WORK

A. GENERAL DESCRIPTION

The Project consists of a new 6,500 – 7,000 square foot one-story, all-electric fire station building which includes two fire truck bays, administrative offices, individual dormitory rooms, kitchen, shared living area, fitness and support spaces on an approximately 1.36 acre site at the southeast corner of West Luchessa Avenue and Miller Avenue in Gilroy, CA. The project address provided at this time is 1330 West Luchessa Avenue. Site improvements include secured staff parking, public/visitor parking, an emergency generator, a roofed trash enclosure, perimeter wall, and vehicular gates. There are 2 alternates included as part of this Project; see list on Drawing Sheet G0.20.

B. DESIGN-BUILD NOTES

1. These bridging documents establish the basis of design for the project. Items shown, depicted, described, suggested, implied, referenced, or otherwise conveyed in any manner within these documents shall be incorporated into the Design-Build Entity's (DBE) final design, engineering, and construction without additional cost to the City. The DBE shall resolve all discrepancies, omissions, schematic details, or conflicts in a manner consistent with the owner's program, spatial, and functional intent, whether expressly shown or implied in the bridging documents. At no point shall the DBE's final design omit, reduce, substitute, or alter any space, furnishing, system, feature, or element depicted, described, referenced, or otherwise conveyed in the bridging documents, except with the prior written approval of the City or Construction Manager specific to said item, and such approval shall not constitute grounds for additional compensation or time unless expressly authorized in writing by the City. Where discrepancies exist among the bridging documents, the DBE shall assume and carry the most stringent and comprehensive interpretation of the requirement and shall not have grounds to request additional compensation or time for doing so. The DBE shall not rely upon the preliminary nature of these documents to assert claims for additional compensation or time. The DBE is solely responsible for ensuring that the final design is fully compliant with all applicable codes and requirements of authorities having jurisdiction, constructible, coordinated across all disciplines, and consistent with the owner's program intent. Utility layouts depicted in the bridging documents are diagrammatic only. The DBE is fully responsible for finalizing the design, engineering, and coordination of all utility services directly with the provider, including submitting complete applications and securing approvals and permits from the serving utilities and authorities having jurisdiction (permit fees to be paid by the City).

2. The DBE shall ensure that all utility services are designed, coordinated, and installed in a manner that meets the project schedule and supports timely occupancy.in the event of conflicts between these documents, the interpretation most consistent with the owner's program intent shall govern. The DBE shall provide all design, labor, materials, equipment, supervision, and systems required to furnish and install the project consistent with these requirements. No omission or ambiguity in the bridging documents shall relieve the DBE of its obligation to deliver a complete, fully functioning, and code-compliant facility. For purposes of this disclaimer, "bridging documents" means all plans, specifications, basis of design narratives, reports, and exhibits issued by the owner as part of the procurement package.

3. These Criteria/Bridging Documents: (a) reflect a design that is preliminary, incomplete, and conceptual in nature; (b) will undergo material development and change as the design is refined into Construction Documents by others; (c) contain unresolved design issues that may impact the Cost of the Work and the Project schedule; and (d) were prepared solely for the purpose of establishing the basis of design for further design development. The Design-Builder shall include appropriate contingencies and other allowances for changes to the Cost of the Work or Project schedule resulting from evolution of the design, cost estimating, Owner changes, changes required by authorities having jurisdiction, constructability reviews, trade subcontractor input, and other

circumstances (expected and unexpected) that may impact the cost or time required to perform the Work.

4. The contents of the RFP package are included with product references for use as the basis of the Design-Build Entity (DBE) to use as the basis for system selection and design. Alternate products and systems will be considered for the savings value, system performance and aesthetic. Proposed alternates shall be provided at the time of bid for evaluation by the owner, owner's representative and the architect.

C. AREA SUMMARY

Building Area:	6,687 SF
Covered Area + Roof Overhang:	2,252 SF
(Building Dept. Area	8,939 SF)
Site Development:	± 1.36 AC

The Main Building construction is **Type V-B,** fully sprinklered according to NFPA 13

D. OCCUPANCY TYPE

Nonseparated Occupancies including B, R-2 & S-2

E. PROJECT DELIVERY METHOD

Design/Build is the delivery method for the project.

F. AHJ PROCESSING REQUIREMENTS

1. DBE is responsible for obtaining necessary permits on all aspects of the project including grading, building (city, county & HCD), utilities, CARB, etc. for the entirety of the project.

G. ALTERNATES

1. See list of Alternates on Drawing Sheet G0.20.

END OF SUMMARY OF WORK SECTION

002 CODES AND STANDARDS

A. GENERAL DESCRIPTION

This Project will comply with 1) all the current building codes in the State of California and American Disabilities Act and 2) in accordance with the Essential Services Seismic Safety Act

The project shall be designed to the current edition of the adopted Title 24 C.C.R. codes expected to be the 2025 editions.

B. MUNICIPAL / STATE BUILDING CODES AND STANDARDS

- California Building Standards Administrative Code, Title 24 C.C.R., Part 1
- California Building Code (CBC), Title 24 C.C.R., Part 2
- California Residential Code (CRC), Title 24 C.C.R., Part 2.5

- California Electrical Code (CEC), Title 24 C.C.R., Part 3
- California Mechanical Code (CMC), Title 24 C.C.R., Part 4
- California Plumbing Code (CPC), Title 24 C.C.R., Part 5
- California Energy Code, Title 24 C.C.R., Part 6
- California Fire Code (CFC), Title 24 C.C.R., Part 9
- California Green Building Standards (Calgreen), Title 24 C.C.R., Part 11
- California Referenced Standards, Title 24 C.C.R., Part 12
- ADA Standards for Accessible Design
- Title 19 C.C.R., Public Safety, State Fire Marshal Regulations
- Gilroy City Code, current through Ordinance 2025-11, passed December 8, 2025

C. PARTIAL LIST OF APPLICABLE STANDARDS

- ASHRAE Standard Ventilation
- ASHRAE Standard Thermal Comfort
- NFPA 13 Automatic Sprinkler Systems (CA Amended)
- NFPA 14 Standpipe Systems (CA Amended)
- NFPA 20 Stationary Pumps
- NFPA 24 Private Fire Mains (CA Amended)
- NFPA 72 National Fire Alarm Code (CA Amended)
- NFPA 80 Fire Door and Other Opening Protectives
- NFPA 2001 Clean Agent Fire Extinguishing Systems

Reference Code Section for NFPA Standards.
See Chapter 35 for the State of California Amendments to NFPA Standards.

D. LEED

None required.

END OF CODES AND STANDARDS SECTION

003 - SITE PLANNING

A. EXISTING SITE

The project site is approximately 1.36 acres within the City of Gilroy, County of Santa Clara. It is a vacant lot with some vegetation. There is a grade difference of approximately 8 feet from the southwest corner of the site to the northeast corner. The site is surrounded by an undeveloped residential lot to the south and east, and existing street improvements to the west and north.

Cad files of the existing topography and the surrounding street improvements were provided by the City of Gilroy.

A draft geotechnical investigation report was prepared by Geocon Consultants, Inc., Project No. E9213-04-06 dated January 09, 2026.

The project proposes to utilize City of Gilroy standards for onsite improvements (if applicable). Offsite improvements are not anticipated.

B. DEMOLITION

Clear and grub existing vacant lot and remove existing vegetation.

C. GRADING/EARTHWORK

Refer to the Draft Geotechnical Investigation Report for over-excavation, pavement sections, and utilities trenching and bedding recommendations.

Proposed grades shall support the building access, fire apparatus road, parking circulation, and drainage designs. Along ADA accessible path-of-travel, longitudinal grades shall not exceed 5%, and cross slopes shall not exceed 2%. ADA accessible ramps into the building shall meet the requirements of the 2022 Access Compliance Advisory Manual. Hardscape areas adjacent to buildings shall be sloped 2% maximum away from the building. Planting areas adjacent to buildings shall be sloped 5% minimum away from the building.

D. EXTERIOR IMPROVEMENTS

1. Parking lot will be paved in asphalt. Thickness of asphalt pavement and base material shall be per Geotechnical Engineer's recommendation.

2. Onsite hardscape will include curb, gutter, vehicular concrete paving and pedestrian concrete paving. Pedestrian and vehicular concrete paving will be Portland Cement paving. Thickness of concrete pavement and base material shall be per Geotechnical Engineer's recommendation.

3. Finish on concrete to be medium broom and Top Cast. Include both natural gray concrete and integral colored concrete by Davis Color. Speed dowels should be from Sika Corporation. Provide dowel connections at all exterior doors. Include mix designs. All concrete to be sealed with lithium-based sealer.

4. ADA detectable warning tiles (12" x12" precast concrete tiles from Wausau Design) and pavement markings are to be installed. Parking lot pavement markings are to be water emulsion-based traffic paint.

5. MOTORIZED GATE OPERATOR
   Provide a HySecurity SlideDriver II SD50 for the gate operator. Provide photo-eye safety beams, edge sensors in-pavement traffic loops, and other safety and security features per UL325. Gate to be custom tubular steel with expanded metal inserts and painted with a high-performance coating. Expanded metal inserts basis of design: APEX01 Expanded Mesh by Amico Architectural Metals. Keypad access at south entry.

6. TUBE STEEL GATES
   Tubular Steel Gates: 2" x 2" x 12ga. gate frame and rails with expanded metal inserts (basis of design: APEX01 Expanded Mesh by Amico Architectural Metals). 6' height, 4X4X1/4" fence and pedestrian gate posts;. Powder coat finish. Color: Black Stone (MP33348) by Matthews Paint Company. All egress swing gates to have accessible hardware with ¼" thick plate and panic hardware.

7. EMERGENCY GENERATOR AND TRASH ENCLOSURE GATES
   3" x3" x 1/4" Steel L frame with expanded metal inserts (basis of design: APEX01 Expanded Mesh by Amico Architectural Metals) for 5' wide leafs. 2 high-capacity hinges (Brookfield i-8500 series) per leaf, Polyurethane coating system.

8. SITE FURNISHINGS
   a. Flagpoles, 30-foot tall, internal halyard and clear anodized finial ball from American Flagpole. Flag to be 5'x8'
   b. Bike racks, Landscape Forms, Ring rack, stainless steel, embedded.
   c. Bike Locker, Dura Bike Locker, model DL2 locker, powder coated, U-Lock/padlock handle. Provide space for two bikes.
   d. Dining Table (OFOI) – Landscape Forms Steelhead Table, powdercoat finish
   e. Dining Chairs (OFOI) – Landscape Forms 21 Chair

9. PEDESTRIAN LIGHTING
   See Lighting BOD.

10. PLANTING PREPARATION
    Scrape and stockpile upper 12" of topsoil. Amend all planting areas as recommended by Agronomic Soil Test results.

11. LANDSCAPE IRRIGATION SYSTEM
    Rain Bird 1800-SAM-PRS series spray heads with 5F-B bubblers for all trees located within shrub areas, provide two bubblers per tree. Rain Bird EFB-CP-PRS-D valves for all non- drip valve assemblies. Rotor heads shall be Hunter I-20 and Hunter I-25. Rain Bird XCZ series drip valve assemblies for all drip valves. KBI swing and spring check valves used when elevation difference exists between valves and zones, check valves shall also be used as required to prevent low head and low area drainage. Rainbird Smart Irrigation Controller with rain shut-off device. Data Industrial flow sensor at POC with Superior Model 3100 series master control valve. Toro DL200 drip tubing within all shrub planters. 3M DBR/Y-6 wire connectors for all wire connections. Sheathed #12 detection wire to be included along main line runs.

12. LANDSCAPE PLANTING
    48" box trees and 36" box trees. 15-gallon, 5-gallon, and 1-gallon shrubs. Root barriers from Deep Root- UB24-2. Duckbill anchoring system/triple stake trees. 3" layer of shredded bark mulch from Whittier Fertilizer. Bioretention soil, (Sandy Loam) 18" deep and percolation rate of 5 in/hour minimum from TMT Enterprises.

13. LANDSCAPE PLANTERS
    Basis of design: Kitsap Aluminum Modular Planter Walls by Tournesol. Finish: Powder-coat metal. Color: Pitched Satin.

14. SITE HANDRAILS
    Provided as required by code and per plan. Color: Black Stone (MP33348) by Matthews Paint Company.

15. COBBLE:
    4"-6" river rock as required at bio retention planter pipe outfalls and drain inlets.

16. LANDSCAPE MAINTENANCE
    90-day maintenance period.
    0
17. SUB-DRAINAGE SYSTEMS
    9"-12" drains provided for all landscape areas.

E. WET UTILITIES

1. Water Service
   There will be a new water service connection to the existing waterline in Luchessa Avenue. New water meter and reduced pressure backflow preventer shall be installed. A new 3-inch domestic water line will be connected to the existing domestic water lateral in Luchessa Avenue. Service will be extended to the new plumbing POC at the proposed building and the trash enclosure area. Domestic water pipes shall be PVC (SCH 80) for pipes sizes smaller or equal to 3" and PVC (DR-18) for 4" and up. Gate valves and thrust blocks shall be installed per City of Gilroy Water Department standards.

2. Fire Water Service
   There will be a new fire water service per the City of Gilroy Fire Department for the project. A 4-inch fire line is proposed and connected to the existing 4-inch fire water lateral in Luchessa Avenue. One double detector check assemblies with a 2-way fire department connection (FDC) will be installed. One fire hydrant with 1-4" and 2-2.5" outlets is also proposed. Fire water pipes shall be C900 PVC (DR-14).

3. Sanitary Sewer System
   A new sanitary sewer service lateral will be connected to the existing 4-inch sewer lateral behind the sidewalk in Luchessa Avenue. It is assumed that this existing sewer has the capacity to receive sewer flow generated from the proposed development and is deep enough so that gravity flow can be maintained.

   The roofed trash enclosure runoff will be directed to the onsite sanitary sewer system.

   Wash water from the exterior vehicle washdown area will be directed to a sand/oil separator before discharging into the onsite sanitary sewer system via a Fox Drain system.

   Sanitary sewer pipes shall be PVC (SDR 35) installed with slopes equal to or greater than 1 percent minimum. Sewer cleanouts shall be installed at changes in pipe direction and at intervals of 100 feet maximum.

4. Storm Drain System
   Stormwater treatment shall comply with the City of Gilroy requirements and C.3 Stormwater Handbook.

   Hydromodification is anticipated because of the increase in impervious areas from the existing condition.

   Since infiltration is feasible based on the percolation test results shown in the Geotechnical Report, bioretention basins without underdrains are proposed to allow some storage and infiltration into the native soil. Location of these basins such as setbacks from the Right-of-Way, Structure's footing etc., has to be reviewed and approved by the Geotechnical Engineer. Other infiltration BMPs such as subsurface infiltration systems utilizing underground pipes or vaults to store and infiltrate runoff can also be an alternative.

   The proposed development will capture the majority of the storm runoff through drain inlets and catch basins. Drain inlets/catch basins will be installed at various locations in the landscaped areas. Runoff will be treated through infiltration BMPs before discharging into the existing public storm drain system in Luchessa Avenue.

Storm runoff from the exterior vehicle washdown area will be directed to the onsite storm drain system with a Fox Drain system.

Onsite storm drain conveyance shall be PVC SDR 35 for pipe sizes 4" to 10" and HDPE for pipe sizes 12" and up. Drain inlets shall be precast concrete or HDPE and will range from 6-inch round to 24" square grates. Planter drains shall be 4-inch or 6-inch round black atrium drains. Storm drain cleanouts shall be installed at changes in pipe direction and at intervals of 100 feet maximum. Drain basins shall be installed in lieu of cleanouts for pipes larger than 12".

F. EROSION CONTROL

BMP's (Best Management Practices) and erosion control requirements will be stipulated on the Erosion Control Plan, to be prepared by the design consultant.

Since the limits of disturbance exceed 1-acre, a Storm Water Pollution Prevention Plan (SWPPP) will be required, to be prepared by the design consultant.

The Design-Build Entity shall be required to employ the services of a Qualified SWPPP Practitioner (QSP). The QSP shall be required to download copies of the approved SWPPP from the State and will be responsible for implementation and enforcement of the SWPPP and the Erosion Control Plan during construction.

Within 90 days of construction completion, the Design-Build Entity's QSP shall electronically file a Notice of Termination, NOT, to the State Water Board's SMARTS system.

END OF SITE PLANNING SECTION

004 STRUCTURAL SYSTEMS

A. GENERAL

1. The building must be designed to meet the requirements for an essential services building (risk category IV) as required by the 2025 CBC. While the below provides suggested structural systems, the design team is responsible for choosing a system that adequately addresses the final design with consideration of long-term serviceability and structural durability. Wood structural systems are not considered an acceptable alternative.

B. GRAVITY SYSTEMS

1. Foundation System

Refer to the owner-provided, draft geotechnical investigation report by Geocon Consultants Inc., Project No. E9213-04-06 dated January 09, 2026. The building may be supported by shallow foundations designed to allowable pressures provided in the geotechnical report. However, the final building layout and loading should be evaluated by the geotechnical engineer to ensure the recommendations provided in the report are adequate. The ground floor slab-on-grade is expected to be a conventional reinforced 5" slab-on-grade typical and 10" thick in the apparatus bays but should be confirmed by the structural engineer.

2. Framing System
It is anticipated that the roof framing will be constructed out of light-gauge steel and structural steel supporting metal deck. However, alternative framing systems may be chosen based on the final layout and design of the new building and should include consideration of life-cycle costs, resilience, and constructability. Wood construction is not an acceptable alternative.

C. LATERAL SYSTEMS

The primary lateral system is anticipated to be light-framed metal framing with steel sheets or Special Steel Moment Frames. However, alternative framing systems may be chosen based on the final layout and design of the new building and should include consideration of life-cycle costs, resilience, and constructability. Wood construction is not an acceptable alternative.

D. NONSTRUCTURAL COMPONENTS

Nonstructural components are to be designed and anchored per the requirements of the 2025 CBC and ASCE 7-22 Chapter 13. All architectural, mechanical, electrical, plumbing, fire protection, audio/visual systems, etc., must be anchored per code requirements and utilizing an importance factor equal to 1.5.

E. LOADS

LIVE LOADS
Per CBC, Section 1607.

WIND LOADS
Per CBC, Section 1609
Risk Category IV

LOAD COMBINATIONS
Per CBC, Section 1605

SEISMIC LOADS
Per CBC, Section 1613

SEISMIC LOADS DESIGN FACTORS (PER GEOTECHNICAL REPORT)	
S_S	1.83g
S_1	0.68g
S_{DS}	1.32g
S_{D1}	1.34g
Site Class	Default
Risk Category	IV
Importance Factor, I	1.5

F. MATERIAL PROPERTIES

1. Concrete: All Structural concrete mixes shall be Type II/V cement. All structural concrete shall have a minimum compressive strength at 28 days as follows:

CONCRETE	
Foundations	f'c = 4,000 psi minimum (145 pcf)
Concrete on metal decks	f'c = 3,000 psi minimum (115 pcf)
Slab-on-Grade	f'c = 4,000 psi minimum (145 pcf)
Columns, Slabs, Beams & Shear Walls	f'c = 4,000 psi minimum (145 pcf)

2. Structural Steel: All Structural steel shall be ASTM A992, Grade 50, unless noted otherwise.

STRUCTURAL STEEL	
Steel Angles and Channels	ASTM A992, Grade 50 (Fy = 50 ksi)
Structural Tubes (Rectangular and Round)	ASTM A500, Grade C (Fy = 50 ksi)
Structural Pipes	ASTM A53, Grade B (Fy = 35 ksi)

BOLTS	
Structural Bolt	Bolt connections shall be A325X bolts unless noted otherwise.
Gravity Column Anchor Bolts	ASTM F1554, Grade 36
Seismic Column Anchor Bolts	ASTM F1554, Grade 55

ELECTRODE STRENGTH
E80XX (Reinforcing Steel)
E70XX (Structural Steel)

END OF STRUCTURAL SYSTEMS SECTION

005 BUILDING EXTERIOR

A. EXTERIOR WALLS

1. Exterior walls shall conform to structural engineering criteria for framing. All framed exterior walls shall have full thickness batt insulation with 1" foil faced polyiso continuous insulation (CI) with 16 GA Zee girts with 5/8" exterior gyp sheathing at the exterior wall face, or equal. Exterior wall assemblies shall have R21 min insulation.
2. CMU wall construction basis of design:
   a. Manufacturer: Orco Block
   b. Product: 8x4x16 Shot Blast Block
   c. Finish: Indio Gray
3. CMU wall mounted signage:
   a. 10" high metal pan channel letters for building identification.
   b. Color: Black Stone (MP33348) by Matthews Paint Company.
4. Exterior Plaster. Design based on smooth texture applied over metal lath.
   Plaster system basis of design: Parex Armourwall 300 Krak-Shield with WaterMaster
   a. WRB: WeatherSeal Spray & Roll-on
   b. Plaster Slip Sheet: Building paper, JumboTex 60 min.
   c. Base Coat: Parex Fiber-47
   d. Admixture: Parex Adacryl
   e. Primer: Parex PrimeShield
   f. Coating: Parex DPR Coating
   g. Finish: Parex Image Smooth (VE Alternate - Parex DPR Standard Finish 533 Sand Smooth.)
   h. Paint Color: Reserved White (SW7056) by Sherwin Williams.
   i. System Warranty: 10 years min.

5. Aluminum window wall & storefront systems. Factory finish Arcadia. Pre-finished frame color: (AB-8) Black.
   a. Glazing (GL-1) basis of design: High performance Low-E insulated glazing (1" thick): U=0.29, SHGC=0.24, Viracon VZRE1-46 or similar.
   b. Storefront System basis of design: Arcadia System AFG451T (2"x4 1/2" Offset Glazing)
   c. Operable Casement and Fixed Window system basis of design: Arcadia System T200E.

B. ROOF

1. Roofing assembly basis of design is metal roof over roof underlayment over the roof deck assembly.
   a. Manufacturer: AEP Span Span-lok with SpanSeam 180O Seam, 12" coverage, 22 GA,
   b. Color: Cool Matte Black,
   c. Finish: Fluropon.
   d. Roof underlayment: AEP Span "Underlayment HT",
2. Roof mechanical wells: Fully adhered single-ply PVC roof over roof deck assembly. Roof covering Fire Resistance Classification: Class A. California Cool Roof System insulation thermal value (R) minimum of 30 using rigid insulation. Sarnafil G410-18 Feltback fiberglass reinforced membrane.
3. Manufacturer will supply to the owner a 30 years non-dollar limit edge warrantee. Warrantee must be non-pro-rated and must cover all labor and all material installed from the deck up.
4. Flashing, fascia, gutter assembly and miscellaneous roof metals to be prefinished to match Black Stone (MP33348) by Matthews Paint Company.
5. Min R value at roof: R30

C. DOORS/FRAMES

1. Exterior Doors
   a. Entrance doors with sidelight are a 8'-0" tall aluminum storefront window system with 1" insulated glazing.
   b. Entrance doors to be pre-finished 8'-0" tall aluminum framed doors, with wide stile (5" wide)
   c. Fire Apparatus Bay front and rear doors shall be motorized sectional steel doors with Lift Clearance Track, prefinished (equal to Overhead Door Corp. Model 521 with SolarBan 70XL Argon Filled glazing).
      1) Controls for the doors shall be installed in common control panels with controls at two locations for parallel control arrangement. Front doors shall have both individual controls and a single button to open both front doors simultaneously.
      2) Motor shall be equal to Overhead Door Corp. Model RSX with the fastest available opening speed for front App Bay doors.
2. Interior Doors
   a. Interior doors to be 8'-0" tall aluminum knock down frames with solid-core, flush wood, custom grade, closed-grain hardwood veneer face with clear sealer.
   b. Knockdown door frames to be clear anodized finish.
   c. Sidelites at interior doors shall have ¼" clear tempered glazing, set in aluminum knock down frame, to match door frames.
3. Door Hardware
   a. All door hardware shall meet ADA requirements and shall have a brushed aluminum finish or satin chrome finish as available on each item.
   b. All exterior entrance doors shall have card readers for access control.
   c. Doors in stipulated STC rated walls shall be provided with automatic door bottoms.

END OF BUILDING EXTERIOR SECTION

006 BUILDING INTERIOR

A. GENERAL DESCRIPTION

1. The building will be designed in accordance with the Essential Services Seismic Safety Act and is classified under Risk Category 4. All detailing for ceilings, millwork, partition types, and equipment installation will be designed to comply with the required increased importance factor (similar to Healthcare or DSA project, not a typical Office project).
2. All interior walls shall be 5/8" Type 'X' gyp board with level 4 painted finish, over 4" metal studs typically, unless noted otherwise.
   a. Provide cement backer board at tile installations. If interior partitions are full height, studs & gypsum board to be on both sides full height, with sound attenuation insulation.
   b. Provide moisture-resistant gypsum board in restrooms, shower rooms, and decontamination room where tile is not specified.
   c. At all Corridor/Hallway walls and other high-traffic locations, gypsum board shall be high-Impact type to 8'-0" min. Corners to be square with corner bead and corner guards to be provided as noted on the Finish Plan.
   d. Dorm rooms shall be separated from other spaces by providing wall and ceiling construction with min 50 STC rating.

B. FLOORING FINISH MATERIALS

1. Polished Concrete (PC-1):
   Location: Dorms, Day Room, Laundry, Kitchen, All Offices, Storage Rooms, Corridors, Restrooms.
   Specification Requirements: CPC (Concrete Polishing Council) Aggregate Exposure: B.
   CPC Finish Gloss Finish: Satin
   Provide PROSOCO "Consolideck System", or equal.
   DCOF (wet): 0.42 min

2. Polished Concrete (PC-2):
   Location: Apparatus Bays, Turnout Gear, Workshop, Medical Storage.
   Specification Requirements: CPC Aggregate Exposure: ACPC Finish Gloss Finish: Flat
   Provide PROSOCO "Consolideck System", or equal.
   DCOF (wet): 0.42 min

3. Sheet Resilient Flooring (RF-1):
   Location: Showers / Decontamination
   Specification requirements: Sheet Width: At least 78 inches wide, Thickness: 0.08-inch (2.0mm) and 0.12-inch (3.0mm) Shore A Hardness: At least 85, when measured in conformance with ASTM D 2240. Color: Product Options indicated on the Drawings or selected by the Architect. Seaming Method: Heat welded. Weld Rods: Manufacturer's standard solidified adhesive welding rod. Base: Integral flash cove. Finish: Equal to Altro Aquarius Wet Room Flooring.

4. Rubber Sports Flooring (RB-1):
   Locations: Weight Room
   Specification requirement: 24" square x 3/8" thick 2/3 of total area. Equal to Johnsonite Triumph sports flooring.

5. Sealed Concrete (SC-1)
   Locations: Electrical Room, Fire Riser, and Air Compressor.

Specification requirements: Concrete sealer shall be a water-based non-staining dissipating translucent resin conforming to ASTM C309, Type 1, Class B, and ASTM C1315, Type 1, Class B
Provide Euclid Chemical "Super Aqua-Cure Vox", or equal.

6. Static Dissipative Flooring with Electrical Grounding (SDT):
Location: MDF.
Specification requirements: Armstrong Excelon SDT 12" x 12".

C. BASE TYPES

1. Everywhere U.N.O. (B-1) - 4" rubber cove base

2. Apparatus Bays and Turnout (B-2) - 4" Metal cove base

3. Showers / Restrooms (B-3) - 4-6" coved / bullnose tile base

D. WALL FINISHES

1. Eggshell - Gloss Paint (P-1, P-2, P-3) TYP – Eggshell finish, typical; allow for (2) accent colors. Dark wall colors to have Level 5 Finish, all other walls Level 4. Semi-gloss paint at Restrooms. Gloss paint at trim.

2. Porcelain Wall Tile (T-1) – Kitchen –Tile at backsplash, see finish plan for locations. Mfg: Crossville, Series: Size: 4" x 16".

3. Wall Protection Systems (WP-1) - at Apparatus Bay and Turnout Gear walls. Inpro, Koroseal or C/S Group Acrovyn or equal. 4" to 48" AFF. Include all trim pieces for installation.

4. Shower Wall Panels (WP-2):
Locations: Restrooms / Showers - 8'-0" high at all walls. Altro Prism Decorative Shower Walls. Trim per manufacturer.

5. Mirrors:
Fitness room–starting at +4" to +8' -0" on one (1) wall.

Corner Guards (CG) – Provide at each location per plan - 2"x2" Stainless Steel corner guards to 8'-0" high.

6. Acoustical Wall Paneling (AWP-1) – 1" thick Upholstered wall Treatment in the Weight Room and Day Room. Specification by Fabritrak or equal.

7. Janitor closet and Decontamination (FRP) – Fiberglass reinforced plastic wall protection panels at all walls, unless otherwise noted. Provide full height.

E. CEILING FINISHES

1. ACT-1 Acoustical Suspended Ceiling System:
Location: Per Plan
Specification requirements: Moderate acoustical performance such as Armstrong Fine Fissured or USG Mars, 2'x4' with 15 /16" Suspension grids at 10'-0" high. All walls will penetrate grids.

2. Exposed Metal Deck:
Location: Per Plan

Specification requirements: Paint all exposed elements white

3. GYP-1 Gypsum Board Ceilings and Soffits:
   Location: Per Plan
   Finish is eggshell paint, match P-1.

4. GYP-2 Water and Mold Resistant Gypsum Board:
   Location: Per Plan (at Restrooms & Showers, and other wet areas)
   Specification requirements: Finish is semi-gloss paint, match P-1.

F. CASEWORK

1. Kitchen 104:
   a. Wood base, upper and tall cabinets, stainless steel countertops with front edge lip to catch water and integral backsplash. Combination adjustable shelves and storage drawers, and custom pull out trash hardware. See Floor Plan for additional casework information.
2. Laundry/Janitor 108:
   a. Plastic laminate all base and upper cabinets, solid surface countertops with front edge lip to catch water and integral backsplash. Combination adjustable shelves and storage drawers.
3. Non-rated Corridor 107:
   a. Plastic Laminate all base and upper cabinets, Plastic Laminate Tops. Combination Adjustable shelves and storage drawers.
4. All restrooms:
   a. Restroom countertops, Solid surface with undermount porcelain sink and removable plumbing shield.
5. Dorms 112, 113, 114, 115, and 116:
   a. Plastic laminate countertop and tall storage closets with clothing rod and adjustable shelves.

G. RESTROOM ACCESSORIES

1. Restroom accessories:
   a. Bobrick or eq.
   b. Full WIDTH MIRRORS AT SINKS.
2. Phenolic shower benches- ACCESSIBLE AND STANDARD, SHOWER RODS/CURTAINS.
3. Utility shelves in each restroom. 5” x 16”.

H. FIXTURES AND EQUIPMENT

1. See Equipment plan and schedule, OFOI, CFCI as noted.
2. All residential appliances to be Energy Star Certified.
3. Metal Shelving: Per Plan

I. ARCHITECTURAL MISCELLANEOUS

4. Window shades: See locations on Equipment / Furniture Plan
5. Metal Shelving: See locations on Equipment / Furniture Plan
6. Marker Boards: See locations on Equipment / Furniture Plan

END OF BUILDING INTERIOR SECTION

007 MECHANICAL SYSTEMS

A. GENERAL DESCRIPTION

The new mechanical systems for this project are anticipated to be all-electric and will primarily provide conditioning via variable refrigerant flow (VRF) heat recovery condensing units coupled with indoor fan coils serving the various zones.

1. Design Criteria/Design Calculation Guidelines
   a. Project Location & Climate

Gilroy, CA
California Climate Zone: 4

Latitude:	37° North
Longitude:	121.6° West
Elevation:	194’
Cooling Design Temperature:	105°, 70° MCWB (0.1%)
Wetbulb Design Temperature:	72° (0.1%)
Heating Design Temperature:	28° (0.2%)

   b. Indoor Design Conditions, Office Areas

People:	250 gross square feet per person
Lights:	0.60 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)

   c. Indoor Design Conditions, Main Entry Lobby

People:	100 gross square feet per person
Lights:	0.70 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

   d. Indoor Design Conditions, Dorm Rooms

People:	120 gross square feet per person
Lights:	0.40 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Interlock:	Provide new window sensor for operable window to setback VRF fan coil temperature setpoint when window is in open position.

e. **Indoor Design Conditions, Weight Room**

People:	100 gross square feet per person
Lights:	0.50 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.
Interlock:	Provide door sensor for sectional door to reduce HVAC flow and temperature setpoints when door is in open position.

f. **Indoor Design Conditions, Kitchen**

People:	40 gross square feet per person
Lights:	0.95 watts/square foot
Equipment:	1.00 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

g. **Indoor Design Conditions, Dining / Day Room Areas**

People:	35 gross square feet per person
Lights:	0.40 watts/square foot
Equipment:	0.50 watts/square foot
Temperature:	Summer – 78°F (± 2°F) Winter – 62°F (± 2°F)
Humidity:	No direct humidity control required
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)

h. **Indoor Design Conditions, Laundry/Janitor**

People:	100 gross square feet per person
Lights:	0.45 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

i. **Indoor Design Conditions, Decontamination**

People:	100 gross square feet per person
Lights:	0.45 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 78°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	100% OSA
Exhaust:	100% exhaust from space sized for 10 air changes per hour.

j. **Indoor Design Conditions, Turnout Gear**

Lights:	0.45 watts/square foot
Exhaust:	10 air changes per hour
Makeup Air:	100% of exhaust air, make-up from gravity intake hoods.

k. Indoor Design Conditions, Apparatus Bay

Lights:	0.65 watts/square foot
Exhaust:	Direct connections to truck exhaust (Plymovent system, or similar)
Makeup Air:	100% of exhaust air, make-up from gravity intake hoods.
Heat:	Provided by infrared heaters (Infratech WD-60, or similar).

l. Indoor Design Conditions, Restrooms

Lights:	0.60 watts/square foot
Exhaust:	Greater of 100 cfm/fixture or 10 air changes per hour
Makeup Air:	100% of exhaust air, make-up from adjacent spaces. Restrooms with door sweepers to have transfer boots with ceiling grilles on each side of the full height wall to allow transfer air.

2. Zoning

Each fan coil unit (zone) will be dedicated to a unique room, building orientation, floor level, and interior use. On average, there will be one fan coil zone per 1000 sf. Dorm rooms, offices, and unique uses will have dedicated fan coil zones. Up to three perimeter offices will be served by a single, shared fan coil zone.

3. Energy Conservation Calculations

The HVAC design shall utilize the above design criteria as a basis and shall also comply with the 2025 State of California Energy Code California Code of Regulations (CCR), Title 24 and Building Standards. The performance based "whole building" model compliance approach shall be used.

4. HVAC Equipment

The building will be conditioned by a dedicated VRF heat recovery system with ducted and ductless fan coils throughout the various spaces. Building ventilation to be provided through an energy recovery ventilator unit. All of the mechanical equipment in the building is anticipated to be on emergency power. Alternate mechanical system types will be considered for the building if the above noted design criteria and zoning conditions can be met.

a. Electrical service connections to HVAC equipment will be from dedicated HVAC electrical panels.

b. VRF-1: The building will be conditioned by an approximately 12 ton variable refrigerant flow (VRF) heat recovery condensing unit located on the ground near the electrical room. VRF-1, serving the building fan coil units, will consist of a single condensing module with R-32 refrigerant (Daikin, or similar). The module will be independently powered, anchored and externally isolated using neoprene waffle pads (Mason Super W, or similar), and will have a master controller with BACnet compatibility.

c. ERV-1: The building will have ventilation and exhaust air provided by a 950 cfm energy recovery ventilator unit (Greenheck model ECV, or similar) located on the roof. Ventilation air ducts will be ducted through the building and be coupled with various VRF fan coils in each thermal zone throughout the space. ERV-1 will be paired with VRF-1 fan coils. Return/exhaust air back to the unit shall be fully ducted in the ceiling space via low pressure return ducts to the dedicated outdoor air systems where it will pass over the heat recovery core before being exhausted. ERV-1 will include ECM supply and exhaust fans, heat recovery core, MERV 13 filtration, and BACNet controls. Unit should also be mounted on an acoustic vibration isolation curb (Vibrex VIC-EQ, or similar)

d. VRF Fan Coils (VFC-1 to VFC-11): Each thermal zone in the new building will include a VRF fan coil (Daikin model FXZQ, FXMQ, FXAQ, or equal). The type of fan coil provided in each zone will depend on the requirements of the space – ceiling cassette type for small spaces requiring separate zone control, highwall type for utility spaces with no ceiling, and ducted fan coils for units for large spaces. Each fan coil will have a ventilation air duct coupled with the unit, washable filter (cassettes), MERV 13 filter (ducted units with MERV 13 Air Filter and Cabinet Kit, or similar), factory integral condensate pumps for cassette & ducted units, field mounted condensate pumps for highwall units (Aspen DACA-CP1-1, or similar), 2-row cooling coil, and BACnet controls.

e. Process Cooling Equipment (1-to-1 split systems): Air-cooled mini split systems will provide 24/7 conditioning of MDF and Electrical rooms. Units to use R-32 or R-454B refrigerant.

   i. FC-1 / CU-1: Electrical 121 will be served by an approximately 3 ton highwall ductless fan coil unit (Daikin FTXV36AVJU9 / RXV36AVJU9, or similar).
   ii. FC-2 / CU-2: MDF 123 will be served by an approximately 3 ton highwall ductless fan coil unit (Daikin FTXV36AVJU9 / RXV36AVJU9, or similar).
   iii. FC-3 / CU-3: Decontamination 130 will be served by an approximately 4 ton 100% O/A ducted fan coil unit (Daikin FXMQ48MFVJU / RXTQ48TBVJUB, or similar). This unit will need to be updated to the equivalent R-32 unit as soon as it is available from the manufacturer.
   iv. Condensing units will be located on the roof.

f. Refrigerant Leak Detection: Each VRF zone indicated on the plans shall have a VRF refrigerant leak sensor mounted on a wall within 12" of the finished floor level (Macurco model RD-VRF, or similar).

g. Multi Port Branch Selector Boxes (BS): The building heat will be provided by the VRF system in conjunction with various BS boxes throughout the space (Daikin model BSQ, or similar). The BS boxes will be interlocked with the main VRF system and will have control boards to communicate with the VRF main controller.

h. Refrigerant Safety Shut-Off Boxes (SOV): The refrigerant piping branches of the VRF system will include safety shut-off boxes to limit the amount of potential R32 refrigerant released into the building in the event of a pipe leak in the system (Daikin model SVA, or similar). The SOV boxes will be interconnected with the main VRF system and will have control boards to communicate with the VRF main controller if they have closed due to leakage being detected. The quantity of SOVs required will be determined by the size of the rooms and the amount of refrigerant in each branch.

i. Exhaust Systems:
   1. EF-1: Dryer booster fan, approximately 80 cfm, will be provided for the dryer exhaust in the laundry room (Fantech DBF 4XLT, or similar). Dryer to be controlled via a pressure sensor mounted in the ductwork.
   2. EF-2: Rooftop exhaust fan, approximately 200 cfm, will be provided for the Turnout Gear exhaust (Greenheck CUE or similar).
   3. EF-3: Rooftop exhaust fan, approximately 400 cfm, will be provided for the Decontamination room, restroom 131, and storage 128. (Greenheck CUE or similar).
   4. EF-4: Rooftop exhaust fan, approximately 300 cfm, will be provided for the drying cabinet in the decontamination room. (Greenheck CUE or similar). Fan to be interlocked with drying cabinet.
   5. Apparatus Bay Vehicle Extraction System (VEF-1): The apparatus bay will be equipped with a vehicle extraction system (Plymovent, or similar). The extraction system shall include the following:
      (i) Roof mounted exhaust fan (Plymovent model TEV, or similar). Fan to be equipped with a weatherproof enclosure and pressure sensors for fan activation.
      (ii) A filter housing with MERV 8 pre-filters and 95% final filters

(iii) One long straight rail in each apparatus bay to run the full length of the bay outfitted with 2 hoses per rail, crab return assemblies, balancer, saddle & hose loop for 25ft 4"Ø hose, pneumatic fill valve and grabber nozzle and complete pneumatic circuit for passive release auto crab/trolley return with safety switch. System to be designed for two apparatuses stored in tandem in each bay with the ability to add a third hose to each rail to be able to store three tandem or remove a hose for a single long apparatus.

(iv) Control panel provided to control the vehicle exhaust system. Controls to allow for manual or automatic control of the fan. Control box to also include an alarm device that can be used for status control of the airflow in the exhaust system.

j. Gravity Intake Units:
   1. IH-1: Rooftop gravity intake hood, approximately 2,000 cfm, will be provided for apparatus bay exhaust air makeup (Greenheck GRSI or similar).
   2. IH-2: Rooftop gravity intake hood, approximately 200 cfm, will be provided for the Turnout Gear exhaust air makeup (Greenheck GRSI or similar).
   3. IH-3: Rooftop gravity intake hood, approximately 200 cfm, will be provided for the Decontamination room exhaust air makeup (Greenheck GRSI or similar).

k. Infrared Heaters (IR-1 to IR-6):
   1. Infrared heaters to be provided in apparatus bay along sides of apparatus bay (Infratech WD-60, or similar). A total of 6 heaters anticipated (3 on each side), equally spaced across the length of the bay, and mounted at 12ft above the finished floor.

l. Ceiling Fans:
   1. CF-1: Ceiling fan, 60" diameter, will be provided for the Weight Room (Big Ass Fan Haiku L, or similar). Ceiling fan to include wall controller.

5. HVAC Equipment Additional Notes
   a. The fire station building is considered an essential facility and will have the majority of the mechanical systems on emergency power.
   b. HVAC testing, adjusting and balancing agent will be certified by AABC or NEBB.
   c. HVAC systems commissioning will be provided in accordance with California Energy Code.

6. HVAC Ductwork and Accessories
   a. Comply with SMACNA HVAC Duct construction Standards, Metal and Flexible (SMACNA), Fourth Edition, 2021 and NFPA 90A.
   b. Ductwork shall be galvanized steel with G-90 zinc coating, ASTM A 653, minimum 26 gauge, unless otherwise noted. Assume plenum return air system with limited return air ductwork.
   c. Concealed HVAC supply air ductwork shall be insulated with mineral fiber insulation and ASJ jacket per California Energy Code standards.
   d. Duct silencers shall be provided at main supply and return/exhaust to each ERV unit.
   e. Combination fire/smoke dampers, integrated with area-wide fire alarm, will be provided as required at occupancy separations.
   f. Flexible ductwork shall be provided for final 5-foot connection to supply air diffusers.

7. Grilles and Diffusers
   a. General ceiling supply diffusers to be steel, plaque faced. Ceiling mounted return and exhaust grilles to be steel, louver face. Diffusers and grilles to be compatible with ceiling and wall conditions, field painted where required to match custom wall colors.
   b. Grilles and diffusers located in locker rooms, restrooms, and shower rooms to be aluminum.
   c. Supply diffusers in exposed ceiling areas to be spiral duct mounted type. Return air in exposed ceiling areas to be minimized to large open-ended ducts covered with wire mesh.
   d. Air distribution in all lay-in T-bar ceiling areas will be plaque face type. Air distribution in hard lid areas will be linear diffusers (Price, Titus, Krueger or equal).

8. Volume Dampers
   Manual volume dampers will be provided in branch ducts to each diffuser. In areas with hard ceilings and non-accessible areas, remote balancing damper controllers (Young Regulator EBD, or similar) will be provided at each inlet or outlet in lieu of manual dampers.

9. Refrigerant Piping and Accessories
   Type L copper tubing with soldered joints shall be provided for refrigerant piping distribution. Refrigerant piping shall be insulated with 1" elastomeric foam pipe insulation.

10. HVAC Controls
    a. A Building Management System (BMS) is not anticipated to be utilized in the facility and all units are to be provided with programmable thermostats. Equipment to be provided with BACnet provisions to accommodate potential future BMS installation.

11. Seismic Restraints
    HVAC ductwork and pipe support to comply with SMACNA Seismic Restraint Manual, Guidelines for Mechanical Systems, Third Edition 2008.

END OF MECHANICAL SYSTEMS SECTION

008 PLUMBING SYSTEMS

A. OVERVIEW

The plumbing scope of service for this project is to provide complete plumbing design for a new single-story fire station. The new building shall be provided with complete domestic hot and cold water, sanitary soil, waste, vent, and storm drainage piping systems.

B. CODES AND GUIDELINES

All aspects of the design shall follow the requirements of the current California Plumbing Code and CalGreen standards for plumbing fixtures. Additional Regulations and Standards shall include as a minimum:

- ANSI - American National Standards Institute Inc.
- ASHRAE - American Society of Heating Refrigerating and Air Conditioning Engineers Handbooks
- ASME - American Society of Mechanical Engineers Guidelines and Standards
- AWS - American Welding Society
- CAL/OSHA - California Occupational Safety and Health Administration
- CBC - California Building Code
- CCR-Title 24 California Code of Regulations
- CFC - California Fire Code

- CPC - California Plumbing Code
- NFPA - National Fire Protection Association Guidelines and Standards
- SFM - California State and local Fire Marshal

C. PLUMBING FIXTURE Water Efficiency

Plumbing fixtures installed in the project will meet or exceed the water efficiency requirements of the 2025 California Green Building Standards (CalGreen) code. The maximum water uses for each indoor plumbing fixture type installed in the project shall be:

- Water closets: 1.28 GPF
- Urinals: 0.125 GPF
- Lavatories: 0.5 GPM
- Sinks 1.8 GPM
- Showers 1.8 GPM

D. ACCESSIBILITY

Accessible plumbing fixtures in each restroom will comply with the requirements of the Americans with Disabilities Act (ADA) and all California requirements for accessibility.

E. CALIFORNIA AB 1953 COMPLIANCE

Potable water system fixtures, materials, valves, and appurtenances to be in compliance with California Assembly Bill 1953, which limits the allowable lead content in certain domestic water system components.

F. SITE UTILITIES

Refer to “003 – SITE PLANNING” for site domestic water, sewer, and storm drain basis of design.

G. PLUMBING PIPING MATERIALS

1. DOMESTIC WATER PIPING
   Piping within the building and above grade shall be Type "L" ASTM B88, hard drawn copper tubing with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below grade piping outside of the building within five feet (5') of the foundation shall be Type "K" ASTM B88, hard drawn copper with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below slab piping shall be Type "K" soft annealed copper tubing with no fittings below the slab.

2. SANITARY SOIL, WASTE PIPING
   Soil and waste piping within the building and outside within five feet (5') of the foundation shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04 with Heavy-Duty No-Hub Couplings conforming to ASTM C-1540 and ASTM C-564.

   Plumbing fixtures above grade shall be drained by gravity to the site sanitary drainage system. Gravity drainage system shall maintain a minimum slope down of 2% in the direction of flow except where indicated otherwise.

3. SANITARY VENT PIPING
   Same as specified for sanitary soil and waste piping except with Standard Duty No-Hub Couplings conforming to CISPI Standard 310 and ASTM C-564.

   Vents from fixture traps shall be extended through and terminate a minimum 12” above roof and shall be located a minimum of 10 feet from building outside air intakes. Exposed vent piping shall be Schedule 40 galvanized steel pipe, ASTM A53.

4. FACILITY STORM DRAINAGE PIPING
   Storm drain piping within the building and outside within five feet (5') of the foundation, and overflow drain piping within the building shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04 with Heavy-Duty No-Hub Couplings conforming to ASTM C-1540 and ASTM C-564.

   Roof drains, overflow drains and leaders shall be designed for a minimum of 2-inch per hour rainfall unless directed otherwise by the local building authority. Overflow drain piping shall "daylight" to the building exterior and be provided with downspout covers as indicated on the plumbing plans.

   Perimeter Gutters and Downspouts will be provided as required, materials to be determined. Coordinate with architectural plans.

5. CONDENSATE DRAINAGE PIPING
   Condensate drain piping shall be Type "M" ASTM B88, hard drawn copper tubing with wrought copper sweat fittings.

6. INDIRECT WASTE
   Indirect waste piping shall be Type "L" ASTM B88, hard drawn copper tubing with wrought copper fittings as specified for water piping.

7. PLUMBING INSULATION
   Piping for service hot water systems shall be insulated with preformed fiberglass pipe insulation with all service jacket, per California Title-24 standards.

H. PLUMBING FIXTURES

1. Plumbing fixtures by Sloan, Zurn, Kohler, American Standard or approved equal.
2. Water closets shall be water efficient 1.28 GPF manual flushometer valves, wall mount vitreous china with siphon jet action, elongated bowl with open front seat, in both ADA and non-ADA compliant configurations as applicable.
3. Restroom lavatories shall be undermounted vitreous china with manual 0.5 GPM faucet, with prewrapped trap and supply covers, loose key stops, and rigid supplies. ADA compliant.
4. Kitchen area sinks shall be undermount stainless-steel ADA single bowl for use with solid surface countertops, HW/CW with 1.5 GPM kitchen faucet with prewrapped trap and supply covers, loose key stops, rigid supplies, and garbage disposal.
5. Kitchen areas to be provided with connections for dishwasher, filtered water dispenser and coffee machine(s).
6. Icemaker supply box with shut-off valve will be provided at all refrigerators.
7. Interior bottle fillers shall be stainless steel, refrigerated and filtered with recessed compressor.
8. Showers shall be recessed mount, thermostatic mixing valve actuation, with HW/CW, 1.8 gpm showerheads, ADA compliant showers to include in addition a fixed showerhead and control valve. Floor drains shall be cast iron body with flashing collar and nickel-bronze adjustable strainer.
9. Service sinks shall be free standing stainless steel with HW/CW wall mount faucet with integral vacuum breaker, hose, pail hook, and vinyl rim guard.
10. Floor drains with trap primers shall be provided in all restrooms and laundry / decontamination rooms.
11. Provide a wall mounted hose bibb in restrooms for wash down.
12. Provide floor drains with trap primers in the Laundry Room and the Decontamination Room.
13. Provide floor sinks with trap primers at Decontamination Room and as indicated on plans and as required.
14. Provide two-compartment stainless steel, floor-mounted utility sink HW/CW with 1.5 GPM with goose neck faucet with wrist blade handles in Decontamination Room.
15. Provide additional one-compartment stainless steel, floor-mounted utility sink, HW/CW with 1.5 GPM with goose neck faucet with foot pedal activation located adjacent to Decontamination Room.
16. Provide wall mounted clothes washer supply box in the Laundry Room and an indirect drain to a floor trough drain with lint trap at extractor in the Decontamination Room.

17. Provide downspout covers to the overflow drain pipe termination. Coordinate with architecture the height location of the fixtures.
18. Provide trench drains at Apparatus Bays running the length of the bay as indicated on plans. Coordinate exact length and location with Architectural design. P-traps shall be provided with a trap primer connection. Drainage from Apparatus Bay trench drains shall extend to the site and discharge to a Sand and Oil Interceptor and Sample Box before continuing to the city sanitary sewer connection.
19. Provide icemaker with floor sink, as indicated on plans, adjacent to the Apparatus Bay.
20. Floor sinks will be provided in the Air Compressor room and the ice machines.
21. Exterior hose bibbs around the building shall be recessed lockable box type with integral vacuum breaker. Rooftop hose bibbs shall be free standing with integral vacuum breaker.
22. Provide hub drain with electric trap primer will be installed for fire riser test drain.
23. Provide hose reels with quick disconnect adaptors. Hose reels to be located in the Apparatus Bay and mounted at a minimum 9'-0" above finished floor.

I. PLUMBING EQUIPMENT

1. Domestic Water Heating
   a. This project will include a tank type electric water heating system with expansion tank, drain pan and drain to receptor located in the Laundry/Janitor room. Hot water will be controlled to a supply temperature no more than 140 degrees Fahrenheit to serve all lavatories, sinks, and service sinks. Point of use thermostatic mixing valves located at the lavatories will provide tempered water. The hot water system will be fully circulated with a pump interlocked to an aquastat allowing for control of the circulating system. Water heater(s) shall be a A.O. Smith or approved equal.
   b. Electric instantaneous point of use water heaters may be provided as required to serve remote fixtures requiring hot water. Water heaters shall be Eemax, Chronomite or equal.
2. Compressed Air System:
   a. The Air Compressor shall be sized per owner equipment requirements. DBE shall provide the Air Compressor, compressed air piping to equipment and provide a floor sink for indirect drainage from the Air Compressor. All compressed air piping shall terminate with quick disconnect adaptors per owner specified connection type. Refer to plumbing plans for specification
3. Domestic Water Anti-Scale Filtration
   a. The anti-scale shall be sized per GPM demand of the building. Domestic water to be routed through the anti-scale system prior to the final plumbing fixture location.

J. PIPE TESTING

1. All piping systems shall be tested in accordance with the applicable service as indicated in the California Plumbing Code.

2. All new water piping shall be disinfected/sterilized as directed by the California Plumbing Code.

END OF PLUMBING SYSTEMS SECTION

009 ELECTRICAL SYSTEMS

A. MAIN SWITCHBOARD MSB

A new MSB at 800A-120/208V-3PH-4W shall be located in the main electrical room and served from the PG&E transformer located on the site.

B. EMERGENCY GENERATOR

A new 350kW emergency generator with 2000 gallon base mounted fuel tank shall be located on the site. The generator will serve as emergency back-up for the entire building for 72-hours. The generator will serve the building through an 800A automatic transfer switch and emergency distribution board. The generator will be located outdoors in a weatherproof enclosure, sound attenuating muffler system and diesel particulate filter. The base fuel tank will hold enough diesel fuel to power the station for three days. The basis of design is Rehlko Generators.

Comply with federal (EPA), state, and local regulations applicable at the time of commissioning; include factory emissions certification with submittals.

C. FUTURE SOLAR READY

The MSB will have a section reserved for Solar Readiness and Battery Energy Storage System (BESS) connection dedicated to Solar PV.

D. POWER

1. GENERAL REQUIREMENTS

a. Multiple power and lighting panelboards will be provided as required. Lighting loads will be connected at 120 volts, single-phase, HVAC/Plumbing loads will be connected at 120 volts, single-phase or 208-volt, 3-phase, Receptacle loads will be connected at 120 volts, single-phase.
b. Typical receptacles, switches and wiring devices to be specification grade, white in color, decora type with specification grade stainless steel faceplates.
c. Dedicated GFI receptacles shall be provided in restrooms and on the exterior of the building.
d. EV charging stations will be based on the number of parking spaces provided on site.

E. LIGHTING

1. GENERAL REQUIREMENTS

a. Lighting system shall be designed to comply with the California Energy Code and Title 24.
b. All lighting shall conform to the latest IES Recommended Practices (RPs) and IES G-1-22 “Guide for Security Lighting for People, Property, and Critical Infrastructure”.
c. Lighting shall conform to City of Gilroy Zoning Code, including the Glen Loma Ranch Specific Plan, and Resolution No 2014-19; and amendments to the California Building code, including Ordinance 2025-06.
d. All fixtures shall be dimmable LED.
e. All illumination to be on emergency power.

2. INTERIOR LIGHTING

a. General Requirements
   1) Color Rendering: 90 CRI minimum
   2) Color Temperature: 3500K typical, with exception to specific fixtures where warmer color temperatures are beneficial to night-time activities such as sleeping.
   3) Controls: All interior spaces shall have on/off/dimming controls. Where multiple layers of light are provided, individual zone control shall be provided for flexibility. Controls shall be accessible

to occupants, except in publicly occupied spaces such as lobbies, where controls shall be accessible to authorized personnel only.

b. Scope / Design Considerations:
   1) Offices, Conference Rooms, Corridors & Typical Spaces Throughout: 2x2 or 2x4 troffers.
   2) Utility Spaces: Troffers or utility strip lights.
   3) Lobbies/Reception: Fixtures shall be vandal resistant. Design shall include vertical illumination at specialty signage/wall graphics.
   4) Dorms: Lighting design shall include a minimum of (2) layers of light, including a reading light with local switch control, and general overhead lighting. General overhead lighting shall provide sufficient illumination per IES recommendations, while balancing budget and visual comfort (either through a low UGR rating, indirect illumination, or other methods to soften the lighting and balance vertical and horizontal illumination).
   5) Restrooms/Showers: Fixtures shall be shower rated, with dead front trims where applicable.
   6) Dining/Kitchen: Design shall include direct and indirect illumination with multi-zone control. Design shall also include decorative pendant over kitchen island.
   7) Weight Room: Design shall include direct and indirect illumination with mutli-zone control. Direct fixtures shall not be located directly above fans and fixtures shall be placed such that they do not cause strobing.
   8) Apparatus Bays: High volume linear fixtures or linear wraparounds. Fixtures shall be laid out between apparatus bays such that there is ample vertical illumination on the sides of fire trucks and equipment.
   9) Decontamination: Fixtures shall be sealed and wash-down rated.

3. EXTERIOR LIGHTING

a. General Requirements
   1) Color Rendering: 80 CRI minimum
   2) Color Temperature: 3000K
   3) Heights: Fixtures shall be at a maximum height of 20’ per City of Gilroy, Glen Loma Ranch Specific Plan, and Resolution 2014-19.
   4) Light Pollution: Design shall be sensitive to surrounding residential neighborhood. In addition to complying with all applicable CalGreen requirements, fixtures shall incorporate back-light, uplight, and glare control/shields where relevant to minimize light trespass and pollution.

b. Illuminance and Control
   1) Lighting design shall be capable of providing a maintained average illuminance of 5fc with an average-to-minimum uniformity ratio not greater than 3:1 per IES standards.
   2) Exterior illumination shall be controlled by timeclock and/or photosensors such that lights are automatically turned off during the day, and automatically turned on at night.
   3) Poles shall be equipped with occupancy sensors for additional energy savings and to reduce light pollution within the neighborhood when the site is unoccupied.
   4) Control shall be designed such that site lighting has a minimum of three settings.
      a) Emergency Response: During preparation and response to an emergency call for service, parking and station exit area lighting shall be raised to full output, providing the 5fc maintained average.
      b) Stand-by Mode: Five minutes after all responding personnel and equipment have departed and the building is secured, illumination shall return to stand-by mode, to

provide 1fc along paths of travel and egress, and a minimum of 0.5fc in parking and roadway areas. Stand-by mode shall be the primary mode when the site is occupied during night-time hours.

c) Unoccupied: After occupancy sensors sense 20 minutes of vacancy, lighting output shall be reduced to 50% of stand-by mode. Occupancy of the exterior site shall automatically raise the illumination back to Stand-by Mode levels, except when the Emergency Response mode is triggered.

c. Scope
   1) Parking/Roadways: 20' max, full-cutoff, dimmable poles with integral occupancy sensors
   2) Pedestrian Paths: 40" bollards and/or step lights.
   3) Entry Stairs: Integral handrail lighting, with integral driver post. Lighting and rails to be specified as one complete system (handrail, lighting, posts, and drivers provided by one manufacturer).
   4) Entry Doorway: Recessed 3" downlight.
   5) Flag Poles and Tree Accents: Ingrade, vandal and impact-resistant, adjustable uplights.
   6) Wall Area Lights: Vandal, impact-resistant area lights.
   7) Signage: Integral signage lighting by signage manufacturer. (Note: address number must also be illuminated).

END OF ELECTRICAL SYSTEMS SECTION

010 STRUCTURED CABLING SYSTEM

A. Telecommunications Service Entrance Room (MDF)

1. One (1) MDF room shall be provided per plan. The MDF room shall be air-conditioned and humidity controlled 24/7/365 and shall be equipped with a dedicated 100 Amp panel board (or higher depending on other equipment the department will be installing). The MDF room shall have a minimum of (3) 120v dedicated 20-amp circuits and (2) 208-volt 30-amp circuits routed to outlets attached to overhead ladder tray (outlet types TBD). (2) 3" conduits will be installed from the MDF room to the roof with a weather head, in addition one 2" conduit to roof with weather head connection for GPS repeater system. (2) 2" conduits shall be installed over the apparatus bay to facilitate low voltage cabling pathways from one side of the bay to the other in both.

2. Provide (2) 4" conduit to from tel. company POC pull box and (2) 3" conduit from cable provider POC pull box to MPOE (MDF). Coordinate with local providers engineering departments for pathway requirements.

3. MDF room will have two walls covered with ¾" fire rated plywood finished and painted on one side.

4. The telecom will be designed using UL listed 19" X 7' equipment racks with minimum 10" wide vertical cable management on both sides to hold patch panels and City of Gilroy provided data switch equipment. Voice and data terminations shall be on rack mounted patch panels. Panels to RJ45 patch cables will be used to connect data ports to switches. Patch cables will be used to connect voice ports to phone switch tail connections. Multi-pair voice grade cable will be run from the rack mounted panels for cross-connection of phone switch tails and phone backbone cables. CATV equipment will also be included in the racks. Overhead UL listed Telco style ladder tray will be used to hold and distribute all cables entering or leaving the room.

B. Signal Grounding System

5. An appropriate ground bus bar shall be designed for the telecom room with a #2/0 green-insulated copper ground conductor to be connected to the Main Building Ground and #6 AWG conductor to building steel per TIA 607 standards. All cabinets, racks, conduits, AC units, UPSs, and electronics shall be bonded to the ground busbar with dedicated #6 AWG solid conductor green insulated wire and 2-hole compression lugs.

C. Cable System

1. Appropriately sized conduits shall be used to transition over closed gypsum board ceilings. Outlets for telecom service will have 1 ¼" conduits stubbed 6" above accessible ceiling for the horizontal cables. In inaccessible areas, conduits shall be designed to go directly to the cable tray or to the telecom room depending on the exact circumstance. 3" or 4" EZ Path UL listed firewall penetration systems shall be installed where required for cable access through fire-rated walls.

2. Category 6 cables for voice and data using a Structured Cabling Solution per City of Gilroy standard shall be installed. Horizontal CATV cables will be RG6.

D. Horizontal Cabling

1. All horizontal data/voice and CATV cables shall originate from the MDF.

E. Wireless Access

1. The building shall be provided with interior and exterior wireless access coverage utilizing City of Gilroy standard wireless access points (WAP's). Provide complete design, engineering, installation, and configuration of the wireless network to ensure continuous and reliable coverage with strong signal strength throughout the entire secured area and extending a minimum of 15 feet beyond the secure perimeter fenceline.

F. Station Outlet Configuration

1. Typical outlet configurations shall be one voice and two data jacks. Alternate outlet configurations to be used based on type of space will be 1) one voice, two data and one coaxial jacks, 2) one voice, two data and two multi-mode optics, 3) Voice wall jack and 4) all data jacks. Future wireless access point locations shall be cabled each with (2) Category 6 cables to a ceiling mounted enclosure. Electronics will be provided by City of Gilroy /IT.

G. Structured Cable Warranty and Testing

1. All Category 6, Category 3 (voice feeder) and coax cabling shall be tested utilizing a Fluke DTX 1800 or equivalent. All Fiber Optic cables shall be tested utilizing Fluke Networks OFP-100 or equivalent. Test results shall be provided to City of Gilroy via unedited softcopy version of LinkWare.
2. Design-Build Entity shall provide 25-year System Warranty.

END OF STRUCTURED CABLING SYSTEM SECTION

011 SECURITY SYSTEMS

A. ACCESS CONTROL SYSTEM

1. Provide access control card readers at all exterior doors into the facility. Provide access control card readers and a localized mechanical pushbutton lock (basis of design: Simplex 5000 Series) at site pass gates.

B. SECURITY VIDEO SURVEILLANCE SYSTEM

1. Provide a security surveillance system and include all equipment for a complete and operable system, including the required servers, video recorder, cameras, camera accessories, camera mounting accessories, camera onboard storage (SD/micro -SD card, if applicable), applications/programs, licensing configurations/programming.
2. Provide (8) exterior security video surveillance cameras. Confirm all camera locations with City.
3. Cameras are IP -based with category 6A cabling.

END OF SECURITY SYSTEMS SECTION

012 AUDIO-VISUAL

A. GOALS AND PROJECT REQUIREMENTS

1. The purpose of the basis of design is to provide the proposed description of the Audio-Visual systems design, engineering, installation, and start-up for a complete, fully operational Audio - Visual systems for the project addressing the design assumptions based on the following standards.
2. Technologies listed below are options for review and incorporated as required.
    a. Speakers in Day Room, with integral cabling to the monitor in the room.
    b. Speakers in Dining, with integral cabling to the monitor in the room.
    c. Speakers in Shared Office, with integral cabling to the monitor in the room.
    d. Speakers in Captain's Office, with integral cabling to the monitor in the room.

B. APPLICABLE CODES AND STANDARDS GUIDELINES

1. California Electrical Code
2. INFOCOM - Avixa Audio – Visual Design Standards.
3. Accessibility requirements per California Building Codes – Chapter 11B Accessibility to Public Buildings, Public Accommodations, Commercial Building and Public Housing

END OF AUDIO-VISUAL SECTION

013 FIRE PROTECTION SYSTEMS

A. OVERVIEW

The fire protection systems shall be designed responding to the building plan diagrams and complying with the current version of NFPA 13, NFPA 14 and NFPA 24. This will be a design build process, and the scope will be addressed by the bidding Design-Build Entity and their subcontractors.

B. FIRE WATER SUPPLY

Sprinkler heads shall be as follows:

1. Sprinkler heads in suspended ceiling areas shall be pendent quick response sprinkler, white finish with adjustable semi-recessed white finish escutcheon. Head shall be in the center of the half ACP panel.

2. Sprinkler heads in gyp board or other non-suspended ceiling areas shall be quick response concealed pendent sprinkler with white or custom color cover plate to match adjacent ceiling surfaces as applicable. Sprinkler heads shall be installed aligned in each ceiling area.
3. Areas with no ceiling shall be provided with sprinkler coverage using brass finish upright quick response sprinklers.

END OF FIRE PROTECTION SYSTEMS SECTION

014 FIRE ALARM SYSTEMS

C. OVERVIEW

The building shall be equipped with a fire alarm system to notify occupants of smoke or fire detected in the building complying with NFPA 72.

END OF FIRE ALARM SYSTEMS SECTION

015 FIRE STATION ALERTING SYSTEMS

A. OVERVIEW

The building shall be equipped with a fire station alerting system to notify the fire crew of emergency calls throughout.

1. The Station Controller:
    a. Locate the controller in the MDF room and include a compatible amplifier and UPS for this specific system.
    b. Provide station controller expansion modules as required.
    c. Provide system to provide a signal to other Design-Build Entity provided systems including gas/fuel shut-off system, lighting control system.
    d. Provide connection between controller's line-level audio output and house audio amplifier, if applicable per owner AV requirements.
    e. System shall send alerts to fire personnel's smartphones while off-site.

2. System components:
    a. LED Message signs: Each side of each App Bay, entrances to App Bays, Dining, Day Room, Kitchen, Shared Office, Captain's Office, and Weight Room.
    b. Strobe Lights: Each side of each App Bay, Shared Crew Office, Weight Room, Workshop.
    c. Dorm Light: Each dorm room.
    d. Speakers, flush mount: Each occupied room.
    e. Speakers, Weather-proof: App Bays, outside front and rear of App Bays and outdoor patio.
    f. System remote relays: As required.

3. Design-Build Entity to provide the following for the complete system.
    a. Conduit
    b. Back boxes
    c. Cable trays.
    d. Mounting fasteners.

END OF FIRE STATION ALERTING SYSTEMS SECTION

END OF DOCUMENT

EXHIBIT C

Performance Bond No. _____

PERFORMANCE BOND

WHEREAS**,** the City of Gilroy ("City") has awarded [insert name of DBE] designated as the "Principal" herein, an agreement for the work described as follows:

_____

WHEREAS, on or about _____, 20__, the Principal entered into a Design-Build Agreement with the City for the design and construction of the work of improvement, which Design-Build Agreement and all Agreement Documents set forth therein are incorporated herein and made a part hereof by this reference; and

WHEREAS, Principal is required to furnish a bond guaranteeing the faithful performance of its obligations under the Agreement Documents concurrently with delivery to City of the executed Design-Build Agreement.

NOW, THEREFORE, Principal and _____ ("Surety"), a duly admitted surety in the State of California, are held and firmly bound to City for payment of the penal sum of $_____ ("the Bonded Sum"), in lawful money of the United States, for payment of which sum Principal and Surety jointly and severally bind themselves and their heirs, executors, administrators, successors and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT its Principal shall promptly and faithfully perform all of its obligations under the Agreement Documents, including any and all amendments and supplements thereto, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The following terms and conditions shall apply with respect to this Bond:

1. The DBE and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to City for the complete and proper performance of the Design-Build Agreement, which is incorporated herein by reference.

2. If the DBE completely and properly performs all of its obligations under the Design-Build Agreement, the Surety and the DBE shall have no obligation under this Bond.

3. If there is no City Default, the Surety's obligation under this Bond shall arise after:

   3.1 City has declared a DBE Default under the Design-Build Agreement pursuant to the terms of the Design-Build Agreement; and

   3.2 City has agreed to pay the Balance of the Agreement Sum to:

SAMPLE

3.2.1 The Surety in accordance with the terms of this Bond and the Design-Build Agreement; or

3.2.2 The contractor selected to perform the Design-Build Agreement in accordance with the terms of this Bond and the Design-Build Agreement.

4. When City has satisfied the conditions of Paragraph 3, the Surety shall promptly (within thirty (30) days) and at the Surety's expense elect to take one of the following actions (provided, that unless and until City has actually terminated DBE for default, the Surety need only respond to City and commence a diligent investigation, not make an election):

4.1 Arrange for the DBE, with consent of City, to perform and complete the Design-Build Agreement (but City may withhold consent, in which case the Surety must elect an option described in Paragraphs 4.2, 4.3 or 4.4, below); or

4.2 Undertake to perform and complete the Design-Build Agreement itself, through its agents or through independent contractors, but City may reject use of the DBE as an agent or independent contractor; or

4.3 Obtain bids from qualified Design-Builders (DBEs) acceptable to City for a contract for performance and completion of the Design-Build Agreement (other than the original DBE), and, upon determination by City of the lowest responsible bidder, arrange for a contract to be prepared for execution by City and the DBE selected with City's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Design-Build Agreement; and, if the Surety's obligations defined in Paragraph 6, below, exceed the Balance of the Contract Sum, then the Surety shall pay to City the amount of such excess; or

4.4 Waive its right to perform and complete, arrange for completion, or obtain a new DBE and with reasonable promptness under the circumstances, and, after investigation and consultation with City, determine in good faith its monetary obligation for which it may then be liable to City under Paragraph 6, below, for the performance and completion of the Design-Build Agreement and, as soon as practicable after the amount is determined, tender payment therefor to City with full explanation of the payment's calculation. If City accepts the Surety's tender under this Paragraph 4.4, City may still hold Surety liable for future damages then unknown or unliquidated resulting from the DBE Default. If City disputes the amount of Surety's tender under this Paragraph 4.4, City may exercise all remedies available to it at law to enforce the Surety's liability under Paragraph 6 below.

5. If the Surety does not proceed as provided in Paragraph 4, above, then the Surety shall be deemed to be in default on this Bond ten (10) days after receipt of an additional written notice from City to the Surety demanding that the Surety perform its obligations under this Bond. At all times City shall be entitled to enforce any remedy available to City at law or under the Design-Build Agreement including, without limitation, and by way of example only, rights to perform work, protect work, mitigate damages, or coordinate work with other consultants or DBEs.

SAMPLE

6. The Surety's monetary obligation under this Bond is limited to the amount of this Bond, plus the Balance of the Contract Sum paid hereunder. Subject to these limits, the Surety's obligations under this Bond are commensurate with the obligations of the DBE under the Design-Build Contract. The Surety's obligations shall include, but are not limited to:

6.1 The responsibilities of the DBE under the Design-Build Agreement for completion of the Design-Build Agreement and correction of defective work;

6.2 The responsibilities of the DBE under the Design-Build Agreement to pay liquidated damages, and for damages for which no liquidated damages are specified in the Design-Build Agreement, actual damages caused by non-performance of the Design-Build Agreement, including but not limited to, all valid and proper backcharges, offsets, payments, indemnities, or other damages;

6.3 Additional legal, design professional and delay costs resulting from the DBE Default or resulting from the actions or failure to act of the Surety under Paragraph 4, above.

7. No right of action shall accrue on this Bond to any person or entity other than City or its heirs, executors, administrators, or successors.

8. The Surety hereby waives notice of any change, alteration or addition to the Design-Build Agreement or to related subcontracts, purchase orders and other obligations, including changes of time. The Surety consents to all terms of the Design-Build Agreement, including provisions on changes to the Agreement. No extension of time, change, alteration, modification, deletion, or addition to the Agreement Documents, or of the work required thereunder, shall release or exonerate Surety on this Bond or in any way affect the obligations of Surety on this Bond.

9. Any proceeding, legal or equitable, under this Bond shall be instituted in any court of competent jurisdiction where a proceeding is pending between City and the DBE regarding the Design-Build Agreement, or in the courts of the County of Santa Clara.

10. Notice to the Surety, City or the DBE shall be mailed or delivered to the address shown on the signature page.

11. Any provision in this Bond conflicting with any statutory or regulatory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein.

12. Definitions.

12.1 Balance of the Contract Sum: The total amount payable by City to the DBE pursuant to the terms of the Design-Build Agreement after all proper adjustments have been made under the Design-Build Agreement, for example, deductions for progress payments made, and increases/decreases for approved modifications to the Design-Build Agreement.

SAMPLE

12.2 Design-Build Agreement: The agreement between City and the DBE identified on the signature page, including all Agreement Documents and changes thereto.

12.3 DBE Default: Material failure of the DBE, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Design-Build Agreement

12.4 City Default: Material failure of City, which has neither been remedied nor waived, to pay the DBE progress payments due under the Design-Build Agreement or to perform other material terms of the Design-Build Agreement, if such failure is the cause of the asserted DBE Default and is sufficient to justify DBE termination of the Design-Build Agreement.

13. Qualification Regarding Extended Warranties. The Surety's liability for extended warranties for Subcontractors and suppliers shall not apply to a breach of any such extended warranty under the Design-Build Agreement that occurs more than one year after the applicable warranty commencement date under the Design-Build Agreement.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety of the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body. Principal and Surety have caused this Bond to be duly executed and delivered as of this _____ day of _____, 20___.

SURETY:	PRINCIPAL:
_____	_____
Name	Name
_____	_____
Principal Place of Business	Address
By:_____	By:_____
Signature	Signature
_____	_____
Attorney-In-Fact	Printed Name
_____	_____
Signature	Title

SAMPLE

(Attach Attorney-in-Fact Certificate, Corporate Seal and Surety Seal)

END OF DOCUMENT

SAMPLE

EXHIBIT D

Payment Bond No. _____

PAYMENT BOND
(Labor and Material Bond)

WHEREAS**,** the City of Gilroy ("City") has awarded [insert name of DBE] designated as the "Principal" herein, an agreement for the work described as follows:

_____

WHEREAS, on or about _____, 20__, the Principal entered into a Design-Build Agreement with the City for the design and construction of the work of improvement, which Design-Build Agreement and all Agreement Documents set forth therein are incorporated herein and made a part hereof by this reference; and

WHEREAS, by terms of the Design-Build Agreement, as well as California Civil Code §9550, Principal is required to furnish a bond guaranteeing payment of claims.

NOW, THEREFORE, Principal and _____ ("Surety"), a duly admitted surety in the State of California, are held and firmly bound to the City for payment of the penal sum of $_____ ("the Bonded Sum"), in lawful money of the United States, for payment of which sum Principal and Surety jointly and severally bind themselves and their heirs, executors, administrators, successors and assigns.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if Principal shall fail to pay any of the persons named in California Civil Code §9100 for all labor, materials, equipment or services used or reasonably required for use in performance of the Work of the Project, then Surety shall pay for the same in an amount not-to-exceed the Bonded Sum, otherwise this obligation shall be null and void.

The following terms and conditions shall apply with respect to this Bond:

1. The DBE and the Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to City and to Claimants, to pay for labor, materials and equipment furnished for use in the performance of the Design-Build Agreement, which is incorporated herein by reference.

2. With respect to City, this obligation shall be null and void if the DBE:

   2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and

   2.2 Defends, indemnifies and holds harmless City from all claims, demands, liens or suits by any person or entity who furnished labor, materials or equipment for use in the performance of the Design-Build Agreement, provided City has promptly

SAMPLE

notified the DBE and the Surety (at the address described in Paragraph 10) of any claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to the DBE and the Surety, and provided there is no City Default.

3. With respect to Claimants, this obligation shall be null and void if the DBE promptly makes payment, directly or indirectly through its subcontractors, for all sums due Claimants. However, if DBE or its subcontractors fail to pay any of the persons named in California Civil Code section 9100, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the Agreement, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of DBE or subcontractors pursuant to the Unemployment Insurance Code section 13020, with respect to such work and labor, then Surety will pay for the same, and also, in case suit is brought upon this bond, a reasonable attorney's fee, to be fixed by the Court.

4. Consistent with the California Mechanic's Lien Law, California Civil Code §§ 8000, et seq., the Surety shall have no obligation to Claimants under this Bond unless the Claimant has satisfied all applicable notice requirements.

5. The Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by the Surety under this Bond.

6. Amounts due the DBE under the Design-Build Agreement shall be applied first to satisfy claims, if any, under any Construction Performance Bond and second, to satisfy obligations of the DBE and the Surety under this Bond.

7. City shall not be liable for payment of any costs, expenses, or attorney's fees of any Claimant under this bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

8. The Surety hereby waives notice of any change, including changes of time, to the Design-Build Agreement or to related subcontracts, purchase orders and other obligations.

9. Suit against Surety on this Payment Bond may be brought by any Claimant, or its assigns, at any time after the Claimant has furnished the last of the labor or materials, or both, but, pursuant to California Civil Code §9558, must be commenced before the expiration of six months after the period in which stop notices may be filed as provided in Civil Code §9356.

10. Notice to the Surety, City or the DBE shall be mailed or delivered to the address shown on the signature page. Actual receipt of notice by Surety, City or the DBE, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

11. This Bond has been furnished to comply with the California Mechanic's Lien Law, including, but not limited to, Civil Code §§9550, et seq. Any provision in this Bond conflicting with said statutory requirements shall be deemed deleted and provisions conforming to such statutory or other legal requirements shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

SAMPLE

12. Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the DBE shall promptly furnish a copy of this Bond or shall permit a copy to be made.

13. DEFINITIONS

13.1 Claimant: An individual or entity having a direct contract with this DBE or with a subcontractor of the DBE to furnish labor, materials or equipment for use in the performance of the Contract, as further defined in California Civil Code §9100. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Design-Build Agreement, architectural and engineering services required for performance of the work of the DBE and the DBE's subcontractors, and all other items for which a stop notice might be asserted. The term Claimant shall also include the Unemployment Development Department as referred to in California Civil Code §9554(b).

13.2 Design-Build Contract: The agreement between City and the DBE identified on the signature page, including all Contract Documents and changes thereto.

13.3 City Default: Material failure of City, which has neither been remedied nor waived, to pay the DBE as required by the Design-Build Agreement, provided that failure is the cause of the failure of DBE to pay the Claimants and is sufficient to justify termination of the Design-Build Agreement.

IN WITNESS WHEREOF, three (3) identical counterparts of this instrument, each of which shall for all purposes be deemed an original hereof, have been duly executed by Principal and Surety of the date set forth below, the name of each corporate party being hereto affixed and these presents duly signed by its undersigned representative(s) pursuant to authority of its governing body. Principal and Surety have caused this Bond to be duly executed and delivered as of this _____ day of _____, 20___.

SURETY:	PRINCIPAL:
_____	_____
Name	Name
_____	_____
Principal Place of Business	Address
By: _____	By: _____
Signature	Signature
_____	_____
Attorney-In-Fact	Printed Name
_____	_____
Signature	Title

SAMPLE

(Attach Attorney-in-Fact Certificate, Corporate Seal and Surety Seal)

END OF DOCUMENT

SAMPLE

EXHIBIT E

DBE'S PROJECT REPRESENTATION AND
KEY PERSONNEL

SAMPLE

EXHIBIT F

SUBMITTAL SCHEDULE

SAMPLE

SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020



PROJECT NUMBER
33236

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

LPA
ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING
408-780-7200 Office
LPADesignStudios.com
60 South Market Street, Suite 1250
San Jose, California 95113

GRIFFIN STRUCTURES

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

COVER SHEET

SYMBOLS

COLUMN LINES

SURFACE DRAINAGE ARROW INDICATES DIRECTION OF FLOW

NORTH ARROW

TRUE NORTH PROJECT NORTH

BUILDING SECTION

SECTION ID

SHEET NUMBER

WALL SECTION

SECTION ID

SHEET NUMBER

DETAIL CALLOUTS

DETAIL ID

SHEET NUMBER

DETAIL SECTION

DETAIL ID

SHEET NUMBER

DETAIL REFERENCE

DETAIL ID

SHEET NUMBER

INTERIOR ELEVATIONS

DETAIL ID

SHEET NUMBER

ROOM DESIGNATION

ROOM NUMBER

ROOM AREA

REVISION CLOUD & TAG (OPTIONAL)

SHADED PORTION POINTS TO SIDE REFERENCED

MATCH LINE

SEE SHEET A101

DATUM POINT

KEYNOTE

WALL TYPE

DOOR DESIGNATION

OPENING DESIGNATION

EQUIPMENT TAG

FINISH TAG

LEVEL LINE, CONTROL POINT
EL: 12'-6" = ELEVATION/SECTION

STAIR DIRECTION

CENTER LINES, LEVEL LINES

HIDDEN CONSTRUCTION FEATURE

BREAK LINE

EXTERIOR ASSEMBLY
REFER TO A8.11

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
∅	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
(P)	PAINT
(R)	REMOVE
+/-	DIM TOLERANCE
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACM	ALUM COMPOSITE MATERIAL
ACT	ACOUS CLG TILE
AD	AREA DRAIN
AED	AUTO EXT DEFIBRILLATOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASF	ASSIGNABLE SF
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOC	BACK OF CURB
BOT	BOTTOM
BO	BOTTOM OF
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BS	BOTTOM OF SLOPE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CIP	CAST IN PLACE
CIV ENG	CIVIL ENGINEER
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
DA	DISABLED ACCESS
DBE	DESIGN-BUILD ENTITY
DBL	DOUBLE
DEPT.	DEPARTMENT
DESC	DESCRIPTION
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOV	FACE OF VENEER (BRICK OR PRECAST)
FOW	FACE OF WALL
FR	FIRE RETARDANT
FPRF	FIREPROOF
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT/HT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAND ARCH	LANDSCAPE ARCHITECT
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OA	OUTSIDE AIR
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSA	OUTSIDE AIR
PA	PLANTING AREA
PRCST	PRECAST
PH	PANIC HARDWARE
PL	PLATE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POT	PATH OF TRAVEL
PR	PAIR
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RGTR	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
S SK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
TB	TOWEL BAR
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TPD	TOILET PAPER DISPENSER
TS	TOP OF SLOPE
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONSTRUCTION NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS & THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY (DBE) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE IS RESPONSIBLE FOR ALL EXG SURVEY MONUMENTS WHICH MAY BE DISTURBED THROUGH CONSTRUCTION ACTIVITIES DEEMED NECESSARY FOR PRESERVATION BY THE CIVIL ENGINEER. IF SUCH MONUMENTS WERE DISTURBED, THE APPLICANT SHALL HAVE A LICENSED LAND SURVEYOR QUALIFIED CIVIL ENGINEER REESTABLISH ANY SUCH MONUMENTATION DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT & SUBMIT "PRELIMINARY CORNER RECORDS" TO THE CIVIL ENGINEER AFTER REPLACEMENT. AFTER APPROVAL BY THE CIVIL ENGINEER, THE APPLICANT SHALL FILE THE CORNER RECORDS WITH THE COUNTY SURVEYOR. PRIOR TO THE EXONERATION OF ANY SECURITY, EVIDENCE OF SUCH FILING SHALL BE FURNISHED TO THE CIVIL ENGINEER.
4. THE DBE IS RESPONSIBLE TO INSURE THAT TRUCK ROUTES SHALL BE STEERED AWAY FROM RESIDENTIAL AREAS.
5. THE DBE SHALL ENSURE THAT TRUCKS HAULING DIRT ON PUBLIC ROADS TO & FROM THE SITE SHALL BE COVERED OR WILL MAINTAIN A 6" DIFFERENTIAL BETWEEN THE MAX HGT OF ANY HAULED MATERIAL & THE TOP OF THE HAUL TRAILER. HAUL TRUCK DRIVERS SHALL WATER THE LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORT.
6. THE DBE SHALL ENSURE THAT GRADED SURFACES USED FOR OFF ROAD PARKING, MATERIALS LAY-DOWN, OR AWAITING FUTURE CONSTRUCTION SHALL BE STABILIZED FOR DUST CONTROL AS NEEDED. FREQUENTLY ACCESSED UNPAVED AREAS SHALL BE PAVED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO PUBLIC RIGHTS-OF-WAY.
7. THE CONSTRACTOR SHALL COORDINATE ANY LANE CLOSURES OR DETOURS WITH THE CITY/COUNTY. FLAG PERSONS & APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE USED AS NEEDED TO MINIMIZE CONSTRUCTION ACTIVITY INTERFERENCE WITH OFF-SITE-TRAFFIC.
8. THE DBE SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS & EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
9. SHOULD A CONFLICT OCCUR BETWEEN DWGS & SPECIFICATIONS, THE MORE COSTLY CONDITION SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
10. THE DBE SHALL CONFINE HIS OPERATION ON THE SITE TO AREAS PERMITTED BY OWNER.
11. THE JOBSITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS & LITTER & SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBDBE IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATION.
12. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
13. THE DBE SHALL DO ALL CUTTING, FITTING, AND/OR PATCHING OF HIS WORK THAT MAY BE REQ TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY & SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
14. STRUCTURAL OBSERVATION WILL BE PERFORMED BY THE STRUCTURAL ENGINEER. WHEN REQ, A STATEMENT IN WRITING SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT THE SITE VISITS HAVE BEEN MADE & WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS & SPECIFICATIONS.
15. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & RETURN THEM TO THE DBE (WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING) FOR PLAN CHECK APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
16. PROVIDE ALL ACCESS PANELS AS REQ BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQ WITH ARCHITECT PRIOR TO INSTALLATION.
17. NO PORTION OF WORK REQ A SHOP DWG OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH CORRECTED SHOP DWGS. AND SAMPLES.
18. DIMENSIONS:
    A. ALL DIMS SHALL TAKE PRECEDENCE OVER SCALE.
    B. ALL DIMS ARE TO FACE OF STUD / CONCRETE / MASONRY UNO
    C. CLG HGT DIMS ARE FROM FACE OF SLAB TO FACE OF FIN CLG MATERIAL UNO
19. DO NOT SCALE DRAWINGS
20. PROVIDE ALL NECESSARY BLOCKING, BACKING, & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AC EQUIP, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQ.
21. WHERE LARGER STUDS OR FURRING ARE REQ TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNO.
22. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQ BY THE APPLICABLE CODES. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF TRAVEL.
23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE APPLICABLE CODES.
24. WALL AND CLG MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN THE APPLICABLE CODES.
25. SURVEYORS CERTIFICATE REQ PRIOR TO FINAL COMPLETION.
26. THE DBE SHALL COMPLY WITH THE APPLICABLE CODES FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

ADA CONSTRUCTION SUPPORT FACILITIES

11B-201.4 CONSTRUCTION SUPPORT FACILITIES. These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply with 11B-213. When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route.

EXCEPTION: During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access.

FIRE LIFE AND SAFETY NOTES

1. PLANS FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION. SUBMIT PLANS IN A MANNER WHICH WILL NOT IMPEDE THE PROGRESS OF CONSTRUCTION.
2. FIRE SPRINKLER SYSTEMS & INSTALLATION SHALL CONFORM W/ THE APPLICABLE STANDARDS AND CODES.
3. FIRE SPRINKLER SYSTEMS TO BE TIED INTO THE ALARM SYSTEM PER THE APPLICABLE CODES.
4. AUTOMATIC SPRINKLER SYSTEM(S) SHALL BE SUPERVISED BY AN APPROVED CENTRAL OR REMOTE STATION SERVICE, AND/OR SHALL BE PROVIDED W/ A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL.
5. FIRE SPRINKLER SYSTEM(S) & ALL CONTROL VALVES SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER THE APPLICABLE CODES.
6. FIRE HYDRANT & FIRE SPRINKLER SYSTEM(S) SHALL BE FLUSHED THOROUGHLY BEFORE CONNECTION IS MADE TO EXISTING SYSTEM STUBOUTS & WITNESSED BY THE PROJECT INSPECTOR.
7. A HYDROSTATIC TEST (200 PSI PRESSURE FOR 2 HRS. OR @ 50 PSI IN EXCESS OF THE MIN. STATIC PRESSURE WHEN IT IS IN EXCESS OF 150 PSI) SHALL BE WITNESSED BY THE PROJECT INSPECTOR PRIOR TO COVERING PIPING JOINTS.
8. A 3' CLR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQ OR APPROVED PER THE APPLICABLE CODES.
9. THRUST BLOCKS SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
10. ALL PIPE SHALL BE UL LISTED FOR FIRE SERVICE SYSTEMS, CLASS 200 MIN.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED W/I 100' FROM A PUBLIC FIRE HYDRANT PER THE APPLICABLE STANDARDS AND CODES.
12. FIRE SPRINKLER RISER SHALL BE LOCATED WITHIN 5 FT OF THE EXT WALL (OR AS REQ BY THE AHJ) AND TERMINATE 6" ABV FF
13. AN ALL-WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE OR AS REQ BY THE AHJ.
14. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS, FLAMMABLE & COMPRESSED GASES & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ THE APPLICABLE CODES.
15. EXIT SIGNS SHALL BE POSTED OVER EXIT DOORS & DIRECTIONAL EXIT SIGNS SHALL BE LOCATED TO DIRECT PERSONS TOWARD EXIT DOORS.
16. EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRONICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR, FOR A DURATION OF 90 MINUTES PER THE APPLICABLE CODES.
17. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
18. ACCESS GATE(S) SHALL BE OPENABLE W/ FIRE DEPT MASTER KEY FROM THE EXTERIOR.
19. CURBS ALONG FIRE LANES SHALL BE PAINTED SAFETY RED & MARKED "FIRE LANE NO PARKING" W/ 3" WHITE LETTERS ON THE TOP OF CURBING EVERY 30' AS INDICATED ON THE APPROVED DRAWINGS.
20. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW & EXG BLDGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE APPLICABLE CODES.
21. PROVIDE PERMANENT OR TEMPORARY STANDPIPES WHILE BUILDING IS UNDER CONSTRUCTION PER THE APPLICABLE CODES.
22. PROVIDE FIRE EXTINGUISHERS PER THE REQ THE APPLICABLE STANDARDS AND CODES.

APPLICABLE CODES

LIST OF APPLICABLE CODES

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

2025 CALIFORNIA RESIDENTIAL CODE (CBC), PART 2.5, TITLE 24 CCR

2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR

2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR

2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), PART 11, TITLE 24 CCR

2025 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

ALTERNATES

1. PROVIDE COMPLETE PHOTOVOLTAIC ARRAY SYSTEM OVER PARKING CANOPY. SEE KEYNOTE 26.01 ON ARCHITECTUAL SITE PLAN, AND SEE KEYNOTE ON ELECTRICAL SITE PLAN.

2. EXTEND ELECTRICAL, DOMESTIC WATER, AND SEWER SYSTEM INFRASTRUCTURE TO OPEN GREEN FEILD. SEE KEYNOTE ON CIVIL UTILITY PLAN, AND SEE KEYNOTE ON ELECTRICAL SITE PLAN.

LIMIT OF WORK

THE INTENT OF THE LIMIT OF WORK LINE IS TO DESCRIBE IN GENERAL THE AREAS AFFECTED BY PROJECT CONSTRUCTION. IT IS NOT INTENDED TO BE AN EXACT INDICATION OR EDGE OF THE CONSTRUCTION AREA. THE DBE SHOULD VISIT THE SITE & BECOME FAMILIAR W/ EXG CONDITIONS & THEIR RELATIONSHIP TO THE WORK PROPOSED IN THE CONTRACT DOCUMENTS. ALL ITEMS NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE WORK SHALL BE INCLUDED. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY & WHAT IS REQ BY ONE SHALL BE BINDING AS IF REQ BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

PROJECT DIRECTORY

CLIENT INFORMATION

NAME: CITY OF GILROY
ADDRESS: 7351 ROSANNA STREET
CITY,STATE, ZIP: GILROY, CA 95020
PUBLIC WORKS, PROJECT MANAGER
TEL: 408/846-0277
CONTACT: RYAN OSENTON E-MAIL: ryan.osenton@cityofgilroy.org

CONSTRUCTION MANAGER

NAME: GRIFFIN STRUCTURES, INC.
ADDRESS: 1 TECHNOLOGY, BUILDING I, SUITE 829
CITY,STATE, ZIP: IRVINE, CA 92618
TEL: 949/497-9000
CONTACT: DUSTIN ALAMO E-MAIL: dalamo@griffenstructures.com

ARCHITECT

NAME: LPA, INC.
ADDRESS: 60 S MARKET ST #1250
CITY,STATE, ZIP: SAN JOSE, CA 95113
TEL: 408/780-7200
CONTACT: CHARLIE WILLIAMS E-MAIL: cwilliams@lpadesignstudios.com

LANDSCAPE ARCHITECT

NAME: LPA, INC.
ADDRESS: 431 I ST #107
CITY,STATE, ZIP: SACRAMENTO, CA 95814
TEL: 916/287-2400
CONTACT: RITA FRINK E-MAIL: rfrink@lpadesignstudios.com

CIVIL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: ANTHONY TSUI E-MAIL: atsui@lpadesignstudios.com

GEOTECHNICAL ENGINEER

NAME: GEOCON CONSULTANTS, INC.
ADDRESS: 6671 BRISA STREET
CITY,STATE, ZIP: LIVERMORE, CA 94550
TEL: 925/371-5900
CONTACT: ADAM KNOX E-MAIL: knox@geoconinc.com

STRUCTURAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: JOHN WILSON E-MAIL: jwilson@lpadesignstudios.com

MECHANICAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: KRISTY NELSON E-MAIL: knelson@lpadesignstudios.com

ELECTRICAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: FRANK TRAN E-MAIL: ftran@lpadesignstudios.com

PLUMBING ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: JARED PLUMMER E-MAIL: jplummer@lpadesignstudios.com

PROJECT SCOPE

THE PROJECT CONSISTS OF A NEW 6,500-7,000 SQUARE FOOT ONE-STORY FIRE STATION BUILDING WHICH INCLUDES TWO FIRE TRUCK BAYS, ADMINISTRATIVE OFFICES, INDIVIDUAL DORMITORY ROOMS, KITCHEN, SHARED LIVING AREA, FITNESS AND SUPPORT SPACES ON AN APPROXIMATELY 1.36 ACRE SITE AT THE SOUTHEASTERN CORNER OF WEST LUCHESSA AVENUE AND MILLER AVENUE IN GILROY, CA. SITE IMPROVEMENTS INCLUDE SECURED STAFF PARKING, PUBLIC/ VISITOR PARKING, AN EMERGENCY GENERATOR, A TRASH ENCLOSURE, PERIMETER WALL, AND VEHICULAR GATES.

BASIS OF DESIGN NOTE

THESE BRIDGING DOCUMENTS ESTABLISH THE BASIS OF DESIGN FOR THE PROJECT. ITEMS SHOWN, DEPICTED, DESCRIBED, SUGGESTED, IMPLIED, REFERENCED, OR OTHERWISE CONVEYED IN ANY MANNER WITHIN THESE DOCUMENTS SHALL BE INCORPORATED INTO THE DESIGN-BUILD ENTITY'S (DBE) FINAL DESIGN, ENGINEERING, AND CONSTRUCTION WITHOUT ADDITIONAL COST TO THE CITY. THE DBE SHALL RESOLVE ALL DISCREPANCIES, OMISSIONS, SCHEMATIC DETAILS, OR CONFLICTS IN A MANNER CONSISTENT WITH THE OWNER'S PROGRAM, SPATIAL, AND FUNCTIONAL INTENT, WHETHER EXPRESSLY SHOWN OR IMPLIED IN THE BRIDGING DOCUMENTS. AT NO POINT SHALL THE DBE'S FINAL DESIGN OMIT, REDUCE, SUBSTITUTE, OR ALTER ANY SPACE, FURNISHING, SYSTEM, FEATURE, OR ELEMENT DEPICTED, DESCRIBED, REFERENCED, OR OTHERWISE CONVEYED IN THE BRIDGING DOCUMENTS, EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER SPECIFIC TO SAID ITEM, AND SUCH APPROVAL SHALL NOT CONSTITUTE GROUNDS FOR ADDITIONAL COMPENSATION OR TIME UNLESS EXPRESSLY AUTHORIZED IN WRITING BY THE CITY. WHERE DISCREPANCIES EXIST AMONG THE BRIDGING DOCUMENTS, THE DBE SHALL ASSUME AND CARRY THE MOST STRINGENT AND COMPREHENSIVE INTERPRETATION OF THE REQUIREMENT AND SHALL NOT HAVE GROUNDS TO REQUEST ADDITIONAL COMPENSATION OR TIME FOR DOING SO. THE DBE SHALL NOT RELY UPON THE PRELIMINARY NATURE OF THESE DOCUMENTS TO ASSERT CLAIMS FOR ADDITIONAL COMPENSATION OR TIME. THE DBE IS SOLELY RESPONSIBLE FOR ENSURING THAT THE FINAL DESIGN IS FULLY COMPLIANT WITH ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, CONSTRUCTIBLE, COORDINATED ACROSS ALL DISCIPLINES, AND CONSISTENT WITH THE OWNER'S PROGRAM INTENT. UTILITY LAYOUTS DEPICTED IN THE BRIDGING DOCUMENTS ARE DIAGRAMMATIC ONLY. THE DBE IS FULLY RESPONSIBLE FOR FINALIZING THE DESIGN, ENGINEERING, AND COORDINATION OF ALL UTILITY SERVICES DIRECTLY WITH THE PROVIDER, INCLUDING SUBMITTING COMPLETE APPLICATIONS AND SECURING APPROVALS AND PERMITS FROM THE SERVING UTILITIES AND AUTHORITIES HAVING JURISDICTION (PERMIT FEES TO BE PAID BY THE CITY). THE DBE SHALL ENSURE THAT ALL UTILITY SERVICES ARE DESIGNED, COORDINATED, AND INSTALLED IN A MANNER THAT MEETS THE PROJECT SCHEDULE AND SUPPORTS TIMELY OCCUPANCY IN THE EVENT OF CONFLICTS BETWEEN THESE DOCUMENTS, THE INTERPRETATION MOST CONSISTENT WITH THE OWNER'S PROGRAM INTENT SHALL GOVERN. THE DBE SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND SYSTEMS REQUIRED TO FURNISH AND INSTALL THE PROJECT CONSISTENT WITH THESE REQUIREMENTS. NO OMISSION OR AMBIGUITY IN THE BRIDGING DOCUMENTS SHALL RELIEVE THE DBE OF ITS OBLIGATION TO DELIVER A COMPLETE, FULLY FUNCTIONING, AND CODE-COMPLIANT FACILITY. FOR PURPOSES OF THIS DISCLAIMER, "BRIDGING DOCUMENTS" MEANS ALL PLANS, SPECIFICATIONS, BASIS OF DESIGN NARRATIVES, REPORTS, AND EXHIBITS ISSUED BY THE OWNER AS PART OF THE PROCUREMENT PACKAGE.

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G0.00	COVER SHEET
G0.20	GENERAL PROJECT INFORMATION & SHEET INDEX
G0.40	CALGREEN 1
G0.41	CALGREEN 2
G0.42	CALGREEN 3
G0.43	CALGREEN 4
G1.01	SITE CODE & FIRE ACCESS PLAN
G2.01	CODE ANALYSIS & EGRESS PLAN
CIVIL	
C0.01	CIVIL NOTES
C0.02	EXISTING CONDITIONS PLAN
C1.01	DEMOLITION PLAN
C2.01	CONCEPTUAL GRADING PLAN
C3.01	CONCEPTUAL STORM DRAIN PLAN
C4.01	CONCEPTUAL UTILITY PLAN
LANDSCAPE	
L0.01	LANDSCAPE NOTES AND LEGENDS
L1.01	MATERIALS PLAN
L7.01	PLANTING PLAN
ARCHITECTURE	
A0.21	SITE PLAN
A2

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

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

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN
SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

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

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

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

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

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

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

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

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

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

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack.

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

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near the street and shall meet one of the following:

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

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

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

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

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

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

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

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

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

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,6] LOW POWER LEVEL 2, LEVEL 2[1,7] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,6] LOW POWER LEVEL 2, LEVEL 2[1,7] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P x .20 x 6.6 Where P = Parking spaces in facility	Total required kVA = P x .20 x 6.6 Where P = Parking spaces in facility

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

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

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

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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

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

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

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

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

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

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

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

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

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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GRIFFIN STRUCTURES

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Developed for
GRIFFIN STRUCTURES, INC.

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CALGREEN 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]					
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

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

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

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

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

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.1 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.

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

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

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

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

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

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

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

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

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

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

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

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

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

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

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

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

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

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

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated 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% minimum requirement as approved by the enforcing agency.

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

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

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

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

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GRIFFIN STRUCTURES

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Developed for
GRIFFIN STRUCTURES, INC.

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	

CALGREEN 2

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

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

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

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

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

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

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

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_a)(v_a)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_a)$
and
$_a$ = each concrete mix installed in the project
GWP_a = the GWP for concrete mix $_a$ per concrete mix EPD, in kg $CO2e/m3$
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_a$ per Table 5.409.3
v_a = the volume of concrete mix $_a$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

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

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

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

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

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

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

Note: See CCR, Title 17, Section 93120.1.

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

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

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

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

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

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

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

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

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

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

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

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

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

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

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

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Developed for
GRIFFIN STRUCTURES, INC.

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
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Job Number	33236
Checked By	Checker
Scale	

CALGREEN 3

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

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

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

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

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

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

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European ē36 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

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

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

   Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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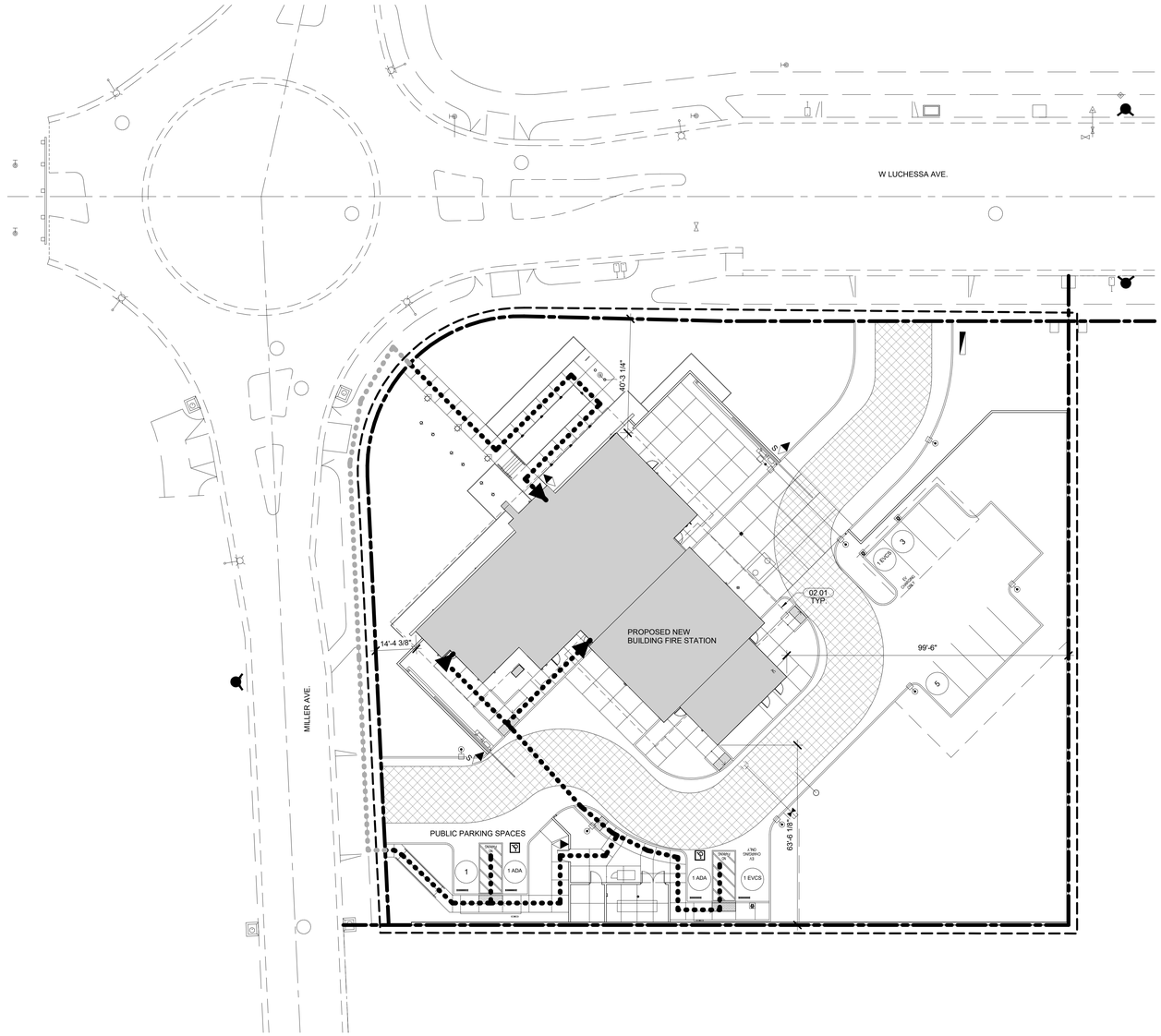
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Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	

CALGREEN 4



SITE ACCESSIBILITY PLAN | 1" = 20'-0" | G1.01 | 05

KEYNOTES

02.01	BUILDING OVERHANG

LEGEND

- (1) PARKING STALL COUNT
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- APPROXIMATE ROADWAY CENTERLINE
- ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PATH OF TRAVEL*
- EXISTING PATH OF TRAVEL (N.I.C. EXISTING TO REMAIN)
- RECESSED KNOX BOX
- KNOX SWITCH FOR GATE ENTRY
- FIRE HYDRANT
- FDC
- FIRE LANE- 20' WIDE U.N.O. WITH 17' RAD. MIN. ADJACENT CURBS TO BE PAINTED RED FROM BASE OF CURB RISER TO BACK OF THE CURB, WHERE REQUIRED. LETTERING SHALL BE WHITE, 3" IN HEIGHT AND HAVE A 3/4" STROKE. CURB LETTERING SHALL STATE "NO PARKING- FIRE LANE." CVC 225000.1, AND SHALL OCCUR AT NOT LESS THAN 25 FOOT INTERVALS.

*ACCESSIBLE PATH OF TRAVEL (P.O.T. BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANG OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 AND 11B-307). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206 PER 11B-201.4.

CONSTRUCTION SUPPORT FACILITIES, RELATED PARKING, AND TOILETS SHOULD BE INCLUDED IN THE PATH OF TRAVEL (EXCEPT AS NOTED IN 11B-203.2)

GENERAL NOTES

1. SITE DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR SPECIFIC DIMENSION INFORMATION.

2. ALL PARKING SHALL COMPLY WITH THE GILROY MUNICIPAL CODE.

3. MOTORIZED ROLLING GATES: IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISMS, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY AND WITHOUT THE USE OF BATTERY BACK-UP POWER. THE GATE SHALL BE CONNECTED TO THE BUILDING EMERGENCY POWER SOURCE.

4. THE GATE CONTROL FOR ELECTRONIC GATES SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH (WITH DUST COVER). THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE. THE KEY SWITCH SHALL BE CLEARLY LABELED "FIRE DEPT."

5. VERIFY ALL SIGN TEXT, COLOR, AND GRAPHICS WITH THE ARCHITECT PRIOR TO FABRICATION.

PARKING

(1) PARKING STALL COUNT

SITE PARKING CALCULATIONS	TOTAL	*NOTES
TOTAL PARKING	13	*TOTAL USER PARKING
TOTAL:	**13**	

ADA PARKING	2
EVCS-FUTURE (TOTAL)	2
EVCS (TOTAL)	2
BIKE PARKING- SHORT TERM	3
BIKE PARKING- LONG TERM	2

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100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	As indicated

SITE CODE & FIRE ACCESS PLAN

FIRE FLOW ANALYSIS

CONSTRUCTION TYPE:	TYPE V-B, FULLY SPRINKLERED
PROPOSED BUILDING AREA:	8,939 SF
BASIC REQUIRED FLOW (DURATION) [1]:	2,500 GPM (2 HOURS)
ADJUSTED REQUIRED FLOW [2,3]:	1,250 GPM (2 HOURS)

HYDRANT REQUIREMENTS PER CFC APPENDIX SECTION B105.2:

NUMBER OF HYDRANTS MIN.	1
HYDRANT SPACING (ONSITE / TO ROAD)[4]	500' / 250'

NOTES:

1. PER 2025 CFC APPENDIX B, SECTION B105.1, TABLE B105.1(2).
2. REDUCTION TO 25% OF REQUIRED FIRE-FLOW PRESCRIBED IN TABLE B105.1(2) OF WITH A MINIMUM FIRE-FLOW RATE OF 1,000 GPM, FOR THE PRESCRIBED DURATION IN TABLE B105.1(2) PER 2022 CFC TABLE B105.2
3. REDUCTION OF FIRE FLOW LIMITED TO 50% MAX. REDUCTION PER CITY OF GILROY ORDINANCE NO 2025-07.
4. NUMBER OF HYDRANTS PROVIDED PER SPACING REQUIREMENTS IN 2025 CFC APPENDIX C, TABLE C102.1.

PLUMBING ANALYSIS

MINIMUM PLUMBING FACILITIES:

OCCUPANT LOAD FACTOR (IN ACCORDANCE WITH CBC):
71 TOTAL OCCUPANTS = 36 MALES & 35 FEMALES
R-2 OCCUPANCY
37 TOTAL OCCUPANTS = 19 MALES & 18 FEMALES

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1): R-2 OCCUPANCY

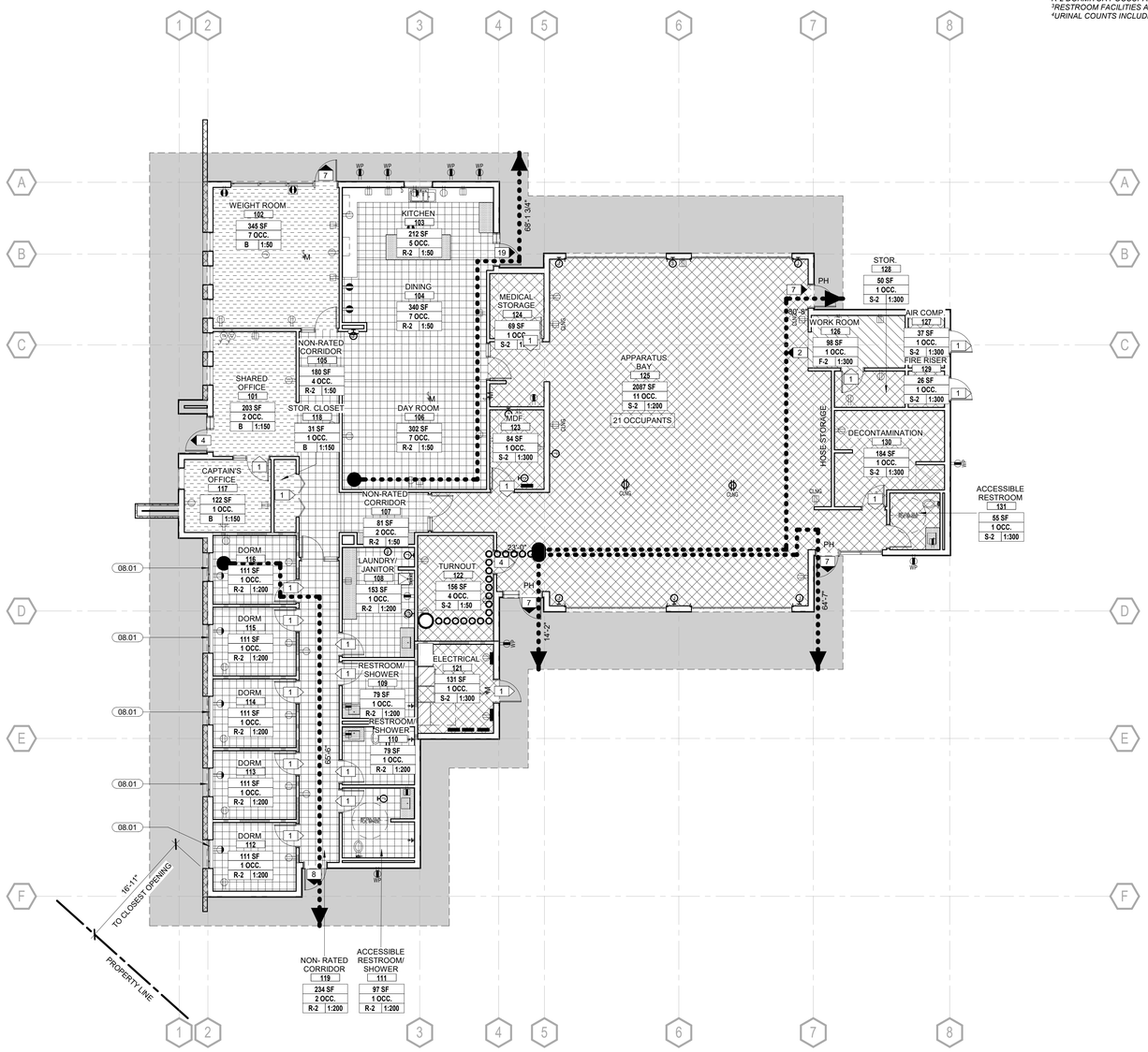
REQUIRED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
MEN	2	1	2	1	1
WOMEN	3	-	2		

PROVIDED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
MEN	2	X*	2	1	1
WOMEN	2	-	2		

[2]BUILDING OCCUPANTS WILL BE FIVE (5) MAX. REGULAR DORMITORY OCCUPANTS FOR 48 HOUR SHIFTS. ALL OTHER SPACES ARE ACCESSORY TO THE R-2 DORMITORY OCCUPANTS.
[3]RESTROOM FACILITIES ARE UNISEX RESTROOMS
[4]URINAL COUNTS INCLUDE TOILETS AT GENDER NEUTRAL RESTROOMS.



KEYNOTES

08.01	EMERGENCY ESCAPE CASEMENT WINDOW WITH MINIMUM 5 SF NET CLEAR OPENING AND COMPLIANT PER CBC R310.

LEGEND

- B OCCUPANCY (OFFICE. ADMIN) 1:150 GROSS
- R-2 OCCUPANCY (LIVING QUARTERS) 1:200 GROSS
- S-2 OCCUPANCY (APPARATUS BAY) 1:200 GROSS
- F-2 OCCUPANCY (WORK ROOM) 1:300 GROSS
- ROOF OVERHANG (NO OCCUPANT LOAD)

Room Name
SF
Occ-Load OCC.
1:OLF

- ROOM NUMBER
- SQUARE FOOTAGE
- OCCUPANT LOAD
- OCCUPANCY LOAD FACTOR
- OCCUPANCY GROUP

1 HOUR RATED PARTITION

REQUIRED 0" — EGRESS WIDTH REQUIRED
PROVIDED 0" — EGRESS WIDTH PROVIDED

FE — FIRE EXTINGUISHER CABINET
PH — INDICATES PANIC HARDWARE REQUIRED
0 — INDIVIDUAL ROOM OCCUPANCY LOAD
0 — COMBINED ROOM OCCUPANCY LOAD
PATH OF EXIT ACCESS TRAVEL PER CBC TABLE 1017.2
COMMON PATH OF TRAVEL PER CBC TABLE 1006.2.1

CODE ANALYSIS

BUILDING USE:	FIRE STATION
CONSTRUCTION CLASSIFICATION (CBC 602):	TYPE V-B
OCCUPANCY CLASSIFICATION (CBC 302 & 508.3):	B, R-2, S-2 (NONSEPARATED OCCUPANCIES - MOST RESTRICTIVE OCCUPANCY ALLOWABLE AREA, HEIGHT & STORIES)
FIRE PROTECTION:	AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13
ACCESSORY OCCUPANCY (CBC 508.2):	F-2: FACTORY (WORK ROOM): 99 SF
INCIDENTAL USES (CBC 509):	ACCESSORY FLOOR AREA/ TOTAL FLOOR AREA 99 SF/ 6,687 SF = 0.014 = 1.4% 1.4% < 10% FLOOR AREA
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (BASED ON S-1 AREA INCREASE WITH SPRINKLERS) (CBC 504 & TABLE 504.3, CBC 504 & TABLE 504.4):	B: 60'/ 3 STORIES R-2: 40'/ 2 STORIES S-2: 60'/ 3 STORIES
ALLOWABLE BUILDING AREA (CBC 506.2.3 & TABLE 506.2):	B: 36,000 SF R-2: 28,000 SF S-2: 54,000 SF
ACTUAL BUILDING HEIGHT:	26'-6"40' - OK 26'-6" - OK
ACTUAL NUMBER OF STORIES:	1 STORY - OK
FIRST FLOOR BUILDING AREA[1]:	6,687 SF 6,687 SF < 2,226 SF
EXTERIOR ROOF PROJECTION (UNCONDITIONED)[1]:	8,939 SF < 28,000 - OK
OVERALL BUILDING AREA[1]:	8,939 SF

[1]BUILDING AREAS INCLUDE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE BUT EXCLUDE VENT SHAFTS & COURTS. (CBC 202)

FIRE-RESISTANCE RATING REQ FOR BLDG ELEMENTS (CBC TABLE 601):

STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
EXTERIOR NONBEARING WALLS:	0
INTERIOR NONBEARING WALLS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

FIRE-RESISTANCE RATING REQ FOR EXTERIOR WALLS (CBC TABLE 705.5)

1-HR PROTECTED:	< 10'-0"
NO PROTECTION REQ:	≥ 10'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (TABLE 705.8)

FOR UNPROTECTED, SPRINKLERED BUILDINGS.

FIRE SEPARATION DISTANCE	ALLOWABLE AREA
15'-0">FSD>20'-0"	=75%
FSD≥20'-0"	=NO LIMIT

ELEVATION	DISTANCE TO PL	ALLOWABLE AREA
NORTH	40'-3"	NO LIMIT
EAST	99'-6"	NO LIMIT
SOUTH	63'-6"	NO LIMIT
WEST	16'-11"	75%

MAX FLOOR AREA ALLOWANCES PER OCCUPANT (CBC TABLE 1004.5):

OLF		FUNCTION	AREA	OCCUPANTS
1:50 GROSS	=	RESIDENTIAL[2]	1,127 SF	25
1:200 GROSS	=	DORMITORIES	1,884 SF	11
1:150 GROSS	=	BUSINESS AREAS	356 SF	4
1:200 GROSS	=	PARKING GARAGES[2]	2,083 SF	11
1:300 GROSS	=	STORAGE[2]	443 SF	5
1:50 GROSS	=	EXCERCISE ROOMS[2]	345 SF	7
1:50 GROSS	=	LOCKER ROOM[2]	156 SF	4
1:300 GROSS	=	MECHANICAL[2]	194 SF	3
1:100 GROSS	=	WORK ROOM[2]	99 SF	1
TOTAL			6,687 SF	71

OCCUPANT LOAD PER FLOOR:
LEVEL 1: 71 OCCUPANTS
OF EXITS REQUIRED = 2
OF EXITS PROVIDED = 7

MEANS OF EGRESS SIZING (CBC 1005.3):
EGRESS COMPONENTS OTHER THAN STAIRWAYS:
OCCUPANTS X 0.2 = EGRESS WIDTH

NUMBER OF EXISTS/ EXIT ACCESS DOORWAYS (CBC TABLE 1006.2.1)
PROVIDE 2 EXITS IN ALL ROOMS WITH B OCCUPANT LOADS ABOVE 49
PROVIDE 2 EXITS IN ALL ROOMS WITH R-2 OCCUPANT LOADS ABOVE 20
PROVIDE 2 EXITS IN ALL ROOMS WITH S-2 OCCUPANT LOADS ABOVE 29

MAXIMUM COMMON PATH OF TRAVEL (CBC TABLE 1006.2.1):

B & S-2 OCCUPANCY:	100'-0"
R-2 OCCUPANCY:	125'-0"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (CBC TABLE1017.2):

B & R-2 OCCUPANCY:	250'-0"
S-2 OCCUPANCY:	400'-0"

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GRIFFIN STRUCTURES

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Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	1/8" = 1'-0"

CODE ANALYSIS & EGRESS PLAN

G2.01

ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE PAVEMENT	MOC	MIDDLE OF CURVATURE
AE	ACCESS EASEMENT	N	NORTH
ASPH	ASPHALT PAVING	NG	NATURAL GRADE
BC	BEGIN CURVATURE	NTS	NOT TO SCALE
BCR	BEGIN CURB RETURN	OC	ON CENTER
BFP	BACK FLOW PREVENTER	(P)	PROPOSED, NEW
BI	BOX INLET	PA	PLANTING AREA
BM	BENCHMARK	PBC	PULL BOX CABLE
BOP	BOTTOM OF PIPE	PBE	PULL BOX ELECTRIC
BOR	BOTTOM OF RAMP	PBT	PULL BOX TELEPHONE
BS	BOTTOM OF STAIRS	PBW	PULL BOX WATER
BVC	BEGIN VERTICAL CURVATURE	PCC	POINT OF COMPOUND CURVATURE
BW	BOTTOM OF WALL	PE	PEDESTRIAN EASEMENT
C&G	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL,CL	CENTER LINE	PIVC	POINT OF INTERSECTION VERTICAL CURVATURE
CB	CATCH BASIN	PL	PROPERTY LINE
CONST	CONSTRUCT	POC	POINT OF CONNECTION
CR	CURB RETURN	PP	POWER POLE
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CUL	CULVERT	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVMT	PAVEMENT
DIP	DUCTILE IRON PIPE	R	RADIUS
DW	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
DW	DRIVEWAY	RIM	TOP RIM OF STRUCTURE
DE	DRAINAGE EASEMENT	ROW	HIGHWAY EASEMENT
DR	DRIVE	RT	RIGHT
(E)	EXISTING	RW	RECLAIMED WATER
E	EAST	R/W	RIGHT OF WAY
EC	END CURVATURE	S	SOUTH OR SLOPE
ECR	END CURB RETURN	SBE	SETBACK EASEMENT
EG	EXISTING GRADE	SCO	SANITARY SEWER CLEANOUT
ELEV	ELEVATION	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EQ	EQUAL	SHT	SHEET
ESMT	EASEMENT	STA	STATION
EVC	END OF VERTICAL CURVATURE	SMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FFE	FINISHED FLOOR ELEVATION	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
FG	FINISHED GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	T	TANGENT
FL	FLOWLINE	TB	TOP OF BERM
FS	FINISHED SURFACE	TBC	TOP BACK OF CURB
FW	FIRE PROTECTION SERVICE WATER	TBW	TOP BACK OF WALK
GB	GRADE BREAK	TC	TOP OF CURB
GFL	GUTTER FLOWLINE	TF	TOP OF FOOTING
GSL	LIMITS OF GRAVITY SEWER	TG	TOP OF GRATE
GR	GRATE	TOE	TOE OF SLOPE
GV	GAS VALVE	TOP	TOP OF PIPE
HB	HOSE BIB	TOR	TOP OF RAMP
HP	HIGH POINT	TOS	TOP OF SLOPE
ICV	IRRIGATION CONTROL VALVE	TP	TOP OF PLANTER
INTX	POINT OF INTERSECTION	TS	TOP OF STAIRS
INV	INVERT	TW	TOP OF WALL
JP	JOINT POLE	TYP	TYPICAL
LE	LANDSCAPE EASEMENT	TP	TELEPHONE POLE
LF	LINEAR FEET	VC	VERTICAL CURVATURE
LIP	LIP OF GUTTER	W	WEST
LP	LOW POINT	WM	WATER MAIN
LT	LEFT	WV	WATER VALVE
MAX	MAXIMUM		
MH	MANHOLE		

LEGEND

SYMBOL	DESCRIPTION
(RD)	ROOF DRAIN POC 5' FROM BUILDING
(G)	GAS POC 5' FROM BUILDING
(F)	FIRE WATER POC 5' FROM BUILDING
(W)	DOMESTIC WATER POC 5' FROM BUILDING
(SS)	SANITARY SEWER POC 5' FROM BUILDING
(D)	STORM DRAIN MANHOLE
(S)	SANITARY SEWER MANHOLE
	DRAIN INLET
AD ⚬	AREA DRAIN
	TRENCH DRAIN
	CLEANOUT
	BLOW OFF
	FIRE HYDRANT
	VALVE POST INDICATOR VALVE (PIV)/CHECK VALVE (CHK VLV)/FIRE DEPARTMENT CONNECTION (FDC) CHECK VALVE (CHK VLV)
	FIRE DEPARTMENT CONNECTION (FDC)
	DOUBLE DETECTOR CHECK (DBL CHK)
	REDUCED PRESSURE (BFP)
	POST INDICATOR VALVE (PIV)
	THRUST BLOCK
	BENDS, TEE AND CROSS
	WATER METER

LINE TYPE	DESCRIPTION
	LIMIT OF WORK
	RIGHT OF WAY/ PROPERTY LINE
–x–x–x–x–x–x–x–x–x–x–x–	FENCE
	REMOVE EXISTING UTILITY
SS SS	EXISTING SEWER LINE
W W	EXISTING WATER LINE
SD SD	EXISTING STORM DRAIN LINE
FW FW	EXISTING DEDICATED PRIVATE FIRE SERVICE
G G	EXISTING NATURAL GAS SERVICE
E E	EXISTING ELECTRICAL LINE / CONDUIT
T T	EXISTING TELECOMMUNICATIONS LINE / CONDUIT
XXLF 6"SS S=X.XXX	SANITARY SEWER LINE
XXLF 6"DW PVC	DOMESTIC WATER LINE
XXLF 6"SD S=X.XXX	STORM DRAIN LINE (≤8" DIAMETER)
XXLF 12"SD S=X.XXX	STORM DRAIN LINE (>8" DIAMETER)
	PERFORATED STORM DRAIN LINE
XXLF 6"FW PVC	DEDICATED PRIVATE FIRE SERVICE
	GRADE BREAK LINE
GB	FLOW LINE
	DAYLIGHT LINE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DESIGN-BUILD ENTITY (DBE) SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE START OF CONSTRUCTION. DBE SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
4. DBE SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
5. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
6. THE DBE SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE DBE TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
7. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
8. DBE SHALL PLACE GRAVEL/SAND BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL/SAND BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
9. DBE SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
   A. SOLID WASTE MANAGEMENT:
      PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS, ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
   B. MATERIAL DELIVERY AND STORAGE:
      PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
   C. CONCRETE WASTE:
      PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. CONCRETE WASHOUT CANNOT BE WITHIN 50' MINIMUM OF DRAIN INLETS. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
   D. PAINT AND PAINTING SUPPLIES:
      PROVIDE INSTRUCTION TO EMPLOYEES AND SUBDBES REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
   E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
      PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
   F. HAZARDOUS WASTE MANAGEMENT:
      PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS. PETROLEUM PRODUCTS. FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZERS, STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
11. DBE SHALL HYDROSEED ALL GRADED SLOPES. NATIVE SEED MIX SHALL BE 20% LANA PUBESCENT WHEAT GRASS, 40% BLANDO BROME, AND 40% ANNUAL RYE GRASS AND SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE. SOIL BINDING AGENT SHALL BE VERDYOL, SENTINEL, OR EQUAL, APPLIED AT A RATE OF 110 POUNDS PER ACRE. MULCH SHALL BE SILVER-FIBER, CONWED, OR EQUAL, APPLIED AT A RATE OF 1,000 POUNDS PER ACRE. FERTILIZER SHALL BE AGRI-FORM 16-7-12, BEST 16-6-8, OR EQUAL, APPLIED AT A RATE OF 500 POUNDS PER ACRE. THE DBE SHALL WATER SEEDED AREAS OR RESEED AS NECESSARY TO ENSURE SUFFICIENT PLANT DEVELOPMENT FOR EROSION CONTROL.
12. NO GRADING SHALL BE DONE UNTIL SITE- AND SEASON-SPECIFIC SOIL LOSS AND HOUSEKEEPING STORMWATER BMPs HAVE BEEN APPROVED BY THE INSPECTOR. THE DBE SHOULD EMPLOY THE DESIGN BMPs AND ANY OTHERS NEEDED AS SITUATIONS ARISE. DBE SHOULD CONDUCT SITE INSPECTIONS BEFORE, DURING AND AFTER EACH EXTENDED STORM EVENT TO IDENTIFY CONDITIONS THAT MAY CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL CONTROL MEASURES ARE NEEDED, DBE SHOULD IMPLEMENT THEM IMMEDIATELY.

POLLUTION PREVENTION NOTES

IN ORDER TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM FOR CONSTRUCTION, DESIGN-BUILD ENTITY SHALL INSTALL AND MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS). AS SHOWN IN THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN), ON ALL CONSTRUCTION PROJECTS. BMPS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY RECOMMENDED STANDARDS, AND/OR IN ACCORDANCE WITH ANY GENERAL CONSTRUCTION PERMIT ISSUED BY THE STATE FOR THE PROJECT TO PREVENT ANY DISCHARGES FROM THE PROJECT SITE OR INTO ANY STORM DRAIN FACILITIES. ALL SEDIMENTS, CONSTRUCTION MATERIALS, DEBRIS AND WASTES, AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, WIND, OR VEHICLE TRACKING. UNDER DIRECTION OF THE ENGINEER OF RECORD, EROSION AND/OR SEDIMENT CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

BMP MAINTENANCE NOTES

1. FOLLOWING OWNER ACCEPTANCE OF CONSTRUCTION WORK, POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING BUT NOT LIMITED TO:
   1.1. ANNUAL INSPECTION, REPLACEMENT, AND/OR SEDIMENTATION REMOVAL OF VEGETATED SWALES, TREATMENT PONDS, AND OTHER SURFACE STORMWATER TREATMENT MEASURES AS REQUIRED WITH AN INCREASED FREQUENCY BASED ON SITE CONDITIONS.
   1.2. MAINTENANCE SERVICE AGREEMENT(S) OF STORMWATER TREATMENT VAULTS, INLETS, MANHOLES, AND OTHER DEVICES BASED ON MANUFACTURES' RECOMMENDATIONS AND FREQUENCY.
   1.3. ANNUAL INSPECTION OF PERMEABLE PAVEMENT AND REMOVAL OF SEDIMENT AS NEEDED.
   1.4. ANNUAL INSPECTION OF STORMWATER INLETS AND MAINTENANCE AS REQUIRED TO CLEAR GRATES AND INLETS OF DEBRIS.
   1.5. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND WATER QUALITY MANAGEMENT PLAN (WQMP) MAY CONTAIN ADDITIONAL OR MORE STRINGENT MAINTENANCE REQUIREMENTS.
2. BMP DETAILS MAY BE FOUND IN APPENDIX H OF THE PROJECT SWPPP DOCUMENT. BMP DETAILS PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) AND ARE AVAILABLE AT www.casqa.org.
3. FOR PROJECTS GREATER THAN 1 ACRE: THE DBE SHALL VERIFY THE STATUS OF THE SWPPP/NOI/WDID PRIOR TO EARTHMOVING ACTIVITIES. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE DBE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW.

AREA SUMMARY

TOTAL DISTURBED AREA = 1.2± ACRES

DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DESCRIBE IN GENERAL THE DEMOLITION AREAS AFFECTED BY THE PROJECT CONSTRUCTION. IT IS NOT INTENDED AS A DETAILED DESCRIPTION OF EXISTING ITEMS OR ELEMENTS TO BE REMOVED. THE DESIGN-BUILD ENTITY (DBE) SHALL VISIT THE SITE AND REVIEW ANY AVAILABLE RECORD DOCUMENTS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHOULD INCLUDE THE REMOVAL OF ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
2. REMOVE EXISTING BUILDINGS, FOUNDATIONS AND SERVICE UTILITIES AS INDICATED ON PLANS. CAP ALL UTILITIES AT APPROPRIATE POINTS. ALL EXISTING ELECTRICAL / TELEPHONE / CATV UTILITIES SHALL BE REMOVED AS INDICATED OR BACK TO THE POINT WHERE THE SPECIFIC UTILITY SYSTEM ENTERS THE WORK AREA. COORDINATE DEMOLITION OF ALL UTILITIES WITH THE OWNER. ALL UTILITIES CONNECTED TO EXISTING BUILDINGS TO REMAIN SHALL CONTINUE TO BE OPERATIONAL DURING THE DEMOLITION PROCESS. DOMESTIC AND FIRE SERVICE WATER AND NATURAL GAS SHALL BE REMOVED TO A POINT OUTSIDE THE PERIMETER OF PROPOSED NEW CONSTRUCTION TO EXISTING VALVES OR SIMILAR SHUT-OFF DEVICES. IF A SHUT-OFF DEVICE IS NOT REASONABLY ADJACENT TO THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION, PROVIDE A SHUT-OFF DEVICE IN BELOW-GRADE YARD BOX. CONFIRM LOCATION OF NEW DEVICES WITH OWNER PRIOR TO INSTALLATION. SANITARY SEWER AND STORM DRAINAGE SHALL BE CAPPED TO A POINT OUTSIDE THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION. OTHER UTILITIES NOT SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS AND NOT ANTICIPATED FOR REUSE SHALL BE REMOVED IN ENTIRETY.
3. FOR ALL EXISTING MATERIALS THAT CAN BE SALVAGED, OWNER HAS FIRST RIGHT OF REFUSAL FOR REMOVED ITEMS THAT MAY HAVE RESIDUAL COMMERCIAL OR HISTORIC VALUE INCLUDING HARDWARE, GLASS, CORNER STONES, TIME CAPSULES, LIGHT STANDARDS, SIGNS, FENCING, BENCHES, WATER FOUNTAINS, TRASH CONTAINERS, ETC. SHALL REMAIN AS PROPERTY OF THE OWNER. ALL ITEMS TO BE SALVAGED FOR REUSE/REINSTALLATION MUST MEET CURRENT CODE REQUIREMENTS. COORDINATE ITEMS TO BE RETAINED WITH OWNER AND REMOVE FROM CONSTRUCTION SITE TO A LOCATION APPROVED BY OWNER. REMOVED MATERIALS, NOT INDICATED OR DIRECTED TO BE SALVAGED FOR THE OWNER'S BENEFIT ARE DEBRIS AND BECOME THE DBE'S PROPERTY UPON REMOVAL.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY SEARCH OF THE AVAILABLE RECORDS AND FIELD SURVEYS. THE DBE SHALL CONTACT UNDERGROUND SERVICE ALERT, UTILITY COMPANIES, AND/OR FIELD VERIFY AND LOCATE ALL UTILITIES BEFORE PROCEEDING WITH WORK. THE DBE IS ALSO REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. NOTIFY THE ENGINEER IF ADDITIONAL UTILITIES ARE LOCATED OR IF CONFLICTS ARE FOUND WITH EXISTING CONDITIONS.
5. ALL TREES TO BE REMOVED SHALL BE MARKED BY DBE AND APPROVED FOR REMOVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVING OR CUTTING TREE(S). EXISTING ROOTS SHALL BE GRINDED TO A DEPTH OF APPROXIMATELY 3-FEET. USE CAUTION WHILE GRINDING WHEN EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO TREES. ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE PROTECTED AND MAINTAINED PER SPECIFICATIONS AND DETAILS.
6. SAWCUT EXISTING CONCRETE AND ASPHALT TO AN EXISTING CONTROL JOINT WHERE POSSIBLE, AT MINIMUM TO A NEAT-STRAIGHT LINE. ALL DEBRIS SHALL BE HAULED OFFSITE TO A LEGAL DUMPING SITE OR SALVAGED FOR REUSE ON PROJECT AS NOTED.
7. WORK WITHIN CITY, COUNTY, OR STATE RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT WHICH THE DBE IS RESPONSIBLE FOR OBTAINING PRIOR TO STARTING WORK WITHIN RIGHT-OF-WAY.
8. DBE TO COORDINATE UTILITY DEMOLITION WITH DRAINAGE AND UTILITY WORK SHOWN IN THIS PLAN SET. ALL UTILITY SHUTDOWNS SHALL BE COORDINATED PER PROJECT SPECIFICATIONS.
9. EXISTING DRY UTILITIES SHOWN FOR DEMOLITION ARE SHOWN FOR COORDINATION ONLY. REFER TO OTHER DISCIPLINES FOR LIMITS AND DETAILS OF DEMOLITION.
10. THE DBE SHALL RECYCLE CONSTRUCTION DEBRIS, ASPHALT, AND CONCRETE GENERATED FROM REMOVALS REQUIRED TO CONSTRUCT THE PROJECT. THE DBE IS TO RECYCLE THE WASTE MATERIAL THROUGH AN APPROVED RECYCLING PLANT.
11. A LIST OF FACILITIES THAT ACCEPT CONSTRUCTION & DEMOLITION DEBRIS CAN BE FOUND ON THE CALRECYCLE WEBSITE AT: HTTPS://WWW.CALRECYCLE.CA.GOV/CONDEMO

GENERAL NOTES TO DESIGN-BUILD ENTITY (DBE)

1. THE DBE SHALL CONTACT THE RESPECTIVE UTILITY OWNERS FOR LOCATION, REMOVAL, AND/OR RELOCATION OF ANY UTILITY SERVICES AFFECTED BY CONSTRUCTION. THE DBE SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT UNDERGROUND OR OVERHEAD STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THESE DRAWINGS.
2. THE DBE SHALL NOTIFY THE PROJECT INSPECTOR AND THE RESPECTIVE UTILITY OWNERS AND OTHER AGENCIES AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. THE DBE SHALL BE RESPONSIBLE FOR EXPOSING, VERIFYING LOCATIONS (BOTH HORIZONTAL AND VERTICAL), AND MAINTAINING ALL EXISTING UNDERGROUND UTILITIES, BOTH SHOWN ON THE PLANS AND/OR NOT SHOWN ON THE PLANS DURING CONSTRUCTION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE ENGINEER. THE DBE SHALL LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS BECAUSE OF LOCATIONS OF EXISTING FACILITIES AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE, OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE DBE IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OF RECORD AND/OR NOT OF RECORD SHOWN OR NOT SHOWN AND ANY OTHER LINE(S) OR STRUCTURE(S) NOT SHOWN ON THESE PLANS. THE DBE IS RESPONSIBLE FOR THE PROTECTION OF, AND/OR DAMAGE TO THESE LINE(S) AND/OR STRUCTURE(S).
5. THE DBE SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AT PROPOSED BUILDING FOUNDATIONS, FOOTINGS, AND WALLS TO PROTECT EXISTING UTILITIES IN PLACE.
6. UNAUTHORIZED CHANGES AND USES - CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. THE DBE SHALL MAINTAIN THE EXISTING ACCESSIBLE ROUTE CLEAR OR PROVIDE AN ALTERNATE ACCESSIBLE ROUTE OF TRAVEL DURING DEMOLITION AND/OR CONSTRUCTION.
8. THE DBE SHALL MAINTAIN THE EXISTING FIRE EXITS AND STAIRS CLEAR AND USABLE OR PROVIDE ALTERNATE FIRE EXITS DURING DEMOLITION AND/OR CONSTRUCTION.

EARTHWORK NOTES

1. IT IS THE DESIGN-BUILD ENTITY'S (DBE) RESPONSIBILITY TO REVIEW THE GRADING PLANS AND SOILS REPORT THOROUGHLY PRIOR TO SITE MOBILIZATION. IT IS ALSO THE GRADING DBE'S RESPONSIBILITY TO NOTIFY THE CIVIL AND SOILS ENGINEERS IF ONSITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
2. THE EXISTING TOPOGRAPHY AS DELINEATED ON THESE DRAWINGS SHALL BE UTILIZED AS THE BASIS FOR ALL EARTHWORK COMPUTATIONS. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREAS. ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
3. THE DBE IS REQUIRED TO ESTIMATE THE QUANTITIES OF GRADING WORK TO BE DONE AND INCLUDE ALL COSTS THEREFROM WITH HIS BID, AS NO ADDITIONAL ALLOWANCE WILL BE MADE WITHOUT PRIOR CONSENT FROM THE OWNER.
4. OVER-EXCAVATION AND/OR EXCESS BACKFILLING OR DUPLICATION OF GRADING ACTIVITIES IS NOT A BASIS FOR ADDITIONAL COMPENSATION. THIS ALSO APPLIES WHERE MATERIAL IS TO BE REMOVED AND REPLACED TO REDUCE MOISTURE CONTENT.
5. OFF-SITE DISPOSAL OF EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE DBE AND SHALL BE INCLUDED IN THE BID. THE DBE SHALL HOLD THE OWNER AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM THE ACTIONS ENROUTE OR AWAY FROM THE SITE.
6. EARTH VOLUMES SHOWN HEREON ARE ESTIMATES BASED UPON THE GEOTECHNICAL ANALYSIS PERFORMED BY THE NAMED SOILS ENGINEER AND TOPOGRAPHIC SURVEY OF THE EXISTING GROUND SURFACE AT THE TIME OF PLAN PREPARATION. EARTHWORK VOLUMES ARE COMPUTED BY METHODS COMMONLY USED IN STANDARD ENGINEERING PRACTICE, AND ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. ACTUAL FIELD CONDITIONS MAY VARY FROM OBSERVED OR MEASURED CONDITIONS AT THE TIME OF PLAN PREPARATION. EARTHWORK QUANTITIES MAY VARY AS A RESULT.
7. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE DBE.
8. PAVEMENT AND SUBGRADE RECOMMENDATIONS RELATED TO OVER-EXCAVATION, PAVEMENT SUBGRADE, ETC., PER GEOTECHNICAL REPORT.

GEOTECHNICAL INFORMATION

FOR SITE PREPARATION, OVEREXCAVATION, FOUNDATION RECOMMENDATIONS, PAVEMENT, SUBGRADE, AND GRADATION REQUIREMENTS SEE DRAFT GEOTECHNICAL INVESTIGATION REPORT ENTITLED:

"GEOTECHNICAL INVESTIGATION
SANTA TERESA FIRE STATION
SOUTHEAST CORNER OF WEST LUCHESSA AVENUE
AND MILLER AVENUE
GILROY, CALIFORNIA"

PREPARED BY: GEOCON CONSULTANTS, INC
6671 BRISA STREET
LIVERMORE, CA 94550

PROJECT NO: E9213-04-06

DATED: JANUARY 9, 2026

PRELIMINARY EARTHWORK QUANTITIES

APPROXIMATE CUT: 16 CY

APPROXIMATE FILL: 2,684 CY

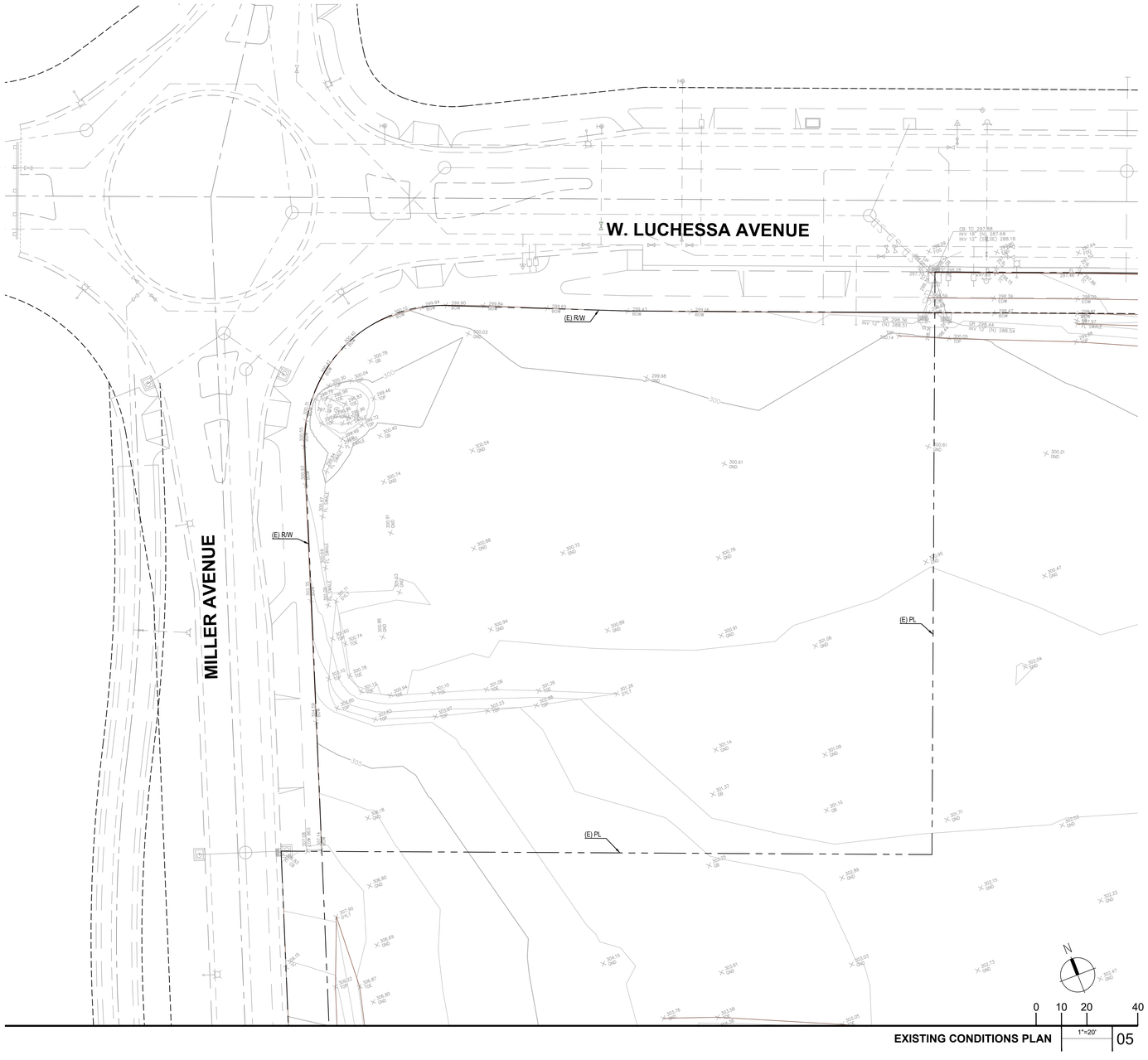
NOTES:
1. PRELIMINARY EARTHWORK QUANTITIES INDICATED ARE BASED ON COMPARING PROPOSED GROUND TO EXISTING GROUND. SHRINKAGE FACTOR, UNDERCUT OF BUILDING SLAB/PAVEMENT, TRENCH SPOILS AND OVER-EXCAVATION ARE NOT TAKEN INTO ACCOUNT.
2. EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY. DESIGN-BUILD ENTITY (DBE) IS RESPONSIBLE FOR ACTUAL QUANTITIES.

BENCHMARK

CADD FILES OF TOPOGRAPHY AND SURVEY PROVIDED BY THE CITY OF GILROY DO NOT CONTAIN VERTICAL AND HORIZONTAL DATUM INFORMATION.

FIRE PROTECTION SYSTEM NOTES

1. PRIOR TO INSTALLATION, ALL PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GOVERNING AGENCY.
2. INSPECTIONS ARE REQUIRED:
   1) PRIOR TO POURING THRUST BLOCKS
   2) FOR HYDROSTATIC TESTING
   3) FOR FLUSH
3. INSTALLATION, INSPECTION, AND TESTING SHALL CONFORM TO 2022 NFPA 13 AND 2019 NFPA 24.
4. PRIVATE FIRE HYDRANTS SHALL BE APPROVED WET BARREL STYLE WITH A MINIMUM OF ONE 2 ½" AND ONE 4" OUTLET. THE 4" OUTLET SHALL FACE THE FIRE DEPARTMENT ACCESS ROAD. ALL OUTLETS SHALL BE PROVIDED WITH NATIONAL STANDARD THREADS (NST).
5. FIRE HYDRANT SUPPLY PIPING SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER. THE LOWEST OPERATING NUT SHALL BE MINIMUM OF 18" ABOVE GRADE AND THE FIRE HYDRANT FLANGE SHALL BE A MINIMUM OF 2" ABOVE GRADE.
6. FIRE HYDRANTS SHALL BE A MINIMUM OF 40 FEET FROM ALL STRUCTURES. A KEYED GATE VALVE SHALL BE PROVIDED FOR EACH FIRE HYDRANT IN AN ACCESSIBLE LOCATION. VALVES SHALL NOT BE LOCATED IN PARKING STALLS.
7. ALL PIPES SHALL BE APPROVED FOR USE IN FIRE SERVICE SYSTEMS (CLASS 900 DR-18 MINIMUM). CLASS 900 DR-14 PIPES SHALL BE USED WHERE THE PRESSURES MAY EXCEED 150 PSI.
8. ALL FERROUS PIPE AND FITTINGS SHALL BE PROTECTED WITH LOOSE 8-MIL POLYETHYLENE TUBE. THE ENDS OF THE TUBE AND ANY SPLICES MADE FOR T's OR OTHER PIPING COMPONENTS SHALL BE SEALED WITH 2" TAPE. APPROVED FOR UNDERGROUND USE. ALL BOLT JOINTS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER ASSEMBLY AND PRIOR TO POLY-TUBE INSTALLATION.
9. A BED OF CLEAN FILL SAND SHALL BE PROVIDED ABOVE AND BELOW THE PIPE, A MINIMUM OF 12" ABOVE AND 6" BELOW.
10. ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE STAINLESS STEEL.
11. A MINIMUM OF 30" OF COVER, FROM FINISHED GRADE TO THE TOP OF THE PIPE SHALL BE PROVIDED. WHEN SURFACE LOADS ARE EXPECTED, A MINIMUM OF 36" COVER SHALL BE PROVIDED.
12. THRUST BLOCKS, OR OTHER APPROVED METHOD OF THRUST RESTRAINT, SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
13. THE TRENCH SHALL BE EXCAVATED FOR THRUST BLOCKS AND INSPECTED PRIOR TO POUR. ALL COR



EXISTING CONDITIONS PLAN 05

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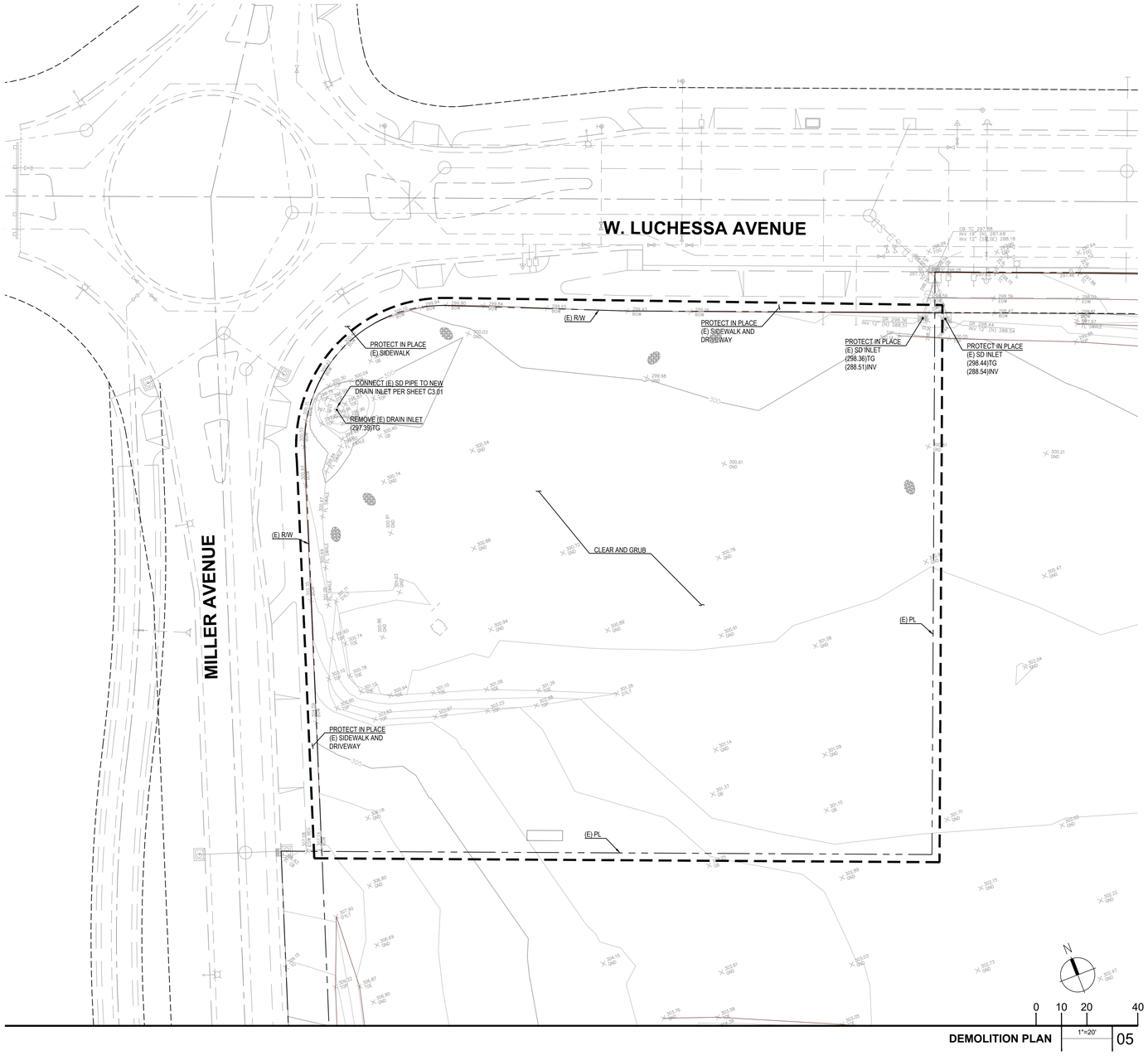
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EXISTING CONDITIONS PLAN

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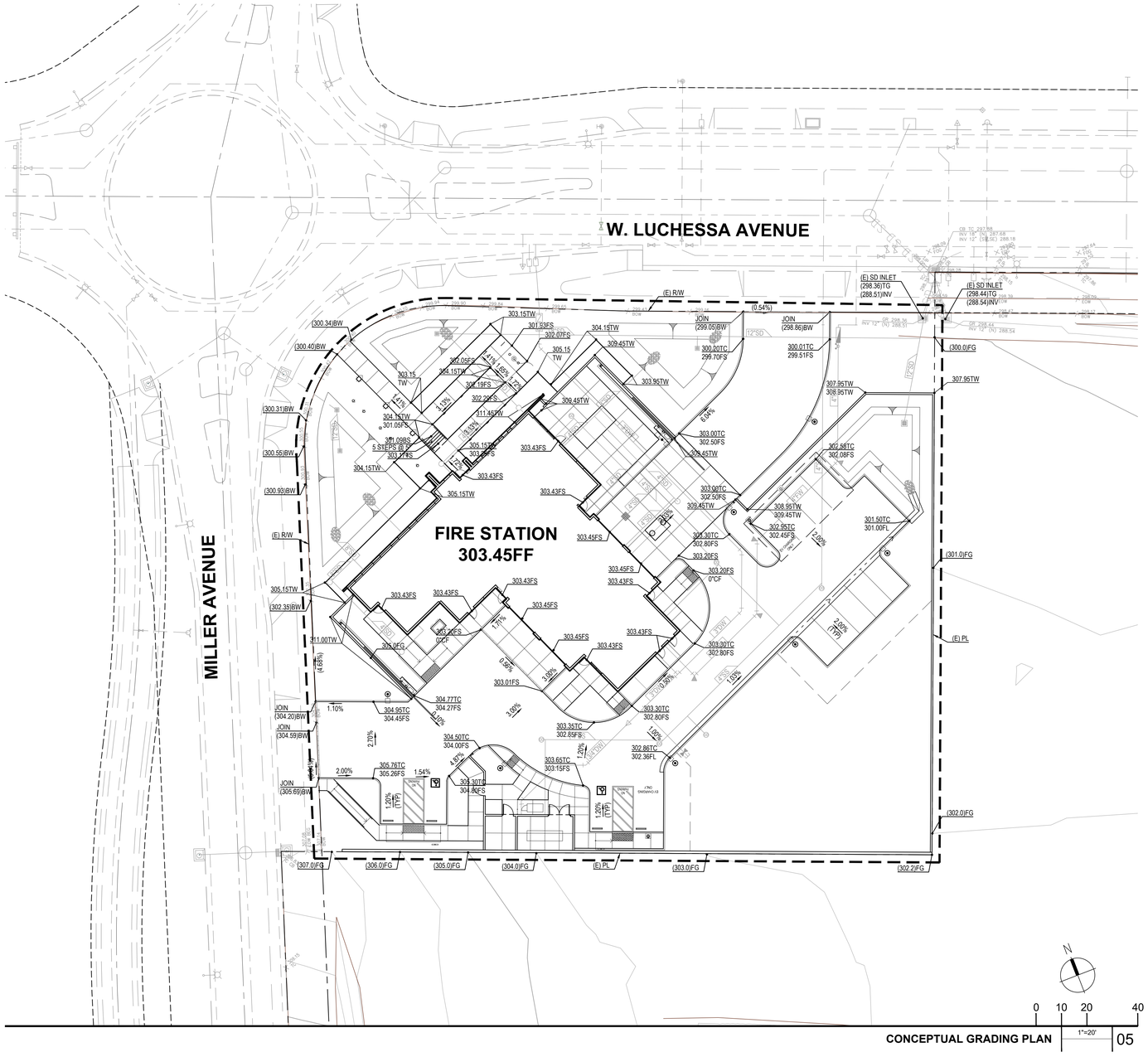
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DEMOLITION PLAN

C1.01



CONCEPTUAL GRADING PLAN 05

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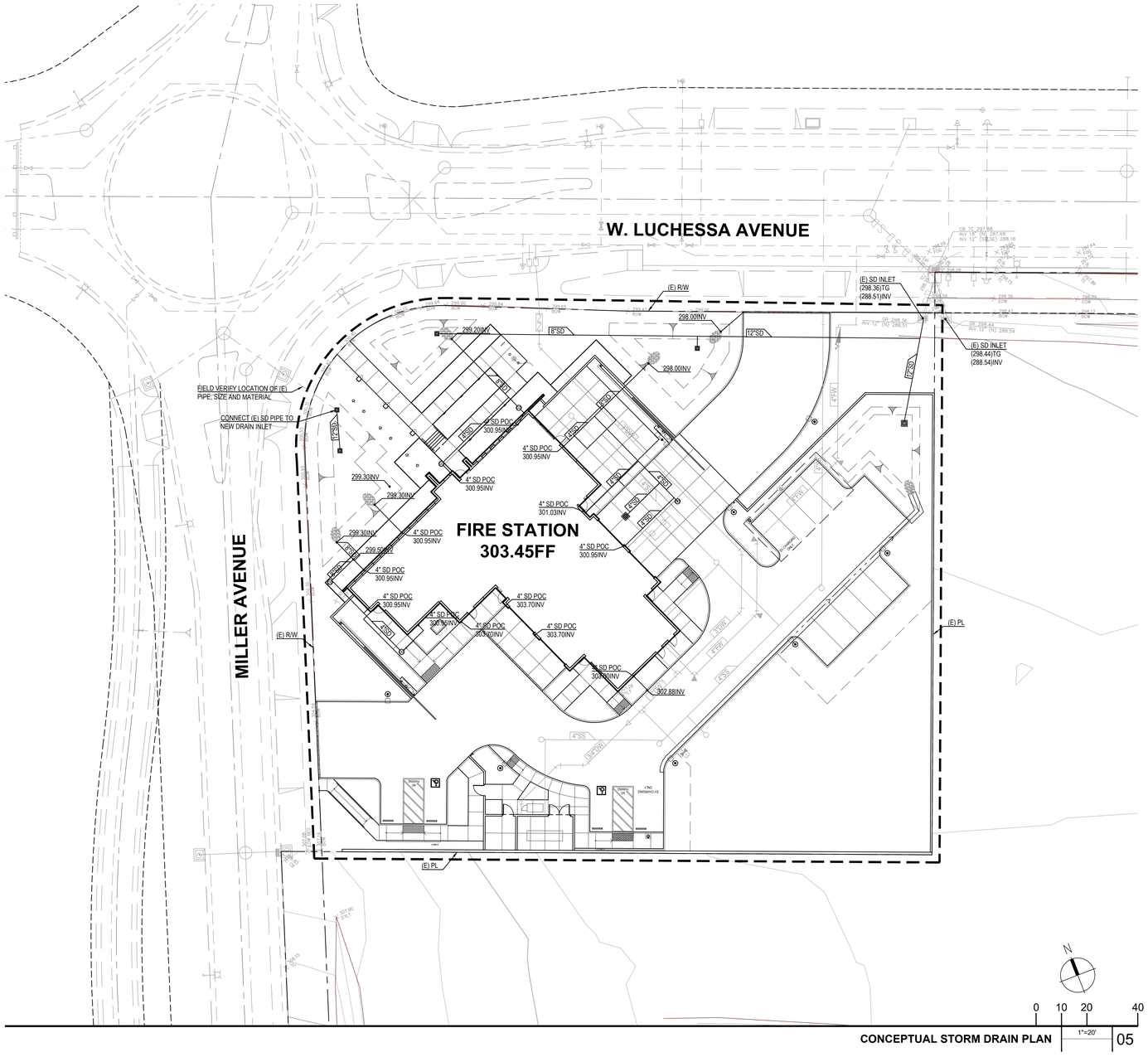
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CONCEPTUAL GRADING PLAN

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CONCEPTUAL STORM DRAIN PLAN 05

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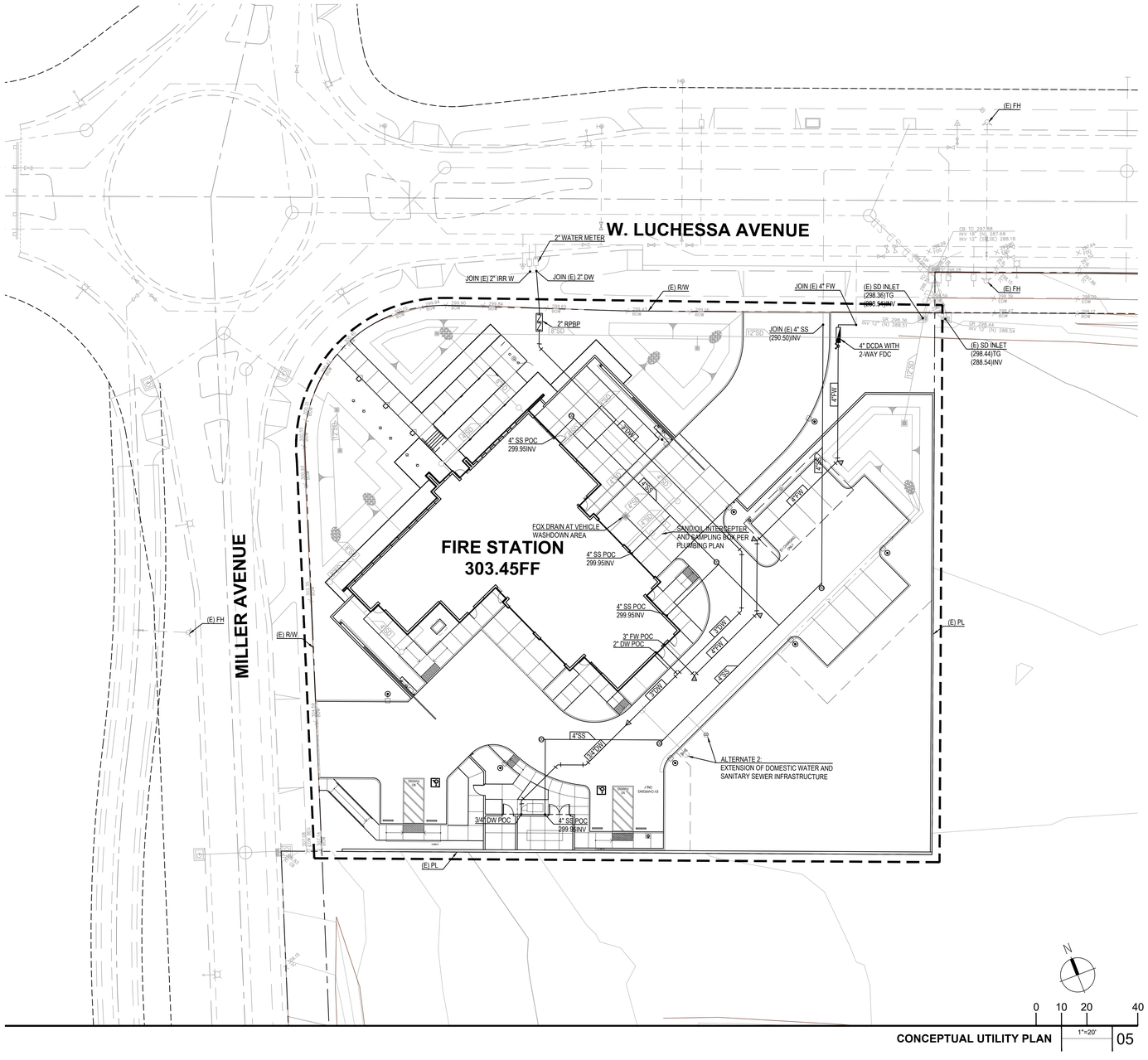
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CONCEPTUAL STORM DRAIN PLAN

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CONCEPTUAL UTILITY PLAN 05

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CONCEPTUAL UTILITY PLAN

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ABBREVIATIONS

&	AND	GA.	GAUGE
∠	ANGLE	GALV.	GALVANIZED
@	AT	GND.	GROUND
℄	CENTERLINE	GR.	GRADE
⌀	DIAMETER OR ROUND		
#	POUND OR NUMBER	HDR	HEADER
		HT.	HEIGHT
ADJ.	ADJACENT		
AGGR.	AGGREGATE	LT.	LIGHT
AL.	ALUMINUM		
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MET.	METAL
AC.	ASPHALT	MFR.	MANUFACTURER
ACC.	ACCESSIBLE	MIN.	MINIMUM
		MTD.	MOUNTED
B.C.R.	BEGINNING OF CURVE RADIUS	MTL.	MATERIAL
B.O.C.	BACK OF CURB		
B.O.W.	BOTTOM OF WALL	N.I.C.	NOT IN CONTRACT
B.O.S.	BOTTOM OF SLOPE	N.T.S.	NOT TO SCALE
BLDG.	BUILDING		
BLK.	BLOCK	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER (DIM.)
C.E.	CIVIL ENGINEER		
C.I.P.	CAST IN PLACE	PA.	PLANTING AREA
CLKG.	CAULKING	PED.	PEDESTRIAN
CMU.	CONCRETE MASONRY UNIT	PRCST.	PRECAST
CONC.	CONCRETE	P.I.P.	POURED IN PLACE
CONSTR.	CONSTRUCTION	P.O.T.	POINT OF TANGENCY
CONT.	CONTINUOUS	P.T.S.	POST TENSION SLAB
CTR.	CENTER		
		QTY	QUANTITY
D.A.	DISABLED ACCESS		
DET.	DETAIL	R.	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	REINF.	REINFORCED
DN.	DOWN	REQ.	REQUIRED
DWGS.	DRAWINGS		
		SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SHT.	SHEET
EL.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
EQ.	EQUAL	STD.	STANDARD
EXP.	EXPANSION	STRL.	STRUCTURAL
EXT.	EXTERIOR		
		T.	TREAD
F.G.	FINISH GRADE	T.C.	TOP OF CURB
F.S.	FINISH SURFACE	T.O.S.	TOP OF SLOPE
F.O.B.	FACE OF BUILDING	T.O.W.	TOP OF WALL
F.O.C.	FACE OF CURB	TYP.	TYPICAL
F.O.W.	FACE OF WALL	TBD.	TO BE DETERMINED
		VEH.	VEHICULAR
		VERT.	VERTICAL
		W/	WITH
		W/O	WITHOUT

PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY LOCATIONS, TREE SUBDRAINAGE STUBOUTS, (IF REQUIRED), AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. DBE SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN "PLANTING LEGEND."
5. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
7. ALIGNED AND EQUALLY SPACED, IN ALL DIRECTIONS, ALL SHRUBS TO BE AS DESIGNATED PER THESE NOTES AND DRAWINGS.
8. ALL TREES IN ROWS TO BE ALIGNED. (UNLESS NOTED OTHERWISE ON PLANS)
9. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.
10. FINISH GRADES OF ALL TURF AREAS SHALL BE (1") BELOW ADJACENT CURB OR PAVEMENT. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (2-1/2") BELOW ADJACENT CURB, PAVEMENT OR HEADER.
11. DBE SHALL SUBMIT FOR APPROVAL COLOR PHOTOS OF ALL TREES, SHRUBS, AND GROUNDCOVER. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES, PHOTOS SHALL BE OF THE ACTUAL PLANT MATERIAL TO BE USED ON THE PROJECT. ALL PLANT MATERIAL SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
12. PROVIDE A (3") LAYER OF MULCH AT PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS, EXCEPT AREAS WITH JUTE MESHING.
13. DBE SHALL CONDUCT AGRICULTURAL SUITABILITY AND FERTILITY SOILS TESTING PER SOIL PREPARATION SPECIFICATION. ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AS WELL AS RECOMMENDATIONS FOR POST MAINTENANCE FERTILIZATION. SUBMIT SOILS ANALYSES AND SAMPLES OF AMENDMENTS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SOIL PREPARATION.
14. QUANTITIES LISTED ON PLANT LEGEND ARE PER SHEET. DBE MUST VERIFY QUANTITIES GIVEN ON THE PLANS WITH ACTUAL QUANTITIES SHOWN.
15. PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE.
16. NOT INSTALL WATERING BASINS AROUND TREES WHEN PLANTED IN TURF. PROVIDE A CIRCULAR TURF-FREE ZONE TO OUTSIDE EDGE OF ROOTBALL. PLACE ONLY 2-INCHES OF WOOD MULCH IN THIS AREA AND NO CLOSER THAN 4-INCHES FROM TRUNK.
17. PLANT ALL TREES A MIN. OF 5' FROM ANY UTILITIES. THE LANDSCAPE DBE SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
18. TREES ARE TO BE A MINIMUM OF 5' AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALKS, ETC.
19. LANDSCAPE MAINTENANCE PERIOD IS 90 DAYS.
20. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LANDSCAPE GRADING AND DRAINAGE NOTES

1. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUBDRAINAGE POINT OF IN CONNECTION TO STORM DRAIN.
3. THE DBE SHALL REQUEST OBSERVATION AS REQUIRED 48 HOURS ADVANCE OF PERFORMING WORK.
4. THE DBE SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800/227-2600) OR DIG ALERT (800-422-4133) 48 HOURS PRIOR TO ANY EXCAVATION.
5. ALL GRADING OPERATIONS SHALL CONFORM TO LOCAL GUIDELINES.
6. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE DBE SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE DBE SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
7. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER DBE HAS ACCEPTED EXISTING GRADES AND MOVED ONTO THE SITE.
8. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
9. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE DBE AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
10. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

LAYOUT AND MATERIALS NOTES

1. THE DESIGN-BUILD ENTITY (DBE) SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF DRIVEWAY, PLANTERS, WALKS, SLOPES AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
4. THIS DRAWING INCLUDES THE LOCATION OF AREA DRAINS FOR REFERENCE. REFER TO RELATED CIVIL ENGINEER'S DRAWINGS FOR CONSTRUCTION DETAILS AND UTILITY CONNECTIONS.
5. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND CIRCUITRY AS NECESSARY.
6. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT FOR SUB-BASE MATERIALS AND COMPACTION.
7. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
8. ALL MEASUREMENTS ARE TO FACE OF WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES AS INDICATED.
9. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
10. ALL DRAINS/ BASINS SHOULD HAVE BLACK ATRIUM TYPE GRATES WITHIN SHRUBS/GROUNDCOVER AREAS AND BLACK FLAT TYPE GRATES IN TURF AREAS.

FENCE AND GATE NOTES

1. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT OF ALL FENCE AND GATE COMPONENTS INCLUDING PLANS, ELEVATIONS AND DETAILS AS NECESSARY FOR COMPLETE INSTALLATION.
2. ALL WELDS PER DETAILS. COLD GALVANIZE ALL FIELD WELDS.
3. ALL POSTS SHALL HAVE WELDED METAL CAPS.
4. ALL MEMBERS TO BE 12 GA. WALL THICKNESS MINIMUM, UNLESS NOTED OTHERWISE
5. ALL GATES AND FENCES, INCLUDING CORRUGATED METAL PANEL TO BE PAINTED, SEE MATERIALS PLAN FOR COLOR.
6. SUBMIT SAMPLES OF ALL COMPONENTS AND MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
7. GATE HARDWARE FINISH AND COLOR TO MATCH GATE/FENCE.
8. ANY COMPONENTS REQUIRED FOR A COMPLETE FENCE/GATE SYSTEM, BUT NOT SHOWN, SHOULD BE CONSIDERED A PART OF THESE DRAWINGS AND INCLUDED IN THE FINAL INSTALLED SYSTEM.
9. DESIGN-BUILD ENTIRY (DBE) TO VERIFY ALL ATTACHMENTS AND DIMENSIONS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. ALL JOINTS TO BE WELDED TO MAKE A SOLID GATE FRAME.

GENERAL NOTES

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS AND CURBS HAVE BEEN TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR PROPOSED UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.
3. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
4. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES AND STRUCTURES, AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE DBE BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. DBE SHALL BE RESPONSIBLE FOR ANY COORDINATION REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. DBE SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND PLANS, FOR THE LOCATIONS OF ALL UNDER-GROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
8. DBE SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE DBE SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
9. DBE IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
10. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE AND COMPACTED SUBGRADE COMPLETE, SHALL BE OBSERVED AND REVIEWED BY THE LANDSCAPE ARCHITECT.
11. ALL WALLS AND WALKS SHOULD HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
12. ALL PROPERTY LINES, LOT LINES, AND TOP OF SLOPE LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
13. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS AND LOCATION REVIEWED BY THE LANDSCAPE ARCHITECT. STAKE LOCATION PRIOR TO INSTALLATION.
14. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
15. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ELEVATIONS AND LOCATION OF DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, FOOTINGS AND OTHER STRUCTURES.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF NOTES ON THE PLANS DIFFER FROM THE GEOTECHNICAL REPORT, PROVIDE THE MOST STRINGENT REQUIREMENT.
17. RAISE ALL VAULTS/UTILITIES BOXES TO GRADE WITHIN LIMITS OF WORK. FIELD VERIFY PRIOR TO BID.

SHEET INDEX

L0.01 LANDSCAPE NOTES AND LEGENDS

L1.01 MATERIALS PLAN

L7.01 PLANTING PLAN

GENERAL SCOPE OF WORK

1. CONCRETE HARDSCAPE
2. CMU RETAINING AND SITE WALLS
3. MOTORIZED SLIDING GATES
4. STEEL PEDESTRIAN GATE
5. FLAGPOLE WITH UPLIGHTS
6. LIGHT POLES
7. PLANTING AND IRRIGATION

SITE FURNISHINGS LEGEND

SYM.	DESCRIPTION	MFR.	MODEL #	COLOR	FIN/ PTRN	QTY.
	BIKE RACK	LANDSCAPE FORMS	RING	STAINLESS STEEL	SATIN	3
	BIKE LOCKER	DURA BIKE LOCKER	DL2	FROM MANU. STANDARD COLORS	MANU. PWDRCOAT	2
	FLAG POLE	CONCORD AMERICAN FLAGPOLE	ICC30D61-AA	ALUMINUM	CLEAR ANODIZED	3

SITE LIGHTING LEGEND

SYM.	DESCRIPTION	DET/ SHT	COMMENTS
	PARKING LOT LIGHT POLE		PER ELEC. PLANS
	BOLLARD LIGHT		PER ELEC. PLANS
	FLAGPOLE UPLIGHTS		PER ELEC. PLANS
	TREE UPLIGHTS		PER ELEC. PLANS
	WALL RECESSED STEP LIGHT		PER ELEC. PLANS

NOTE: SEE ELECTRICAL PLANS FOR FIXTURES, LAMPS, AND SPECS.

MATERIALS KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING		NATURAL GRAY/ MEDIUM BROOM
02	CONCRETE ACCENT PAVING		DAVIS COLORS TBD/ TOPCAST 05
03	PRECAST TRUNCATED DOME PAVERS		FEDERAL YELLOW/ WAUSAU TILE ADA-2 PAVERS
04	COBBLE		COLOR/ FINISH
05	CONCRETE STAIR		DAVIS COLORS TBD TOPCAST 05
06	CONCRETE PAVING AT RAMP		NATURAL GRAY/ MEDIUM BROOM
07	ALUMINUM EDGING		ANODIZED 8" THICK
08	CMU FREESTANDING WALL		COLOR/ FINISH
09	CMU RETAINING WALL		COLOR/ FINISH
10	HANDRAIL AT STAIR		COLOR TBD/ HIGH PERF COATING
11	HANDRAIL AT RAMP		COLOR TBD/ HIGH PERF COATING
12	MOTORIZED SLIDING STEEL GATE		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
13	SINGLE PEDESTRIAN GATE		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
14	DOUBLE GATES AT EMERGENCY GENERATOR		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
15	SLIDING GATE OPERATOR		SLIDEDRIVER II SD50 HYSECURITY
16	GATE OPERATOR UPS BATTERY BACKUP		- -
17	METAL MODULAR RAISED PLANTERS		TOURNESOL KITSAP - ALUM FROM STANDARD COLORS
18	BIKE RACK		REFER TO SITE FURNISHINGS LEGEND IN L0.01
19	BIKE LOCKER		REFER TO SITE FURNISHINGS LEGEND IN L0.01
20	FLAGPOLE WITH UPLIGHTS		REFER TO SITE FURNISHINGS LEGEND IN L0.01
21	SITE LIGHTING		REFER TO SITE FURNISHINGS LEGEND IN L0.01

REFERENCE KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COMMENTS
A	EXISTING AC PAVING		PROTECT IN PLACE
B	EXISTING CONCRETE PAVING		PROTECT IN PLACE
C	EXISTING CONCRETE CURB		PROTECT IN PLACE
D	EXISTING CONCRETE GUTTER		PROTECT IN PLACE
E	EXISTING UTILITY		PROTECT IN PLACE
F	EXISTING STREET LIGHT		PROTECT IN PLACE
G	AC PAVING	PER CIVIL	
H	CONCRETE CURB	PER CIVIL	
J	CONCRETE CURB AND GUTTER	PER CIVIL	
K	CONCRETE CURB RAMP	PER CIVIL	
L	PAVEMENT STRIPING	PER CIVIL	
M	WHEEL STOP	PER CIVIL	
N	ACCESSIBLE PARKING SIGNAGE	PER CIVIL	
O	BIORETENTION BASIN	PER CIVIL	
P	CARPORT STRUCTURE	PER ARCH	
Q	MECHANICAL UNIT	PER MECHANICAL	
R	ELECTRICAL VAULT	PER ELEC	
S	EV CHARGER	PER ELEC	
T	EMERGENCY GENERATOR	PER ELEC	

SITE SYMBOLS LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	DET.
	EXISTING FIRE HYDRANT		SAWCUT JOINT	
	CATCH BASIN - PER CIVIL		EXPANSION JOINT	
CO	CLEAN OUT - PER CIVIL		PROPERTY LINE/ RIGHT OF WAY	
	REDUCED PRESSURE BACKFLOW PREV.		DIRECTION OF RAMP; DOWN SLOPE	
	DOUBLE CHECK DETECTOR ASSEMBLY	PA	PLANTING AREA	
	FIRE DEPARTMENT CONNECTION			

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL AND ELEC DWGS FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

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LANDSCAPE ARCHITECTURE PLANNING

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GILROY, CA 95020

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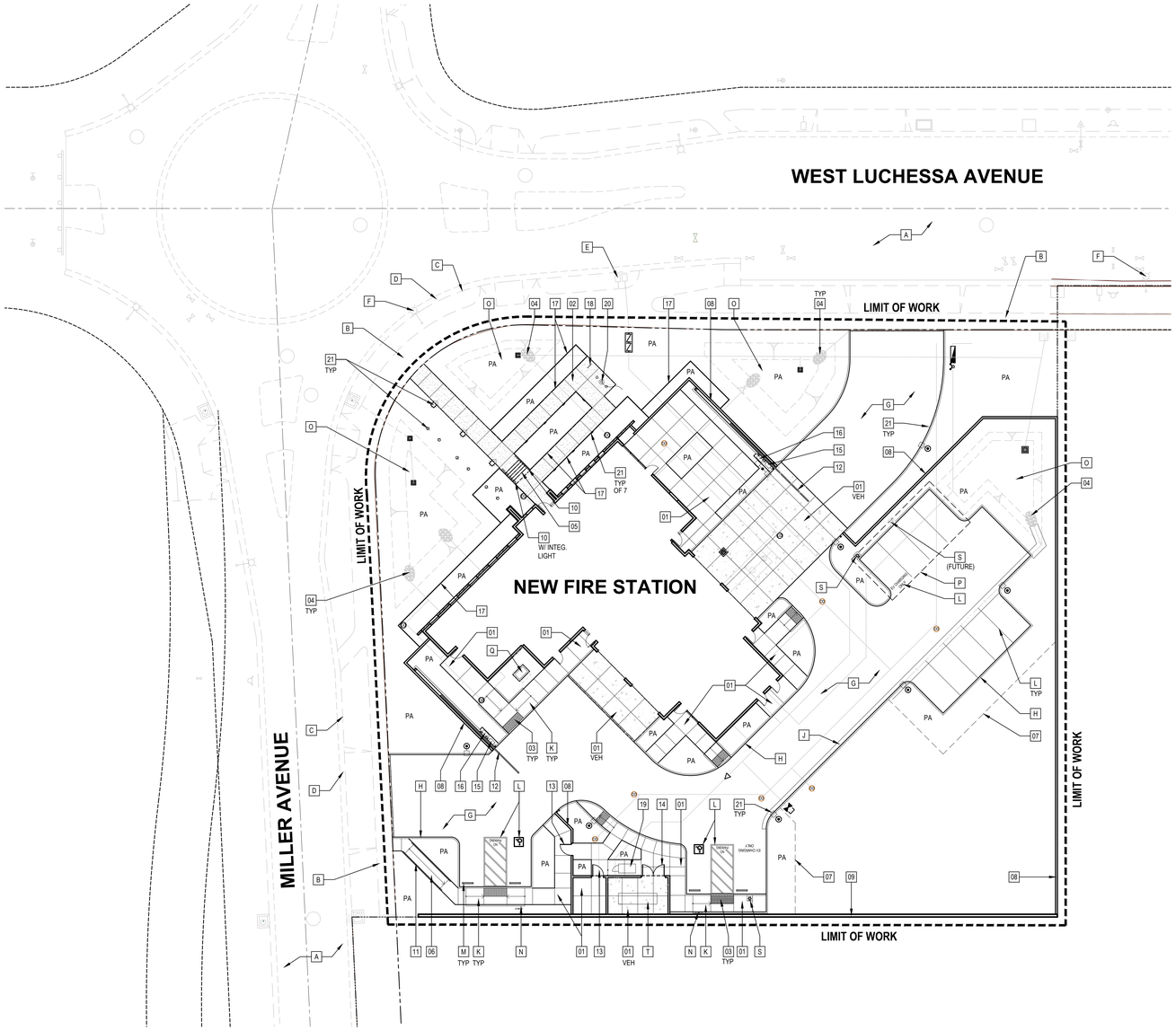
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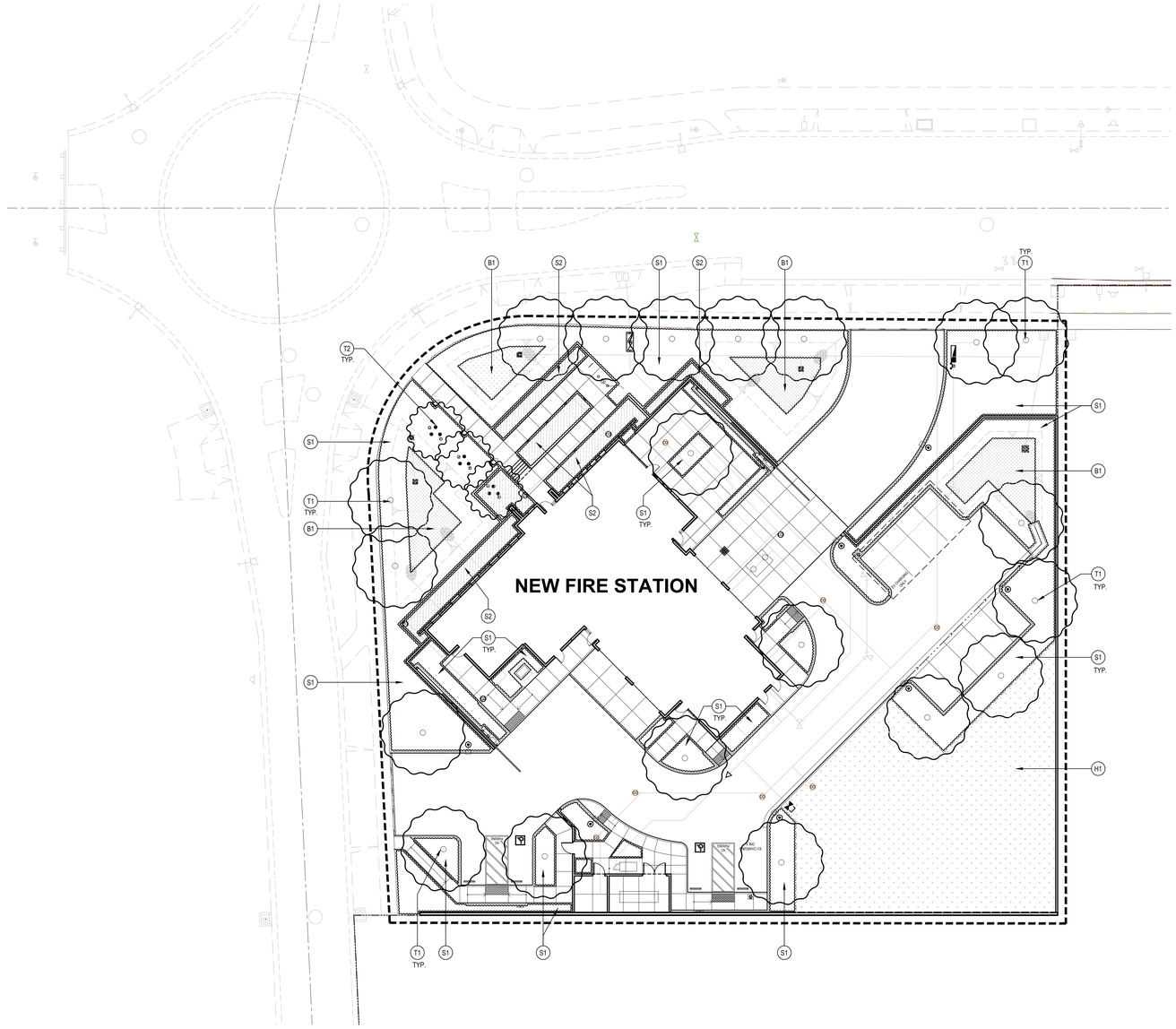
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100% SD / BRIDGING DOCS 02/26/2026

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Scale	AS NOTED

LANDSCAPE NOTES AND LEGENDS

L0.01


WEST LUCHESSA AVENUE
LIMIT OF WORK
NEW FIRE STATION
MILLER AVENUE
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK
W/ INTEG. LIGHT
(FUTURE)
TYP OF 7
VEH
TYP
TYP
TYP



PLANTING LEGEND

TREE LIST (NCN.)- NO COMMON NAME (*)- UNLESS NOTED ON PLAN

REF.	SYM.	BOTANICAL NAME/ COMMON NAME	WUCOLS	SIZE/ SPACING	COMMENTS
T1		QUERCUS AGRIFOLIA COAST LIVE OAK	L	36" BOX/ STANDARD	
		QUERCUS SUBER/ CORK OAK	L	36" BOX/ STANDARD	
		ULMUS P. 'DRAKE'/ 'DRAKE' CHINESE ELM	L	36" BOX/ STANDARD	
T2		CERCIS CANADENSIS 'MEXICANA'/ MEXICAN REDBUD	L	36" BOX/ STANDARD	
		LAGERSTROEMIA I 'MUSKOGEE'/ MUSKOGEE CRAPE MYRTLE	L	36" BOX/ MULTI TRUNK	

SHRUB LIST

S1

15% TO BE 1 GAL @ 3' O.C.

70% TO BE 5 GAL @ 4' O.C.

15% TO BE 15 GAL @ 6' O.C.

- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
- BACCHARIS PILULARIS 'TWIN PEAKS'/ TWIN PEAKS DWARF COYOTE BRUSH
- CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'/ YANKEE POINT CEANOTHUS
- ILEX VOMITORIA 'NANA'/ DWARF YAUPON HOLLY
- LANTANA MONTEVIDENSIS/ TRAILING LANTANA
- LEUCOPHYLLUM FRUTESCENS/ TEXAS SAGE
- LOMANDRA LONGIFOLIA 'BREEZE'/ DWARF MAT RUSH
- LOROPETALUM CHINENSE/ CHINESE FRINGE FLOWER
- MUHLENBERGIA CAPILLARIS/ PINK MUHLY
- MYOPORUM PARVIFOLIUM/ CREEPING MYOPORUM
- MYRTUS COMMUNIS 'COMPACTA'/ DWARF MYRTLE, GREEK OLIVE
- OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE
- PHORMIUM TENAX 'BRONZE BABY'/ NEW ZEALAND FLAX
- RHAMNUS CALIFORNICA 'EVE CASE'/ EVE CASE COFFEEBERRY
- RHAPHIOLEPIS INDICA/ NDIAN HAWTHORN
- SALVIA GREGGII/ AUTUMN SAGE
- SALVIA LEUCANTHA 'SANTA BARBARA'/ SANTA BARBARA MEXICAN BUSH SAGE
- WESTRINGIA FRUTICOSA 'MORNING LIGHT'/ MORNING LIGHT COAST ROSEMARY
- ZAUSCHNERIA CALIFORNICA/ CALIFORNIA FUCHSIA

RAISED PLANTERS

S2

75% TO BE 1 GAL @ 24" O.C.

25% TO BE 5 GAL @ 36" O.C.

- ACHILLEA 'MOONSHINE' YARROW 'MOONSHINE'
- IRIS DOUGLASIANA DOUGLAS IRIS
- NEPETA X FAASSENII CATMINT
- SALVIA LEUCANTHA MEXICAN BUSH SAGE
- SALVIA SPATHACEA HUMMINGBIRD SAGE
- SANTOLINA CHAMECYPARISSUS LAVENDER COTTON

BIORETENTION BASINS

B1

1 GAL @ 18" O.C.

- CAREX TUMULICOMA BERKELEY SEDGE
- CHONDROPETALUM TECTORUM CAPE RUSH
- JUNCUS PATENS 'ELK BLUE' GRAY RUSH

HYDROSEED

H1

- CALIFORNIA NATIVE NO MOW GRASS SEED MIXTURE BY STOVER SEED (1.5 LBS / 1000SF)

N

PLANTING PLAN | 1" = 20'-0" | 05

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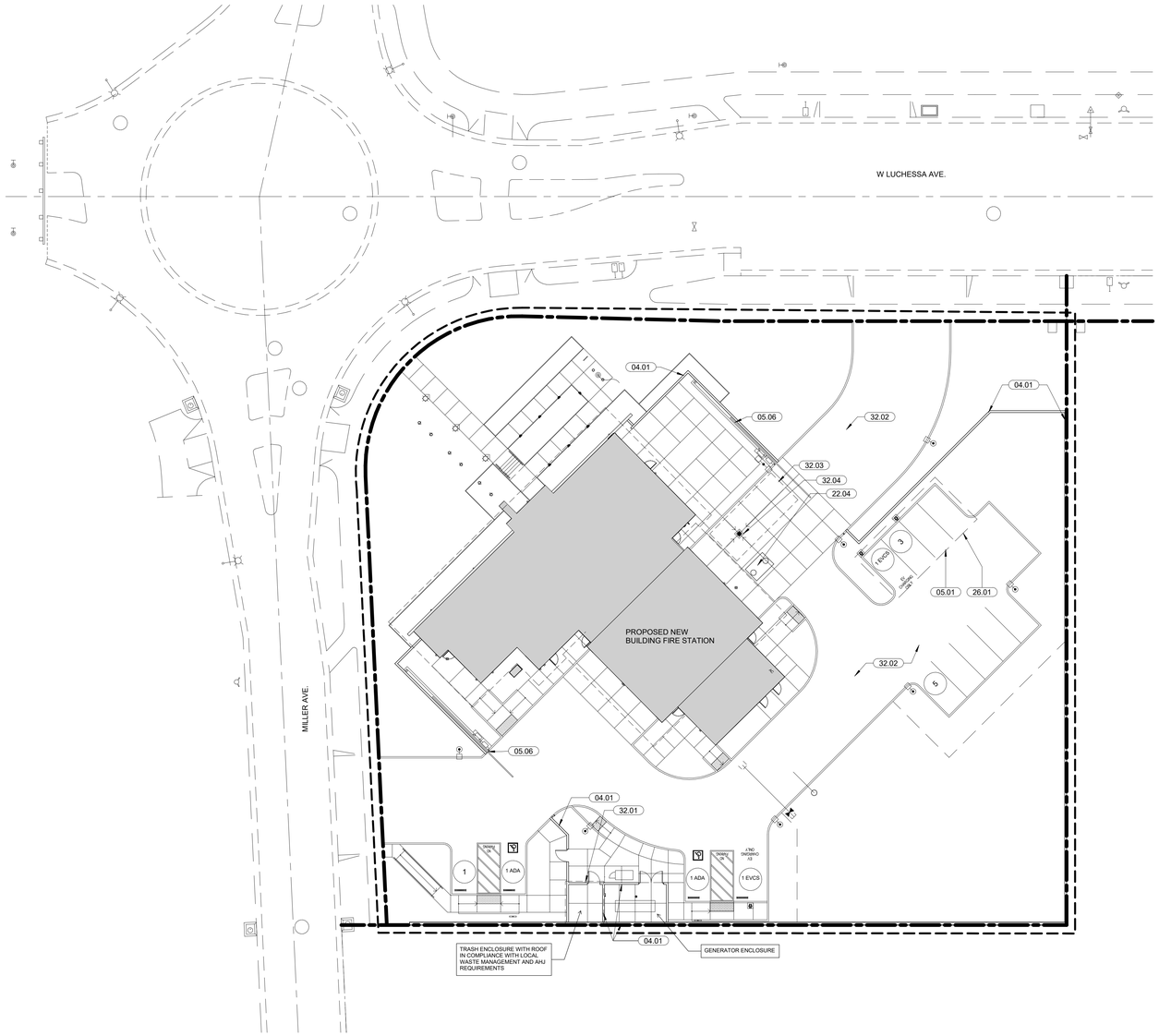
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PLANTING PLAN

L7.01



SITE PLAN | 1" = 20'-0" | A0.21 | 05

KEYNOTES

04.01	4X16 CMU BLOCK SITE WALL.
05.01	CANTILEVERED COLUMN VEHICLE COVER, 13'-6" MIN. VERTICAL CLEARANCE
05.06	CUSTOM METAL SLIDING GATE WITH PREFINISHED EXPANDED METAL PANELS (6'-0" H X 40'-0" L). GATE FRAME SHALL BE HSS 6X4 PERIMETER & AT PANEL JOINTS AND HSS 4X4 VERTICAL INTERMEDIATE SUPPORTS.
22.04	OIL INTERCEPTOR PER PLUMBING DRAWINGS
26.01	ALTERNATE 1: PROVIDE COMPLETE PHOTOVOLTAIC ARRAY SYSTEM OVER PARKING CANOPY.
32.01	TRASH ENCLOSURE WITH ROOF COMPLIANT WITH LOCAL WASTE MANAGEMENT VENDOR REQUIREMENTS.
32.02	AC PAVING, SEE CIVIL DRAWINGS
32.03	APPARATUS VEHICLE WASH AREA
32.04	DRAIN FOR WASH AREA. CONNECTED TO FOX DRAIN SYSTEM TO DIVERT WATER TO SEWER WHEN HOSE BIB IS ACTIVATED.

LEGEND

- (#) PARKING STALL COUNT
- LIMIT OF WORK (L.O.W.)
- APPROXIMATE ROADWAY CENTERLINE
- PROPERTY LINE

GENERAL NOTES

1. SEE GENERAL NOTES ON G1.01.
2. FOR PARKING COUNTS, SEE G1.01.

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1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

Developed for
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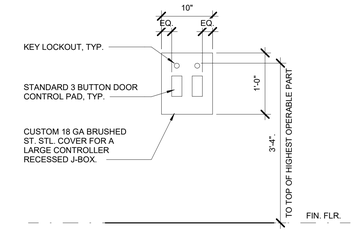
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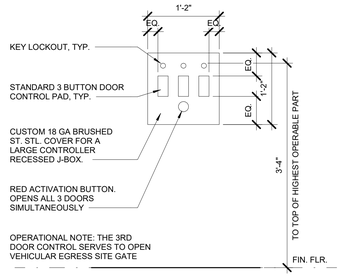
Job Number	33236
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Scale	As indicated

SITE PLAN

A0.21

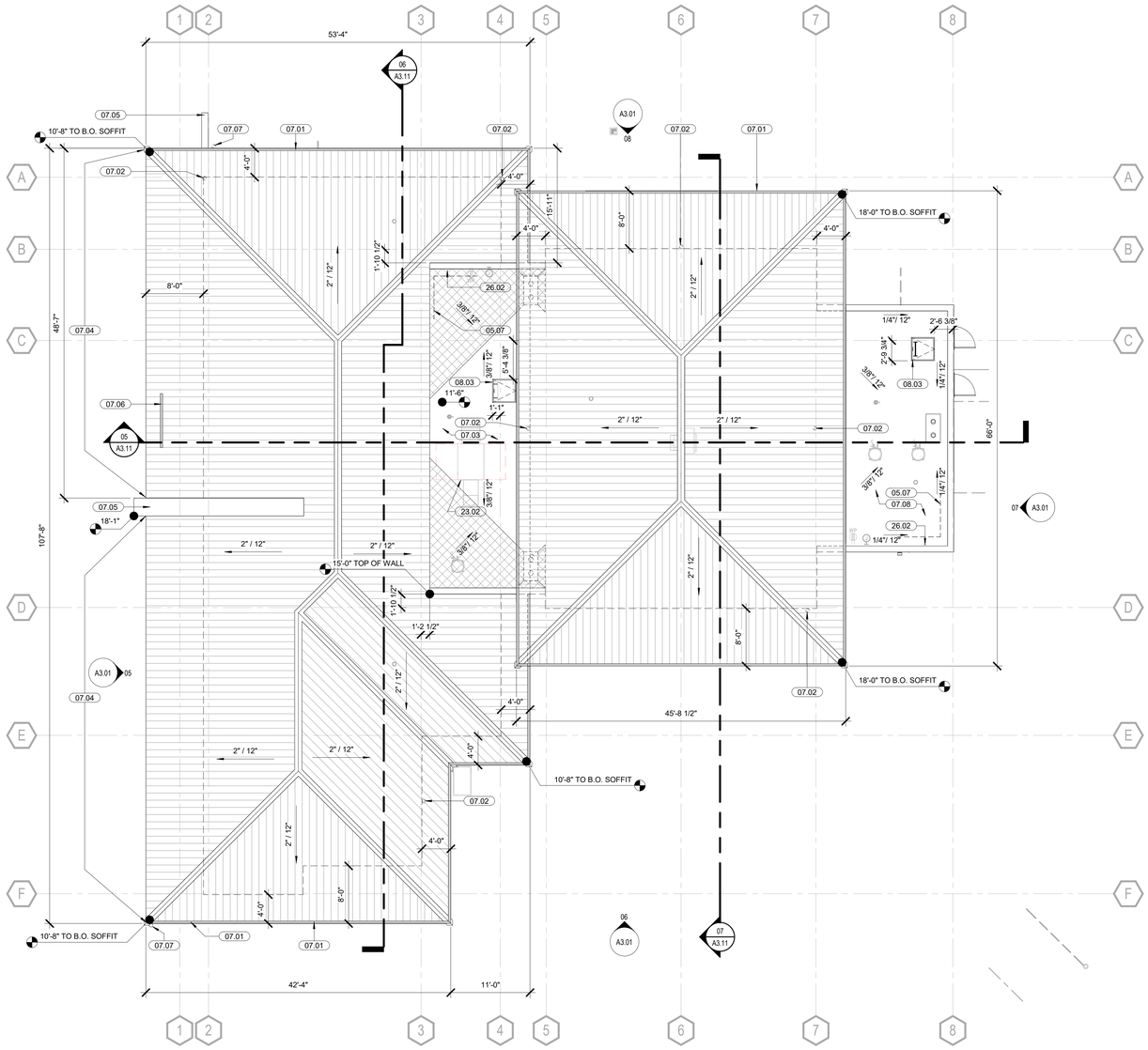


COILING DOOR CONTROLS - REAR | NTS | A2.01 | 12



COILING DOOR CONTROLS - FRONT | 1" = 1'-0" | A2.01 | 08


107'-4"
4'-0"
29'-6"
11'-0"
6'-4 1/2"
18'-8 3/4"
18'-8 3/4"
19'-0"
14'-9"
EQ.
4'-0"
EQ.
EQ.
A3.01
08
3'-6"
EQ.
08.12
WEIGHT ROOM 102
09.01
09.01
06.02
KITCHEN 103
06.01
DINING 104
MEDICAL STORAGE 124
08.02
09.01
22.01
09.01
12.01
SHARED OFFICE 101
NON-RATED CORRIDOR 105
05.05
APPARATUS BAY 125
DAY ROOM 106
10.01
09.04
MDF 123
08.09
08.10
05
A3.11
09.01
12.01
CAPTAIN'S OFFICE 117
09.01
STOR. CLOSET 118
NON-RATED CORRIDOR 107
5'-8"
LAUNDRY/ JANITOR 108
TURNOUT 122
11.01 TYP.
08.01
DORM 116
NON-RATED CORRIDOR 119
5'-8"
08.01
DORM 115
RESTROOM/ SHOWER 109
ELECTRICAL 121
A3.01
05
08.01
DORM 114
RESTROOM/ SHOWER 110
08.01
DORM 113
08.01
DORM 112
ACCESSIBLE RESTROOM/ SHOWER 111
06
A3.11
16'-6"
5'-10"
AIR COMP. 127
WORK ROOM 126
05.05
STOR. 128
FIRE RISER 129
DECONTAMINATION 130
ACCESSIBLE RESTROOM 131
07
A3.01
EQ.
EQ.
EQ.



KEYNOTES

05.07	PROVIDE 2 ROWS OF 12" L UNISTRUT RAIL ATTACHED TO INSIDE OF ROOF WELL PARAPET WALLS. CONFIRM LOCATION WITH CITY FOR ANTENNA LOCATION & AIMING DIRECTION
07.01	4" MIN. WIDE GUTTER WITH 1/8" PER FOOT SLOPE, PER 19/A3.01
07.02	3" MIN. DIAMETER DOWNSPOUT.
07.03	FLAT ROOF ASSEMBLY.
07.04	SHEET METAL FASCIA PREFINISHED TO MATCH STANDING SEAM METAL ROOF (22 GA MIN) PER 19/A3.01 DETAIL A
07.05	20 GA. PREFINISHED SHEET METAL WALL CAP.
07.06	SHEET METAL ROOF DIVERTER
07.07	5/16" BLACK OXIDE CHAIN DOWNSPOUT
07.08	FLAT ROOF ASSEMBLY. SLOPE STRUCTURE TO PROVIDE DRAINAGE.
08.03	ROOF ACCESS HATCH.
23.02	MECHANICAL HVAC EQUIPMENT.
26.02	PROVIDE WEATHERPROOF GFCI ROOF TOP RECEPTACLE AS REQUIRED. VERIFY EXACT MOUNTING LOCATIONS WITH OWNER

LEGEND

- INSULATED METAL PANEL ROOFING
  BASIS OF DESIGN: AEP SPAN SPAN-LOK, COLOR SLATE GRAY
- SINGLE PLY ROOFING OVER R30 RIGID INSULATION (POLYISO) OVER ROOF DIAPHRAGM
- ROOF CRICKET
  3/8" / FOOT SLOPE
- EDGE OF EXTERIOR WALL BELOW
- EDGE OF ROOF BELOW
- ROOF DRAIN

GENERAL NOTES

1. EXTERIOR WALL INSULATION TO BE MIN R-30.
2. ROOF INSULATION TO BE MIN R-18.

PROJECT NORTH

ROOF PLAN | 1/8" = 1'-0" | A2.02 | 05

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ROOF PLAN



PROJECT NORTH

FLOOR FINISHES PLAN | 1/8" = 1'-0" | A2.21 | 05

KEYNOTES

09.05	PROVIDE FULL HEIGHT STAINLESS STEEL BACKSPLASH AT FULL WIDTH OF RANGE HOOD.

LEGEND

DENOTES MILLWORK - SEE BOD NARRATIVE

? FINISH TAG
FINISH CODE

GENERAL FINISHES: ALL WALLS TO BE PAINTED (P-1), UNO ALL FLOORING TO BE (PC-1), UNO ALL BASE TO BE (B-1), UNO.

FLOOR TRANSITION

CG CORNER GUARD

GENERAL NOTES

1. DESIGN-BUILD ENTITY SHALL PROVIDE SHOP DRAWINGS FOR EDGE CONDITIONS AND DIRECTION OF INSTALLATION OF ALL FLOOR FINISHES.
2. ACCESS PANELS: PAINT TO MATCH ADJACENT WALL/SOFFIT, WHERE OCCURS.
3. WINDOW COVERINGS: SEE REFLECTED CEILING PLAN FOR LOCATIONS AND TYPE.
4. TILE APPLICATION: SEAL ALL FLOOR AND WALL GROUT AROUND PLUMBING AND WET AREAS. SEAL GROUT PER MANUFACTURER'S SPECIFICATIONS. ARCHITECT TO APPROVE TILE MOCK-UP BEFORE INSTALLATION.
5. FLOOR: CONTINUE FLOOR FINISH UNDER COUNTERS WHERE BASE CABINETS ARE NOT SHOWN, UNDER ACCESSIBLE SINK CABINETS, AND INTO EQUIPMENT AREAS UNDER UPPER CABINETS.
6. FLOOR: PROVIDE 'FEATHER UP' TRANSITION AT ALL DOORS WHEN THERE IS A DIFFERENCE OF 1/4" OR MORE TO MEET ACCESSIBLE REQUIREMENTS AT A MINIMUM.
7. MATERIAL DIRECTIONAL INSTALLATION: IF THE INSTALLATION DIRECTION IS NOT INDICATED ON PLANS, CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.
8. ALL INTERIOR WALL, FLOOR, AND CEILING FINISH MATERIALS TO COMPLY WITH SECTION 803 - IN ACCORDANCE WITH ASTM E-84 NFPA 286 WITH ALL FINISHES IN RATED CONDITIONS CLASSIFIED AS CLASS "A" FLAME SPREAD AND SMOKE DENSITY. INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS ARE NOT TO EXCEED CLASS "B." CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS ARE TO NOT TO EXCEED CLASS "C."
9. INTERIOR WALL AND CEILING FINISH MATERIAL CLASS PER 803.13 IS TO MEET FLAME SPREAD AND SMOKE DENSITY IN ACCORDANCE WITH CBC TABLE 803.1.2.
10. CURTAIN, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL COMPLY WITH FIRE CODE SECTION 807 AND MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701.

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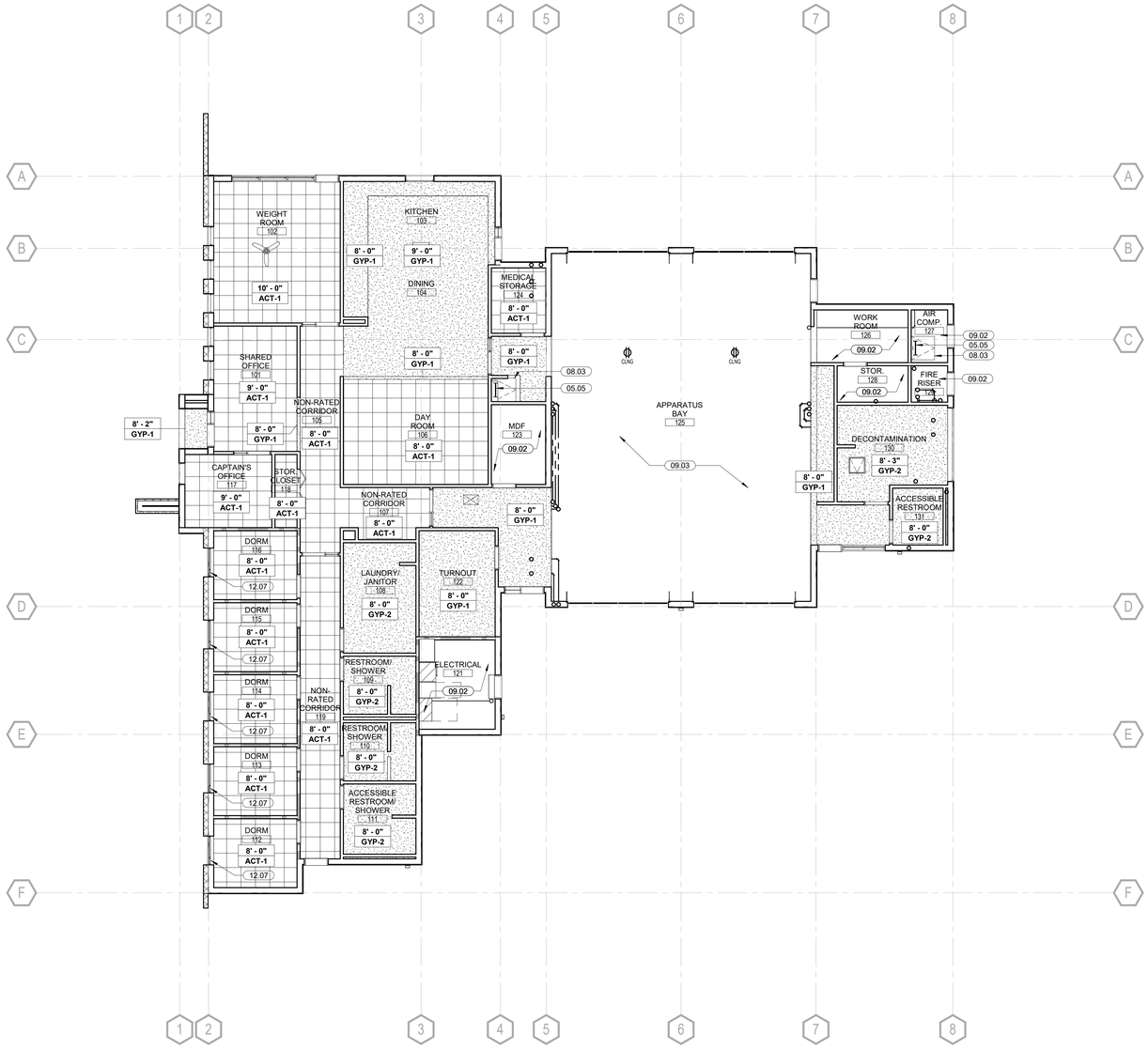
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FLOOR FINISHES PLAN

A2.21



KEYNOTES

05.05	ROOF ACCESS LADDER.
08.03	ROOF ACCESS HATCH.
09.02	OPEN CEILING, PAINT EXPOSED STRUCTURE.
09.03	ALL EXPOSED DUCTWORK, PIPING, CONDUIT, CABLE TRAYS, SUSPENSION WIRES, STRUTS, FRAMING, STUDS, EQUIPMENT AND DEVICES ABOVE 10'-0" TO ORGANIZED/ BUNDLED TOGETHER IN CLEAN PATHS AND MOUNTING SUPPORTS. TO BE PAINTED.
12.07	MANUAL WINDOW SHADES.

LEGEND

ACT-1
2 X 2 SUSPENDED ACOUSTICAL CEILING TILE

GYP-1 - FRAMED GYP BD CLG

GYP-2 - FRAMED MOISTURE-RESISTANT GYP BD CLG.

9'-0" — TYP CLG HEIGHT, UNO

XXX-1 — TYP CLG TYPE, UNO

CENTER DEVICES ON CLG TILE - TYP INCLUDED BUT NOT LIMITED TO THE FOLLOWING: SPRINKLER, FIRE STROBE, SPEAKERS, DAYLIGHT & OCCUPANCY SENSORS.

EXIT SIGN. REFER TO ELEC.

ACCESS PANEL

GENERAL NOTES

PROJECT NORTH

FIRST FLOOR REFLECTED CEILING PLAN | 1/8" = 1'-0" | A2.31 | 05

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REFLECTED CEILING PLAN

A2.31



FURNITURE & EQUIPMENT SCHEDULE

TAG #	EQUIPMENT	DESCRIPTION	OFOI	CFCI
01	DISHWASHER	BUILT IN WITH TRIM KIT - ADA HT. ASKO 24" 30 SERIES DB 16631S		X
02	REFRIGERATOR	25 CU FT FRENCH DOOR WRF535SWH		X
03	MICROWAVE	DRAWER WITH BUILT IN WITH TRIM KIT HMB30155UC		X
04	WATER BOTTLE FILLER	PROVIDE WATER LINE & BOTTLE FILLING STATION PER PLUMBING		X
05	ELECTRIC RANGE	WOLF 36" PROFESSIONAL INDUCTION RANGE, IR36551/S/P		X
06	RANGE HOOD	WOLF 36" PRO WALL HOOD - 27" DEPTH WITH 1200 CFM INTERNAL BLOWER. PROVIDE DUCTED VENTILATION TO ROOF.		X
07	COFFEE MAKER	DBE TO PROVIDE WATER CONNECTION PER PLUMBING	X	
08	WASHER	LG-WM8980HVA WASHER, GC TO VERIFY SIZE AND PROVIDE POWER/ DATA CONNECTION		X
09	DRYER	LG-DLEX8900B DRYER, GC TO VERIFY SIZE AND PROVIDE POWER/ DATA CONNECTION		X
10	HEAVY DUTY EXTRACTOR	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER/ DATA CONNECTION READY RACK, EW35G SOFT-MOUNT EXTRACTOR 5.2 CU FT.		X
12	ICE MAKER	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER CONNECTION		X
13	AIR COMPRESSOR	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER CONNECTION		X
14	COMPUTER	DBE TO PROVIDE POWER AND DATA CONNECTIONS	X	
16	PRINTER	DBE TO PROVIDE POWER AND DATA CONNECTIONS	X	
17	PRESS BENCH	EXERCISE EQUIPMENT	X	
18	LIFTING BENCH	EXERCISE EQUIPMENT	X	
19	ELLIPTICAL BIKE	DBE TO PROVIDE POWER CONNECTION	X	
20	TREADMILL	DBE TO PROVIDE POWER CONNECTION	X	
21	ROW MACHINE	EXERCISE EQUIPMENT	X	
22	TELEVISION	PROVIDE WALL POWER AND AV/DATA CONNECTIONS.		X
23	WEIGHT RACK	EXERCISE EQUIPMENT	X	
26	HOSE STORAGE RACK	GROVES FIRE HOSE STORAGE RACK: MOBILE FIRE HOSE RACK, 3000 FT, 104 IN X 87 IN		X
28	DRYER CABINET	READY RACK, SMART-DRY 6 ALL-PURPOSE DRYING CABINET		X
29	TRASH BIN			X
30	RECYCLE BIN			X
31	COMPOST BIN			X

NOTE: DBE TO PROVIDE "CFCI" EQUIPMENT.

EQUIPMENT PLAN | 1/8" = 1'-0" A2.41 | 05

KEYNOTES

09.04	LEVEL 5 FINISH.
10.01	CUSTOM SIGNAGE PIECE, $3,000 HOLD
11.03	CORD REEL ASSEMBLY AT +10' A.F.F., PROVIDE BACKING AS REQUIRED. BOD REELCRAFT, MODEL L 4545 123 9G
11.04	COMPRESSED AIR HOSE REEL AT +10' A.F.F., PROVIDE BACKING AS REQUIRED. BOD REELCRAFT RS7650 OLP
12.06	HEAVY DUTY STEEL SHELVING, 48"WX16"D
12.09	MIRROR FULL HEIGHT
12.10	MARKER BOARD
26.03	PROVIDE POWER AND DATA FOR OFOI RADIO CHARGING EQUIPMENT (2 DOUBLE DUPLEX OUTLETS & 2 DOUBLE DATA OUTLETS, MIN. EACH LOCATION)
27.03	GPS REPEATER AT 12' AFF, POWER & RACEWAY TO ROOF WELL ABOVE WITH WEATHER HEAD
27.04	PROVIDE (3) 3" CONDUIT, BUSHING, AND WEATHERHEAD WITH PULLSTRING TO ROOF FOR WIRELESS REPEATER PROVISIONS MOUNTED AT 16' AFF. COORDINATE EXACT LOCATION OF CONDUIT STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION. COORDINATE TERMINATION WITH OWNER FOR LOCATION & DIRECTION FOR ANTENNA.
27.05	FIRE STATION ALERTING SCREEN, PROVIDE POWER AND C.O. FOR DATA CABLING PER STATION ALERTING REQUIREMENTS

LEGEND

1i — EQUIPMENT TAG - SEE SCHEDULE ON THIS SHEET

? — KEYNOTE - DESIGN-BUILD ENTITY FURNISHED AND DESIGN-BUILD ENTITY INSTALLED

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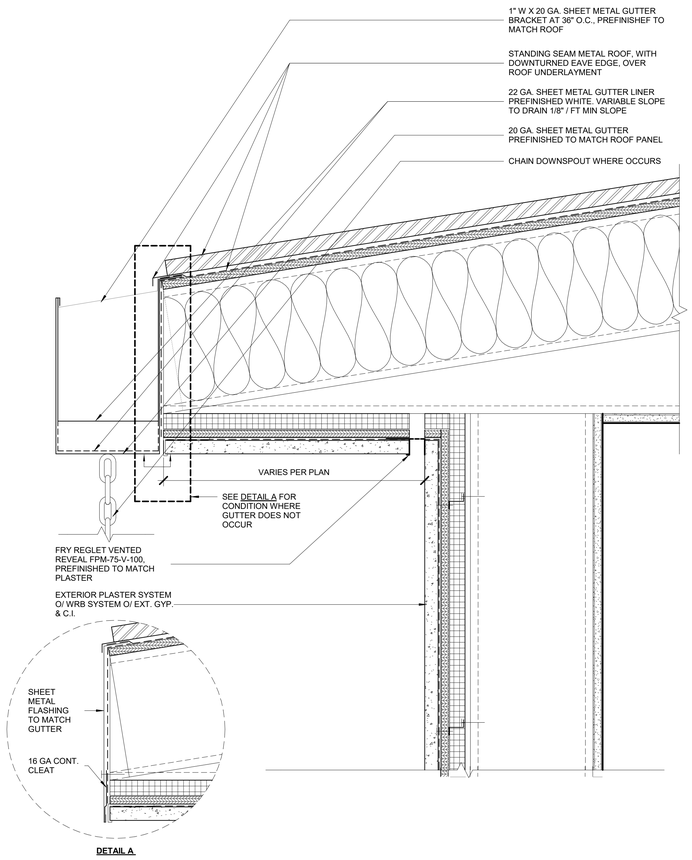
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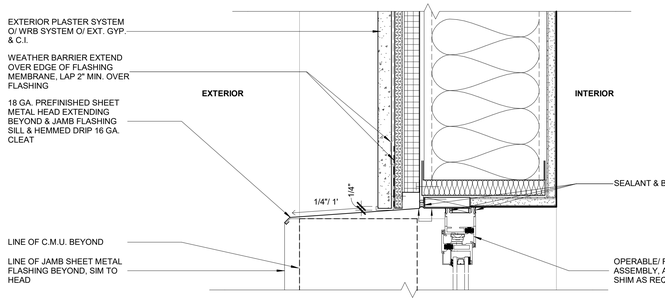
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EQUIPMENT/ FURNITURE PLAN

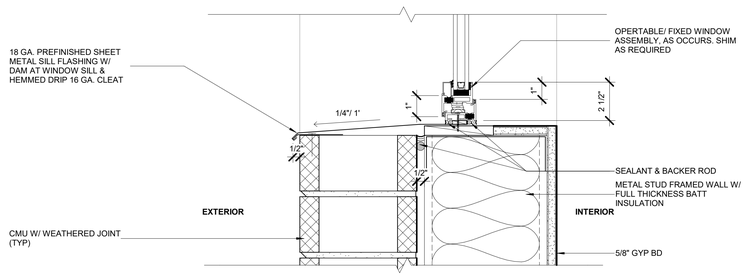
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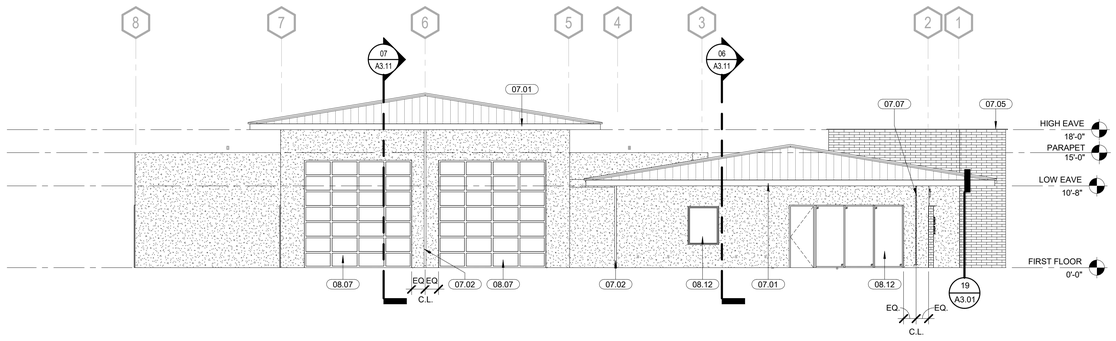
CONCEALED GUTTER | 3" = 1'-0" | A3.01 | 19



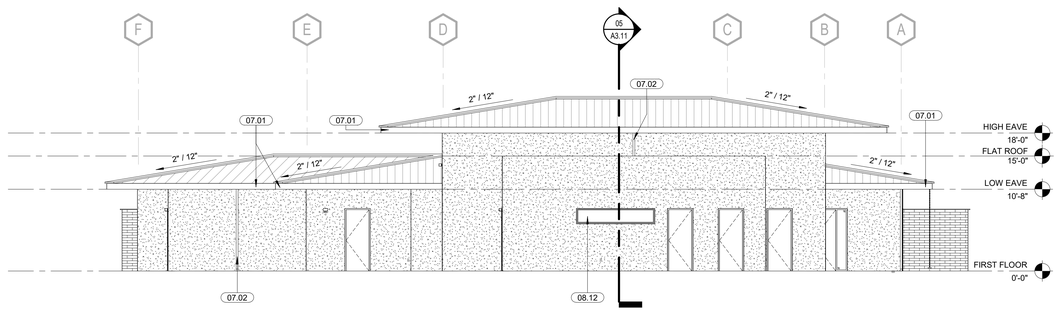
WINDOW HEAD | 3" = 1'-0" | A3.01 | 18



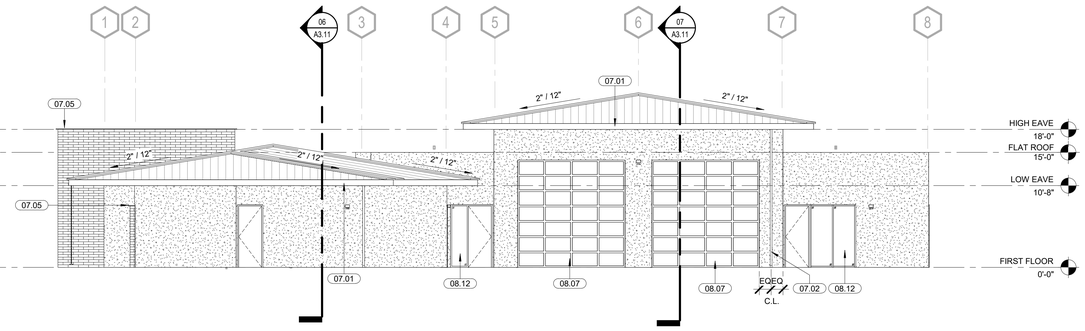
WINDOW SILL | 3" = 1'-0" | A3.01 | 17



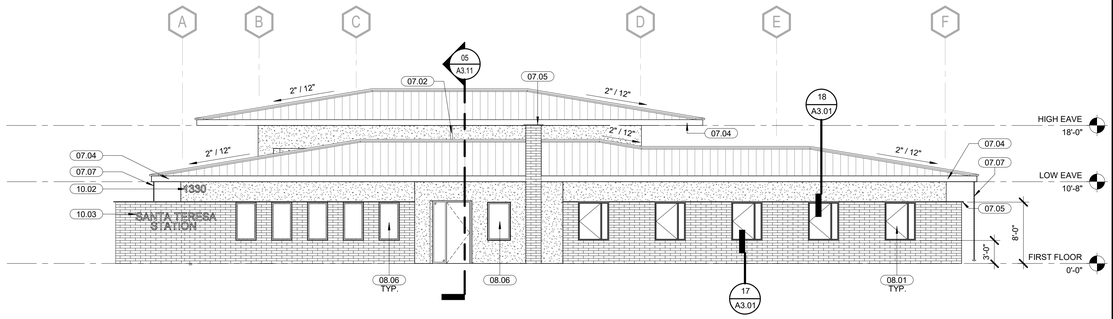
EXT ELEVATION - NORTH | 1/8" = 1'-0" | A3.01 | 08



EXT ELEVATION - EAST | 1/8" = 1'-0" | A3.01 | 07



EXT ELEVATION - SOUTH | 1/8" = 1'-0" | A3.01 | 06



EXT ELEVATION - WEST | 1/8" = 1'-0" | A3.01 | 05

KEYNOTES

07.01	4" MIN. WIDE GUTTER WITH 1/8" PER FOOT SLOPE, PER 19/A3.01
07.02	3" MIN. DIAMETER DOWNSPOUT.
07.04	SHEET METAL FASCIA PREFINISHED TO MATCH STANDING SEAM METAL ROOF (22 GA MIN) PER 19/A3.01 DETAIL A
07.05	20 GA. PREFINISHED SHEET METAL WALL CAP.
07.07	5/16" BLACK OXIDE CHAIN DOWNSPOUT
08.01	EMERGENCY ESCAPE CASEMENT WINDOW WITH MINIMUM 5 SF NET CLEAR OPENING AND COMPLIANT PER CBC R310.
08.06	FIXED WINDOW OF SIMILAR TYPE TO OPERABLE WINDOWS.
08.07	SECTIONAL HIGH RISE DOOR, WITH GLAZED PANELS. MOTORIZED WITH CENTRAL COMMON DOOR OPENING CONTROL PANEL FOR FRONT DOORS.
08.12	STOREFRONT WINDOW SYSTEM
10.02	12" TALL X 2" DEEP PIN-MOUNTED ALUMINUM BUILDING ADDRESS. PROVIDE HALO-LIT, INTERNALLY ILLUMINATED COPY. COORDINATE FINAL LOCATION AND QUANTITIES WITH AHJ.
10.03	12" TALL X 1/2" THICK ALUMINUM PIN-MOUNTED (1" OFF MOUNTING SURFACE) BUILDING SIGNAGE. PROVIDE EXTERNAL ILLUMINATION FROM PLANTER BELOW.

LEGEND

- POLYMER MODIFIED FIBERGLASS REINFORCED PLASTER (PL-1); PAINTED
- INSULATED METAL PANEL ROOFING BASIS OF DESIGN: AEP SPAN APAN-LOK, COLOR SLATE GRAY
- INSULATED LOW-E VISION GLAZING (GL-1)
- 4X16X8 CMU BLOCK
- DRIFT JOINT

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY INSULATION TO BE MIN R-19.
2. ROOF ASSEMBLY INSULATION TO BE MIN R-30.

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SANTA TERESA FIRE STATION
1330 WEST LUCHESSA AVENUE
GILROY, CA 95020
Developed for GRIFFIN STRUCTURES, INC.

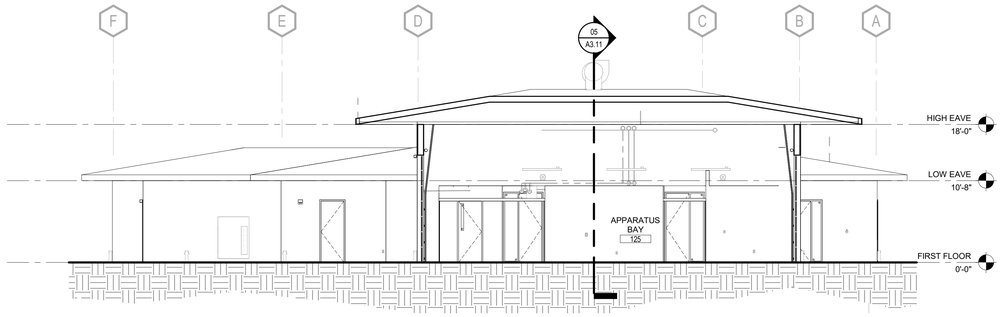
Revision
Date

Submittal
70% SCHEMATIC DESIGN — Date 03/10/2026
100% SD / BRIDGING DOCS — Date 03/26/2026

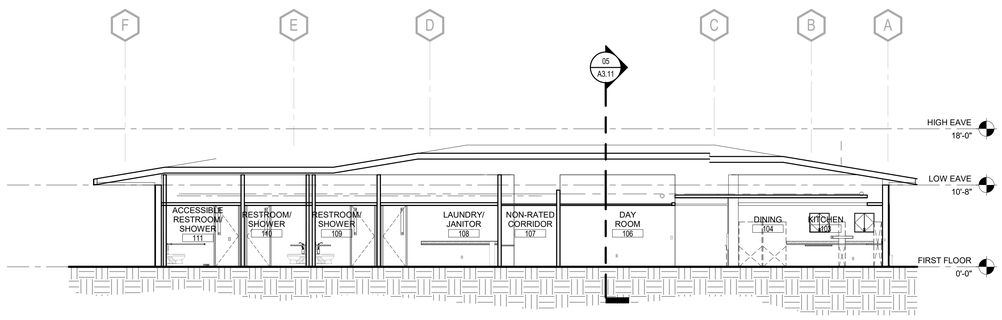
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EXTERIOR ELEVATIONS

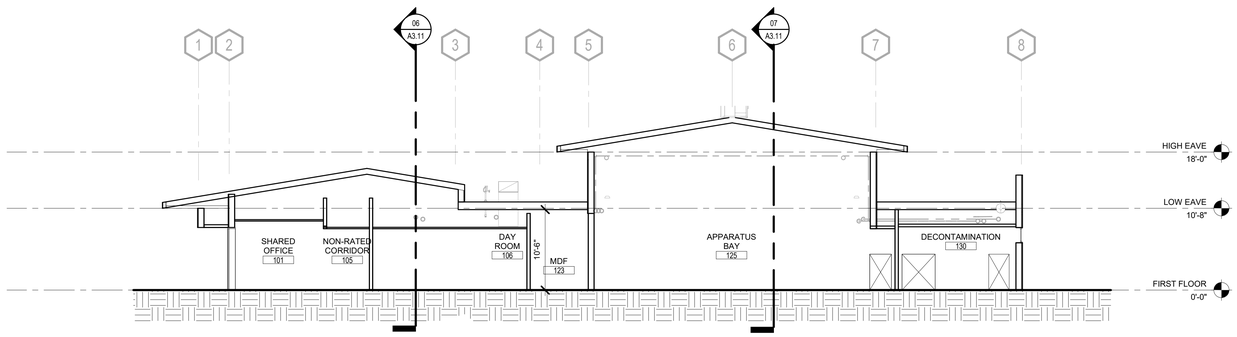
A3.01



TRANSVERSE SECTION 02 | 1/8" = 1'-0" | A3.11 | 07



TRANSVERSE SECTION 01 | 1/8" = 1'-0" | A3.11 | 06



LONGITUDINAL SECTION | 1/8" = 1'-0" | A3.11 | 05

KEYNOTES

LEGEND

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY INSULATION TO BE MIN R-19.
2. ROOF ASSEMBLY INSULATION TO BE MIN R-30.

LPA

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BUILDING SECTIONS

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	AIR, AMPS
AAV	AUTOMATIC AIR VENT
ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
APD	AIR PRESSURE DROP
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS, INC.
ASSY	ASSEMBLY
ATM	ATMOSPHERE
B	BOILER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BEL	BELOW
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNIT PER HOUR
BV	BALL VALVE
C	CONDENSATE PIPING
CA	COMPRESSED AIR
CAP	CAPACITY
CD	CEILING DIFFUSER, CONDENSATE DRAIN
CFG	CEILING FIRE DAMPER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CH	CHILLER
CHR	CHILLED WATER RETURNED
CHS	CHILLED WATER SUPPLY
CV	CHECK VALVE
CLG	CEILING, COOLING
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
COMB	COMBINATION, COMBUSTION
COND	CONDENSER, CONDENSATE
CONT	CONTINUE, CONTROL
COP	COEFFICIENT OF PERFORMANCE
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
Cx	COMISSIONING
CxA	COMISSIONING AGENT
(D)	DEMOLISH
DB	DRY BULB
dB	DECIBEL
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DN	DOWN
Ø	DIAMETER
EXIST	EXISTING
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ELEC	ELECTRICAL
EMS	ENERGY MANAGEMENT SYSTEM
EQUIV	EQUIVALENT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EVAP	EVAPORATOR, EVAPORATIVE
EWT	ENTERING WATER TEMPERATURE
F	FAHRENHEIT
FC	FLUID COOLER
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FLR	FLOOR
FLTR	FILTER
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	COMBINATION FIRE SMOKE DAMPER
FT	FOOT, FEET
FV	FACE VELOCITY
GA	GAGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
GRD	GRILLES, REGISTERS, AND DIFFUSERS
GWR	GLYCOL WATER RETURN PIPING
GWS	GLYCOL WATER SUPPLY PIPING
H	HUMIDISTAT, HEIGHT
HD	HEAD
HORIZ	HORIZONTAL
HP	HORSE POWER, HEAT PUMP
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HZ	HERTZ
IAQ	INDOOR AIR QUALITY
IN	INCHES
IN WC	INCHES WATER COLUMN
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LRA	LOCKED ROTOR AMPS
LVR	LOUVER
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MECH	MECHANICAL
MERV	MINIMUM EFFICIENCY REPORTING VALUE
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVER CURRENT PROTECTION
NA	NOT APPLICABLE
NC	NORMALLY CLOSED, NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PUMP
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR, RELIEF AIR
REF	REFRIGERANT
RG	RETURN GRILLE
RH	RELATIVE HUMIDITY
RL	REFRIGERANT LIQUID LINE
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SENSOR
SA	SUPPLY AIR, SOUND ATTENUATOR
SAT	SUPPLY AIR TEMPERATURE
SF	SUPPLY FAN, SQUARE FOOT
SG	SUPPLY GRILLE
SIM	SIMILAR
SL	REFRIGERANT SUCTION LINE
SMACNA	SHEET METAL AND AIR-CONDITIONING CONTRACTOR NATIONAL ASSOCIATION
SOO	SEQUENCE OF OPERATION
ST	SOUND TRAP
TD	TEMPERATURE DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
TOD	TOP OF DUCT
TOP	TOP OF PIPE
TOS	TOP OF STEEL / STRUCTURE
TSP	TOTAL STATIC PRESSURE
T'STAT	THERMOSTAT
TU	TERMINAL UNIT
TYP	TYPICAL
UH	UNIT HEATER
V	VOLT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEL	VELOCITY
VENT	VENTILATION, VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIDE, WATER
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WT	WEIGHT

MECH LEGEND

SYMBOL	DESCRIPTION (NOT TO SCALE)
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	FLEXIBLE CONNECTION
	TRANSITION - RECTANGULAR TO ROUND
24x10	DUCT SIZE (CLEAR INSIDE DIMENSION IN INCHES)
	SOUNDLINED DUCTWORK
	SUPPLY AIR DUCT UP AND DOWN
	RETURN AIR DUCT UP AND DOWN
	EXHAUST AIR DUCT UP AND DOWN
	SUPPLY DUCT ROOF PENETRATION
	RETURN DUCT ROOF PENETRATION
	EXHAUST DUCT ROOF PENETRATION
	RECTANGULAR DUCT UP
	RECTANGULAR DUCT DN
	ROUND OR OVAL DUCT UP
	ROUND OR OVAL DUCT DN
	DUCT RISE / DROP W/ 90° ELBOWS (RECTANGULAR DUCTS)
	DUCT RISE / DROP W/ 45° ELBOWS (RECTANGULAR DUCTS)
	DUCT RISE / DROP W/ 90° ELBOWS (ROUND AND / OR OVAL DUCT)
	DUCT RISE / DROP W/ 45° ELBOWS (ROUND AND / OR OVAL DUCTS) WYE AND 45° ELBOW W/ REDUCER (ROUND AND / OR OVAL DUCT)
	TRANSITION OR REDUCER
	TRANSITION - ECCENTRIC
	45° ELBOW, R/D OR R/W=1.5
	90° ELBOW, R/D OR R/W=1.5
	MITERED ELBOW WITH TURNING VANES
	90° STRAIGHT TAP
	90° CONICAL TAP
	90° TAP WITH 45° BEVEL
	45° TAP
	RADIUS TAP IN
	WYE FITTING
	RADIUS TEE
	SQUARE TEE W/ TURNING VANES
	BULLHEAD TEE
CHS	CHILLED WATER SUPPLY PIPING
CHR	CHILLED WATER RETURN PIPING
HHS	HEATING WATER SUPPLY PIPING
HHR	HEATING WATER RETURN PIPING
REF	REFRIGERANT PIPING
	SHUT-OFF VALVE ABOVE GRADE
	CONTINUATION OF PIPING
	CONTINUATION OF DUCT
SD	DUCT SMOKE DETECTOR
	SMOKE DAMPER
	FIRE DAMPER
	BACK DRAFT DAMPER
	FIRE / SMOKE DAMPER
	MANUAL VOLUME DAMPER
	ELECTRONIC REMOTE DAMPER
	MECHANICAL REMOTE DAMPER
RDCL	REMOTE DAMPER CONTROL LOCATION
	POINT OF CONNECTION
	POINT OF DISCONNECTION

ANNOTATION SYMBOLS

(NOT TO SCALE)

- S-1: 12" / 200 / TYP.3 — DIFFUSER IDENTIFICATION, NECK SIZE
- AIR FLOW, NUMBER OF OCCURRENCES
- 1 / M7.01 — DETAIL NUMBER
- SHEET NUMBER
- D/L — DOOR LOUVER
- T/L — TRANSOM LOUVER
- U/C — UNDERCUT DOOR
- SA — SUPPLY AIR FLOW DIRECTION
- OA — OUTSIDE AIR FLOW DIRECTION
- EA — EXHAUST AIR FLOW DIRECTION
- RA — RETURN AIR FLOW DIRECTION
- ? — KEYNOTE SYMBOL
- ? — EQUIPMENT TAG SYMBOL

CONTROL DIAGRAM

MD	MOTORIZED DAMPER	WC	OPERABLE WINDOW CONTACT
SD	DUCT SMOKE DETECTOR	DC	OPERABLE DOOR CONTACT
T	TEMPERATURE TRANSMITTER	BP	BUILDING PRESSURE TRANSMITTER
A	AQUASTAT	DP	DIFFERENTIAL PRESSURE TRANSMITTER
AP	AIRFLOW MEASURING UNIT		
SP	DUCT STATIC PRESSURE TRANSMITTER		

GENERAL STRUCTURAL NOTES

1. ALL EQUIPMENT, PIPING, UTILITIES, & THEIR CONNECTIONS SHALL BE SEISMICALLY BRACED PER LATEST CBC & LATEST EDITION OF SMACNA SEISMIC RESTRAINT MANUAL, BASED ON SEISMIC HAZARD LEVEL A. MAINTAIN A COPY OF SMACNA SEISMIC RESTRAINT MANUAL ON SITE.
2. LIMITS TO NON-STRUCTURAL ITEMS SUSPENDED FROM CONCRETE FILLED METAL DECKING; HANGERS SUPPORTED BY METAL DECKING W/ STRUCTURAL CONCRETE FILL MAY BE INSTALLED USING ICC-ES APPROVED ANCHORAGE SYSTEMS. DO NOT SUPPORT UTILITIES FROM METAL DECK W/O CONCRETE. HANGERS FROM CONCRETE FILLED DECK, WHERE OCCURS, ARE LIMITED TO 4" DIA PIPE MAX. LOCATE HANGERS TWO FLUTES APART ON SAME DECK SPAN. SUPPORT LARGER PIPING FROM STRUCTURAL BEAMS OR COLUMNS. ADD DOUBLE UNISTRUT SPREADERS AS NECESSARY.
3. PROVIDE SHOP DWG W/ LARGE SCALE PLANS & SECTIONS SHOWING HANGERS & BRACING LOCATIONS. SHOP DWG SHALL BE PREPARED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA & SHALL BE STAMPED & SIGNED. INDICATE HANGERS & BRACING LOADS ON STRUCTURAL FRAMING PLANS. REFERENCE RELEVANT DETAILS FROM SMACNA SEISMIC RESTRAINT MANUAL.
4. EXPANSION ANCHORS & EPOXY ANCHORS, WHERE USED, SHALL HAVE A MIN EMBEDMENT OF 8 TIMES THE ANCHOR DIA & A MIN EDGE DISTANCE OF 10 TIMES THE DIA. EXPANSION ANCHORS & EPOXY ANCHORS MUST HAVE CURRENT & VALID ICC REPORT. SHOT PINS ARE NOT ACCEPTABLE.
5. UNLESS SPECIFIED ON STRUCTURAL DWG, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC SHALL HAVE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD & DSA PRIOR TO STARTING WORK.
6. SEE GENERAL NOTES ON STRUCTURAL DWG FOR ADDL REQUIREMENTS.

CONTROL SYSTEM (PLAN VIEW)

TYPE	DESCRIPTION
T	THERMOSTAT
Z	ZONE TEMPERATURE SENSOR - W/ LOCAL OVERRIDE / DISPLAY
S	SPACE TEMPERATURE SENSOR- STAINLESS STEEL FLAT PLATE
R	HUMIDISTAT OR HUMIDITY SENSOR
C	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR

EXAMPLE

TCR = THERMOSTAT W/ CO2 & HUMIDISTAT SENSOR

DEFINITION:

THERMOSTAT - FACTORY PROVIDED W/ ON-BOARD CONTROL LOGIC & LOCAL USEABILITY CONTROLS. CONNECT TO EMS FOR MONITORING ONLY.

ZONE TEMPERATURE SENSOR W/ LOCAL OVERRIDES - FIELD PROVIDED SENSOR W/ WIRING TO CENTRAL EMS W/ LOCAL USER OVERRIDE CONTROLS. MOUNT FLUSH & AT EQ HEIGHT W/ LIGHT SWITCHES & OTHER DEVICES. SENSOR MODEL TO BE APPROVED BY THE ARCHITECT.

SPACE TEMPERATURE SENSOR W/O LOCAL OVERRIDES - FIELD PROVIDED SENSOR W/ WIRING TO CENTRAL EMS W/O LOCAL USER OVERRIDE CONTROLS EQ TO KELE ST-S. EXACT SENSOR TYPE TO MATCH ARCHITECTURAL FEATURES & TO BE APPROVED BY THE ARCHITECT.

- AUTOMATIC CONTROL VALVE, 3-WAY
- AUTOMATIC CONTROL VALVE, 2-WAY
- DDC — MAIN BUILDING DIRECT DIGITAL CONTROL PANEL
- VFD — VARIABLE FREQUENCY DRIVE

GENERAL CONTROL NOTES

1. BUILDING BMS NOT ANTICIPATED FOR THE FACILITY.
2. EQUIPMENT TO BE PROVIDED WITH BACNET PROVISIONS TO ACCOMMODATE POTENTIAL FUTURE BMS INSTALLATION.
3. MOTOR STARTERS SHALL BE PROVIDED BY DBE. STARTERS SHALL BE EQ TO CERUS MODEL 'BAS'.

GENERAL NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE W/ ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, & THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY (DBE) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE SHALL VERIFY ALL SITE CONDITIONS & DIMENSIONS, & EXACT LOCATIONS & ELEVATIONS OF PIPING BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS & EXG CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. THE DBE SHALL ACQUIRE & PAY FOR ALL PERMITS & FEES.
5. COORDINATE MECHANICAL WORK W/ ALL OTHER TRADES (ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, & LANDSCAPE). REFER TO ELECTRICAL, ARCHITECTURAL,STRUCTURAL, CIVIL, & LANDSCAPE DWGS & SPECIFICATIONS FOR DETAILS. COORDINATION SHALL OCCUR PRIOR TO FABRICATION, PURCHASE, &/OR INSTALLATION OF ALL WORK.
6. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION SYSTEM ROUTING PRIOR TO INSTALLATION. DUCTWORK ROUTING TAKES PRECEDENCE OVER OTHER DISCIPLINES INCLUDING FIRE PROTECTION. DWGS ARE DIAGRAMMATIC IN NATURE. PROVIDE ALL FITTINGS, TRANSITIONS &/OR OFFSETS AS REQ FOR A COMPLETE SYSTEM.
7. PRIOR TO COMMENCING ANY WORK VERIFY ALL EQUIPMENT LOCATIONS W/ THE DBE, OTHER TRADES, ARCHITECT & STRUCTURAL ENGINEER.
8. MECHANICAL SYSTEMS SEISMIC RESTRAINTS SHALL CONFORM TO "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS" AS PUBLISHED BY SMACNA 3RD EDITION 2008, ANSI/SMACNA 001-2008.
9. THE DBE IS RESPONSIBLE FOR THE SAFE KEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR THE PROTECTION OF PROPERTIES AGAINST, FIRE, SMOKE, THEFT, & ENVIRONMENTAL CONDITIONS.
10. MECHANICAL MATERIALS, EQUIPMENT, DUCTWORK & PIPING SHALL BE STORED IN ORDERLY PROFESSIONAL FASHION. ALL ITEMS SHALL BE COVERED & PROTECTED FROM RAIN & ALL OTHER ENVIRONMENTAL CONDITIONS.
11. VERIFY & COORDINATE THE MAINTENANCE ACCESS & CODE REQ CLEARANCES FOR ALL MECHANICAL EQUIPMENT. INSTALL ALL WORK & COORDINATE THE WORK OF OTHER TRADES TO MAINTAIN CODE REQ CLEARANCE & ACCESS FOR PROPER MAINTENANCE OF EQUIPMENT.
12. PROVIDE EQUIPMENT TAGS FOR ALL MECHANICAL EQUIPMENT, TAG SHALL BE MADE OF BAKELITE W/ ETCHED 1/2" HIGH LETTERS. LOCATE TAG ON EQUIPMENT NEAR MFRS NAMEPLATE.
13. PROVIDE DUCTWORK THAT CONFORMS TO THE "HVAC DUCT CONSTRUCTION STANDARDS - METAL & FLEXIBLE" AS PUBLISHED IN THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE. ACOUSTICAL LINING SHALL CONFORM TO SMACNA 2006 EDITION (ANSI / SMACNA 006-2006) STANDARDS.
14. FLEXIBLE DUCTWORK SHALL BE USED FOR CONNECTIONS TO AIR TERMINAL DEVICES IN CONCEALED, LOW PRESSURE, ENVIRONMENTAL AIR DUCT SYSTEMS. FLEXIBLE DUCT CONNECTIONS SHALL BE 5'-0" MAX LENGTH & SHALL BE INSTALLED IN ACCORDANCE W/ SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
15. REFRIGERANT PIPING SHALL BE SIZED & ROUTED IN ACCORDANCE W/ MFR'S REQUIREMENTS. REFRIGERANT SYSTEM SHALL INCLUDE ALL ADDITIONAL TRAPS, VALVES, & ACCESSORIES REQ BY THE MFR FOR THE INSTALLED PIPE ROUTING. PROVIDE MIN 1" CLOSED CELL FOAM INSULATION FOR ALL REFRIGERANT PIPING, ARMACELL "ARMAFLEX" OR SIMILAR. REFER TO SPECIFICATIONS.
16. THE DBE SHALL PROVIDE ALL CONTROL WIRING IN CONDUIT.
17. THERMOSTATS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
18. THE DBE SHALL PROVIDE AS-BUILT DWGS. DWGS SHALL BE SUBMITTED IN AUTO CAD FORMAT. AS-BUILT DWGS SHALL BE COMPLETED & SUBMITTED TO ENGINEER/ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION. ENGINEER WILL NOT PERFORM PUNCH LIST UNTIL AS-BUILT DWGS ARE RECEIVED.
19. PROVIDE COMPLETE AIR & WATER BALANCE FOR ALL MECHANICAL SYSTEMS. BALANCING CONTRACTOR SHALL BE AN INDEPENDENT THIRD PARTY & A MEMBER OF "AABC" OR THE "NEBB". DBE SHALL PROVIDE ALL NECESSARY BELTS SHEAVES & PULLEYS AS REQ BY THE BALANCING CONTRACTOR TO COMPLETE THE BALANCING OF THE SYSTEM.
20. DUCT SIZES INDICATED ON PLANS ARE THE "FREE" INSIDE DIMENSION OF THE DUCT. THE DBE SHALL INCREASE THE SIZE OF THE DUCT TO ACCOMMODATE ACOUSTICAL &/OR PERFORATED LINERS.
21. SEAL ALL DUCT SYSTEMS AIRTIGHT USING MASTIC &/OR LIQUID ELASTIC SEALANT. "DUCT TAPE" SHALL NOT BE USED.
22. PROVIDE VOLUME DAMPERS FOR EA SUPPLY DIFFUSER AS WELL AS FOR RETURN & EXHAUST OPENINGS AS REQ BY THE BALANCING CONTRACTOR TO BALANCE THE SYSTEM. LOCATE DAMPER AS FAR UPSTREAM AS POSSIBLE. FOR ALL VOLUME DAMPERS LOCATED ABOVE CEILINGS PROVIDE 12" LONG 1/2" WIDE FLUORESCENT ORANGE TAPE TO MARK DAMPER LOCATIONS.
23. PROVIDE "PETE'S PLUG" TYPE TEST WELLS BEFORE & AFTER EA PIECE OF EQUIPMENT REQ BALANCING OR MONITORING IN THE HYDRONIC SYSTEMS INCL BUT NOT LIMITED TO COILS, HEAT EXCHANGERS, CONTROL VALVES, TEMPERATURE & / OR PRESSURE SENSORS, ETC. PROVIDE ADDL TEST WELLS AS REQ BY THE COMMISSIONING AGENT.
24. DUCT SYSTEMS USED W/ BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF HEATING COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE W/ CHAPTER 17 OF THE CALIFORNIA MECHANICAL CODE.
25. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM SHALL BE INTERLOCKED TO & SHUTDOWN BY AREA WIDE FIRE ALARM SYSTEM SIGNAL. FOR BUILDINGS W/O AREA WIDE SYSTEM THE EQUIPMENT SHALL BE EQUIPPED W/ AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTOR LOCATED IN THE MAIN SUPPLY-AIR DUCT.
26. PROVIDE TURNING VANES IN ALL 90° MITERED ELBOWS
27. DUCT SYSTEMS SHALL BE LEAK TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF 2022 CALIFORNIA ENERGY CODE SECTION 120.4(g).
28. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED W/ ADEQUATE CLEARANCE FOR MAINTENANCE ACCESS, PER MFR'S REQUIREMENTS.
29. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE &/OR SMOKE SEPARATION WALLS. THE DBE SHALL PROVIDE FIRE &/OR SMOKE DAMPERS FOR ALL RATED WALLS/CEILINGS/ASSEMBLIES.

CALGREEN BUILDING STANDARDS NON-RESIDENTIAL MANDATORY MEASURES

■	5.201.1	COMPLY W/ REQ OF CALIFORNIA ENERGY CODE (CCR TITLE-24, PART 6, 2022)
■	5.410.3	PERFORM TESTING & ADJ PROCEDURES IN ACCORDANCE W/ INDUSTRY BEST PRACTICES & APPLICABLE NATIONAL STANDARDS ON EA SYSTEM.
■	5.410.4	TESTING & ADJUSTING OF SYSTEMS SHALL BE REQ FOR BUILDINGS LESS THAN 10,000 SQ FT OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION.
■	5.410.4.3.1	BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHALL BE BALANCED IN ACCORDANCE W/ THE PROCEDURES DEFINED BY THE TESTING, ADJUSTING, AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS.
■	5.410.4.4	AFTER COMPLETION OF TESTING, ADJUSTING & BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
■	5.410.4.5	BUILDING OWNER SHALL BE PROVIDED W/ DETAILED OPERATING & MAINTENANCE INSTRUCTIONS & COPIES OF GUARANTEES & WARRANTIES FOR EA SYSTEM PRIOR TO FINAL INSPECTION.
■	5.504.4.1	ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS & CAULKS SHALL COMPLY W/ 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 & 5.504.4.2.
		AEROSOL ADHESIVES & SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE LB & DO NOT CONSIST OF MORE THAN 16 FLUID OZ) SHALL COMPLY WITH STATEWIDE VOC STANDARDS & OTHER REQ, INCL PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING W/ SECTION 94507.
■	5.504.3	AT THE TIME OF ROUGH INSTALLATION & DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING, & VENTILATION EQUIPMENT, ALL DUCT & OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED W/ TAPE, PLASTIC, SHEETMETAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER, & DEBRIS WHICH MAY ENTER THE SYSTEM.
■	5.504.5.3	IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDINGS W/ AIR FILTRATION MEDIA FOR OUTSIDE & RETURN AIR THAT PROVIDES AT LEAST A MERV 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY & RECOMMENDATIONS FOR MAINTENANCE W/ FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE M&O MANUAL.
■	5.504.5.3.1	INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.
■	5.506.1	FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MIN REQ OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE, CCR TITLE 24, PART 6 & CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE WHICHEVER IS MORE STRINGENT.
■	5.506.2	FOR BUILDINGS EQUIPPED W/ DEMAND CONTROL VENTILATION, CO2 SENSORS & VENTILATION CONTROLS SHALL BE SPECIFIED & INSTALLED IN ACCORDANCE W/ THE REQ OF THE LATEST EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 120.1(c).1.
■	702.1	HVAC SYSTEM INSTALLERS SHALL BE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCL DUCTS & EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION & RESPONSIBILITY OF A PERSON TRAINED & CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. ACCEPTABLE HVAC TRAINING & 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 MFR ORGANIZATIONS, 5) OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.
■	702.2	SPECIAL INSPECTORS MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
■	703.1	THE BUILDING OWNER SHALL BE PROVIDED W/ THE FINAL REPORT OF ALL INSPECTION VERIFICATIONS & REPORTS REQ BY THE ENFORCING AGENCY.

APPLICABLE CODES

BUILDING CODES: (APPLICABLE AS OF JANUARY 1, 2026)

2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

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2025 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.; (2024 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), PART 11, TITLE 24 C.C.R.

2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

2025 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PARTIAL LIST OF APPLICABLE STANDARDS

ASHRAE 62.1	VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY	VERSION 2022
ASHRAE 55	THERMAL COMFORT FOR HUMAN OCCUPANCY	VERSION 2023
ASHRAE G36	HIGH PERFORMANCE SEQUENCE OF OPERATIONS FOR HVAC SYSTEMS	VERSION 2024

2019 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CH. 35

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2019 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2025 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2024 EDITION
NFPA 20	STATIONARY PUMPS	2025 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2025 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENING PROTECTIVES	2025 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2023 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION

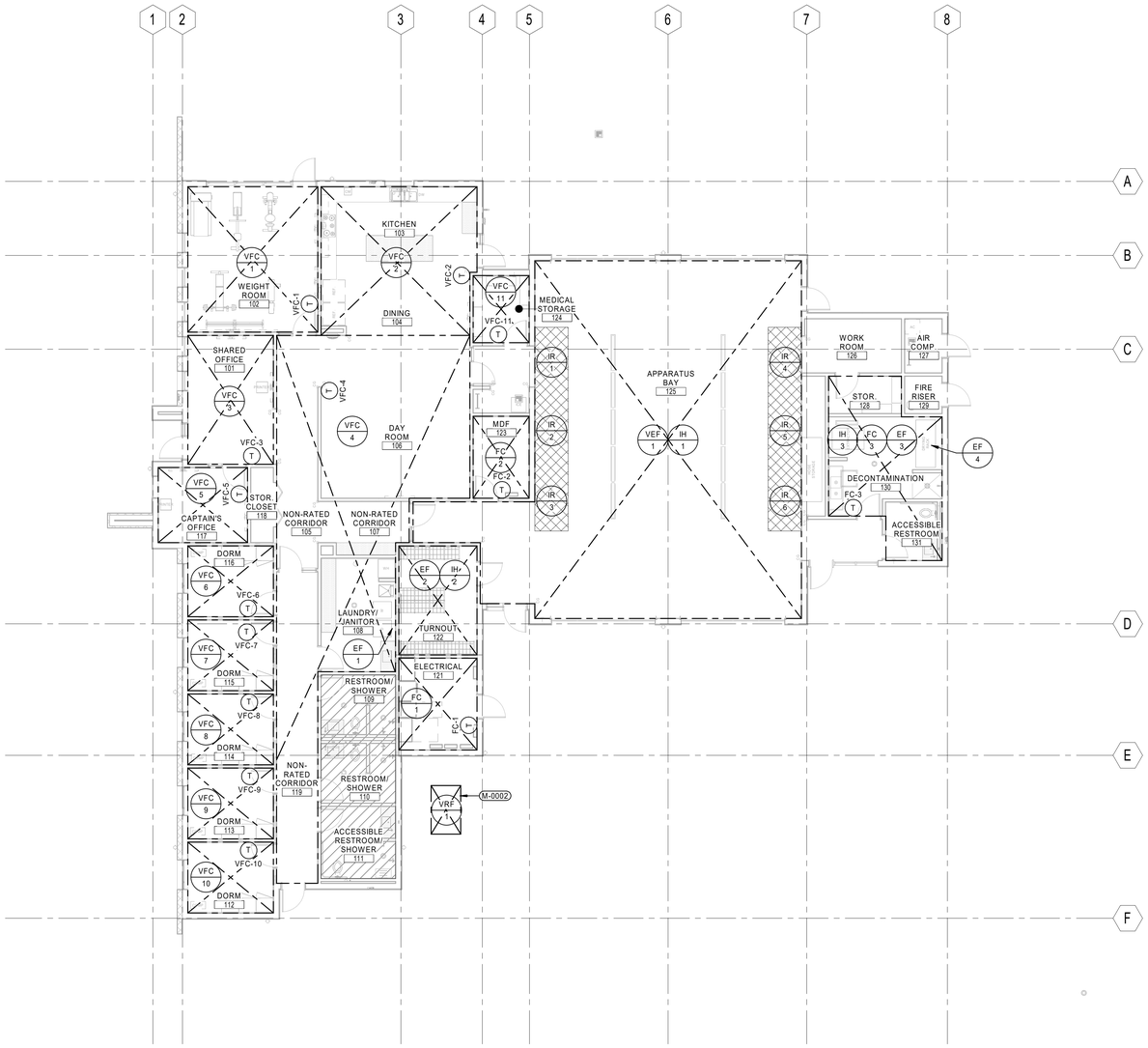
TITLE-24 MECHANICAL MANDATORY MEASURES

GENERAL

■	110.1	ANY APPLIANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS SHALL COMPLY WITH THE APPLIANCE STANDARD.
☐	120.6	COVERED PROCESS REFRIGERATED WAREHOUSES, COMMERCIAL REFRIGERATION, ENCLOSED PARKING GARAGES, PROCESS BOILERS, AND COMPRESSED AIR SYSTEMS SHALL MEET THE REQUIREMENTS WITHIN THIS SECTION.
■	120.8	BUILDING COMMISSIONING PROCEDURES, REVIEWS, AND REPORTS SHALL BE FOLLOWED AS DESCRIBED WITHIN THIS SECTION.

AIR-SIDE SYSTEMS

■	110.2(a)	HEATING AND COOLING EQUIPM



1 - FLOOR - MECHANICAL ZONING | 1/8" = 1'-0" | 05

KEYNOTES

ITEM	DESCRIPTION
M-0002	MECHANICAL ZONE ANTICIPATED FOR VRF-1. UNIT TO BE MOUNTED CLEAR OF ROOF OVERHANG

LEGEND

- STUD WALL CONSTRUCTION
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION
- INDIRECTLY CONDITIONED SPACES

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SANTA TERESA FIRE STATION

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GILROY, CA 95020

Developed for
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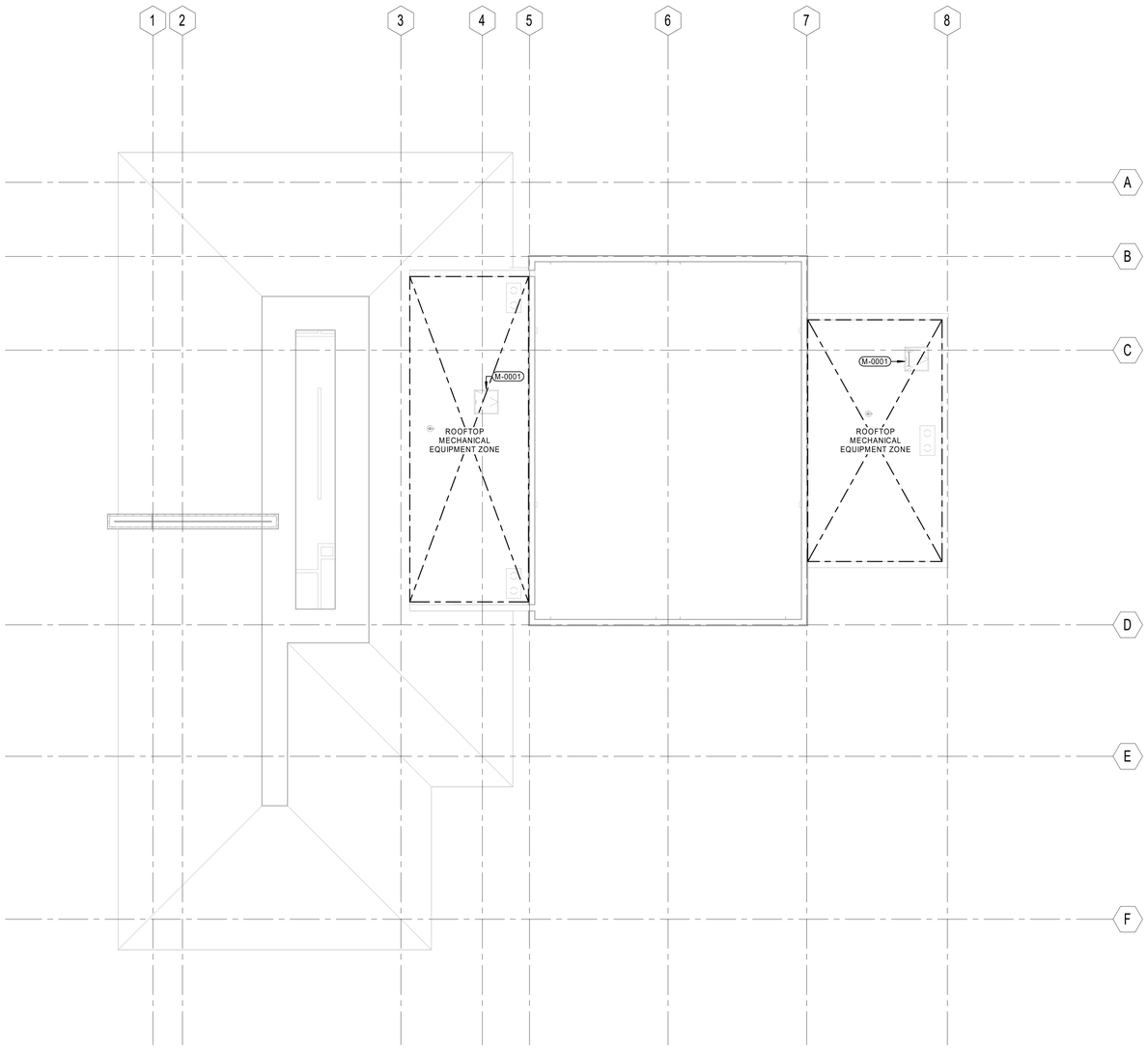
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	KN
Scale	1/8" = 1'-0"

MECHANICAL ZONING PLANS

M5.01



KEYNOTES

ITEM	DESCRIPTION
M-0001	ROOF ACCESS

STUD WALL CONSTRUCTION

1 HOUR RATED WALL CONSTRUCTION

MASONRY WALL CONSTRUCTION

INDIRECTLY CONDITIONED SPACES

LEGEND

LR - LOW ROOF - MECHANICAL ZONING 1/8" = 1'-0" 05

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MECHANICAL ZONING PLANS

M5.02

PLUMB ANNOTATION SYMBOLS

DETAIL

SEE 1/P8.01 TYP — DETAIL IDENTIFICATION / OCCURANCE

SHEET WHERE DETAIL IS DRAWN

ENLARGED PLAN

1/P4.01 — PLAN IDENTIFICATION

SHEET WHERE PLAN IS DRAWN

CONTINUATION

SEE 1/P2.01 FOR CONT — PLAN IDENTIFICATION

SHEET WHERE PLAN IS DRAWN

FIXTURE OR EQUIPMENT IDENTIFICATION

RD-1 — 3", 900 SF — SPECIFIC INFORMATION

TYP OF 4 — OCCURANCE

FOOD SERVICE SCHEDULE REFERENCE NO.

109 — W TO FS-1 — SPECIFIC INFORMATION

TYP OF 2 — OCCURANCE

REVISION

1 — CLOUD AROUND REVISED AREA OPTIONAL

KEYNOTE IDENTIFICATION

0101 — 1", 150 CFH — SPECIFIC INFORMATION

TYP OF 3 — OCCURANCE

DEMOLITION KEYNOTE

0101 — DEMOLITION KEYNOTE IDENTIFICATION

TYP OF 4 — OCCURANCE

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	AV	ACID VENT PIPING
	AW	ACID WASTE PIPING ABOVE FINISHED FLOOR
	AW-U	ACID WASTE PIPING UNDERGROUND
	GV	GREASE VENT PIPING
	GW	GREASE WASTE PIPING ABOVE FINISHED FLOOR
	GW-U	GREASE WASTE PIPING UNDERGROUND
	V	SANITARY VENT PIPING
	SS	SANITARY SOIL OR WASTE PIPING ABOVE FINISHED FLOOR
	SS-U	SANITARY SOIL OR WASTE PIPING UNDERGROUND
	OD	OVERFLOW DRAIN PIPING
	SD	STORM DRAIN PIPING ABOVE FINISHED FLOOR
	SD-U	STORM DRAIN PIPING UNDERGROUND
	SSD	SUBSOIL DRAINAGE PIPING
	CD	CONDENSATE DRAIN PIPING
	OCD	OVERFLOW CONDENSATE DRAIN PIPING
	HBD	HOSE BIBB DRAINAGE PIPING
	RW	RECLAIMED WATER PIPING
	IRR	IRRIGATION PIPING
	ICW	INDUSTRIAL COLD WATER PIPING
	RO	REVERSE OSMOSIS BLENDED WATER PIPING
	CW	DOMESTIC COLD WATER PIPING
	HW	DOMESTIC HOT WATER PIPING
	HWR	DOMESTIC HOT WATER RETURN PIPING
	TW	DOMESTIC TEMPERED WATER PIPING
	TWR	DOMESTIC TEMPERED WATER RETURN PIPING
	SCW	DOMESTIC SOFT COLD WATER PIPING
	SHWR	DOMESTIC SOFT HOT WATER RETURN PIPING
	VAC	VACUUM PIPING
	CA	COMPRESSED AIR PIPING
	G	STANDARD PRESSURE GAS PIPING (8" W.C.)
	MPG	MEDIUM PRESSURE GAS PIPING (5 PSI)
	MPG-U	MEDIUM PRESSURE GAS PIPING UNDERGROUND (5 PSI)
	COMB AIR	WATER HEATER COMBUSTION AIR
	EXH. AIR	WATER HEATER EXHAUST AIR
	CVTR	WATER HEATER CONCENTRIC VENT THRU ROOF
	SOV IN CLG AP	SHUT-OFF VALVE IN CEILING ACCESS PANEL
	SOV IN YB	SHUT-OFF VALVE BELOW FINISHED GRADE IN YARD BOX
	SOV	SHUT-OFF VALVE ABOVE FINISHED GRADE
	SOV / SOC IN WALL AP	SHUT-OFF VALVE / SHUT-OFF COCK IN WALL ACCESS PANEL
	SOC	SHUT-OFF COCK ABOVE FINISHED GRADE
	SOC IN CLG AP	SHUT-OFF COCK IN CEILING ACCESS PANEL
	SOC IN YB	SHUT-OFF COCK BELOW FINISHED GRADE IN YARD BOX
	WHA IN WALL AP	WATER HAMMER ARRESTOR IN WALL ACCESS PANEL
	TP W/ SOV	TRAP PRIMER WITH SOV IN WALL ACCESS PANEL
	RHB	RECESSED HOSE BIBB
	HB	HOSE BIBB
	AP	ACCESS PANEL
	WB	WASHING MACHINE OUTLET BOX WITH 1/4 TURN VALVES
	IB	ICE MAKER OUTLET BOX WITH 1/4 TURN VALVE
	SV	SOLENOID VALVE
	GT	GAS TURRET
	GPR	GAS PRESSURE REGULATOR
	MV / TMV	MIXING VALVE / THERMOSTATIC MIXING VALVE
	WCO	WALL CLEANOUT
	FCO	FLOOR CLEANOUT
	COTG	CLEANOUT TO GRADE
	FD	FLOOR DRAIN OR AREA DRAIN
	FD	FLOOR DRAIN OR AREA DRAIN
	FS	FLOOR SINK
	DW	DRYWELL
	RR	ROOF RECEPTOR
	OD	OVERFLOW DRAIN (SPILL TO GRADE)
		PIPE RISER DOWN (ELBOW)
		PIPE RISER UP (ELBOW)
		PIPE RISE OR DROP
		BRANCH LINE TOP CONNECTION
		BRANCH LINE BOTTOM CONNECTION
		CAP ON END OF PIPE
		UNION
		SLEEVE
		SEISMIC JOINT
		FLOW IN DIRECTION OF ARROW
		CONTINUATION OF PIPING
	BLV	BALANCING VALVE
	PRV	PRESSURE REDUCING VALVE
	TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	CV	CHECK VALVE
RPBP	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
[CS]	CS	CONTROL STATION
		STRAINER
		PUMP
P1		PRESSURE GAUGE
T1		TEMPERATURE GAUGE
FS		FLOW SWITCH
PS		PRESSURE SWITCH
		AQUASTAT
		HATCH INDICATES ITEM(S) TO BE DEMOLISHED

GENERAL STRUCTURAL NOTES

1. ALL EQUIPMENT, PIPING, UTILITIES, AND THEIR CONNECTIONS SHALL BE SEISMICALLY BRACED PER LATEST CBC AND EQUIPMENT ANCHORAGE FOR PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTES PER STRUCTURAL DRAWINGS.
2. LIMITS TO NON-STRUCTURAL ITEMS SUSPENDED FROM CONCRETE FILLED METAL DECKING: HANGERS SUPPORTED BY METAL DECKING WITH STRUCTURAL CONCRETE FILL MAY BE INSTALLED USING ICC-ES APPROVED ANCHORAGE SYSTEMS. DO NOT SUPPORT UTILITIES FROM METAL DECK WITHOUT CONCRETE. HANGERS FROM CONCRETE FILLED DECK, WHERE OCCURS, ARE LIMITED TO 4-INCH DIAMETER PIPE MAXIMUM. LOCATE HANGERS TWO FLUTES APART ON SAME DECK SPAN. SUPPORT LARGER PIPING FROM STRUCTURAL BEAMS OR COLUMNS. ADD DOUBLE UNISTRUT SPREADERS AS NECESSARY.
3. PROVIDE SHOP DRAWINGS WITH LARGE SCALE PLANS AND SECTIONS SHOWING HANGERS AND BRACING LOCATIONS. SHOP DRAWINGS SHALL BE PREPARED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND SHALL BE STAMPED AND SIGNED. INDICATE HANGERS AND BRACING LOADS ON STRUCTURAL FRAMING PLANS.
4. EXPANSION ANCHORS AND EPOXY ANCHORS, WHERE USED, SHALL HAVE A MINIMUM EMBEDMENT OF EIGHT TIMES THE ANCHOR DIAMETER AND A MINIMUM EDGE DISTANCE OF 10 TIMES THE DIAMETER. EXPANSION ANCHORS AND EPOXY ANCHORS MUST HAVE CURRENT AND VALID ICC REPORT. SHOT PINS ARE NOT ACCEPTABLE.
5. UNLESS SPECIFIED ON STRUCTURAL DRAWINGS, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC. SHALL HAVE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO STARTING WORK.
6. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF BUILDING SEISMIC/EXPANSION JOINTS. PROVIDE SEISMIC/EXPANSION JOINTS FOR ALL PIPES CROSSING THESE LOCATIONS.
7. SEE GENERAL NOTES ON STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

APPLICABLE CODES

BUILDING CODES: (APPLICABLE AS OF JANUARY 1, 2026)

2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

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TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PARTIAL LIST OF APPLICABLE STANDARDS

2025 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CH. 35

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NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2025 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2024 EDITION
NFPA 20	STATIONARY PUMPS	2025 EDITION
NFPA 22	STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION	2016 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2025 EDITION
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NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND EXACT LOCATIONS AND ELEVATIONS OF PIPING BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. SEWER, WATER, AND STORM DRAIN SYSTEMS INDICATED IN THESE DRAWINGS SHALL EXTEND TO PLUMBING/CIVIL POINTS OF CONNECTION AT 5'-0" OUTSIDE OF THE BUILDING(S) UNLESS NOTED OTHERWISE. CONTINUATION OF THESE PIPING SYSTEMS ARE INDICATED ON THE CIVIL DRAWINGS WITH CORRESPONDING ASSOCIATED MATERIALS SPECIFIED UNDER A SEPARATE SECTION OF THE PROJECT SPECIFICATIONS. ALL SUCH PIPING SHALL BE INSTALLED IN A MANNER TO PROVIDE PROPER CONNECTION TO INVERT ELEVATIONS INDICATED ON CIVIL DRAWINGS. WHERE SIZES DIFFER BETWEEN PLUMBING AND CIVIL DRAWINGS, DBE SHALL PROVIDE TRANSITION FITTINGS AS NECESSARY TO ALLOW FOR PROPER CONNECTION.
5. TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
6. HORIZONTAL SOIL, WASTE AND TRAP PRIMER PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED WITHIN WALLS, BELOW FINISH FLOOR, OR BELOW FINISH SLAB AS APPLICABLE UNLESS NOTED OTHERWISE. ALL OTHER HORIZONTAL PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED ABOVE CEILING OR WITHIN WALLS AS APPLICABLE UNLESS NOTED OTHERWISE. ALL VERTICAL PIPING SHALL BE INSTALLED CONCEALED WITHIN WALLS UNLESS NOTED OTHERWISE. NO PIPING SHALL BE INSTALLED IN EXPOSED LOCATIONS UNLESS SPECIFICALLY NOTED AS SUCH ON PLANS.
7. HORIZONTAL SOIL AND WASTE PIPING 4" AND GREATER IN SIZE SHALL SLOPE AT 1/8" PER FOOT UNLESS OTHERWISE NOTED. ALL SUCH PIPING 3" AND LESS IN SIZE SHALL SLOPE AT 1/4" PER FOOT UNLESS NOTED OTHERWISE.
8. HORIZONTAL STORM DRAIN AND OVERFLOW PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.
9. HORIZONTAL CONDENSATE PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.
10. PRIOR TO COMMENCING ANY WORK VERIFY ALL EQUIPMENT LOCATIONS WITH THE DBE, OTHER TRADES, ARCHITECT AND STRUCTURAL ENGINEER. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.
11. PIPING BETWEEN EACH PLUMBING FIXTURE AND THE NEAREST BRANCH OR MAIN PIPING RUN SHALL BE SIZED TO MATCH THE CORRESPONDING FIXTURE SCHEDULE CONNECTION SIZE AT A MINIMUM UNLESS NOTED AS A LARGER SIZE ON PLANS. PIPE HEADERS IN WALLS SERVING BANKS OF FIXTURES SHALL BE FULL LINE SIZE FROM THE UPSTREAM END OF THE BRANCH LINE TO THE END TERMINAL UNLESS NOTED OTHERWISE.
12. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, ROUGH IN DIMENSIONS, AND MOUNTING HEIGHTS OF ALL FIXTURES, EQUIPMENT, ACCESS PANELS, HOSE BIBBS, RECESSED HOSE BIBBS, OVERFLOW DRAIN TERMINATION POINTS, AND OTHER EXPOSED PLUMBING ELEMENTS. WHERE DIMENSIONS ARE NOT INDICATED, SEEK ARCHITECT'S DIRECTION AND/OR APPROVAL PRIOR TO INSTALLATION.
13. ACCESS PANELS
    A. WHERE POSSIBLE, USE SAME ACCESS PANEL FOR SHUT-OFF VALVES, MIXING VALVES, TRAP PRIMERS AND WATER HAMMER ARRESTORS AND/OR OTHER INTERIOR WALL COMPONENTS WHEN LOCATED DIRECTLY ADJACENT IN SAME IMMEDIATE VICINITY. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
    B. SEE SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
14. CLEANOUTS.
    A. INTERIOR CLEANOUTS SHALL BE WALL CLEANOUTS RATHER THAN FLOOR CLEANOUTS UNLESS OTHERWISE INDICATED, SHALL BE READILY ACCESSIBLE, AND SHALL BE CAREFULLY COORDINATED WITH CASEWORK, EQUIPMENT, AND OTHER ITEMS TO AVOID CONFLICT. NOT ALL REQUIRED CLEANOUTS ARE INDICATED ON PLANS. WALL CLEANOUTS IN FINISHED SPACES SHALL BE INSTALLED IN ACCESS PANELS.
    B. SEE SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
15. YARD BOX AND CLEANOUT COVERS SHALL BE CLEARLY STAMPED WITH "WATER", "GAS", OR "SEWER" AS APPLICABLE. VALVES SHALL BE INSTALLED AND PROPERLY POSITIONED WITHIN YARD BOX TO ALLOW FOR FULL RANGE OF OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT. ALL YARD BOXES AND CLEANOUT COVERS SHALL ALIGN WITH SCORED HARDSCAPE JOINTS PER LANDSCAPE PLANS. YARD BOX COVERS SHALL BE CONCRETE. SEWER CLEANOUT COVERS SHALL BE BRASS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
16. VERIFY EXACT LOCATIONS OF ALL MECHANICAL AND/OR OTHER EQUIPMENT INSTALLED BY OTHERS AND REQUIRING PLUMBING CONNECTIONS PRIOR TO ORDERING OF MATERIALS OR INSTALLATION. COORDINATE EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS WITH OTHER INSTALLING CONTRACTORS AS APPLICABLE PRIOR TO INSTALLATION.
17. ADA LAVATORIES AND SINKS SHALL BE PROVIDED WITH ADA INSULATED TRAP AND SUPPLY COVERS AS SPECIFIED.
18. ADA WATER CLOSETS SHALL BE INSTALLED WITH FLUSH VALVE ACTUATOR HANDLE LOCATED ON THE WHEEL CHAIR ACCESS SIDE.
19. ALL VALVES, UNIONS, CLEANOUTS, ETC. TO BE SAME SIZE AS PIPE UNLESS NOTED OTHERWISE.
20. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL MANDATORY MEASURES AND ASSOCIATED REQUIREMENTS.
21. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES. PROVIDE FIRESTOPPING AT PENETRATIONS THROUGH FIRE RETARDANT CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS.
22. NO PIPING SHALL BE INCASED IN THE CONCRETE SLAB.
23. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
24. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER SECTION 2-5314(A) OF THE TITLE-24 REGULATIONS.
25. PIPING THROUGH FIRE RATED WALLS SHALL BE PER U.L. FIRE RESISTANCE SYSTEM NO. W 1001. SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
26. ALL UNDERGROUND IRON, COPPER OR STEEL PIPING LOCATED BOTH INSIDE AND OUTSIDE OF BUILDING SHALL BE ENCASED WITHIN A MINIMUM 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
27. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE DBE PRIOR TO BID.
28. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATIONS AND NOT LESS THAN 6" ABOVE THE FLOOR TO PROVIDE CLEARANCE FOR CLEANING. AT WALL OR COLUMN LOCATIONS, PIPING ROUGH-IN SHALL BE STUBBED IN WALLS WHENEVER POSSIBLE.
29. ABOVE GROUND PIPING SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH ASME A13.1.
30. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED OR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
31. ALL CONCEALED CONDENSATE DRAIN PIPING ABOVE CEILING SHALL BE INSULATED WITH 3/4" CLOSED CELL FOAM. INSULATION SHALL BE EQUAL TO ARMACELL "ARMAFLEX".
32. VENT PIPING SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
33. PROVIDE DOMESTIC HOT WATER PIPING INSULATION IN ACCORDANCE WITH THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
&	AND
@	AT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESSIBLE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ASD	AUTOMATIC SPRINKLER DRAIN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVTR	ACID VENT THRU ROOF
BEL	BELOW
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BTUH	BRITISH THERMAL UNIT PER HOUR
CA	COMPRESSED AIR
CBC	CALIFORNIA BUILDING CODE, CURRENT EDITION
CD	CONDENSATE DRAIN
CEC	CALIFORNIA ELECTRICAL CODE, CURRENT EDITION
CFC	CALIFORNIA FIRE CODE, CURRENT EDITION
CFM	CUBIC FEET PER MINUTE
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CMC	CALIFORNIA MECHANICAL CODE, CURRENT EDITION
CO	CLEANOUT
COMB	COMBUSTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CPC	CALIFORNIA PLUMBING CODE, CURRENT EDITION
CVTR	CONCENTRIC VENT THRU ROOF
CWD	CAN WASH DRAIN
(D)	DEMOLISH
DET	DETAIL
DEPT	DEPARTMENT
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
Ø	DIAMETER
E	EAST
EA	EACH
EXIST	EXISTING
(E)	EXISTING
ELEC	ELECTRICAL
ENGR	ENGINEER
EOR	ENGINEER ON RECORD
ET	EXPANSION TANK
EXH	EXHAUST
F	FAHRENHEIT
FD	FLOOR DRAIN
FFE	FINISH FLOOR ELEVATION
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FM	FACTORY MANUAL
FPS	FEET PER SECOND
FT	FOOT, FEET
FV	FLUSH VALVE
GA	GAUGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
GV	GREASE VENT
GVBF	GREASE VENT BELOW FLOOR
GVTR	GREASE VENT THRU ROOF
HDR	HEADER
HORIZ	HORIZONTAL
HBD	HOSE BIBB DRAINAGE
HP	HORSE POWER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HZ	HERTZ
ICW	INDUSTRIAL COLD WATER
IE	INVERT ELEVATION
IN	INCHES
IN WC	INCHES WATER COLUMN
INT	INTEGRAL
IRR	IRRIGATION
KW	KILOWATT
LBS	POUNDS
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCD	OVERFLOW CONDENSATE DRAIN
OD	OVERFLOW DRAIN, OUTSIDE DIAMETER
P	PUMP
PCD	PUMPED CONDENSATE DRAIN
PH	PHASE
PLBG	PLUMBING
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
RNV	RADON VENTING
RO	REVERSE OSMOSIS
RPM	REVOLUTIONS PER MINUTE
RW	RECLAIMED WATER
S	SOUTH
SD	STORM DRAIN
SF	SQUARE FOOT
SHD	SHOWER DRAIN
SIM	SIMILAR
SPKLR	SPRINKLER
SCW	SOFT COLD WATER
SS	SERVICE SINK
SST	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SYS	SYSTEM
TD	TRENCH DRAIN
TEMP	TEMPERATURE
THRU	THROUGH
T'STAT	THERMOSTAT
TP	TRAP PRIMER
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
VA	VACUUM
V	VOLT
VBF	VENT BELOW FLOOR
VBG	VENT BELOW GRADE
VTR	SANITARY VENT THRU ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER COLUMN
WT	WEIGHT
YB	YARD BOX

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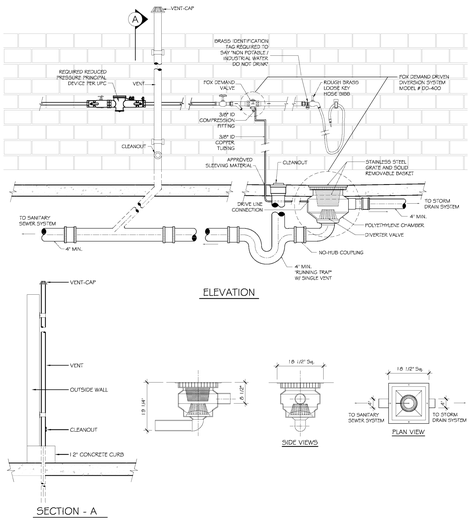
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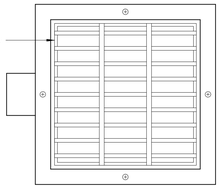
PLUMBING LEGENDS AND GENERAL NOTES

P0.10



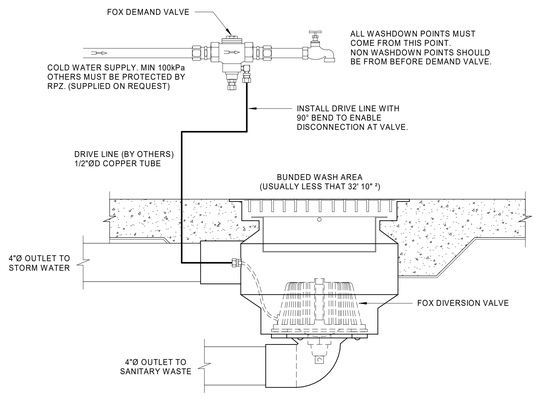
Fox Drain Detail | NTS | 23

SCHEMATIC DETAIL OF DD400 SYSTEM



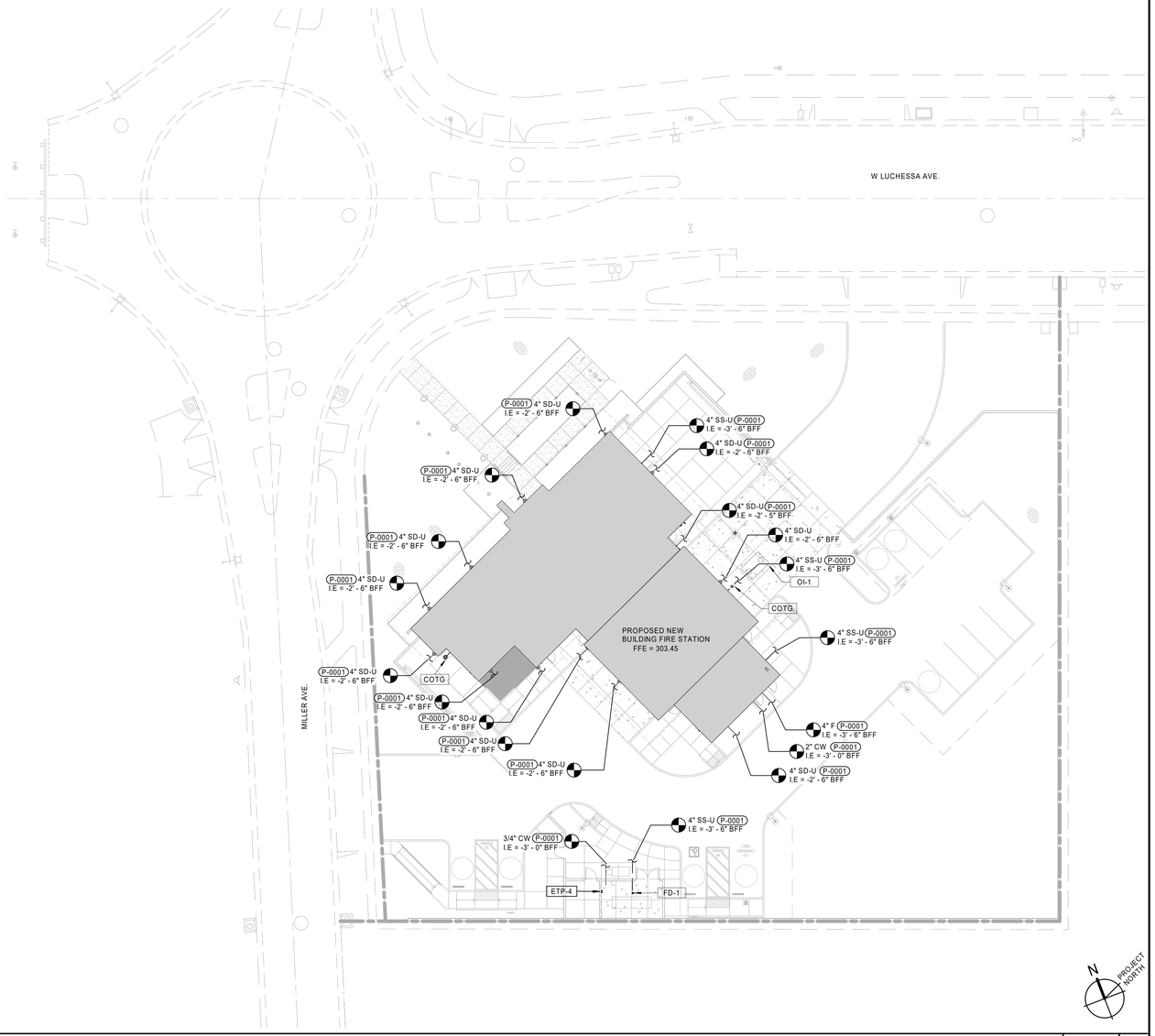
SPECIFICATIONS	
CHAMBER	0.25" MDPE
DIVERSION VALVE FLOW RATE	317 GALLONS/MIN @ 1' 7.7" HEAD
MAXIMUM INLET PRESSURE	1400kPa
STONE BASKET	0.4" HOLES GALVANIZED
GRATE	MEDIUM DUTY GALVANIZED

PLAN



ELEVATION

CAN WASH DETAIL (FOX DRAIN DD400) | NTS | 22



PLUMBING SITE PLAN | 1" = 20'-0" | 05

KEYNOTES

ITEM	DESCRIPTION
P-0001	POINT OF CONNECTION. SEE CIVIL PLAN FOR CONTINUATION.

LEGEND

- LIMIT OF WORK (L.O.W.)
- APPROXIMATE ROADWAY CENTERLINE
- PROPERTY LINE

GENERAL NOTES

1. REFER TO THE GENERAL NOTES SECTION OF SHEET P0.10 FOR OVERALL GENERAL NOTES REGARDING THIS PROJECT.
2. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
3. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. REFER TO CIVIL SITE PLANS FOR CONTINUATION OF ALL PLUMBING SYSTEM POINTS OF CONNECTION NOTED ON THIS SHEET.
5. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.

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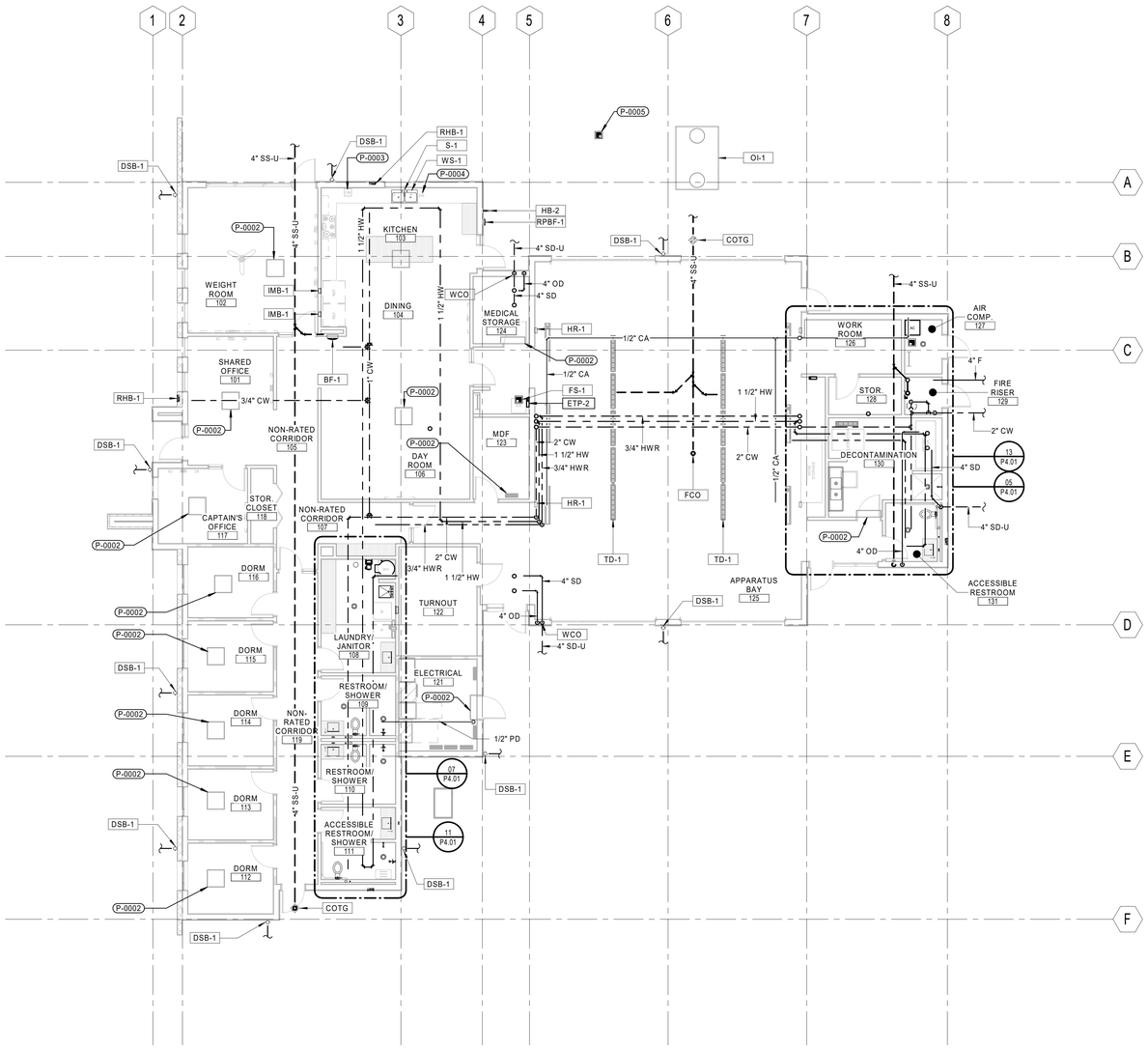
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Scale	

PLUMBING SITE PLANS

P1.00



KEYNOTES

ITEM	DESCRIPTION
P-0002	PROVIDE CONDENSATE PIPING TO MECHANICAL UNIT.
P-0003	PROVIDE COLD WATER CONNECTION TO COFFEE MAKER. REFER TO ARCHITECTURE FOR EXACT LOCATION.
P-0004	PROVIDE HOT WATER CONNECTION TO DISH WASHER. REFER TO ARCHITECTURE FOR EXACT LOCATION.
P-0005	FOX DRAIN FOR REFERENCE ONLY. REFER TO CIVIL PLAN FOR EXACT LOCATION.

LEGEND

- STUD WALL CONSTRUCTION
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION

GENERAL NOTES

1. REFER TO THE GENERAL NOTES SECTION OF SHEET P0.10 FOR OVERALL GENERAL NOTES REGARDING THIS PROJECT.
2. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOIDE INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
3. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. REFER TO CIVIL SITE PLANS FOR CONTINUATION OF ALL PLUMBING SYSTEM POINTS OF CONNECTION NOTED ON THIS SHEET.
5. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.
6. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.
7. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
8. AL INDIRECT WASTE PIPING SHALL BE SLOPED TO AND TERMINATED AT AN APPROVED RECEPTOR.

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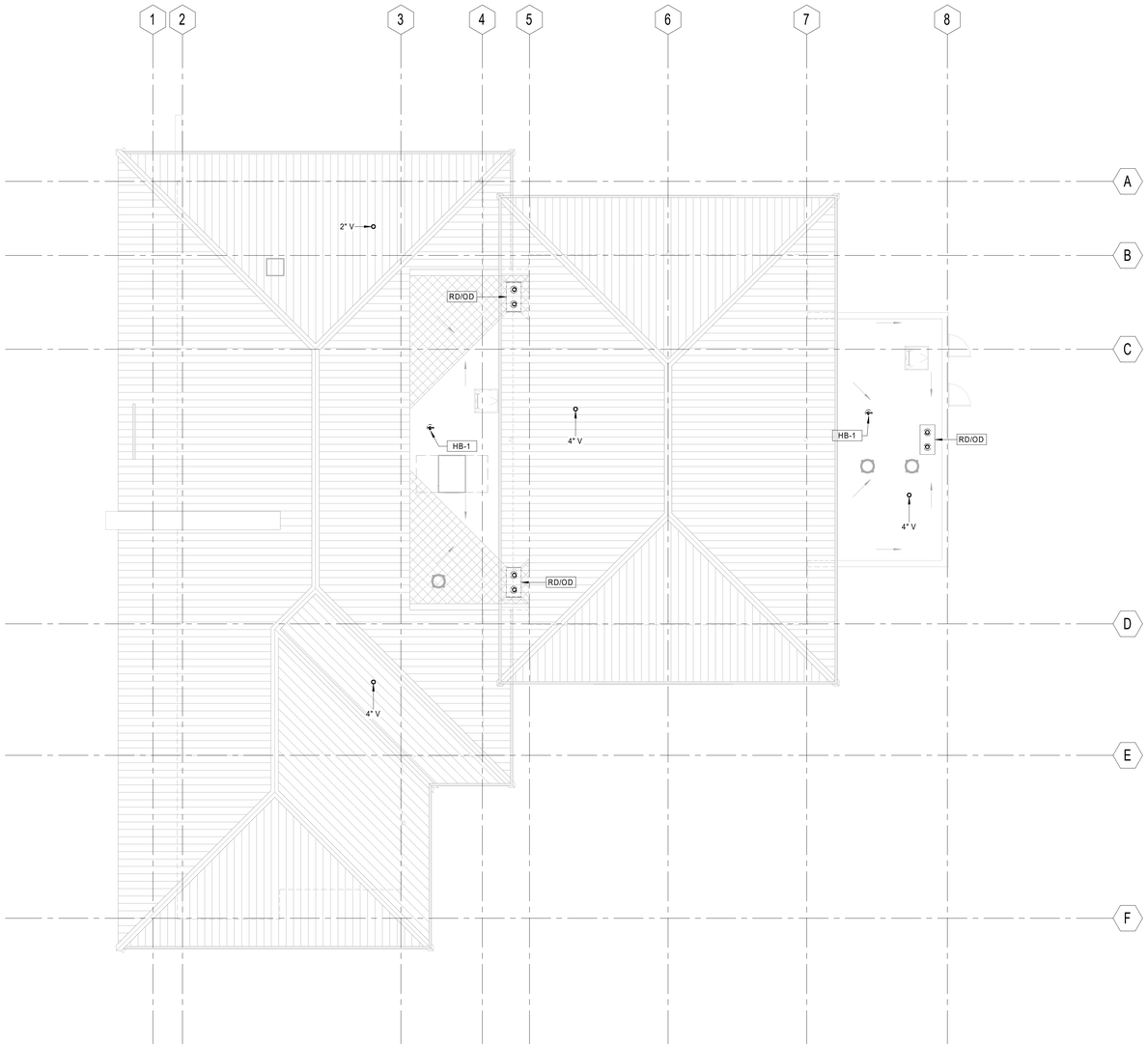
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Scale	1/8" = 1'-0"

PLUMBING FLOOR PLAN

P2.01

1ST FLOOR PLUMBING PLAN 1/8" = 1'-0" 05



KEYNOTES

ITEM	DESCRIPTION

LEGEND

GENERAL NOTES

1. REFER TO THE GENERAL NOTES SECTION OF SHEET P0.10 FOR OVERALL GENERAL NOTES REGARDING THIS PROJECT.
2. STORM DRAIN ARE SIZED IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, TABLE 1103.2, AND IS BASED ON A RAINFALL RATE OF 4" (IN) PER HOUR.
3. RAINWATER ON SLOPED ROOF AREAS TO SHEET FLOW TO ARCHITECTURAL GUTTERS. SEE SHEET P2.01 FOR CONTINUATION.
4. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
5. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.

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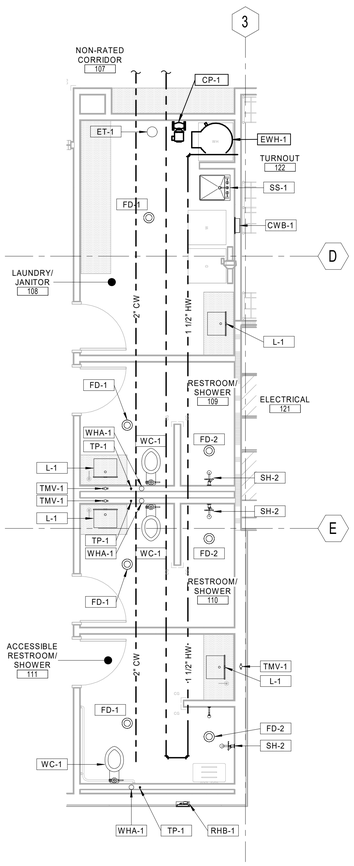
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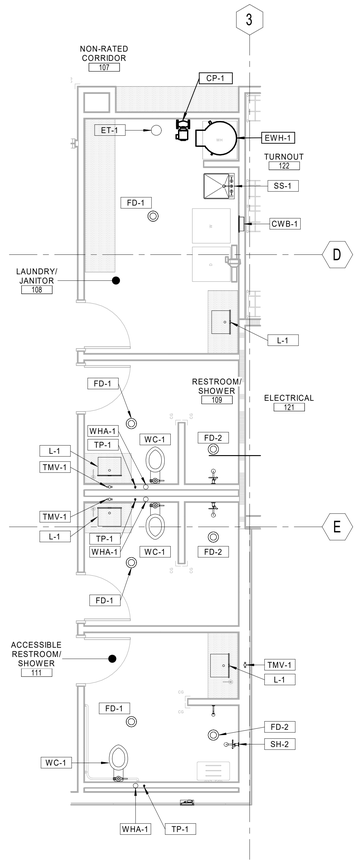
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PLUMBING ROOF PLAN

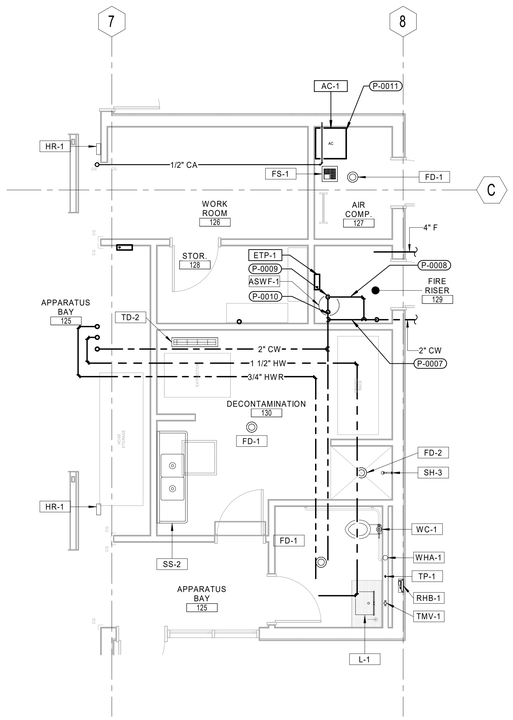
P2.02



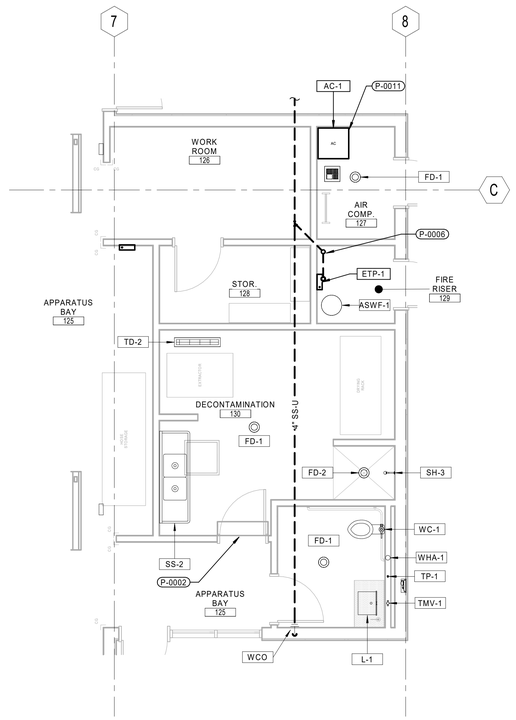
ENLARGED - WATER - RESTROOM/SHOWER/ LAUNDRY — 1/4" = 1'-0" — 11



ENLARGED - DRAINAGE - RESTROOM/SHOWER/ LAUNDRY — 1/4" = 1'-0" — 07



ENLARGED - WATER - DECONTAMINATION/ FIRE RISER — 1/4" = 1'-0" — 13



ENLARGED - DRAINAGE - DECONTAMINATION/ FIRE RISER — 1/4" = 1'-0" — 05

KEYNOTES

ITEM	DESCRIPTION
P-0002	PROVIDE CONDENSATE PIPING TO MECHANICAL UNIT.
P-0006	FIRE RISER STANDPIPE DRAIN.
P-0007	WATER FILTRATION BYPASS LINE WITH ISOLATION SHUT OFF VALVES.
P-0008	PRIMARY COLD WATER LINE TO WATER FILTRATION UNIT WITH ISOLATION SHUT OFF VALVES.
P-0009	PRIMARY COLD WATER SUPPLY TO WATER FILTRATION UNIT. INSTALL PER MANUFACTURERS INSTALLATION REQUIREMENTS.
P-0010	FILTERED WATER WITH VACUUM RELIEF VALVE.
P-0011	REFER TO AIR COMPRESSOR SCHEDULE ON P6.00 FOR ADDITIONAL EQUIPMENT.

LEGEND

- STUD WALL CONSTRUCTION
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION

GENERAL NOTES

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Job Number	33236
Checked By	Checker
Scale	As indicated

PLUMBING ENLARGED PLANS

P4.01

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE TYPE	GPM/GPF	ROUGH-IN CONNECTION SIZES (in)				MOUNT	HARDWARE TYPE	DESCRIPTION
			WASTE	VENT	COLD WATER	HOT WATER			
ASWF-1	ANTI-SCALE WATER FILTRATION	60	0"	0"	2"	0"	FLOOR MOUNT		WATTS ONEFLOW ANTI-SCALE WATER FILTRATION SYSTEM (OR SIMILAR). 60 GPM CAPACITY. INSTALL PER MANUFACTURERS REQUIREMENTS.
BF-1	BOTTLE FILLER, RECESSED		2"	1 1/2"	3/4"		WALL MOUNT		FILTERED BOTTLE FILLING STATION, REFRIGERATED, STAINLESS
COTG	CLEANOUT TO GRADE		4"				FLOOR MOUNT		ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS AND WATER TIGHT ABS TAPERED THREAD PLUG AND ROUND SCORIATED CAST IRON EXTRA-HEAVY-DUTY SECURED TOP ADJUSTABLE TO FINISHED FLOOR.
CWB-1	CLOTHESWASHER SUPPLY AND DRAIN BOX, FIRE RATED								"FIRE RATED WMOB W/ 1/2" SWEAT/ QTR/ ARRESTER", RECESSED WALL MOUNT TYPE, 1/4 TURN VALVES W/ WATER HAMMER ARRESTERS MOUNTED IN HEAVY DUCT STEEL ENCLOSURE W/ WHITE POWDER COAT FINISH & TWO FACTORY INSTALLED INTUMESCENT PADS, ONE OR TWO HOUR RATED DEPENDING ON WALL CONSTRUCTION. INSTALL IN ACCORDANCE WITH THE MFR'S RECOMMENDATIONS.
DSB-1	DOWNSPOUT BOOT						WALL MOUNT		ENAMELED CAST IRON DOWNSPOUT BOOT WITH WALL SECURING CLAMP AND CLEANOUT PORT.
ET-1	THERMAL EXPANSION TANK				3/4"		WALL MOUNT		DIAPHRAGM TYPE, WELDED HIGH GRADE STEEL SHELL WITH EXTERIOR COATING, SHRADER VALVE W/ ADJUSTABLE AIR PRECHARGE, AND LEAD FREE SYSTEM CONNECTION. COMPLETE W/ MAPA PRODUCTS EXPANSION TANK CAGE SIZED FOR EXPANSION TANK.
FCO	FLOOR CLEANOUT		4"				FLOOR MOUNT		ADJUSTABLE LEVELING FLOOR CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG, AND ROUND, SCORIATED SECURED LIGHT-DUTY TOP WITH ADDITIONAL LEVELING ADJUSTMENT TO FINSIHED FLOOR.
FD-1	FLOOR DRAIN, SQUARE STRAINER		2"	1 1/2"			FLOOR MOUNT		LAQUERED CAST IRON DRAIN BODY W/ ANCHOR FLANGE, CAST IRON MEMEBRANE CLAMP RING W/ PRIMARY & SECONDARY WEEP HOLES, 5" SQUARE STAINLESS STEEL STRAINER, 1/2" TRAP SEAL PRIMER CONNECTION
FD-2	FLOOR DRAIN, SHOWER, ROUND STRAINER		2"	1 1/2"			FLOOR MOUNT		LAQUERED CAST IRON DRAIN BODY W/ ANCHOR FLANGE, CAST IRON MEMEBRANE CLAMP RING W/ PRIMARY & SECONDARY WEEP HOLES, 5" ROUND STAINLESS STEEL STRAINER, 1/2" TRAP SEAL PRIMER CONNECTION
FS-1	FLOOR SINK		2"	1 1/2"			FLOOR MOUNT		FLOOR SINK, 12" X 12" X 8" DEEP CAST IRON FLOOR AREA & INDIRECT SANITARY WASTE DRAIN, WHITE ACID RESISTANT COATED INTERIOR, LOOSE SET ACID RESISTANT COATED GRATE WITH ALUMINUM DOME BOTTOM STRAINER, FLASHING CLAMP WITH 1/2 GRATE WITH HARDWARE.
HB-1	HOSE BIBB				3/4"		ROOF MOUNT		ROOF HOSE BIBB
HB-2	HOSE BIBB		0"	0"	3/4"	0"	WALL MOUNT	FOX DEMAND VALVE	HOSE BIBB FOR FOX DRAIN
HR-1	HOSE REEL						WALL MOUNT		STATIC DISCHARGE REEL, 50', SINGLE LEAD, YELLOW. ATTACH TO WALL AT MINIMUM 9'-0" AFF.
IMB-1	ICEMAKER SUPLY BOX, FIRE RATED				3/4"		WALL MOUNT		"WHITE POWER COATED METAL IMOB 1/4 TURN VALVE - 1/2" SWEAT CONX", CALIF. AB 1953 COMPLIANT, RECESSED WALL TYPE, 1/4 TURN VALVE & MOUNTED IN HEAVY DUYT STEEL ENCLOSURE W/ WHITE POWDER COAT FINISH & TWO FACTORY INSTALLED INTUMESCENT PADS, ONE OR TWO HOUR RATED DEPENDING ON WALL CONSTRUCTION. INSTALL IN ACCORDANCE WITH MFR'S RECOMMENDATIONS.
L-1	LAVATORY, ADA	.5	2"	1 1/2"	3/4"	3/4"	UNDERMOUNT	MANUAL FAUCET	LAVATORY - VITREOUS CHINA, PREWRAPPED TRAP SUPPLY COVERS, LOOSE KEY STOPS, AND RIGID SUPPLIES, ADA
OI-1	SAND OIL INTERCEPTOR		4"	3"			UNDERMOUNT		SAND OIL INTERCEPTOR, TRAFFIC RATED WITH SAMPLE BOX.
RD/OD	ROOF & OVERFLOW DRAINS						ROOF MOUNT		15" DIAMETER COMBINATION MAIN ROOF AND OVERFLOW DRAIN WITH LOW SILHOUETTE CAST IRON DOMES AND DOUBLE TOP SET DECK PLATE AND VANDAL PROOF SECURED TOP.
RHB-1	RECESSED HOSE BIBB				3/4"		WALL MOUNT		STAINLESS STEEL RECESSED HOSE BOX WITH WALL FLANGE.
RPBF-1	REDUCING PRESSURE BACKFLOW PREVENTER								LEAD-FREE DOUBLE CHECK VALVE "A SERIES", TOP ACCESS MODULAR CHECK VALVE CARTRIDGES, PROVIDE CAPTURED SPRINGS, REPLACEABLE SEATS AND REVERSIBLE SILICONE SEAT DISCS, BALL VALVE SHUT-OFF'S WITH STAINLESS STEEL HANDLES & NUTS.
S-1	SINGLE COMP SINK, STAINLESS STEEL, ADA	1.5	2"	1 1/2"	3/4"	3/4"	UNDERMOUNT	MANUAL FAUCET	ADA COMPLIANT SINGLE COMPARTMENT UNDERMOUNT SINK, 18 GAUGE TYPE 304 STAINLESS STEEL, DECK MOUNTED FAUCET, INSINKERATOR "BADGER 1" GARBAGE DISPOSAL, BRASS BASKET STRAINER, P-TRAP WITH PRE-WRAPPED TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE TRAP ARM W/ CHROMIUM PLATED BRASS CASING, & LOOSE KEY STOPS WITH RIGID SUPPLIES. INSTALL IN ACCORDANCE WITH ADA ACCESSIBILITY REQUIREMENTS.
SH-1	SHOWER SYSTEM	1.8			3/4"	3/4"	WALL MOUNT		SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE & ADJUSTABLE STOP SCREW, INTEGRATED VOLUME CONTROL SHOWERHEAD, POLISHED CHROME FINISH, AND INTEGRAL SERVICE STOPS AND REVERSE SEAT WHERE REQUIRED.
SH-2	SHOWER SYSTEM, ADA	1.8			3/4"	3/4"	WALL MOUNT		SHOWERHAND SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH HAND SPRAY, 5'-0" FLEXIBLE METAL HOSE, IN-LINE VACUUM BREAKER, DIVERTER VALVE WITH HANDLE, 36" SLIDE BAR AND INTEGRAL SERVICE STOPS. INSTALL IN ACCORDANCE WITH ADA ACCESSIBILITY REQUIREMENTS.
SH-3	SHOWER SYSTEM	1.8			3/4"	3/4"	WALL MOUNT		SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE & ADJUSTABLE STOP SCREW, INTEGRATED VOLUME CONTROL SHOWERHEAD, POLISHED CHROME FINISH, AND INTEGRAL SERVICE STOPS AND REVERSE SEAT WHERE REQUIRED.
SS-1	SERVICE SINK		3"	2"	3/4"	3/4"		MANUAL FAUCET	FABRICATED NSF SINK, 1-COMPARTMENT, BOWL SIZE 18" X 18" X 18" DEEP
SS-2	2-COMPARTMENT SINK		3"	2"	3/4"	3/4"		MANUAL FAUCET	FABRICATED NSF SINK, 2-COMPARTMENT, 18" RIGHT & LEFT DRAINBOARDS, BOWL SIZE 18" X 18" X 18" DEEP
TD-1	TRENCH DRAIN, TRAFFIC WEIGHT STRAINER		4"	2"			FLOOR MOUNT		6" WIDE PRE-SLOPED TRENCH DRAIN SYSTEM, POLYPROPYLENE DRAIN BODY W/ INTEGRAL TOP FRAME AND 1/4" PER SECTION BOTTOM SLOPE, ANCHOR FLANGE W/ SLOTTED TABS EVERY 10" FOR REBAR TIE-DOWN AND LEVELING, GRATE LOCKDOWN ASSEMBLY, BODY SUPPORT LEGS, INTERLOCKING ENDS, AND RADIUSED BOTTOM. STANDARD W/ ANSI RATED SPECIAL DUTY LAQUERED DUCTILE IRON HEEL PROOF GRATES W/ SAFE LIVE LOAD OF OVER 10,000 LBS. ITEM SIZE SHALL CORRESPOND TO FULL LINE SIZE OF PIPING SERVED. SEE PLANS FOR SIZES.
TD-2	TRENCH DRAIN		3"	2"			FLOOR MOUNT	LINT TRAP	6" WIDE PRE-SLOPED TRENCH DRAIN SYSTEM, POLYPROPYLENE DRAIN BODY W/ INTEGRAL TOP FRAME AND 1/4" PER SECTION BOTTOM SLOPE, ANCHOR FLANGE W/ SLOTTED TABS EVERY 8" FOR REBAR TIE-DOWN AND LEVELING, GRATE LOCKDOWN ASSEMBLY, BODY SUPPORT LEGS, INTERLOCKING ENDS, AND RADIUSED BOTTOM. STANDARD W/ ANSI RATED SPECIAL DUTY LAQUERED DUCTILE IRON HEEL PROOF GRATES
TMV-1	THERMOSTATIC MIXING VALVE				3/4"	3/4"	WALL MOUNT		POINT OF USE THERMOSTATIC MIXING VALVE WITH INTEGRAL CHECK VALVES ON HOT AND COLD INLETS, 1/2" INLETS & 1/2" OUTLET, 0.25 GPM MIN FLOW CAPACITY, 12 GPM MAX FLOW CAPACITY. INSTALL WITH SHUT OFF VALVES AND WALL MOUNTING BRACKET. SET OUTPUT TEMPERATURE TO 105 DEGREES.
TP-1	TRAP PRIMER, SINGLE DRAIN				3/4"		WALL MOUNT		1/2" MALE NPT INLET AND 1/2" FEMALE NPT OUTLET & REMOVABLE FILTER SCREEN. INSTALL COMPLETE W/ WALL ACCESS PANEL, SHUT-OFF VALVE, & 1/2" TYPE "L" COPPER DRAIN LINE FROM TRAP SEAL PRIMER OUTLET TO RECEPTOR CONNECTION POINT.
WC-1	WATERCLOSET, ADA	1.28	4"	2"	1"		FLOOR MOUNT	MANUAL FLUSH VALVE	WATER CLOSET, SIPHON JET ACTION, ELONGATED BOWL, WHITE VITREOUS CHINA, COMPLETE W/ MANUAL FLUSHOMETER VALVE, & OLSONITE MODEL No. 95SSCT "STA-TITE" (AS MANUFACTURED BY BEMIS) WHITE ELONGATED OPEN FRONT SEAT LESS COVER W/ STAINLESS STEEL CHECK HINGE.
WCO	WALL CLEANOUT						WALL MOUNT		WALL CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG, AND ROUND, SMOOTH STAINLESS STEEL ACCESS COVER WITH SECURING SCREW.
WHA-1	WATER HAMMER ARRESTOR				3/4"		WALL MOUNT		PISTON WATER HAMMER ARRESTOR, HARD DRAWN SEAMLESS TYPE "K" COPPER BODY, BRASS MALE NPT CONNECTION. INSTALL COMPLETE W/ WALL ACCESS PANEL. WATER HAMMER ARRESTORS SHALL BE SIZED IN ACCORDANCE W/ MFR'S SIZING CRITERIA PER FIXTURE UNIT CAPACITY SERVED AT EACH LOCATION/OCCURRANCE.
WS-1	WATER SPIGOT				3/4"		COUNTER MOUNT	FILTRATION UNIT	STAINLESS STEEL WATER FAUCET. CONNECT PENTAIR "EVERPURE SERIES DRINKING WATER FILTRATION.

ELECTRIC WATER HEATER SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	LOCATION	STORAGE CAPACITY (GAL.)	INCOMING CW TEMP (DEG. F.)	OUTGOING HW TEMP (DEG. F.)	TEMP RISE (DEG. F.)	RECOVERY (GAL/HR)	OPERATING WEIGHT (LBS)	ELECTRICAL				DESCRIPTION
										VOLTAGE	AMPS	PHASE	kW	
EWH-1	AO SMITH	DRE-120	LAUNDRY/JANITOR 108	120		140		154		208 V	83.3 A	3	30	

CIRCULATING PUMP SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	LOCATION	TYPE	CAPACITY		ELECTRICAL						OPERATING WEIGHT (LBS)	DESCRIPTION
					GPM	HEAD	VOLTAGE	AMPS	PHASE	kW	HP	RPM		
CP-1	GRUNDFOS	UP 15-42 B5	LAUNDRY/JANITOR 108		11.1	14.4	115 V	1 A			.114			

ELECTRIC TRAP PRIMER SCHEDULE

ITEM	LOCATION	INLET SIZE	ELECTRICAL				EQUIPMENT SIZE	DESCRIPTION
			VOLTAGE	AMPS	PHASE	kW		
ETP-1	FIRE RISER 129	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-2	APPARATUS BAY 125	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-3	APPARATUS BAY 125	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-4	TRASH ENCLOSURE	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V

AIR COMPRESSOR SCHEDULE

TAG	MFR.	MODEL NO.	FIXTURE TYPE	DESCRIPTION
AC-1	QUINCY	QT-5	AIR COMPRESSOR EQUIPMENT	SPLASH LUBRICATED, TWO-STAGE CAST IRON PISTON AIR COMPRESSOR. MAXIMUM OVER-ALL DIMENSIONS SHALL BE 74" HIGH X 24" WIDE X 37" LONG. THE COMPLETE UNIT SHALL BE BOLTED TO THE FLOOR AND PROVIDED WITH SEISMIC BRACES. AIR COMPRESSOR: 5 H.P., 208 VOLTS, 3 PHASE, 1800 RPM, 60 HZ. COMPRESSOR SHALL DELIVER 17.2 CFM AT 100 PSI AT 175 P.S.I. MAXIMUM OPERATING PRESSURE. TANK SHALL BE OF 80 GALLON CAPACITY, VERTICAL TYPE. THE UNIT SHALL BE PROVIDED WITH THE FOLLOWING ACCESSORIES: WIRE BELT GUARD, SAFETY VALVE, AIR VALVE, AIR OUTLET VALVE, PRESSURE GAUGE, ELECTRONIC DRAIN TRAP AND PRESSURE SWITCH, LOW OIL SWITCH AND AFTER COOLER. APPROXIMATE OPERATING WEIGHT: 680 LBS.
AD-1	QUINCY	QPNC-21	AIR COMPRESSOR DRYER	QUINCY QPNC-21, COMPRESSED AIR DRYER. MAXIMUM OVER-ALL DIMENSIONS SHALL BE 13.97 HIGH X 13.78 WIDE X 19.42 LONG. THE COMPLETE UNIT SHALL BE BOLTED TO THE FLOOR AND PROVIDED WITH SEISMIC BRACES WHERE REQUIRED. THE UNIT SHALL DELIVER 15 CFM AT 41°F PRESSURE DEW POINT AT 189°F MAXIMUM PRESSURE. AIR CONNECTION IN / OUT AT 1/2" NPT THREAD. UNIT SHALL BE 120 VOLTS, 1 PHASE, 2.7 AMPS, 60 HZ. OPERATING WEIGHT: 57 LBS.
FB-1	QUINCY	QMF 50	AIR COMPRESSOR PRE-FILTER	QUINCY QMF 50 SERIES COMPRESSED AIR PRE-FILTER, 50 CFM FLOW CAPACITY. 100 PSIG OPERATING PRESSURE. AIR CONNECTION IN / OUT AT 1/2" NPT THREAD. PROVIDE WITH 1/4 INCH DRAIN TO APPROVED RECEPTOR. 2.8 x 2.8 x 9.1 INCHES, ISO 8573 COMPLIANT, OPERATING WEIGHT: 1.3 LBS.
OWS-1	QUINCY	QCS 100	AIR COMPRESSOR OIL/WATER...	QUINCY SERIES 100, OIL/WATER SEPARATOR, WITH 1/2" INLET, 45 - 90 SCFM CAPACITY, 7.9 x 7.9 x 20.7 INCHES, WEIGHT = 7.7 LBS.
QD-1	AMFLO	CP9 & CP10	QUICK DISCONNECT	AMFLO MODEL NO. C10 COUPLER AND CP9 COUPLER AND PLUG. 1/2" FEMALE NPT, PLATED STEEL COUPLER AND PLUG. WORKING PRESSURE AT 300 P.S.I. MAXIMUM. FURNISH WITH ESCUTCHEON.

PIPE MATERIALS SCHEDULE

SERVICES	LOCATION	MATERIAL
DOMESTIC WATER	COLD WATER	HARD COPPER TUBE, ASTM B88, TYPE L WATER TUBE, DRAWN TEMPER. WROUGHT-COPPER SOLDER-JOINT FITTINGS (VIEGA PRESS FITTINGS ARE AN ACCEPTABLE SUBSTITUTION FOR SOLDER JOINTS), ASME B16.22, WROUGHT-COPPER PRESSURE FITTINGS.
	BELOW GRADE	SOFT COPPER TUBE, ASTM B88, TYPE K WATER TUBE, ANNEALED TEMPER. COPPER SOLDER-JOINT FITTINGS, ASME B16.22, WROUGHT-COPPER PRESSURE FITTINGS. ENCASE WITHIN A HIGH DENSITY CROSS LAMINATED POLYETHYLENE FILM, MINIMUM 10 MIL THICK, TUBE FORM, ASTM A674 OR AWWA C105, FOR PROTECTION AGAINST CORROSION.
	HOT WATER	SAME AS COLD WATER ABOVE COMPLETE WITH 1" THICK ONE-PIECE PRE-FORMED GLASS FIBER MOLDED PIPE INSULATION WITH ALL PURPOSE FIRE RETARDANT VAPOR BARRIER JACKET FOR 3/4" DIAMETER PIPES AND SMALLER, 1-1/2" THICK INSULATION FOR 1" TO 1-1/2" DIAMETER PIPES AND 2" THICK INSULATION FOR 2" DIAMETER PIPES AND LARGER. (VIEGA PRO PRESS FITTINGS ARE AN ACCEPTABLE SUBSTITUTION FOR SOLDER JOINTS).
CONDENSATE DRAIN	ON ROOF	HARD DRAWN COPPER DWV TUBE, ASTM B 306, DRAINAGE TUBE, DRAWN TEMPER. COPPER DRAINAGE DWV FITTINGS, ASME B16.23, CAST COPPER OR ASME B16.29, WROUGHT COPPER, SOLDER-JOINT FITTINGS.
	WITHIN BUILDING	SAME AS ABOVE EXCEPT WITH 1-INCH THICK FLEXIBLE ELASTOMERIC, COMPLYING WITH ASTM C534/C534M GRADE 1; USE TUBULAR MATERIAL WHEREVER POSSIBLE.
STORM / OVERFLOW DRAIN	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1540, HEAVY-DUTY, 4-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
SANITARY WASTE	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1540, HEAVY-DUTY, 4-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
SANITARY VENT	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1277, STANDARD-DUTY, 2-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE WITH HEAVY-DUTY 4-BAND SHIELDED COUPLINGS ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
FIRE PROTECTION	ABOVE GRADE	DUCTILE IRON, CEMENT LINED WITH MECHANICAL JOINT FITTINGS, CLASS 250, FLANGED OR MECHANICAL JOINT, IN ACCORDANCE WITH ANSI-AWWA C111/A21.11, CLASS 52 OR AWWA C153 DUCTILE IRON COMPACT FITTINGS.
	BELOW GRADE	OUTSIDE WITHIN FIVE FEET (5') OF THE FOUNDATION SHALL BE PVC PIPE APPROVED FOR FIRE SERVICE CLASS 150 (DR-18) WITH CAST IRON, RING-TITE FITTINGS AS REQUIRED.

NOTES:
1. ALL BRAZED AND SOLDERED JOINTS SHALL BE LEAD FREE. EXPOSED VENT PIPE SHALL BE GALVANIZED PER SPECIFICATIONS.
2. ALL METALLIC PIPING BELOW GRADE SHALL BE ENCASED WITH 10 MIL MINIMUM POLYETHYLENE PLASTIC SLEEVE. ALL FITTINGS, VALVES, ETC. THAT ARE NOT ABLE TO BE ENCASED WITHIN SLEEVE SHALL PROVIDE HEAVY OF "HENRYS" OIL BASE ROOF MASTIC OVER ENTIRE SURFACE AND WRAPPED ENTIRE COMPONENT BY 10 MIL FERGUSON POLYETHYLENE WRAP WITH OVERLAPPED 50% OF THE CIRCUMFERENCE. SECURE ENDS AND SEAMS BY 3M SCOTCH, 10 MIL, 2" WIDE PIPE WRAP SEALING TAPE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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GRIFFIN STRUCTURES, INC.

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Checked By	Checker
Scale	

PLUMBING SCHEDULES

P6.00

ABBREVIATIONS

4S/DP	4" SQUARE BY 2 1/8" DEEP BOX
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AWG	AMERICAN WIRE GAUGE
AMP, A	AMPERE
AIC	AMPERES INTERRUPTING CAPACITY (SYMMETRICAL)
AF/AT	AMP FRAME, AMP TRIP
AHJ	AUTHORITY HAVING JURISDICTION
AS/AF	AMP SWITCH, AMP FUSE
ATS	AUTOMATIC TRANSFER SWITCH
AVG	AVERAGE
BDF	BUILDING DISTRIBUTION FRAME
BR	BRANCH
BLDG	BUILDING
CEC	CALIFORNIA ELECTRICAL CODE
CIRC., CKT	CIRCUIT
CB	CIRCUIT BREAKER
CSFD	COMBINATION SMOKE FIRE DAMPER
C	CONDUIT
CO	CONDUIT ONLY, COMPLETE WITH PULLSTRING
CONN	CONNECTED
CPT	CONTROL POWER TRANSFORMER
CLCB	CURRENT LIMITING CIRCUIT BREAKER
CLF	CURRENT LIMITING FUSE
CT	CURRENT TRANSFORMER
(D)	EXISTING TO BE DEMOLISHED
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
EC	ELECTRICAL CONTRACTOR
EMS	ENERGY MANAGEMENT CONTROL SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
EWC	ELECTRIC WATER COLLER
EPO	EMERGENCY POWER OFF
E-O-L	END-OF-LINE CIRCUIT TERMINATOR
EF	EXHAUST FAN
E/G	EQUIPMENT GROUND (GREEN)
EP	EXPLOSION PROOF
(E)	EXISTING EQUIP TO REMAIN
(ER*)	EXISTING EQUIP TO BE RELOCATED (*CORRESPONDS TO NEW LOCATION)
FT or '	FEET
FA	FIRE ALARM
FLA	FULL LOAD AMPS
GRD	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GEC	GROUNDING ELECTRODE CONDUCTOR
JBOX	JUNCTION BOX
K	DEGREE KELVIN
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
HACR	HEATING AIR CONDITIONING REFRIGERATION
HOA	HAND-OFF-AUTO
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H, W, D, L	HEIGHT, WIDTH, DEPTH, LENGTH
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IN or "	INCHES
I/G	ISOLATED GROUND
IDF	INTERMEDIATE DISTRIBUTION FRAME
LCL	LONG CONTINUOUS LOAD
LF	LINEAR FEET
LTG, LTS	LIGHTING
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MOCP	MAXIMUM OVERCURRENT PROTECTION
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MC	MECHANICAL CONTRACTOR
M	METER
M/M	METER MAIN
MV	MERCURY VAPOR
MH	METAL HALIDE
MIN	MINIMUM
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MCP	MOTOR CIRCUIT PROTECTOR
MFR	MANUFACTURER
MTD	MOUNTED
MW	MICROWAVE
(N)	NEW
NATS	NON AUTOMATIC DISCONNECT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NL	NIGHT LIGHT
NO or #	NUMBER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
%Z	PERCENT IMPEDANCE
PH or ~	PHASE
PC	PHOTOCELL
PC	PLUMBING CONTRACTOR
P	POWER
PVC	POLY VINYL CHLORIDE
PDU	POWER DISTRIBUTION UNIT
PRIMARY	OVER 600 VOLTS
PROVIDE	FURNISH, INSTALL AND CONNECT
PT	POTENTIAL TRANSFORMER
PA	PUBLIC ADDRESS
RE	REPLACE EXISTING (IN-PLACE)
REC, RECEPT	RECEPTACLE
REF	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL
RMS	ROOT MEAN SQUARE
SCC	SHORT CIRCUIT CURRENT
SCS	STRUCTURED CABLING SYSTEM
SFD	SMOKE FIRE DAMPER
SECONDARY	600 VOLTS AND LESS
SMACNA	SHEET MTL & AIR COND. CONTRACTORS' NATIONAL ASSOC.
SPD	SURGE PROTECTION DEVICE
SQ	SQUARE
TC	TIMECLOCK
TEL/DATA	TELEPHONE AND DATA
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UGPS	UNDERGROUND PULL SECTION
UNO	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SYSTEM
VAV	VARIABLE AIR VOLUME
V	VOLTS
VA	VOLT AMPERES
VD	VOLTAGE DROP
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
W	WIRE
XFMR	TRANSFORMER
XX	EXISTING EQUIP TO BE DEMO'D

FLOOR BOX / SPECIALTY WALL BOX SYMBOLS

- SINGLE SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- TWO SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- THREE SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- FOUR SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- SIX SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.

ANNOTATIONS

- XXX-XX — MECHANICAL EQUIPMENT CALLOUT, "AC" INDICATES UNIT TYPE & "2" INDICATES UNIT NUMBER. REFER TO MECHANICAL DWG FOR EXACT LOCATION & ELECTRICAL REQ.
- X / X-X — DETAIL CALLOUT, "3" INDICATES DETAIL NUMBER "E-1" INDICATES SHEET NUMBER.
- XXXX — FEEDER SIZE DESIGNATION
- XXX — LIGHTING FIXTURE DESIGNATION
- ? — KEYNOTE REFERENCE, REFER TO NOTES ON SHEETS, OR AS DIRECTED
- 1 — REVISION REFERENCE
- WYE CONFIGURATION
- GROUND
- DELTA CONFIGURATION

BRANCH CIRCUIT SYMBOLS

- A-1,3,5 — HOME RUN TO PANEL, LETTER DESIGNATES PANEL, NUMBERS INDICATE CIRCUITS, PROVIDE DEDICATED NEUTRAL WIRE FOR EA 'HOT' CIRCUIT IN CONDUIT RUN, #12 AWG MIN UNO
- CONCEALED CONDUIT OR BRANCH CIRCUIT UNO, 1/2" CONDUIT MIN, (2) #12 AWG CONDUCTORS MIN
- CONCEALED CONDUIT OR BRANCH CIRCUIT ROUTED IN FLOOR SLAB OR CONCRETE, COORDINATE INSTALLATION W/ DESIGN-BUILD ENTITY & SUPPORT AS REQ 1/2" CONDUIT (2) #12 AWG CONDUCTORS MIN
- CONDUIT OR BRANCH CIRCUIT CONCEALED BELOW GRADE, 3/4" CONDUIT MIN W/ (2) 12 AWG CONDUCTORS MIN & A CODE SIZED EQUIPMENT GROUND
- SURFACE-MTD CONDUIT OR BRANCH CIRCUIT UNO. 1/2" CONDUIT MIN, (2) #12 AWG CONDUCTORS MIN, CONDUIT SHALL BE PAINTED TO MATCH ADJ SURFACE. COORDINATE COLOR W/ ARCHITECT INTERIORS
- CONDUIT STUB OUT, CAP, MARK & RECORD ON AS-BUILT DWG
- CONDUIT CONTINUATION
- FLEXIBLE CONNECTION AS REQ. NUMBER OF CONDUCTORS AS REQ, VERIFY CONNECTION REQ W/ MFR PRIOR TO ROUGH-IN
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION DOWN WALL TO FLOOR BELOW
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION UP WALL TO FLOOR ABOVE
- —X——X— EXG FEEDER, CONDUIT, WIRE TO BE DEMOLISHED
- — LV— — LOW VOLTAGE DUCTBANK BELOW GRADE
- — P— — POWER DUCTBANK BELOW GRADE, SEE FEEDER TAG(s) FOR QUANTITY & SIZE OF CONDUIT & WIRE
- — 12KV — MEDIUM - HIGH VOLTAGE DUCTBANK BELOW GRADE, W/ VOLTAGE INDICATED. SEE FEEDER TAG(s) FOR QTY & SIZE OF CONDUIT & WIRE
- FLUSH MTD, LOCKABLE TERMINAL CABINET W/ TERMINAL STRIPS AS REQ
- SURFACE MTD, LOCKABLE TERMINAL CABINET W/ TERMINAL STRIPS AS REQ
- TELEPHONE TERMINAL BACKBOARD SIZED AS NOTED, REFER TO SYSTEM GROUND DETAIL

LIGHTING SYMBOLS

- DECORATIVE PENDANT
- STRIP LIGHT (BOH)
- DECORATIVE SURFACE MOUNTED LIGHT
- SURFACE MOUNTED WRAP AROUND
- RECESSED LENSED TROFFER
- RECESSED ARCHITECTURAL TROFFER
- RECESSED LINEAR OR PERIMETER WALL SLOT
- PENDANT MOUNTED LINEAR
- RECESSED LINEAR WALL WASH
- RECESSED DOWN LIGHT
- RECESSED WALL WASHER
- RECESSED ADJUSTABLE ACCENT LIGHT
- SURFACE MOUNTED DOWN LIGHT
- WALL MOUNTED FIXTURE
- TRACK LIGHT
- SURFACE MOUNTED ADJUSTABLE LINEAR WALL WASHER
- CONCEALED LINEAR LIGHT STRIP
- RECESSED MULTI LAMP ADJUSTABLE DOWN LIGHT
- WALL STEP LIGHT
- BOLLARD LIGHT
- ABOVE GRADE MOUNTED ADJUSTABLE ACCENT LIGHT
- POLE MOUNTED LIGHT
- EXIT SIGN
- SURFACE MOUNTED EMERGENCY BATTERY PACK
- "EM" SHADED OR HALF SHADED CONNECTION POINT INDICATES FIXTURE ON EMERGENCY POWER

LIGHTING CONTROLS

- XX ab — WALL MTD OCCUPANCY SENSOR. MTG HEIGHT PER ADA - UNO OR REQ. "xx" INDICATES THE FOLLOWING:
  - IO: INFRARED OCCUPANCY SENSOR
  - UO: ULTRASONIC OCCUPANCY SENSOR
  - DO: DUAL TECHNOLOGY OCCUPANCY SENSOR.
  - P: PHOTOCELL
  - OP: COMBINATION PHOTOCELL & DUAL TECHNOLOGY OCCUPANCY SENSOR

  LETTERS "ab" INDICATE ZONES CONTROLLED.
- XX ab — CLG MTD SENSOR. PROVIDE W/ POWER PACK & RELAYS FOR PLUG LOAD & HVAC CONTROL. LETTERS "ab" INDICATE ZONES CONTROLLED. "xx" INDICATES THE FOLLOWING:
  - OS: DUAL TECHNOLOGY OCCUPANCY SENSOR
  - P: PHOTOCELL
  - OP: COMBINATION PHOTOCELL AND DUAL TECHNOLOGY OCCUPANCY SENSOR.
- ab — WALL MTD COMBINATION OCCUPANCY SENSOR & DIMMER SWITCH, MTG HEIGHT PER ADA - UNO OR REQ. LETTERS "ab" INDICATE ZONES CONTROLLED.
- V ab — WALL MTD COMBINATION VACANCY SENSOR & DIMMER SWITCH, MTG HEIGHT PER ADA - UNO OR REQ. LETTERS "ab" INDICATES ZONES CONTROLLED. BOTH SWITCH LEGS TO BE CONFIGURED IN A "MANUAL ON" CONFIGURATION.
- SZ — LOW VOLTAGE MANUAL ON/OFF & SINGLE ZONE DIMMING CONTROL.
- MS-# ab — LOW VOLTAGE MANUAL ON/OFF, DIMMING & MULTI BUTTON ZONE SELECT CONTROL STATION. "#" DENOTES NUMBER OF ZONES. LETTERS "ab" INDICATE ZONES CONTROLLED.
- MZ-# ab — LOW VOLTAGE MANUAL ON/OFF, DIMMING & MULTI BUTTON SCENE SELECT CONTROL STATION. "#" DENOTES NUMBER OF SCENE. LETTERS "ab" INDICATE ZONES CONTROLLED.
- $K — SINGLE POLE SWITCH, MTG HEIGHT PER ADA, SUBSCRIPT "K" INDICATES KEY OPERATED SWITCH.
- G — MANUAL ON/OFF, DIMMING & GRAPHIC SCENE SELECT CONTROL STATION.

POWER SYMBOLS

- DUPLEX RECEPTACLE - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. "C" INDICATES CONTROLLED RECEPTACLE, MUST BE WITHIN 6'-0" OF UNCONTROLLED RECEPTACLE PER TITLE 24 REQ.
- DOUBLE DUPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DUPLEX, GFCI RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DOUBLE DUPLEX, GFCI RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DEDICATED 20A DUPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DUPLEX RECEPTACLE WITH USB CONNECTORS - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DOUBLE DUPLEX RECEPTACLE WITH USB CONNECTORS, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- EMERGENCY DUPLEX RECEPTACLE - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. NOTE: TICK MARKS SHOWN ON ANY DEVICE REPRESENTS RECEPTACLE CONNECTED TO EMERGENCY CIRCUIT (RED DEVICE) TYPICAL FOR ANY DEVICE IN LEGEND.
- SIMPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- SPECIAL RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. REFER TO PLAN NOTES.
- DUPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- DOUBLE DUPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- SIMPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- SPECIAL RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- DUPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- DOUBLE DUPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- DUPLEX, GFCI RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DOUBLE DUPLEX, GFCI RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- SIMPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- SPECIAL RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- WALL MOUNTED JUNCTION BOX. MTG HEIGHT AS NOTED. 4S/DP MIN OR AS REQ BY NEC.
- JUNCTION BOX, MTD IN ACCESSIBLE CLG FOR APPLICATION DENOTED ON PLAN. 4S/DP MIN OR AS REQ BY NEC.
- SURFACE MTD MULTI-OUTLET ASSEMBLY. REFER TO GENERAL PRODUCT SPECIFICATIONS. PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION.
- 3 — EXHAUST FAN, OR MOTOR LOAD. REFER TO MECHANICAL, PLUMBING OR KITCHEN DWG FOR SPECIFIC LOAD REQ OR AS NOTED.
- FLUSH MTD ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULE.
- SURFACE MTD ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULE.
- DISTRIBUTION SWITCHBOARD. REFER TO SINGLE LINE DIAGRAM.
- T — TRANSFORMER, REFER TO SINGLE LINE DIAGRAM.
- F — FUSED DISCONNECT SWITCH, HP RATED, OR COMBINATION MOTOR STARTER/DISCONNECT SWITCH W/ FUSES PER EQUIPMENT MFR & WEATHERPROOF AS REQ. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT. SEE MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT & STARTER SIZES.
- MOTOR STARTER COMBINATION SWITCH W/ HOA SELECTOR SWITCH, ON "RUNNING LIGHT" RESET & OVERLOAD PROTECTION.
- NON-FUSED DISCONNECT SWITCH, HP RATED & WEATHERPROOF AS REQ. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT. SEE MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT SIZES.
- CT M — UTILITY COMPANY METER. PROVIDE "CTs" & "PTs" AS REQ, REFER TO SINGLE LINE DIAGRAM.
- 1 — 150AF 150AT 3P — CIRCUIT BREAKER. LINE 1 REPRESENTS FRAME SIZE/RATING; LINE 2 REPRESENTS TRIP SIZE/RATING; LINE 3 REPRESENTS NUMBER OF POLES & LINE 4 REPRESENTS MISC BREAKER INFO. (SEE BELOW):
  - SHUNT = PROVIDE SHUNT TRIP MECHANISM.
  - HACR = PROVIDE HACR-RATED BREAKER.
  - GFP = GROUND FAULT PROTECTION
  - CLCB = CURRENT LIMITING CIRCUIT BREAKER
  - SS = PROVIDE SOLID STATE CIRCUIT BREAKER
- 1 — 60AS 3P — 50AF CLASS J — FUSIBLE SWITCH: LINE 1 REPRESENTS SWITCH SIZE/RATING; LINE 2 REPRESENTS NUMBER OF POLES; LINE 3 REPRESENTS FUSE SIZE/RATING; LINE 4 REPRESENTS FUSE TYPE; LINE 5 REPRESENTS MISC FUSE INFO. (SEE BELOW):
  - SHUNT= PROVIDE SHUNT TRIP MECHANISM.
  - GFP = GROUND FAULT PROTECTION
  - CLF = CURRENT LIMITING FUSE
- GROUND CONNECTION, SIZE AS INDICATED OR AS REQ.
- T — LOW VOLTAGE TRANSFORMER
- PB OR P — PULLBOX, SIZED PER NEC OR AS NOTED.
- RECESSED COMBINATION POWER OUTLET FOR IN FLOOR BOX PER PLAN FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM. VERIFY CONNECTION REQ W/ MFR PRIOR TO ROUGH-IN - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- POWER OUTLET OUTLET, MTG HEIGHT PER ADA DEVICE MT REQ. FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM PROVIDE THE FOLLOWING:
  - IN A NON-RATED INSULATED WALL, OR NON-RATED UNINSULATED WALL, PROVIDE A 2-GANG MUD RING OR CADDY #RBS SERIES BOX MTG BRACKET (EQUAL BY B-LINE OR RAYCO) W/ (2) 1-1/4"CO W/ PULL STRING TO ACCESSIBLE CLG. PROVIDE 1-1/4" BUSHINGS @ CONDUIT ENDS. REFER TO ARCHITECTURAL PLANS FOR WALL CONSTRUCTION/TYPE & CLG CONDITIONS.
  - IN A RATED WALL, PROVIDE (1) 4S/DP BOX W/ (2) 1-1/4" CO & (1) 4S/DP BOX W/ (1) 1-1/4" CO W/ PULL STRINGS IN EA CONDUIT TO ACCESSIBLE CLG. PROVIDE 1-1/4" BUSHINGS @ CONDUIT ENDS. UTILIZE CADDY #RBS SERIES BOX MTG BRACKET TO MAINTAIN BOX ALIGNMENT. (EQUAL BY B-LINE OR RAYCO) UTILIZE FIRESTOPPING SYSTEM PADS RATED FOR USE ON THE INSIDE OR OUTSIDE OF THE BOX (STI OR EQ) AS REQ TO MAINTAIN RATING OF WALL OR MEMBRANE. REFER TO ARCHITECTURAL PLANS FOR WALL CONSTRUCTION/TYPE & CLG CONDITIONS.
- GROUND BUS BAR

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ELECTRICAL LEGEND & GENERAL NOTES

E0.01

LIGHTING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION & ELEVATION OF ALL LIGHTING FIXTURES & ALL DEVICES. ALL WALL-MTD DEVICE HEIGHTS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH-IN. IF ANY WALL MTD FIXTURES ARE PLACED WITHOUT VERIFICATION FROM THE ARCHITECT, DESIGN-BUILD ENTITY SHALL RELOCATE FIXTURE TO APPROVED LOCATION AT NO ADDITIONAL COST.
2. VERIFY EXACT CLG CONSTRUCTION W/ ARCHITECTURAL REFLECTED CLG PLAN & PROVIDE LIGHTING FIXTURES W/ ALL NECESSARY MTG HARDWARE.
3. ALL RECESSED FIXTURES SHALL BE PROVIDED W/ ALL REQ STRUCTURAL SUPPORTS AS REQ BY THE CURRENTLY ADOPTED ISSUE OF THE UNIFORM BUILDING CODE, AS WELL AS ANY LOCAL CODES.
4. ALL COVE MTD FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE. DESIGN-BUILD ENTITY TO FIELD MEASURE COVE LENGTH & ORDER QTY OF FIXTURES AS REQ.
5. ALL DIMMING BRANCH CIRCUITS SHALL BE PROVIDED W/ A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
6. REFER TO ARCHITECTURAL REFLECTED CLG PLANS FOR EXIT SIGN CHEVRONS & NUMBER OF FACES PER EXIT SIGN.AND/ANY DISCREPANCIES BETWEEN EXIT SIGNS SHOWN ON THE ELECTRICAL & ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING EXIT SIGNS.
7. WHEN EXPOSED CLG OR OPEN GRID CONDITIONS OCCUR, THE DESIGN-BUILD ENTITY WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
   A. ALL BRANCH CIRCUITS SHALL BE IN EMT.
   B. ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY TRAINED & IN PARALLEL TO STRUCTURES OR DUCT WORK. THE TERM "TRAINED" MEANS ALL PARALLEL CONDUITS SHALL MAINTAIN THE SAME SPATIAL RELATIONSHIP W/ EA OTHER FOR ENTIRE RUN TO INCLUDE RADIUS BENDS & SWEEPS.
   C. VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT AT NO ADDL COST.
   D. SHOP DWG SHOWING LOCATION & PLACEMENT OF ALL CONDUITS.
8. RECESSED FIXTURES LOCATED IN A FIRE-RATED CLG OR WALL SHALL BE PROVIDED WITH A 5-SIDED RATED ENCLOSURE SO CONSTRUCTED AS TO ALLOW CODE & MFR-REQ CLEARANCES BETWEEN THE FIXTURE & THE ENCLOSURE.
9. REFER TO GENERAL POWER PLAN NOTES & COMMUNICATIONS PATHWAYS GENERAL NOTES FOR ADDITIONAL REQ WHEN POWER AND/OR DATA DEVICES ARE SHOWN ON THIS PLAN.
10. DESIGN-BUILD ENTITY TO INCLUDE AN ALLOWANCE TO CORE & SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS & REQ W/ ARCHITECTURAL & STRUCTURAL DWGS.
11. COORDINATE ALL PENETRATIONS W/ STRUCTURAL PLANS & DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DWGS.

POWER GENERAL NOTES

1. ALL RECEPTACLES ON COMMON WALLS SHALL BE SEPARATE BOXES & OFFSET 24" MIN.
2. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED FROM THE SPREAD OF FIRE W/ AN APPROVED FIRESTOP SYSTEM EQ OR GREATER THAN THE FIRE RATING OF THE WALL.
3. COORDINATE ALL MTG DIMENSIONS FOR ELECTRICAL DEVICES & SWITCHES W/ ARCHITECTURAL INT ELEVATIONS PRIOR TO ROUGH-IN.
4. ALL FURNITURE FEED LOCATIONS TO BE VERIFIED W/ ARCHITECT & FURNITURE VENDOR PRIOR TO ROUGH IN..
5. ALL FURNITURE WHIPS SHALL BE TRIMMED TO REDUCE EXCESS WHIP LENGTH
6. WHEN EXPOSED CLG OR OPEN GRID CONDITIONS OCCUR, THE DESIGN-BUILD ENTITY WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
   A. ALL BRANCH CIRCUITS SHALL BE IN EMT.
   B. ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY & IN PARALLEL TO STRUCTURES OR DUCT WORK.
   C. VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT @ NO ADDITIONAL COST.
7. EXPOSED CABLE/CONDUCTORS INSTALLED IN A PLENUM SPACE SHALL CONFORM TO CEC WHERE ADOPTED, ARTICLE 300.22(C.
8. PROVIDE GFCI TYPE RECEPTACLE(S) WITHIN 6 FT OF ANY SINK.
9. DESIGN-BUILD ENTITY TO INCLUDE AN ALLOWANCE TO CORE & SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS & REQ W/ ARCHITECTURAL & STRUCTURAL DWG.
10. COORDINATE ALL PENETRATIONS W/ STRUCTURAL PLANS & DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DWG.
11. COORDINATE ALL KITCHEN CONDUIT & EQUIPMENT ROUGH-IN ON KITCHEN DWG

ROOF GENERAL NOTES

1. DESIGN-BUILD ENTITY SHALL REFER TO MECHANICAL/PLUMBING & ARCHITECTURAL DWG FOR EXACT LOCATIONS & CHARACTERISTICS OF ALL EQUIPMENT LISTED IN SCHEDULE. ANY MODIFICATIONS AND/OR ADDITIONAL WORK NECESSARY SHALL BE INCLUDED IN THE BASE BID.
2. DESIGN-BUILD ENTITY SHALL VERIFY THE EXACT LOCATION OF ALL CONNECTION POINTS W/ THE EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
3. DESIGN-BUILD ENTITY SHALL PROVIDE LOCAL REMOTE DISCONNECTING MEANS FOR ALL ELECTRIC HEATING EQUIPMENT IF REQ BY THE LOCAL ELECTRICAL CODE.
4. DESIGN-BUILD ENTITY SHALL COORDINATE THE ROUTING OF CONDUIT/WIRING TO ROOF-MTD EQUIPMENT W/ EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. WHERE ROOF-MTD EQUIPMENT IS MFR TO BE FED FROM WITHIN MECHANICAL CURB ASSEMBLY - SEPARATE ROOF PENETRATIONS FOR WIRING CONNECTIONS SHALL NOT BE PERMITTED. ALL WIRING SHALL BE BELOW THE ROOF IN AN ACCESSIBLE CLG SPACE LOCATION.
5. ALL ROOF MTD EQUIPMENT SHALL BE NEMA 3R RATED.

LOW VOLTAGE GENERAL NOTES

1. CONDUITS SHALL, (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M (98 FT.), AND, (b) CONTAIN NO MORE THAN (2) 90° BENDS OR (I) REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOXES ARE UNACCEPTABLE.
2. CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS. WITH A MINIMUM OF 5 FEET OF EXTRA PULL TAPE COILED AT EACH END.
3. CONDUIT BEND RADIUS SHALL BE (a) A MINIMUM OF 6 TIMES THE INTERNAL CONDUIT DIAMETER FOR CONDUITS 2" IN DIAMETER OR LESS, AND, (b) 10 TIMES THE INTERNAL CONDUIT DIAMETER FOR CONDUITS MORE THAN 2" IN DIAMETER.
4. TERMINATE CONDUITS AND SLEEVES THAT PROTRUDE THROUGH STRUCTURAL FLOORS 2"-3" ABOVE THE FLOOR SURFACE.
5. INSTALL BUSHINGS AND BELL ENDS AS REQUIRED ON ALL CONDUITS.
6. FLEX CONDUIT IS GENERALLY UNACCEPTABLE FOR USE AS A COMMUNICATIONS CONDUIT EXCEPT AT SEISMIC JOINTS AND AS APPROVED IN WRITING BY THE ENGINEER.
7. ALL UNDER SLAB OR IN-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE DESIGN-BUILD ENTITY'S RESPONSIBILITY TO ENSURE GROUND WATER, RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATIONS CABLES. SEE SITE UTILITY PLAN NOTES FOR ADDITIONAL UNDERGROUND COMMUNICATIONS CONDUIT SEALING REQUIREMENTS.
8. CONDUIT(S) SHALL EXIT A PULLBOX ON THE WALL OPPOSITE THE WALL ENTERED.
9. PROVIDE LABELING OF EACH CONDUIT PER GENERAL ELECTRICAL SPECIFICATIONS.
10. PROVIDE INTERNAL/EXTERNAL GAS AND WATER TIGHT MECHANICAL SEALING/PLUGGING OF EACH BUILDING ENTRY CONDUIT AS SPECIFIED ELSEWHERE IN THE DRAWINGS AND SPECIFICATIONS.
11. COORDINATE ALL MOUNTING DIMENSIONS FOR ELECTRICAL DEVICES AND SWITCHES WITH ARCHITECTURAL INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
12. COORDINATE ALL PENETRATIONS WITH STRUCTURAL PLANS AND DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DRAWINGS.
13. ALL PULLBOXES SHALL BE SIZED AND INSTALLED PER ANSI/TIA/EIA-569B. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE AND SUPPORTED INDEPENDENTLY FROM THE STRUCTURE AND CONDUIT SUPPORTS. PULLBOXES FOR ROOF MOUNTED OR EXTERIOR ABOVE GRADE APPLICATIONS SHALL BE NEMA 3 RATED. PULLBOXES SHALL BE SIZED ACCORDING TO THE FOLLOWING CHART:

CONDUIT SIZE	LENGTH	WIDTH	DEPTH	WIDTH INCREASE PER ADDITIONAL CONDUIT
1"	4"	16"	3"	2"
2"	8"	36"	4"	5"
3"	12"	48"	5"	6"
4"	15"	60"	8"	8"

SITE UTILITY PLAN GENERAL NOTES

THESE NOTES ESTABLISH MIN QUALITY LEVELS & COORDINATION REQ RESPECTIVE UTILITY COMPANY PLANS & REQ TAKE PRECEDENCE OVER THESE NOTES WITH REGARD TO RESPECTIVE UTILITY COMPANY CONDUIT & UNDERGROUND STRUCTURE SYSTEMS.

1. CALL UNDERGROUND SERVICE ALERT (USA) AT 1 (800) 422-4133 OR APPLICABLE STATE & LOCAL DIG SAFE OR UNDERGROUND ALERT HOTLINES PRIOR TO CONSTRUCTION START.
2. COORDINATE ALL UNDERGROUND STRUCTURES & CONDUIT ROUTING W/ LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.
3. VAULTS, MAINTENANCE HOLES (MH's) & CONDUITS SHALL MAINTAIN A MIN COVER OF 24" BELOW FINAL SURFACE @ ALL CONDITIONS. INCLUDE ALL COSTS IN BASE BID TO MEET UTILITY COMPANY REQ WHICH MAY REQ GREATER MIN CONDUIT DEPTHS.
4. VAULTS, MH's & PULLBOXES (PB's) SHALL BE EQUIPPED WITH KNOCKOUT PANELS OR PRE-CAST INDIVIDUAL CONDUIT OPENINGS. CONDUITS SHALL ONLY ENTER & EXIT ON END/SHORT WALLS. CONDUITS MAY NOT ENTER & EXIT ON SIDE/LONG WALLS, CLG OR FLOORS UNO.
5. CUT DUCTS FLUSH W/ INTERIOR VAULT/MH/PB WALL.
6. GROUT AROUND DUCT ENTRANCES ON VAULT/MH/PB WALLS.
7. SLURRY BACKFILL AROUND DUCTS WITHIN 5 FT OF VAULT/MH/PB TO PREVENT SHEARING.
8. CONDUITS PASSING UNDER THE BUILDING PERIMETER SHALL BE ENCASED IN LIGHTWEIGHT CONCRETE OR WATER-IMPERVIOUS CLAY TO PREVENT WATER INFILTRATION. SEE ELECTRICAL SPECIFICATIONS FOR ADDL INFO.
9. CONDUIT BEND RADIUS FOR BUILDING ENTRANCES & AT POLES SHALL BE A MIN OF 24" FOR CONDUITS W/ LESS THAN 2" INTERNAL DIA AND A MIN OF 48" FOR CONDUITS W/ MORE THAN 2" INTERNAL DIA.
10. PREFERRED CONDUIT SWEEP RADIUS BETWEEN VAULTS IS 25 FT. UNDER NO CIRCUMSTANCES SHALL THE CONDUIT SWEEP RADIUS BE LESS THAN 12.5 FT. MAX OF 90° PER SWEEP & LIMITED TO NO MORE THAN (2) 90° WEEPS BETWEEN VAULTS.
11. VAULTS/MH's/PB's ARE TO BE EQUIPPED W/ RACKING, GROUNDING LUGS, & BOLT-DOWN LIDS UNO.
12. VAULTS & MH's TO BE EQUIPPED W/ ROUND COVERS, EXTENSION RINGS AS REQ, LADDERS & (3) SEGMENTS OF 6 FT HIGH CABLE RACKING PER EA LONG WALL.
13. LABEL ALL NON-UTILITY COMMUNICATION VAULT/MH/PB COVERS W/ "COMMUNICATIONS" UNO ON PLANS.
14. COORDINATE FINAL VAULT/MH/PB OPENING HEIGHT W/ GC PRIOR TO ROUGH-IN TO ENSURE FINAL GRADE DOES NOT SLOPE INTO VAULT/MH/PB OPENING.
15. DESIGN-BUILD ENTITY TO PROVIDE A MIN OF 8" DEEP COMPACTED 1/2" DIA GRAVEL, UNDER ALL VAULTS, MH's OR PB's TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE ON THE FLOOR & BE ABLE TO DISSIPATE WATER OUT OF THE VAULT, MH OR PB.
16. ALL VAULTS/MH's/PB's W/O GROUNDING LUGS SHALL HAVE AN 8' x 3/4" COPPER GROUND ROD DRIVEN THRU THE FLOOR TO ALLOW GROUNDING OF ITEMS WITHIN.
17. ALL VAULTS/MH's/PB's SHALL BE PROVIDED W/ TRAFFIC RATED COVERS WHEN LOCATED IN PAVED AREAS UTILIZED FOR VEHICLE TRAFFIC.
18. IF THE WATER OR MOISTURE BARRIER ON OR NEAR THE FOUNDATION OF A BUILDING IS DISTURBED IN ANY MANNER BY EXCAVATION OR OTHER CONSTRUCTION WORK. THE MOISTURE BARRIER MUST BE REPAIRED FOLLOWING THE RECOMMENDATIONS OF THE MFR OF THE ORIGINAL BARRIER PRODUCT.
19. THE DESIGN-BUILD ENTITY SHALL INCLUDE IN BASE BID ALL COSTS TO COMPLY WITH ALL REQ FOR CONFINED SPACE ENTRY PER THE OSHA REQ 29 CFR-1910.146, 29 CFR-1910.268, ETC DURING ANY CONFINED SPACE ENTRY.
20. ANY DUCTS LEAVING A VAULT, MH OR PB ROUTED INTO A FACILITY SHALL BE PLUGGED AT EA END USING REMOVEABLE MECHANICAL PLUGS DESIGNED TO PREVENT WATER & GAS FROM ENTERING THE FACILITY.
21. SEE ELECTRICAL SPECIFICATIONS & PLAN DETAILS FOR ADDL REQ REGARDING UNDERGROUND CONDUITS & IN-GRADE VAULT/MH/PB/JUNCTION BOXES.
22. INSTALL MULE TAPE OR 3/8" PULL ROPE & TRUE-TAPE IN EA UTILITY CONDUIT.

GENERAL NOTES

1. THE DESIGN-BUILD ENTITY (DBE) SHALL INCLUDE & PROVIDE IN BID ALL LABOR & MATERIALS NECESSARY FOR A COMPLETE & OPERATIONAL INSTALLATION OF ALL ELECTRICAL SYSTEMS.
2. DBE SHALL COORDINATE & OBTAIN ALL APPROVALS, PERMITS, & DOCUMENTS FROM REGULATORY AGENCIES & UTILITY COMPANIES.
3. ALL CONDUIT RACEWAY SYSTEMS ARE TO BE INSTALLED AS FOLLOWS:
   A. RIGID GALVANIZED STEEL IS TO BE INSTALLED IN ALL AREAS WHICH ARE EXPOSED TO WEATHER AND/OR PHYSICAL DAMAGE.
   B. FLEXIBLE METALLIC CONDUIT I S PERMITTED FOR SHORT CONNECTIONS TO LIGHT FIXTURES (6'-0" MAX).
   C. FLEXIBLE CONDUIT SHALL ALSO BE INSTALLED FOR EQUIPMENT REQ VIBRATION ISOLATION & HORIZONTAL RUNS IN WOODEN STUD WALLS. ELECTRICAL METALLIC TUBING (EMT) W/ COMPRESSION TYPE FITTINGS SHALL BE USED FOR BUILDING INTERIOR WORK.
   D. PVC CONDUIT SHALL BE USED FOR UNDERGROUND CONDUITS. ROUTE CODE SIZED GROUND WIRE INSIDE OF CONDUIT. CONDUIT RISERS & STUBS ABOVE GRADE SHALL BE IMC WITH HALF-LAPPED TAPE COVERING OR PVC COATING & UTILITY COMPANIES.
4. UNO OR REFERENCED ON THE DWG ALL NEW ELECTRICAL WIRING IS TO BE 600V RATED COPPER W/ TYPE "THHN/THWN" INSULATION.
5. ALL MTG HEIGHTS REFERENCED ON DWG ARE MEASURED FROM FINISHED FLOOR UNLESS OTHERWISE REFERENCED OR INDICATED ON THE DRAWINGS.
6. ALL ELECTRICAL EQUIPMENT LOCATIONS (LIGHTING, RECEPTACLE, FLOOR BOX, ETC) ARE TO BE VERIFIED WITH THE ARCHITECT AND/OR EQUIPMENT SUPPLIER PRIOR TO BEGINNING ANY ROUGH-IN.
7. ALL LIGHTING FIXTURES SHALL BE MTD & SUPPORTED IN ACCORDANCE W/ OSHA STANDARDS, & ALL STATE, LOCAL, SEISMIC, & CALIFORNIA ELECTRIC CODES.
8. THE DWG INCLUDED IN THIS DOCUMENT SET ARE DIAGRAMMATIC. THEY ARE REPRESENTATIVE OF THE ENGINEER OF RECORDS DESIGN INTENT FOR ALL ELECTRICAL DEVICES/EQUIPMENT & THE INDIVIDUAL POWER FEEDS THEY ARE TO BE CONNECTED TO. THE DBE SHALL BE RESPONSIBLE FOR PROVIDING ALL J-BOXES, CONDUIT, WIRING/CABLING, ETC AS REQ FOR A COMPLETE & OPERATIONAL ELECTRICAL INSTALLATION.
9. ALL ELECTRICAL EQUIPMENT (PANELS, RECEPTACLES, J-BOXES, ETC.) SHALL BE WEATHERPROOF AND/OR INSTALLED IN A NEMA 3R ENCLOSURE WHERE APPLICABLE OR INSTALLED OUTDOORS.
10. ALL ELECTRICAL WORK SHALL BE PERFORMED ACCORDING TO STATE, LOCAL, NATIONAL, & DISTRICT STANDARDS & CODES. COORDINATE SPECIFIC REQ W/ DISTRICT STANDARDS & AUTHORITY HAVING JURISDICTION.
11. ALL ELECTRICAL EQUIPMENT SHALL BE NEW & IS TO BE CLEARLY LABELED/IDENTIFIED AS UNDERWRITER LABORATORIES (UL) COMPLIANT UNO OR REFERENCED IN THE DWG OR SPECIFICATIONS.
12. DBE IS RESPONSIBLE FOR SECURING ALL REQ BUILDING PERMITS & SHALL INCLUDE THE COST TO SECURE BUILDING PERMITS IN THEIR FINAL BID.
13. UNLESS OTHERWISE WRITTEN, STATED, OR REFERENCED IN DWG OR SPECIFICATIONS DESIGN-BUILD ENTITY SHALL GUARANTEE THE COMPLETE ELECTRICAL INSTALLATION FOR A PERIOD OF 1-YEAR.
14. ALL ELECTRICAL DISTRIBUTION EQUIPMENT (PANELS, DISTRIBUTION BOARDS, TRANSFORMERS, ETC), FEEDERS (CONDUIT, CONDUCTOR SIZE, & QUANTITY), MECHANICAL EQUIPMENT, ELEVATORS, VARIABLE FREQUENCY DRIVES (VFD'S), ETC. MAY ONLY BE REFERENCED ON THE SINGLE-LINE DWG & NOT INDIVIDUAL PLAN SHEETS. DBE SHALL REVIEW & VERIFY ALL REFERENCED INFORMATION ON THE SINGLE-LINE DWG.
15. DBE SHALL BE RESPONSIBLE FOR ALL REQ SAW-CUTTING, CORE DRILLING, PATCHING, REFINISHING, ETC AS REQ FOR INSTALLATION OF ELECTRICAL EQUIPMENT & SYSTEMS. ANY PENETRATIONS OR OPENINGS MADE IN WALLS OR STRUCTURES SHALL BE PATCHED AND/OR SEALED AS REQ TO MAINTAIN THE INTEGRITY AND/OR RATING OF THE WALL OR STRUCTURE.
16. DBE SHALL VISIT THE SITE PRIOR TO SUBMISSION OF THEIR FINAL BID TO VERIFY ALL EXG SITE CONDITIONS WHICH MAY AFFECT THE COMPLETION OF THE ELECTRICAL INSTALLATION. ALL METHODS & REQUIREMENTS FOR INSTALLATION SHALL BE DETERMINED PRIOR TO BID DATE. ELECTRICAL DBE SHALL NOTIFY THE ENGINEER OF RECORD OF ANY REQ MODIFICATIONS WHICH ARE NOT REFERENCED ON THESE ELECTRICAL PLANS. SUBMITTAL OF THE DBE'S BID DEMONSTRATES THE DESIGN-BUILD ENTITY'S AWARENESS OF ALL SITE CONDITIONS & REQ WORK TO BE PERFORMED.
17. ALL CLGS & CLG SYSTEMS AS A RULE ARE CONSIDERED TO BE INACCESSIBLE. ALL ELECTRICAL DEVICES & EQUIPMENT INSTALLED ABOVE CLGS ARE TO BE MTD IN A LOCATION WHICH IS ACCESSIBLE. IN SITUATIONS WHERE ELECTRICAL DEVICES & EQUIPMENT MUST BE INSTALLED IN AN AREA WHICH IS INACCESSIBLE, DBE SHALL INSTALL AN ADEQUATELY SIZED, CODE COMPLIANT ACCESS PANEL AS REQ BY CURRENT CODES - LOCATION OF THE REQ ACCESS PANEL SHALL BE COORDINATE W/ THE ARCHITECT & INTERIOR DESIGNER PRIOR TO ROUGH-IN.
18. DBE IS RESPONSIBLE FOR COMPLETING ALL FINAL ELECTRICAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT & SHALL PROVIDE ALL MOTOR START SWITCHES, DISCONNECTS, ETC AS REQ.
19. ALL ELECTRICAL EQUIPMENT CONNECTIONS, MOUNTING LOCATIONS, ELECTRICAL REQUIREMENTS, ETC ARE TO BE COORDINATED & VERIFIED PRIOR TO COMMENCEMENT OF ELECTRICAL ROUGH-IN.
20. DBE TO SUBMIT SHOP DWG FOR THE APPROVAL OF THE ELECTRICAL ENGINEER OF RECORD FOR ALL ELECTRICAL EQUIPMENT & MATERIALS TO BE UTILIZED IN THE ELECTRICAL INSTALLATION. ALL APPROVALS BY THE ENGINEER OF RECORD MUST BE SECURED PRIOR TO COMPLETION OF ANY PURCHASE ORDERS OR ROUGH-IN WORK.
21. THESE ELECTRICAL DWG & ASSOCIATED SPECIFICATIONS ARE TO BE CONSIDERED CONTRACT DOCUMENTS FOR AGENCY REVIEW/APPROVAL & DBE BIDDING PURPOSES.
22. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH CEC ARTICLE 250. ALL POWER & LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MIN #12AWG CU GROUND WIRE UNO OR REFERENCED.
23. DBE TO PROVIDE ENGRAVED PHENOLIC NAMEPLATES ON ALL DISCONNECT SWITCHES, DISTRIBUTION EQUIPMENT, J-BOXES ETC. W/ METALLIC COVERS. SEE GENERAL NOTES ON SINGLE-LINE DIAGRAM FOR SPECIFIC INFORMATION REGARDING NAME PLATE REQ.
24. ELECTRICAL & LIGHTING COVER PLATE COLOR, ENGRAVING & LABELING PER SPECIFICATIONS.
25. AT THE COMPLETION OF THE PROJECT THE DBE SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF AS-BUILT ELECTRICAL DWG.
26. ANY & ALL WORK THAT REQ AN INTERRUPTION TO A BUILDING(S) ELECTRICAL SERVICE MUST BE COORDINATED W/ THE DISTRICT A MIN OF 48 HOURS IN ADVANCE. ANY SERVICE DOWNTOWN SHALL NOT OCCUR DURING SCHOOL HOURS.
27. DBE SHALL BE RESPONSIBLE FOR FOR ENSURING THAT ALL LOW VOLTAGE SYSTEMS ARE COMPATIBLE & ARE COMPLETE & OPERATIONAL.
28. DBE SHALL PERMANENTLY TAG ALL CONDUCTORS IN EA ELECTRICAL & LOW VOLTAGE SYSTEM AS REFERENCED IN THE SPECIFICATIONS.
29. ANY SURFACE MTD EXPOSED CONDUIT IN VIEW OF THE PUBLIC SHALL BE PAINTED TO MATCH THE FINISH OF THE SURFACE TO WHICH IT IS MTD WITH TWO (2) COATS OF PAINT. ALL EXT SURFACE MTD EXPOSED CONDUITS ARE TO BE PAINTED W/ TWO (2) COATS OF WEATHERPROOF LATEX PAINT.
30. DBE TO PROVIDE ALL CONDUIT ONLY (CO) INFRASTRUCTURE WITH A 3/16" NYLON PULL ROPE. LABEL PULL ROPE AT EACH END W/ THE LOCATIONS OF ORIGIN & TERMINATION.
31. IN INSTANCES WHERE A CONFLICT BETWEEN THE ELECTRICAL DWG & THE SPECIFICATIONS FOR THE PROJECT EXISTS, THE DBE SHALL ADHERE TO THE MORE STRINGENT REQ.
32. ELECTRICAL DWG ARE DIAGRAMMATIC. AS SUCH, ALL ELECTRICAL EQUIPMENT LOCATIONS, CONDUIT ROUTING, ETC ARE NOT PRECISE & SHALL BE COORDINATED, VERIFIED, & DETERMINED IN THE FIELD. DBE TO INSTALL ALL ELECTRICAL EQUIPMENT & ROUTE ALL CONDUITS IN LOCATIONS WHICH MEET CODE REQ FOR ACCESSIBILITY/MOUNTING & DO NOT INTERFERE W/ ANY BUILDING STRUCTURES, UTILITIES, OR OTHER TRADE EQUIPMENT.
33. ALL EXG SITE RELATED ELECTRICAL EQUIPMENT (I.E. UNDERGROUND UTILITIES, DUCTS, STRUCTURES, PULL BOXES, ETC.) LOCATIONS ARE DIAGRAMMATIC IN NATURE & ONLY REFLECT APPROXIMATE LOCATIONS. QUANTITIES, &/OR ROUTING INFORMATION. ALL REFERENCED INFO HAS EITHER BEEN SURVEYED, REPORTED BY THE OWNER/OWNERS REP, AND/OR REFERENCED ON AN AS-BUILT RECORD DOCUMENTS. ALL EXG ELECTRICAL EQUIPMENT REFERENCED ON THESE DWG IS TO BE FIELD VERIFIED BY THE DESIGN-BUILD ENTITY PRIOR TO COMMENCEMENT OF BY ACCEPTING THESE PLANS OR PROCEEDING WITH ELECTRICAL SCOPE OF WORK, AGREES TO ACCEPT LIABILITY & SHALL RENDER THE ENGINEER OF RECORD HARMLESS FOR ANY ELECTRICAL EQUIPMENT NOT REPORTED TO THE ENGINEER DURING THE DESIGN PROCESS. THE CONTRACT TO TAKE THE REQ PRECAUTIONARY MEASURES TO ENSURE ALL EXG ELECTRICAL EQUIPMENT IS PROTECTED IN PLACE.
34. ANY EXG BUILDING STRUCTURES OR SURFACES DAMAGED BY DEMOLITION OR DURING INSTALLATION ACTIVITIES SHALL BE REPAIRED, PATCHED, AND/OR REFINISHED TO THE SATISFACTION OF THE OWNER.
35. ALL EXG ELECTRICAL EQUIPMENT INDICATED TO BE DEMOLISHED SHALL BE REMOVED ENTIRELY & ALL AFFECTED SURFACES OR STRUCTURES SHALL BE REPAIRED, REPLACED, AND/OR REFINISHED TO MATCH THE ADJACENT SURFACES OR DAMAGED ITEM(S).
36. FOR CLARITY ONLY RECONSTRUCTION OR NEW WORK RELATED ELEMENTS & SELECT EXISTING FACILITIES SPECIFICALLY REQ COORDINATION W/ ANY NEW WORK.
37. ALL CONDUITS, BOXES, SURFACE MTD RACEWAYS, SUPPORT DEVICES, & ASSOCIATED FITTINGS SHALL BE MTD IN CONCEALED LOCATIONS ABOVE CLG, DUCTS, TRUSSES, BEAMS, ETC IN AREAS WHERE A CONCEALED MTG LOCATION IS NOT AVAILABLE EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT SURFACES.
38. ANY PENETRATIONS BY CONDUITS OR OTHER ELECTRICAL EQUIPMENT THROUGH A FIRE RATED WALL - WHETHER EXG OR NEW - SHALL MAINTAIN THE APPROPRIATE FIRE RATING BY SEALING THE PENETRATION W/ THE APPROPRIATE UL-LISTED FIRE-STOP MATERIAL/SYSTEM.
39. DESIGN-BUILD ENTITY SHALL PREPARE & SUBMIT THE FOLLOWING CALIFORNIA ENERGY COMMISSION T-24 CERTIFICATE OF ACCEPTANCE LTG-1-1, PARTS 1, 2, & 3; LIGHTING CONTROL LTG-2-A; AND/OR AUTOMATIC DAYLIGHTING CONTROL LTG-3-A, AS THEY APPLY TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ADDITIONAL NOTES

1. ALL INFO REFERENCED IS PRELIMINARY IN NATURE & DOES NOT REPRESENT FINAL DESIGN DOCUMENTS. ALL INFO & REQ RELATIVE TO UTILITY INFRASTRUCTURE SHALL BE COORDINATED, VERIFIED, & INSTALLED PER FINAL UTILITY COMPANY DESIGN DOCUMENTS.
2. ROUTING OF ALL CONDUIT SHALL BE COORDINATED IN THE FIELD & CONFIRMED BY ENGINEER & ARCHITECT.
3. COORDINATE ALL CONDUIT ROUTING, ELECTRICAL DEVICE LOCATIONS, PULL BOX LOCATIONS, ETC W/ LANDSCAPE PLANTING PLANS TO AVOID CONFLICTS W/ TREES, SHRUBS, ETC.
4. ALL CONDUCTOR & CABLE RUNS ARE TO BE CONTINUOUS. NO CONDUCTORS OR LOW VOLTAGE CABLING TO BE INSTALLED AS PART OF INCREMENT ONE. ALL CONDUCTORS & LOW VOLTAGE CABLING TO BE INSTALLED AS PART OF INCREMENT TWO & TERMINATED INSIDE OF THE BUILDING.
5. ALL CONDUIT SHALL BE PROVIDED W/ PROPERLY SIZED PULL STRING PER UTILITY COMPANY STANDARDS.
6. ALL EQUIPMENT MTD OUTDOORS SHALL BE INSTALLED IN A WEATHERPROOF NEMA 3R ENCLOSURE.
7. SEE ARCHITECTURAL/LANDSCAPE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF FIXTURES, PULL BOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES & CONDUIT ROUTING W/ LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.
8. PROVIDE CONCRETE ENCASEMENT FOR ALL TRENCHES W/ MORE THAN THREE (3) CONDUITS. ALL UTILITY CONDUIT SHALL BE ENCASED PER UTILITY COMPANY REQUIREMENTS.

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SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

Developed for
GRIFFIN STRUCTURES, INC.

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	

ELECTRICAL GENERAL NOTES

E0.02

KEYNOTES

E-1101 DBE TO FIELD VERIFY EXISTING UNDERGROUND VAULT FOR NEW PROPOSED PG&E TRANSFORMER TO FEED TO NEW MSB. TRANSFORMER LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. COORDINATE TRANSFORMER FINAL LOCATION AND ALL ELECTRICAL REQUIREMENTS WITH UTILITY COMPANY.

E-1102 DBE TO PROVIDE (3) 3" SECONDARY SERVICE CONDUITS FROM UTILITY TRANSFORMER TO MSB PER UTILITY COMPANY.

E-1103 STAND-BY GENERATOR WITH SUB BASE TANK LOCATION. REFER TO SINGLE LINE DIAGRAM

E-1104 DBE TO PROVIDE (3) 3" C.O.FOR POWER CONNECTION FOR GENERATOR. DBE TO PROVIDE 1" C.O. FOR COMMUNICATION AND FIRE ALARMS FOR GENERATOR. COORDINATE WITH GENERATOR MANUFACTURE FOR ALL POWER REQUIREMENTS PRIOR TO INSTALLATION.

E-1105 ALTERNATE 1: DBE TO PROVIDE 11" X 17" PULL BOX FLUSH IN GRADE STAMP LID "PV" , HOMERUN (1) 4" C.O. TO MSB, PROVIDE (1) 4" C.O. STUB JUST BELOW GRADE AT PER PV CANOPY LOCATION FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. CONNECT TO MSB SOLAR READY SECTION. DBE TO CONFIRM WITH SOLAR CONSULTANT FOR EXACT CONDUIT SIZE AND QUANTITY FOR A COMPLETE OPERATION SYSTEM.'.

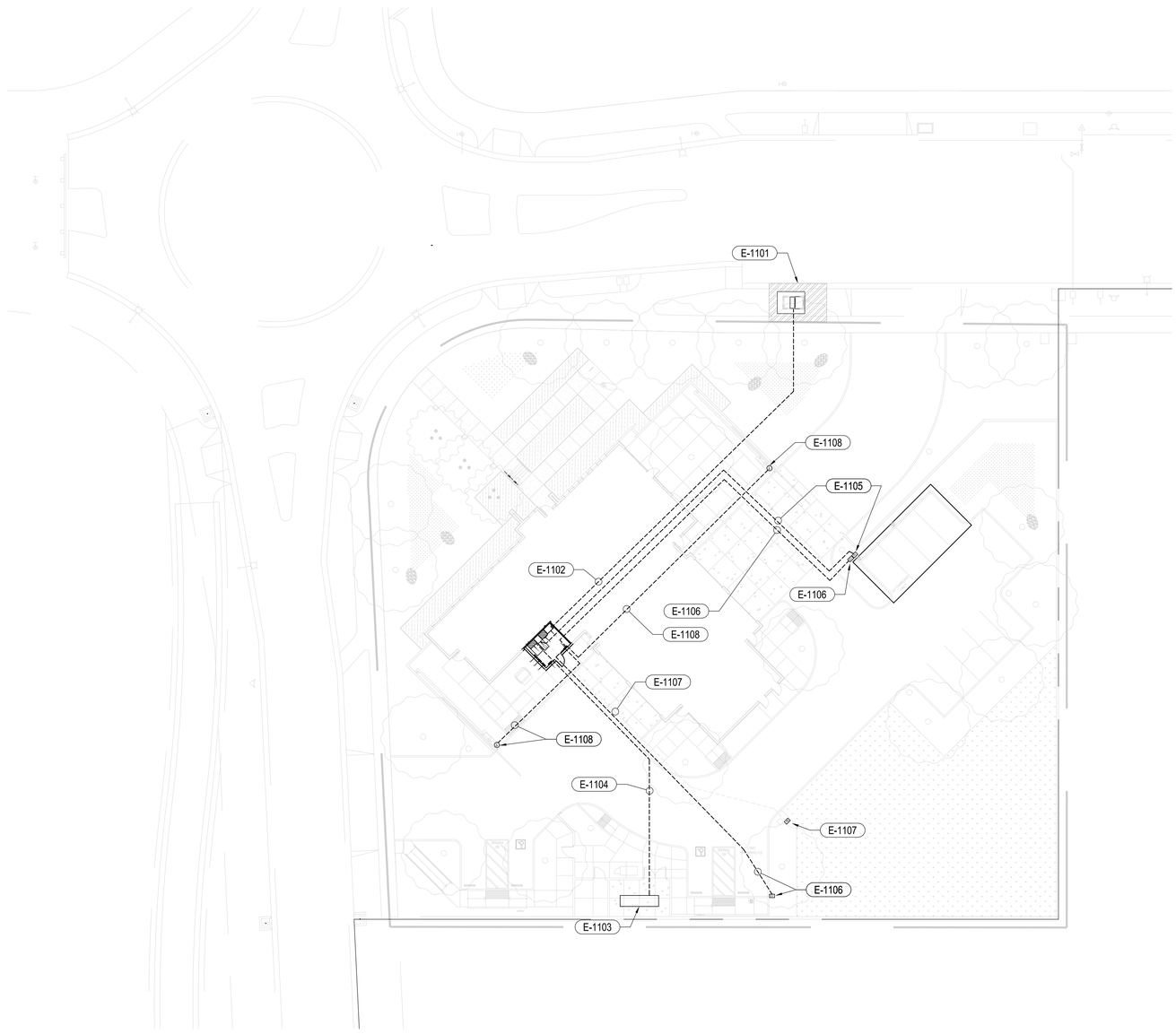
E-1106 DBE TO PROVIDE 11" X 17" PULL BOX FLUSH IN GRADE STAMP LID "EV" , HOMERUN 1" C.O. TO MSB. PROVIDE 1" C.O. STUB JUST BELOW GRADE AT PER FUTURE EV LOCATION FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. CONNECT TO PANEL 'SP'.

E-1107 ALTERNATE 2: DBE TO PROVIDE PULL BOX AND CONDUITS STUB TO FUTURE CONNECTION. PROVIDE 11" X 17" FLUSH IN GRADE STAMP LID "ELECTRICAL", HOMERUN 1-1/2" C.O. TO MSB, PROVIDE 1-1/2"C.O. STUB JUST BELOW GRADE AT FUTURE SITE LOCATION FOR FUTURE CONNECTION.

E-1108 DBE TO PROVIDE CONNECTION TO MOTORIZED GATE CONTROLLER AND LOOPS. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.CONNECT TO PANEL 'SP'.

NOTES

1. DBE TO COORDINATE WITH CLIENT AND SERVICE PROVIDERS FOR TELECOM/FIBER/SECURITY/FIRE ALARM.



ELELCTRICAL SITE PLAN 1" = 20'-0" 05

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GILROY, CA 95020

Developed for
GRIFFIN STRUCTURES, INC

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD7 / BRIDGING DOCS	03/26/2026

Job Number	33236
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Scale	1" = 20'-0"

ELECTRICAL SITE PLAN

E0.21

KEYNOTES

NOTES



LEGEND

- **20' TALL POLE**
  BASIS: MCGRAW EDISON #GALN-SA5A-830-U-T3 & POLE (OR EQUAL)
- **20' TALL POLE (DOUBLE HEAD)**
  BASIS: MCGRAW EDISON #GALN-SA5A-830-U-T3 / SLL & POLE (OR EQUAL)
- **40" TALL BOLLARD**
  BASIS: TARGETTI #ZPB-41-40-WD-L4-30 (OR EQUAL)
- **WALL MOUNTED AREA LIGHT**
  BASIS: WE-EF #RLS400 (OR EQUAL)
- **WALL RECESSED STEPLIGHT**
  BASIS: WE-EF #STI259-133-0405 (OR EQUAL)
- **INGRADE ACCENT LIGHT**
  BASIS: TARGETTI #KPLM-41-GMB (OR EQUAL)
- **INTEGRAL HANDRAIL LIGHT**
  BASIS: WAGNER #LULR-90-30K-A-3 + #LUPOST (OR EQUAL)
- **RECESSED DOWNLIGHT**
  BASIS: INTEGER #RPA3-12W-ID-30K-50 (OR EQUAL)

N

LIGHTING SITE PLAN 1" = 20'-0" **05**

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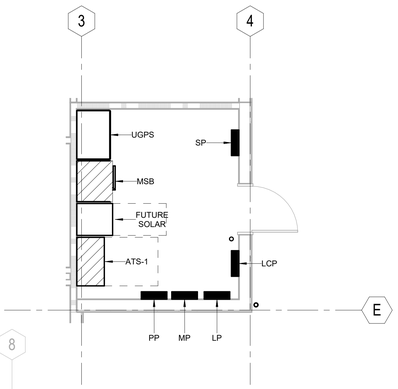
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100% SD / BRIDGING DOCS	03/26/2026

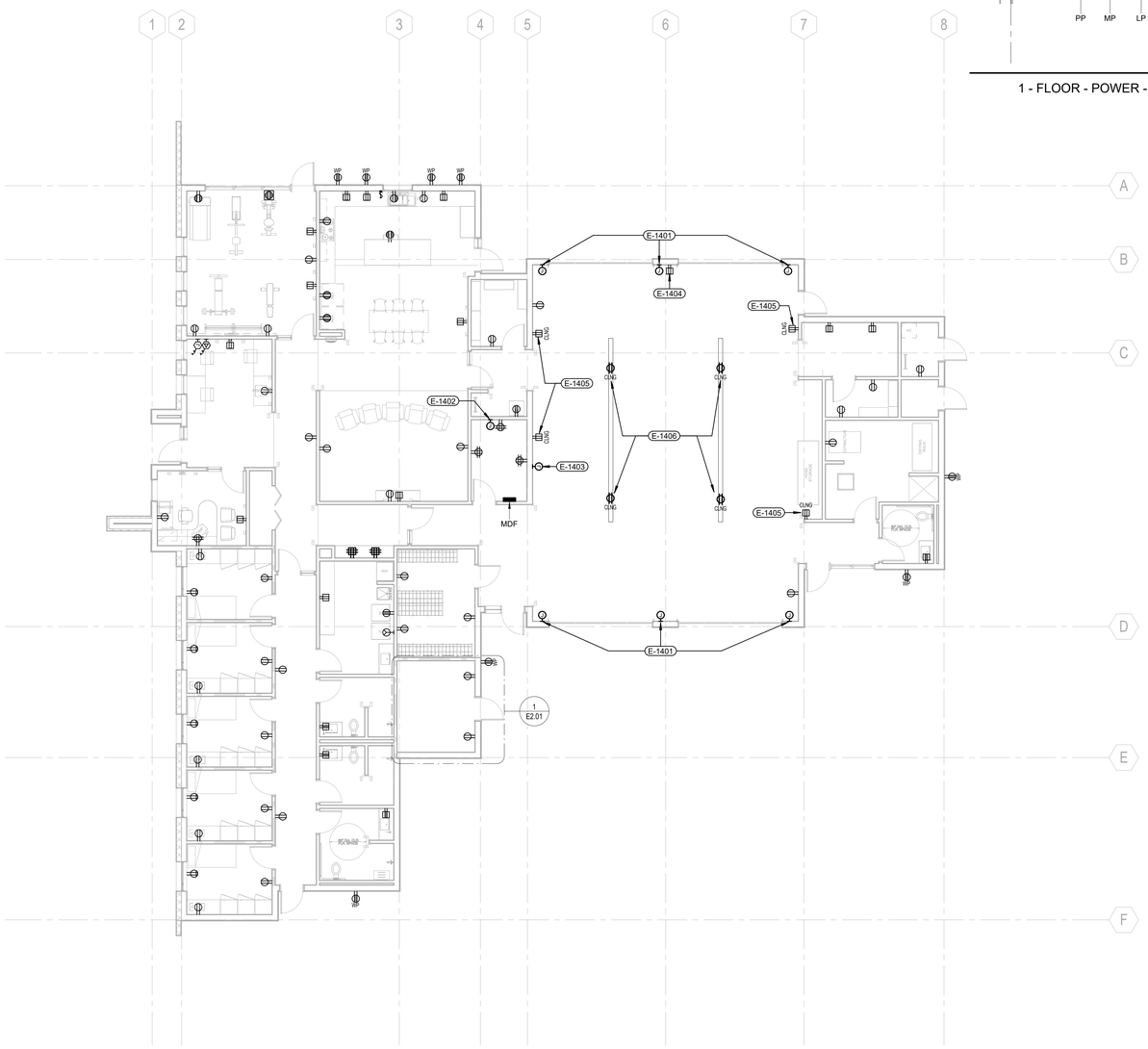
Job Number	33236
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Scale	1" = 20'-0"

LIGHTING SITE PLAN

E0.31



1 - FLOOR - POWER - Callout 1 | 1/4" = 1'-0" | 1



1 - FLOOR - POWER | 1/8" = 1'-0" | 05

KEYNOTES

ITEM	DESCRIPTION
E-1401	PROVIDE ELECTRICAL CONNECTION TO OVERHEAD DOOR MOTORS AND CONTROL SWITCH. COORDINATE WITH MANUFACTURER FOR POWER REQUIREMENTS. COORDINATE WITH OWNER FOR EXACT LOCATION PRIOR TO ROUGH IN AND INSTALLATION.
E-1402	PROVIDE ELECTRICAL CONNECTION TO WIRELESS REPEATER. COORDINATE WITH CITY/ MANUFACTURER FOR POWER REQUIREMENTS. MOUNT REPEATER AT 16' AFF. COORDINATE LOCATION OF STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1403	PROVIDE ELECTRICAL CONNECTION TO GPS REPEATER. COORDINATE WITH CITY/ MANUFACTURER FOR POWER REQUIREMENTS. MOUNT GPS REPEATER AT 12' AFF. COORDINATE LOCATION OF STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1404	PROVIDE ELECTRICAL AND DATA CONNECTION TO FIRE ALERTING SCREEN. COORDINATE WITH MANUFACTURER FOR POWER AND DATA REQUIREMENTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1405	PROVIDE ELECTRICAL CONNECTION TO CORD REEL ASSEMBLY. MOUNT CORD REEL AT 10' AFF. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1406	PROVIDE ELECTRICAL CONNECTION TO CORD REEL ASSEMBLY FOR PLYMOVENT. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.

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LANDSCAPE ARCHITECTURE PLANNING
408-780-7200 Office
LPADesignStudios.com
60 South Market Street, Suite 1250
San Jose, California 95113

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SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

Developed for
GRIFFIN STRUCTURES, INC.

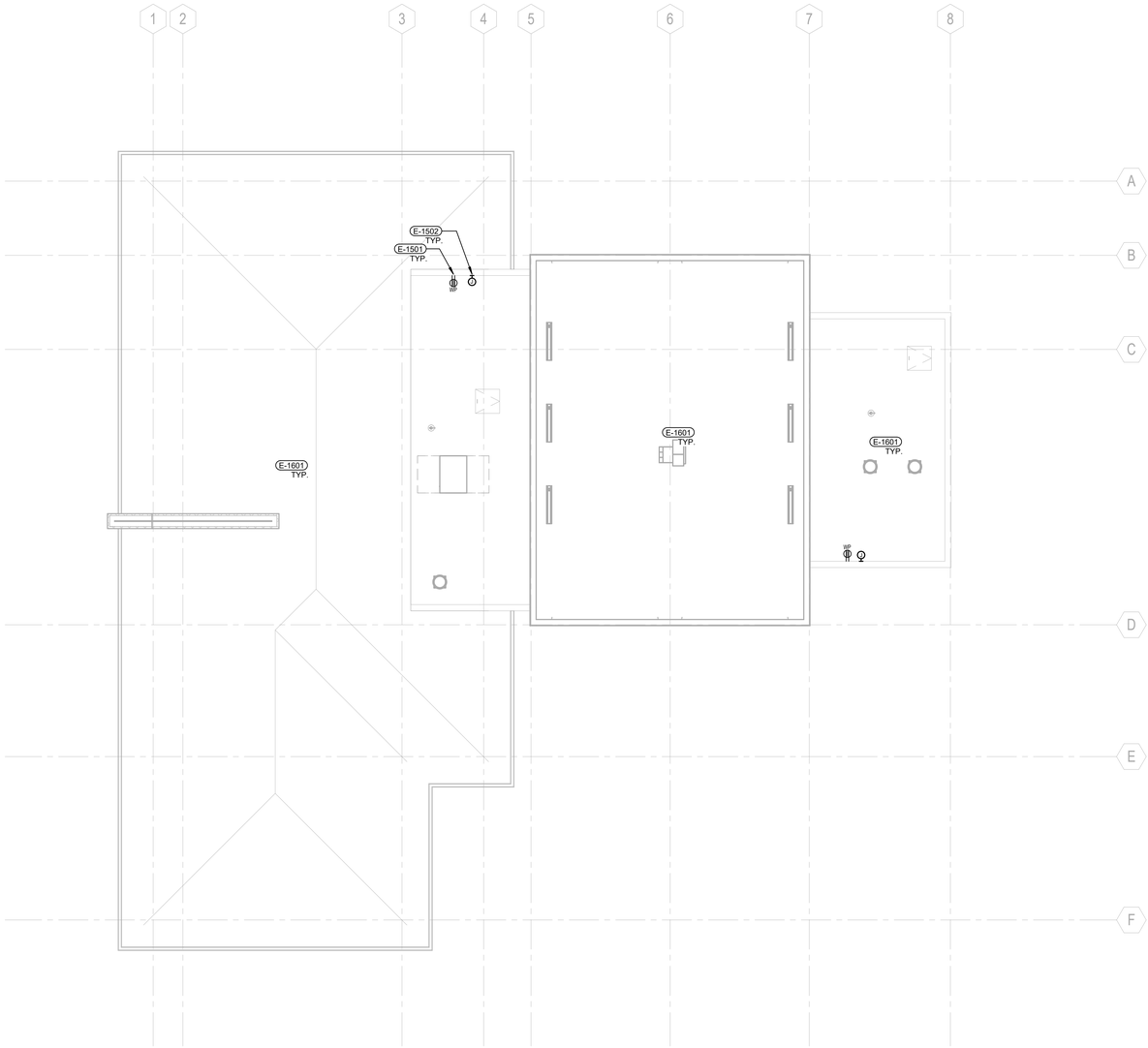
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	As indicated

ELECTRICAL POWER PLANS

E2.01



KEYNOTES

ITEM	DESCRIPTION
E-1501	PROVIDE DUPLEX GFI RECEPTACLE WITH WEATHER RATED COVER.
E-1502	PROVIDE ELECTRICAL CONNECTION TO ANTENNA SUPPORT AND RADIO CONNECTIVITY VIA UNISTRUT. COORDINATE WITH CITY FOR REQUIREMENTS AND EXACT LOCATION.
E-1601	ALL MECHANICAL EQUIPMENT TO HAVE A DISCONNECT OR MOTOR RATED SWITCH. COORDINATE WITH MANUFACTURER FOR INFORMATION.

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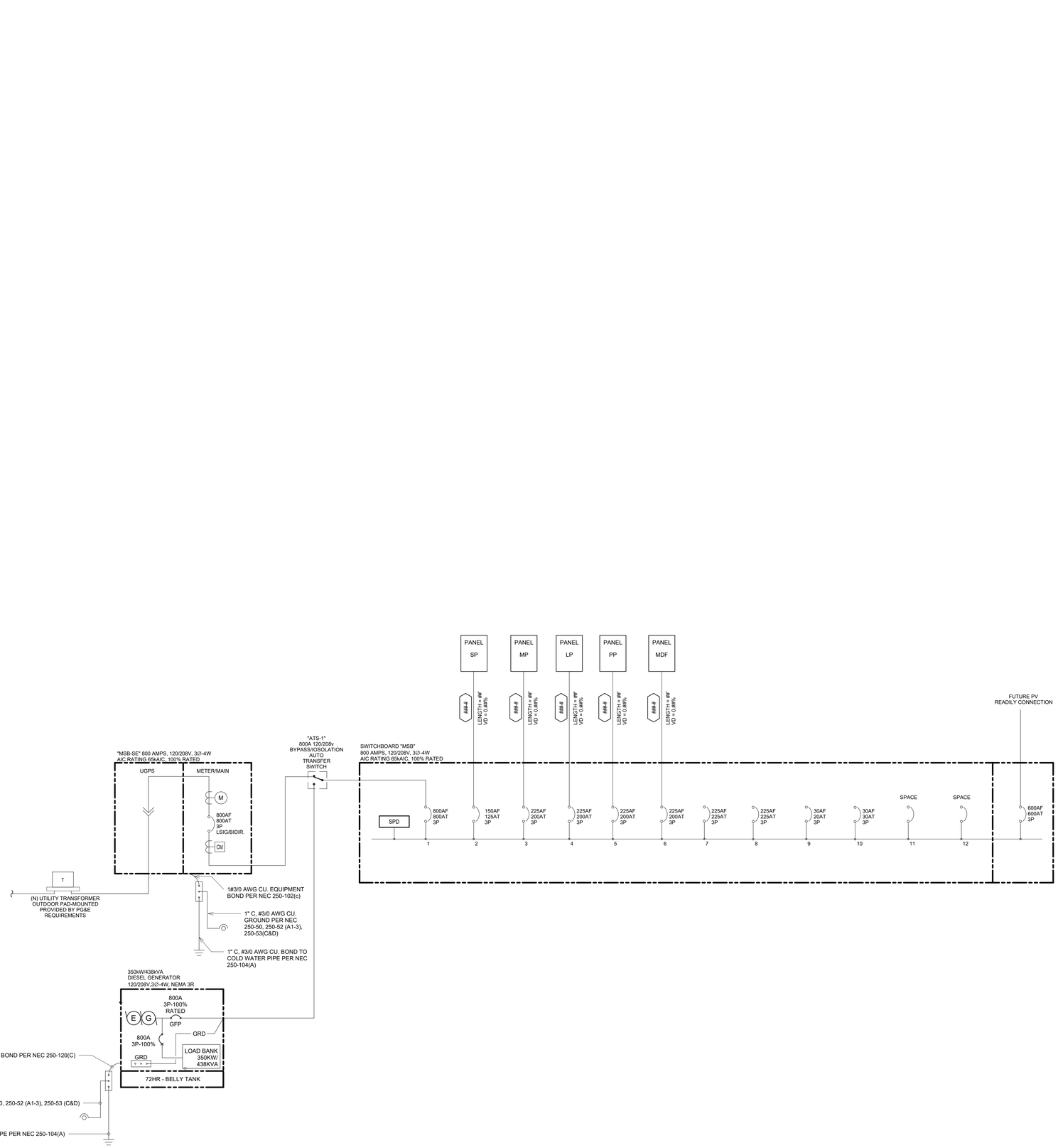
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	1/8" = 1'-0"

ELECTRICAL
MECHANICAL POWER
ROOF PLANS

E2.13



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LANDSCAPE ARCHITECTURE PLANNING

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1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

Developed for
GRIFFIN STRUCTURES, INC.

Revision

Date

Submittal

Date

70% SCHEMATIC DESIGN 03/10/2026
100% SD / BRIDGING DOCS 03/26/2026

Job Number	33236
Checked By	Checker
Scale	12" = 1'-0"

ELECTRICAL SINGLE LINE DIAGRAMS

E5.00

IRVINE • SACRAMENTO • SAN DIEGO • SAN JOSE • DALLAS • SAN ANTONIO

City of Gilroy
Santa Teresa Fire Station

100% SD / BRIDGING DOCUMENTS BASIS OF DESIGN

April 03, 2026

City of Gilroy
Gilroy, California

Project No:

C33236

Developed by:

LPA, Inc.

PROJECT TEAM

Owner:
City of Gilroy
7351 Rosanna Street
Gilroy, CA 92618
P: 408.846.0277

Construction Manager:
Griffin Structures, Inc.
1 Technology Dr,
Building I, Suite 829
Irvine, CA 92618
P: 949.497.9000

Architect:
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5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Landscape Architect:
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P: 949.260.1001

Structural Engineer:
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Civil Engineer:
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Mechanical / Plumbing Engineer:
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5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Electrical Engineer / Lighting:
LPA, INC.
5301 California Ave.
Suite 100
Irvine, CA 92617
P: 949.260.1001

Geotechnical Engineer:
Geocon Consultants, Inc.
6671 Brisa Street
Livermore, CA 94550
P: 925.371.5900

Geocon Project No. E9213-04-06

001 SUMMARY OF WORK

A. GENERAL DESCRIPTION

The Project consists of a new 6,500 – 7,000 square foot one-story, all-electric fire station building which includes two fire truck bays, administrative offices, individual dormitory rooms, kitchen, shared living area, fitness and support spaces on an approximately 1.36 acre site at the southeast corner of West Luchessa Avenue and Miller Avenue in Gilroy, CA. The project address provided at this time is 1330 West Luchessa Avenue. Site improvements include secured staff parking, public/visitor parking, an emergency generator, a roofed trash enclosure, perimeter wall, and vehicular gates. There are 2 alternates included as part of this Project; see list on Drawing Sheet G0.20.

B. DESIGN-BUILD NOTES

1. These bridging documents establish the basis of design for the project. Items shown, depicted, described, suggested, implied, referenced, or otherwise conveyed in any manner within these documents shall be incorporated into the Design-Build Entity's (DBE) final design, engineering, and construction without additional cost to the City. The DBE shall resolve all discrepancies, omissions, schematic details, or conflicts in a manner consistent with the owner's program, spatial, and functional intent, whether expressly shown or implied in the bridging documents. At no point shall the DBE's final design omit, reduce, substitute, or alter any space, furnishing, system, feature, or element depicted, described, referenced, or otherwise conveyed in the bridging documents, except with the prior written approval of the City or Construction Manager specific to said item, and such approval shall not constitute grounds for additional compensation or time unless expressly authorized in writing by the City. Where discrepancies exist among the bridging documents, the DBE shall assume and carry the most stringent and comprehensive interpretation of the requirement and shall not have grounds to request additional compensation or time for doing so. The DBE shall not rely upon the preliminary nature of these documents to assert claims for additional compensation or time. The DBE is solely responsible for ensuring that the final design is fully compliant with all applicable codes and requirements of authorities having jurisdiction, constructible, coordinated across all disciplines, and consistent with the owner's program intent. Utility layouts depicted in the bridging documents are diagrammatic only. The DBE is fully responsible for finalizing the design, engineering, and coordination of all utility services directly with the provider, including submitting complete applications and securing approvals and permits from the serving utilities and authorities having jurisdiction (permit fees to be paid by the City).

2. The DBE shall ensure that all utility services are designed, coordinated, and installed in a manner that meets the project schedule and supports timely occupancy.in the event of conflicts between these documents, the interpretation most consistent with the owner's program intent shall govern. The DBE shall provide all design, labor, materials, equipment, supervision, and systems required to furnish and install the project consistent with these requirements. No omission or ambiguity in the bridging documents shall relieve the DBE of its obligation to deliver a complete, fully functioning, and code-compliant facility. For purposes of this disclaimer, "bridging documents" means all plans, specifications, basis of design narratives, reports, and exhibits issued by the owner as part of the procurement package.

3. These Criteria/Bridging Documents: (a) reflect a design that is preliminary, incomplete, and conceptual in nature; (b) will undergo material development and change as the design is refined into Construction Documents by others; (c) contain unresolved design issues that may impact the Cost of the Work and the Project schedule; and (d) were prepared solely for the purpose of establishing the basis of design for further design development. The Design-Builder shall include appropriate contingencies and other allowances for changes to the Cost of the Work or Project schedule resulting from evolution of the design, cost estimating, Owner changes, changes required by authorities having jurisdiction, constructability reviews, trade subcontractor input, and other

circumstances (expected and unexpected) that may impact the cost or time required to perform the Work.

4. The contents of the RFP package are included with product references for use as the basis of the Design-Build Entity (DBE) to use as the basis for system selection and design. Alternate products and systems will be considered for the savings value, system performance and aesthetic. Proposed alternates shall be provided at the time of bid for evaluation by the owner, owner's representative and the architect.

C. AREA SUMMARY

Building Area:	6,687 SF
Covered Area + Roof Overhang:	2,252 SF
(Building Dept. Area	8,939 SF)
Site Development:	± 1.36 AC

The Main Building construction is **Type V-B,** fully sprinklered according to NFPA 13

D. OCCUPANCY TYPE

Nonseparated Occupancies including B, R-2 & S-2

E. PROJECT DELIVERY METHOD

Design/Build is the delivery method for the project.

F. AHJ PROCESSING REQUIREMENTS

1. DBE is responsible for obtaining necessary permits on all aspects of the project including grading, building (city, county & HCD), utilities, CARB, etc. for the entirety of the project.

G. ALTERNATES

1. See list of Alternates on Drawing Sheet G0.20.

END OF SUMMARY OF WORK SECTION

002 CODES AND STANDARDS

A. GENERAL DESCRIPTION

This Project will comply with 1) all the current building codes in the State of California and American Disabilities Act and 2) in accordance with the Essential Services Seismic Safety Act

The project shall be designed to the current edition of the adopted Title 24 C.C.R. codes expected to be the 2025 editions.

B. MUNICIPAL / STATE BUILDING CODES AND STANDARDS

- California Building Standards Administrative Code, Title 24 C.C.R., Part 1
- California Building Code (CBC), Title 24 C.C.R., Part 2
- California Residential Code (CRC), Title 24 C.C.R., Part 2.5

- California Electrical Code (CEC), Title 24 C.C.R., Part 3
- California Mechanical Code (CMC), Title 24 C.C.R., Part 4
- California Plumbing Code (CPC), Title 24 C.C.R., Part 5
- California Energy Code, Title 24 C.C.R., Part 6
- California Fire Code (CFC), Title 24 C.C.R., Part 9
- California Green Building Standards (Calgreen), Title 24 C.C.R., Part 11
- California Referenced Standards, Title 24 C.C.R., Part 12
- ADA Standards for Accessible Design
- Title 19 C.C.R., Public Safety, State Fire Marshal Regulations
- Gilroy City Code, current through Ordinance 2025-11, passed December 8, 2025

C. PARTIAL LIST OF APPLICABLE STANDARDS

- ASHRAE Standard Ventilation
- ASHRAE Standard Thermal Comfort
- NFPA 13 Automatic Sprinkler Systems (CA Amended)
- NFPA 14 Standpipe Systems (CA Amended)
- NFPA 20 Stationary Pumps
- NFPA 24 Private Fire Mains (CA Amended)
- NFPA 72 National Fire Alarm Code (CA Amended)
- NFPA 80 Fire Door and Other Opening Protectives
- NFPA 2001 Clean Agent Fire Extinguishing Systems

Reference Code Section for NFPA Standards.
See Chapter 35 for the State of California Amendments to NFPA Standards.

D. LEED

None required.

END OF CODES AND STANDARDS SECTION

003 - SITE PLANNING

A. EXISTING SITE

The project site is approximately 1.36 acres within the City of Gilroy, County of Santa Clara. It is a vacant lot with some vegetation. There is a grade difference of approximately 8 feet from the southwest corner of the site to the northeast corner. The site is surrounded by an undeveloped residential lot to the south and east, and existing street improvements to the west and north.

Cad files of the existing topography and the surrounding street improvements were provided by the City of Gilroy.

A draft geotechnical investigation report was prepared by Geocon Consultants, Inc., Project No. E9213-04-06 dated January 09, 2026.

The project proposes to utilize City of Gilroy standards for onsite improvements (if applicable). Offsite improvements are not anticipated.

B. DEMOLITION

Clear and grub existing vacant lot and remove existing vegetation.

C. GRADING/EARTHWORK

Refer to the Draft Geotechnical Investigation Report for over-excavation, pavement sections, and utilities trenching and bedding recommendations.

Proposed grades shall support the building access, fire apparatus road, parking circulation, and drainage designs. Along ADA accessible path-of-travel, longitudinal grades shall not exceed 5%, and cross slopes shall not exceed 2%. ADA accessible ramps into the building shall meet the requirements of the 2022 Access Compliance Advisory Manual. Hardscape areas adjacent to buildings shall be sloped 2% maximum away from the building. Planting areas adjacent to buildings shall be sloped 5% minimum away from the building.

D. EXTERIOR IMPROVEMENTS

1. Parking lot will be paved in asphalt. Thickness of asphalt pavement and base material shall be per Geotechnical Engineer's recommendation.

2. Onsite hardscape will include curb, gutter, vehicular concrete paving and pedestrian concrete paving. Pedestrian and vehicular concrete paving will be Portland Cement paving. Thickness of concrete pavement and base material shall be per Geotechnical Engineer's recommendation.

3. Finish on concrete to be medium broom and Top Cast. Include both natural gray concrete and integral colored concrete by Davis Color. Speed dowels should be from Sika Corporation. Provide dowel connections at all exterior doors. Include mix designs. All concrete to be sealed with lithium-based sealer.

4. ADA detectable warning tiles (12" x12" precast concrete tiles from Wausau Design) and pavement markings are to be installed. Parking lot pavement markings are to be water emulsion-based traffic paint.

5. MOTORIZED GATE OPERATOR
   Provide a HySecurity SlideDriver II SD50 for the gate operator. Provide photo-eye safety beams, edge sensors in-pavement traffic loops, and other safety and security features per UL325. Gate to be custom tubular steel with expanded metal inserts and painted with a high-performance coating. Expanded metal inserts basis of design: APEX01 Expanded Mesh by Amico Architectural Metals. Keypad access at south entry.

6. TUBE STEEL GATES
   Tubular Steel Gates: 2" x 2" x 12ga. gate frame and rails with expanded metal inserts (basis of design: APEX01 Expanded Mesh by Amico Architectural Metals). 6' height, 4X4X1/4" fence and pedestrian gate posts;. Powder coat finish. Color: Black Stone (MP33348) by Matthews Paint Company. All egress swing gates to have accessible hardware with ¼" thick plate and panic hardware.

7. EMERGENCY GENERATOR AND TRASH ENCLOSURE GATES
   3" x3" x 1/4" Steel L frame with expanded metal inserts (basis of design: APEX01 Expanded Mesh by Amico Architectural Metals) for 5' wide leafs. 2 high-capacity hinges (Brookfield i-8500 series) per leaf, Polyurethane coating system.

8. SITE FURNISHINGS
   a. Flagpoles, 30-foot tall, internal halyard and clear anodized finial ball from American Flagpole. Flag to be 5'x8'
   b. Bike racks, Landscape Forms, Ring rack, stainless steel, embedded.
   c. Bike Locker, Dura Bike Locker, model DL2 locker, powder coated, U-Lock/padlock handle. Provide space for two bikes.
   d. Dining Table (OFOI) – Landscape Forms Steelhead Table, powdercoat finish
   e. Dining Chairs (OFOI) – Landscape Forms 21 Chair

9. PEDESTRIAN LIGHTING
   See Lighting BOD.

10. PLANTING PREPARATION
    Scrape and stockpile upper 12" of topsoil. Amend all planting areas as recommended by Agronomic Soil Test results.

11. LANDSCAPE IRRIGATION SYSTEM
    Rain Bird 1800-SAM-PRS series spray heads with 5F-B bubblers for all trees located within shrub areas, provide two bubblers per tree. Rain Bird EFB-CP-PRS-D valves for all non- drip valve assemblies. Rotor heads shall be Hunter I-20 and Hunter I-25. Rain Bird XCZ series drip valve assemblies for all drip valves. KBI swing and spring check valves used when elevation difference exists between valves and zones, check valves shall also be used as required to prevent low head and low area drainage. Rainbird Smart Irrigation Controller with rain shut-off device. Data Industrial flow sensor at POC with Superior Model 3100 series master control valve. Toro DL200 drip tubing within all shrub planters. 3M DBR/Y-6 wire connectors for all wire connections. Sheathed #12 detection wire to be included along main line runs.

12. LANDSCAPE PLANTING
    48" box trees and 36" box trees. 15-gallon, 5-gallon, and 1-gallon shrubs. Root barriers from Deep Root- UB24-2. Duckbill anchoring system/triple stake trees. 3" layer of shredded bark mulch from Whittier Fertilizer. Bioretention soil, (Sandy Loam) 18" deep and percolation rate of 5 in/hour minimum from TMT Enterprises.

13. LANDSCAPE PLANTERS
    Basis of design: Kitsap Aluminum Modular Planter Walls by Tournesol. Finish: Powder-coat metal. Color: Pitched Satin.

14. SITE HANDRAILS
    Provided as required by code and per plan. Color: Black Stone (MP33348) by Matthews Paint Company.

15. COBBLE:
    4"-6" river rock as required at bio retention planter pipe outfalls and drain inlets.

16. LANDSCAPE MAINTENANCE
    90-day maintenance period.
    0
17. SUB-DRAINAGE SYSTEMS
    9"-12" drains provided for all landscape areas.

E. WET UTILITIES

1. Water Service
   There will be a new water service connection to the existing waterline in Luchessa Avenue. New water meter and reduced pressure backflow preventer shall be installed. A new 3-inch domestic water line will be connected to the existing domestic water lateral in Luchessa Avenue. Service will be extended to the new plumbing POC at the proposed building and the trash enclosure area. Domestic water pipes shall be PVC (SCH 80) for pipes sizes smaller or equal to 3" and PVC (DR-18) for 4" and up. Gate valves and thrust blocks shall be installed per City of Gilroy Water Department standards.

2. Fire Water Service
   There will be a new fire water service per the City of Gilroy Fire Department for the project. A 4-inch fire line is proposed and connected to the existing 4-inch fire water lateral in Luchessa Avenue. One double detector check assemblies with a 2-way fire department connection (FDC) will be installed. One fire hydrant with 1-4" and 2-2.5" outlets is also proposed. Fire water pipes shall be C900 PVC (DR-14).

3. Sanitary Sewer System
   A new sanitary sewer service lateral will be connected to the existing 4-inch sewer lateral behind the sidewalk in Luchessa Avenue. It is assumed that this existing sewer has the capacity to receive sewer flow generated from the proposed development and is deep enough so that gravity flow can be maintained.

   The roofed trash enclosure runoff will be directed to the onsite sanitary sewer system.

   Wash water from the exterior vehicle washdown area will be directed to a sand/oil separator before discharging into the onsite sanitary sewer system via a Fox Drain system.

   Sanitary sewer pipes shall be PVC (SDR 35) installed with slopes equal to or greater than 1 percent minimum. Sewer cleanouts shall be installed at changes in pipe direction and at intervals of 100 feet maximum.

4. Storm Drain System
   Stormwater treatment shall comply with the City of Gilroy requirements and C.3 Stormwater Handbook.

   Hydromodification is anticipated because of the increase in impervious areas from the existing condition.

   Since infiltration is feasible based on the percolation test results shown in the Geotechnical Report, bioretention basins without underdrains are proposed to allow some storage and infiltration into the native soil. Location of these basins such as setbacks from the Right-of-Way, Structure's footing etc., has to be reviewed and approved by the Geotechnical Engineer. Other infiltration BMPs such as subsurface infiltration systems utilizing underground pipes or vaults to store and infiltrate runoff can also be an alternative.

   The proposed development will capture the majority of the storm runoff through drain inlets and catch basins. Drain inlets/catch basins will be installed at various locations in the landscaped areas. Runoff will be treated through infiltration BMPs before discharging into the existing public storm drain system in Luchessa Avenue.

Storm runoff from the exterior vehicle washdown area will be directed to the onsite storm drain system with a Fox Drain system.

Onsite storm drain conveyance shall be PVC SDR 35 for pipe sizes 4" to 10" and HDPE for pipe sizes 12" and up. Drain inlets shall be precast concrete or HDPE and will range from 6-inch round to 24" square grates. Planter drains shall be 4-inch or 6-inch round black atrium drains. Storm drain cleanouts shall be installed at changes in pipe direction and at intervals of 100 feet maximum. Drain basins shall be installed in lieu of cleanouts for pipes larger than 12".

F. EROSION CONTROL

BMP's (Best Management Practices) and erosion control requirements will be stipulated on the Erosion Control Plan, to be prepared by the design consultant.

Since the limits of disturbance exceed 1-acre, a Storm Water Pollution Prevention Plan (SWPPP) will be required, to be prepared by the design consultant.

The Design-Build Entity shall be required to employ the services of a Qualified SWPPP Practitioner (QSP). The QSP shall be required to download copies of the approved SWPPP from the State and will be responsible for implementation and enforcement of the SWPPP and the Erosion Control Plan during construction.

Within 90 days of construction completion, the Design-Build Entity's QSP shall electronically file a Notice of Termination, NOT, to the State Water Board's SMARTS system.

END OF SITE PLANNING SECTION

004 STRUCTURAL SYSTEMS

A. GENERAL

1. The building must be designed to meet the requirements for an essential services building (risk category IV) as required by the 2025 CBC. While the below provides suggested structural systems, the design team is responsible for choosing a system that adequately addresses the final design with consideration of long-term serviceability and structural durability. Wood structural systems are not considered an acceptable alternative.

B. GRAVITY SYSTEMS

1. Foundation System

Refer to the owner-provided, draft geotechnical investigation report by Geocon Consultants Inc., Project No. E9213-04-06 dated January 09, 2026. The building may be supported by shallow foundations designed to allowable pressures provided in the geotechnical report. However, the final building layout and loading should be evaluated by the geotechnical engineer to ensure the recommendations provided in the report are adequate. The ground floor slab-on-grade is expected to be a conventional reinforced 5" slab-on-grade typical and 10" thick in the apparatus bays but should be confirmed by the structural engineer.

2. Framing System
It is anticipated that the roof framing will be constructed out of light-gauge steel and structural steel supporting metal deck. However, alternative framing systems may be chosen based on the final layout and design of the new building and should include consideration of life-cycle costs, resilience, and constructability. Wood construction is not an acceptable alternative.

C. LATERAL SYSTEMS

The primary lateral system is anticipated to be light-framed metal framing with steel sheets or Special Steel Moment Frames. However, alternative framing systems may be chosen based on the final layout and design of the new building and should include consideration of life-cycle costs, resilience, and constructability. Wood construction is not an acceptable alternative.

D. NONSTRUCTURAL COMPONENTS

Nonstructural components are to be designed and anchored per the requirements of the 2025 CBC and ASCE 7-22 Chapter 13. All architectural, mechanical, electrical, plumbing, fire protection, audio/visual systems, etc., must be anchored per code requirements and utilizing an importance factor equal to 1.5.

E. LOADS

LIVE LOADS
Per CBC, Section 1607.

WIND LOADS
Per CBC, Section 1609
Risk Category IV

LOAD COMBINATIONS
Per CBC, Section 1605

SEISMIC LOADS
Per CBC, Section 1613

SEISMIC LOADS DESIGN FACTORS (PER GEOTECHNICAL REPORT)	
S_S	1.83g
S_1	0.68g
S_{DS}	1.32g
S_{D1}	1.34g
Site Class	Default
Risk Category	IV
Importance Factor, I	1.5

F. MATERIAL PROPERTIES

1. Concrete: All Structural concrete mixes shall be Type II/V cement. All structural concrete shall have a minimum compressive strength at 28 days as follows:

CONCRETE	
Foundations	f'c = 4,000 psi minimum (145 pcf)
Concrete on metal decks	f'c = 3,000 psi minimum (115 pcf)
Slab-on-Grade	f'c = 4,000 psi minimum (145 pcf)
Columns, Slabs, Beams & Shear Walls	f'c = 4,000 psi minimum (145 pcf)

2. Structural Steel: All Structural steel shall be ASTM A992, Grade 50, unless noted otherwise.

STRUCTURAL STEEL	
Steel Angles and Channels	ASTM A992, Grade 50 (Fy = 50 ksi)
Structural Tubes (Rectangular and Round)	ASTM A500, Grade C (Fy = 50 ksi)
Structural Pipes	ASTM A53, Grade B (Fy = 35 ksi)

BOLTS	
Structural Bolt	Bolt connections shall be A325X bolts unless noted otherwise.
Gravity Column Anchor Bolts	ASTM F1554, Grade 36
Seismic Column Anchor Bolts	ASTM F1554, Grade 55

ELECTRODE STRENGTH
E80XX (Reinforcing Steel)
E70XX (Structural Steel)

END OF STRUCTURAL SYSTEMS SECTION

005 BUILDING EXTERIOR

A. EXTERIOR WALLS

1. Exterior walls shall conform to structural engineering criteria for framing. All framed exterior walls shall have full thickness batt insulation with 1" foil faced polyiso continuous insulation (CI) with 16 GA Zee girts with 5/8" exterior gyp sheathing at the exterior wall face, or equal. Exterior wall assemblies shall have R21 min insulation.
2. CMU wall construction basis of design:
   a. Manufacturer: Orco Block
   b. Product: 8x4x16 Shot Blast Block
   c. Finish: Indio Gray
3. CMU wall mounted signage:
   a. 10" high metal pan channel letters for building identification.
   b. Color: Black Stone (MP33348) by Matthews Paint Company.
4. Exterior Plaster. Design based on smooth texture applied over metal lath.
   Plaster system basis of design: Parex Armourwall 300 Krak-Shield with WaterMaster
   a. WRB: WeatherSeal Spray & Roll-on
   b. Plaster Slip Sheet: Building paper, JumboTex 60 min.
   c. Base Coat: Parex Fiber-47
   d. Admixture: Parex Adacryl
   e. Primer: Parex PrimeShield
   f. Coating: Parex DPR Coating
   g. Finish: Parex Image Smooth (VE Alternate - Parex DPR Standard Finish 533 Sand Smooth.)
   h. Paint Color: Reserved White (SW7056) by Sherwin Williams.
   i. System Warranty: 10 years min.

5. Aluminum window wall & storefront systems. Factory finish Arcadia. Pre-finished frame color: (AB-8) Black.
   a. Glazing (GL-1) basis of design: High performance Low-E insulated glazing (1" thick): U=0.29, SHGC=0.24, Viracon VZRE1-46 or similar.
   b. Storefront System basis of design: Arcadia System AFG451T (2"x4 1/2" Offset Glazing)
   c. Operable Casement and Fixed Window system basis of design: Arcadia System T200E.

B. ROOF

1. Roofing assembly basis of design is metal roof over roof underlayment over the roof deck assembly.
   a. Manufacturer: AEP Span Span-lok with SpanSeam 180O Seam, 12" coverage, 22 GA,
   b. Color: Cool Matte Black,
   c. Finish: Fluropon.
   d. Roof underlayment: AEP Span "Underlayment HT",
2. Roof mechanical wells: Fully adhered single-ply PVC roof over roof deck assembly. Roof covering Fire Resistance Classification: Class A. California Cool Roof System insulation thermal value (R) minimum of 30 using rigid insulation. Sarnafil G410-18 Feltback fiberglass reinforced membrane.
3. Manufacturer will supply to the owner a 30 years non-dollar limit edge warrantee. Warrantee must be non-pro-rated and must cover all labor and all material installed from the deck up.
4. Flashing, fascia, gutter assembly and miscellaneous roof metals to be prefinished to match Black Stone (MP33348) by Matthews Paint Company.
5. Min R value at roof: R30

C. DOORS/FRAMES

1. Exterior Doors
   a. Entrance doors with sidelight are a 8'-0" tall aluminum storefront window system with 1" insulated glazing.
   b. Entrance doors to be pre-finished 8'-0" tall aluminum framed doors, with wide stile (5" wide)
   c. Fire Apparatus Bay front and rear doors shall be motorized sectional steel doors with Lift Clearance Track, prefinished (equal to Overhead Door Corp. Model 521 with SolarBan 70XL Argon Filled glazing).
      1) Controls for the doors shall be installed in common control panels with controls at two locations for parallel control arrangement. Front doors shall have both individual controls and a single button to open both front doors simultaneously.
      2) Motor shall be equal to Overhead Door Corp. Model RSX with the fastest available opening speed for front App Bay doors.
2. Interior Doors
   a. Interior doors to be 8'-0" tall aluminum knock down frames with solid-core, flush wood, custom grade, closed-grain hardwood veneer face with clear sealer.
   b. Knockdown door frames to be clear anodized finish.
   c. Sidelites at interior doors shall have ¼" clear tempered glazing, set in aluminum knock down frame, to match door frames.
3. Door Hardware
   a. All door hardware shall meet ADA requirements and shall have a brushed aluminum finish or satin chrome finish as available on each item.
   b. All exterior entrance doors shall have card readers for access control.
   c. Doors in stipulated STC rated walls shall be provided with automatic door bottoms.

END OF BUILDING EXTERIOR SECTION

006 BUILDING INTERIOR

A. GENERAL DESCRIPTION

1. The building will be designed in accordance with the Essential Services Seismic Safety Act and is classified under Risk Category 4. All detailing for ceilings, millwork, partition types, and equipment installation will be designed to comply with the required increased importance factor (similar to Healthcare or DSA project, not a typical Office project).
2. All interior walls shall be 5/8" Type 'X' gyp board with level 4 painted finish, over 4" metal studs typically, unless noted otherwise.
   a. Provide cement backer board at tile installations. If interior partitions are full height, studs & gypsum board to be on both sides full height, with sound attenuation insulation.
   b. Provide moisture-resistant gypsum board in restrooms, shower rooms, and decontamination room where tile is not specified.
   c. At all Corridor/Hallway walls and other high-traffic locations, gypsum board shall be high-Impact type to 8'-0" min. Corners to be square with corner bead and corner guards to be provided as noted on the Finish Plan.
   d. Dorm rooms shall be separated from other spaces by providing wall and ceiling construction with min 50 STC rating.

B. FLOORING FINISH MATERIALS

1. Polished Concrete (PC-1):
   Location: Dorms, Day Room, Laundry, Kitchen, All Offices, Storage Rooms, Corridors, Restrooms.
   Specification Requirements: CPC (Concrete Polishing Council) Aggregate Exposure: B.
   CPC Finish Gloss Finish: Satin
   Provide PROSOCO "Consolideck System", or equal.
   DCOF (wet): 0.42 min

2. Polished Concrete (PC-2):
   Location: Apparatus Bays, Turnout Gear, Workshop, Medical Storage.
   Specification Requirements: CPC Aggregate Exposure: ACPC Finish Gloss Finish: Flat
   Provide PROSOCO "Consolideck System", or equal.
   DCOF (wet): 0.42 min

3. Sheet Resilient Flooring (RF-1):
   Location: Showers / Decontamination
   Specification requirements: Sheet Width: At least 78 inches wide, Thickness: 0.08-inch (2.0mm) and 0.12-inch (3.0mm) Shore A Hardness: At least 85, when measured in conformance with ASTM D 2240. Color: Product Options indicated on the Drawings or selected by the Architect. Seaming Method: Heat welded. Weld Rods: Manufacturer's standard solidified adhesive welding rod. Base: Integral flash cove. Finish: Equal to Altro Aquarius Wet Room Flooring.

4. Rubber Sports Flooring (RB-1):
   Locations: Weight Room
   Specification requirement: 24" square x 3/8" thick 2/3 of total area. Equal to Johnsonite Triumph sports flooring.

5. Sealed Concrete (SC-1)
   Locations: Electrical Room, Fire Riser, and Air Compressor.

Specification requirements: Concrete sealer shall be a water-based non-staining dissipating translucent resin conforming to ASTM C309, Type 1, Class B, and ASTM C1315, Type 1, Class B
Provide Euclid Chemical "Super Aqua-Cure Vox", or equal.

6. Static Dissipative Flooring with Electrical Grounding (SDT):
Location: MDF.
Specification requirements: Armstrong Excelon SDT 12" x 12".

C. BASE TYPES

1. Everywhere U.N.O. (B-1) - 4" rubber cove base

2. Apparatus Bays and Turnout (B-2) - 4" Metal cove base

3. Showers / Restrooms (B-3) - 4-6" coved / bullnose tile base

D. WALL FINISHES

1. Eggshell - Gloss Paint (P-1, P-2, P-3) TYP – Eggshell finish, typical; allow for (2) accent colors. Dark wall colors to have Level 5 Finish, all other walls Level 4. Semi-gloss paint at Restrooms. Gloss paint at trim.

2. Porcelain Wall Tile (T-1) – Kitchen –Tile at backsplash, see finish plan for locations. Mfg: Crossville, Series: Size: 4" x 16".

3. Wall Protection Systems (WP-1) - at Apparatus Bay and Turnout Gear walls. Inpro, Koroseal or C/S Group Acrovyn or equal. 4" to 48" AFF. Include all trim pieces for installation.

4. Shower Wall Panels (WP-2):
Locations: Restrooms / Showers - 8'-0" high at all walls. Altro Prism Decorative Shower Walls. Trim per manufacturer.

5. Mirrors:
Fitness room–starting at +4" to +8' -0" on one (1) wall.

Corner Guards (CG) – Provide at each location per plan - 2"x2" Stainless Steel corner guards to 8'-0" high.

6. Acoustical Wall Paneling (AWP-1) – 1" thick Upholstered wall Treatment in the Weight Room and Day Room. Specification by Fabritrak or equal.

7. Janitor closet and Decontamination (FRP) – Fiberglass reinforced plastic wall protection panels at all walls, unless otherwise noted. Provide full height.

E. CEILING FINISHES

1. ACT-1 Acoustical Suspended Ceiling System:
Location: Per Plan
Specification requirements: Moderate acoustical performance such as Armstrong Fine Fissured or USG Mars, 2'x4' with 15 /16" Suspension grids at 10'-0" high. All walls will penetrate grids.

2. Exposed Metal Deck:
Location: Per Plan

Specification requirements: Paint all exposed elements white

3. GYP-1 Gypsum Board Ceilings and Soffits:
   Location: Per Plan
   Finish is eggshell paint, match P-1.

4. GYP-2 Water and Mold Resistant Gypsum Board:
   Location: Per Plan (at Restrooms & Showers, and other wet areas)
   Specification requirements: Finish is semi-gloss paint, match P-1.

F. CASEWORK

1. Kitchen 104:
   a. Wood base, upper and tall cabinets, stainless steel countertops with front edge lip to catch water and integral backsplash. Combination adjustable shelves and storage drawers, and custom pull out trash hardware. See Floor Plan for additional casework information.
2. Laundry/Janitor 108:
   a. Plastic laminate all base and upper cabinets, solid surface countertops with front edge lip to catch water and integral backsplash. Combination adjustable shelves and storage drawers.
3. Non-rated Corridor 107:
   a. Plastic Laminate all base and upper cabinets, Plastic Laminate Tops. Combination Adjustable shelves and storage drawers.
4. All restrooms:
   a. Restroom countertops, Solid surface with undermount porcelain sink and removable plumbing shield.
5. Dorms 112, 113, 114, 115, and 116:
   a. Plastic laminate countertop and tall storage closets with clothing rod and adjustable shelves.

G. RESTROOM ACCESSORIES

1. Restroom accessories:
   a. Bobrick or eq.
   b. Full WIDTH MIRRORS AT SINKS.
2. Phenolic shower benches- ACCESSIBLE AND STANDARD, SHOWER RODS/CURTAINS.
3. Utility shelves in each restroom. 5” x 16”.

H. FIXTURES AND EQUIPMENT

1. See Equipment plan and schedule, OFOI, CFCI as noted.
2. All residential appliances to be Energy Star Certified.
3. Metal Shelving: Per Plan

I. ARCHITECTURAL MISCELLANEOUS

4. Window shades: See locations on Equipment / Furniture Plan
5. Metal Shelving: See locations on Equipment / Furniture Plan
6. Marker Boards: See locations on Equipment / Furniture Plan

END OF BUILDING INTERIOR SECTION

007 MECHANICAL SYSTEMS

A. GENERAL DESCRIPTION

The new mechanical systems for this project are anticipated to be all-electric and will primarily provide conditioning via variable refrigerant flow (VRF) heat recovery condensing units coupled with indoor fan coils serving the various zones.

1. Design Criteria/Design Calculation Guidelines

a. Project Location & Climate

Gilroy, CA
California Climate Zone: 4

Latitude:	37° North
Longitude:	121.6° West
Elevation:	194’
Cooling Design Temperature:	105°, 70° MCWB (0.1%)
Wetbulb Design Temperature:	72° (0.1%)
Heating Design Temperature:	28° (0.2%)

b. Indoor Design Conditions, Office Areas

People:	250 gross square feet per person
Lights:	0.60 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)

c. Indoor Design Conditions, Main Entry Lobby

People:	100 gross square feet per person
Lights:	0.70 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

d. Indoor Design Conditions, Dorm Rooms

People:	120 gross square feet per person
Lights:	0.40 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Interlock:	Provide new window sensor for operable window to setback VRF fan coil temperature setpoint when window is in open position.

e. Indoor Design Conditions, Weight Room

People:	100 gross square feet per person
Lights:	0.50 watts/square foot
Equipment:	0.25 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.
Interlock:	Provide door sensor for sectional door to reduce HVAC flow and temperature setpoints when door is in open position.

f. Indoor Design Conditions, Kitchen

People:	40 gross square feet per person
Lights:	0.95 watts/square foot
Equipment:	1.00 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

g. Indoor Design Conditions, Dining / Day Room Areas

People:	35 gross square feet per person
Lights:	0.40 watts/square foot
Equipment:	0.50 watts/square foot
Temperature:	Summer – 78°F (± 2°F) Winter – 62°F (± 2°F)
Humidity:	No direct humidity control required
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)

h. Indoor Design Conditions, Laundry/Janitor

People:	100 gross square feet per person
Lights:	0.45 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 74°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	30% greater than required by CMC (ASHRAE 62.1)
Exhaust:	Space to be negative relative to adjacent spaces.

i. Indoor Design Conditions, Decontamination

People:	100 gross square feet per person
Lights:	0.45 watts/square foot
Equipment:	0.75 watts/square foot
Temperature:	Summer – 78°F (± 2°F) Winter – 70°F (± 2°F)
Humidity:	No direct humidity control required.
Ventilation:	100% OSA
Exhaust:	100% exhaust from space sized for 10 air changes per hour.

j. Indoor Design Conditions, Turnout Gear

Lights:	0.45 watts/square foot
Exhaust:	10 air changes per hour
Makeup Air:	100% of exhaust air, make-up from gravity intake hoods.

k. Indoor Design Conditions, Apparatus Bay

Lights:	0.65 watts/square foot
Exhaust:	Direct connections to truck exhaust (Plymovent system, or similar)
Makeup Air:	100% of exhaust air, make-up from gravity intake hoods.
Heat:	Provided by infrared heaters (Infratech WD-60, or similar).

l. Indoor Design Conditions, Restrooms

Lights:	0.60 watts/square foot
Exhaust:	Greater of 100 cfm/fixture or 10 air changes per hour
Makeup Air:	100% of exhaust air, make-up from adjacent spaces. Restrooms with door sweepers to have transfer boots with ceiling grilles on each side of the full height wall to allow transfer air.

2. Zoning

Each fan coil unit (zone) will be dedicated to a unique room, building orientation, floor level, and interior use. On average, there will be one fan coil zone per 1000 sf. Dorm rooms, offices, and unique uses will have dedicated fan coil zones. Up to three perimeter offices will be served by a single, shared fan coil zone.

3. Energy Conservation Calculations

The HVAC design shall utilize the above design criteria as a basis and shall also comply with the 2025 State of California Energy Code California Code of Regulations (CCR), Title 24 and Building Standards. The performance based "whole building" model compliance approach shall be used.

4. HVAC Equipment

The building will be conditioned by a dedicated VRF heat recovery system with ducted and ductless fan coils throughout the various spaces. Building ventilation to be provided through an energy recovery ventilator unit. All of the mechanical equipment in the building is anticipated to be on emergency power. Alternate mechanical system types will be considered for the building if the above noted design criteria and zoning conditions can be met.

a. Electrical service connections to HVAC equipment will be from dedicated HVAC electrical panels.

b. VRF-1: The building will be conditioned by an approximately 12 ton variable refrigerant flow (VRF) heat recovery condensing unit located on the ground near the electrical room. VRF-1, serving the building fan coil units, will consist of a single condensing module with R-32 refrigerant (Daikin, or similar). The module will be independently powered, anchored and externally isolated using neoprene waffle pads (Mason Super W, or similar), and will have a master controller with BACnet compatibility.

c. ERV-1: The building will have ventilation and exhaust air provided by a 950 cfm energy recovery ventilator unit (Greenheck model ECV, or similar) located on the roof. Ventilation air ducts will be ducted through the building and be coupled with various VRF fan coils in each thermal zone throughout the space. ERV-1 will be paired with VRF-1 fan coils. Return/exhaust air back to the unit shall be fully ducted in the ceiling space via low pressure return ducts to the dedicated outdoor air systems where it will pass over the heat recovery core before being exhausted. ERV-1 will include ECM supply and exhaust fans, heat recovery core, MERV 13 filtration, and BACNet controls. Unit should also be mounted on an acoustic vibration isolation curb (Vibrex VIC-EQ, or similar)

d. VRF Fan Coils (VFC-1 to VFC-11): Each thermal zone in the new building will include a VRF fan coil (Daikin model FXZQ, FXMQ, FXAQ, or equal). The type of fan coil provided in each zone will depend on the requirements of the space – ceiling cassette type for small spaces requiring separate zone control, highwall type for utility spaces with no ceiling, and ducted fan coils for units for large spaces. Each fan coil will have a ventilation air duct coupled with the unit, washable filter (cassettes), MERV 13 filter (ducted units with MERV 13 Air Filter and Cabinet Kit, or similar), factory integral condensate pumps for cassette & ducted units, field mounted condensate pumps for highwall units (Aspen DACA-CP1-1, or similar), 2-row cooling coil, and BACnet controls.

e. Process Cooling Equipment (1-to-1 split systems): Air-cooled mini split systems will provide 24/7 conditioning of MDF and Electrical rooms. Units to use R-32 or R-454B refrigerant.

   i. FC-1 / CU-1: Electrical 121 will be served by an approximately 3 ton highwall ductless fan coil unit (Daikin FTXV36AVJU9 / RXV36AVJU9, or similar).
   ii. FC-2 / CU-2: MDF 123 will be served by an approximately 3 ton highwall ductless fan coil unit (Daikin FTXV36AVJU9 / RXV36AVJU9, or similar).
   iii. FC-3 / CU-3: Decontamination 130 will be served by an approximately 4 ton 100% O/A ducted fan coil unit (Daikin FXMQ48MFVJU / RXTQ48TBVJUB, or similar). This unit will need to be updated to the equivalent R-32 unit as soon as it is available from the manufacturer.
   iv. Condensing units will be located on the roof.

f. Refrigerant Leak Detection: Each VRF zone indicated on the plans shall have a VRF refrigerant leak sensor mounted on a wall within 12" of the finished floor level (Macurco model RD-VRF, or similar).

g. Multi Port Branch Selector Boxes (BS): The building heat will be provided by the VRF system in conjunction with various BS boxes throughout the space (Daikin model BSQ, or similar). The BS boxes will be interlocked with the main VRF system and will have control boards to communicate with the VRF main controller.

h. Refrigerant Safety Shut-Off Boxes (SOV): The refrigerant piping branches of the VRF system will include safety shut-off boxes to limit the amount of potential R32 refrigerant released into the building in the event of a pipe leak in the system (Daikin model SVA, or similar). The SOV boxes will be interconnected with the main VRF system and will have control boards to communicate with the VRF main controller if they have closed due to leakage being detected. The quantity of SOVs required will be determined by the size of the rooms and the amount of refrigerant in each branch.

i. Exhaust Systems:
   1. EF-1: Dryer booster fan, approximately 80 cfm, will be provided for the dryer exhaust in the laundry room (Fantech DBF 4XLT, or similar). Dryer to be controlled via a pressure sensor mounted in the ductwork.
   2. EF-2: Rooftop exhaust fan, approximately 200 cfm, will be provided for the Turnout Gear exhaust (Greenheck CUE or similar).
   3. EF-3: Rooftop exhaust fan, approximately 400 cfm, will be provided for the Decontamination room, restroom 131, and storage 128. (Greenheck CUE or similar).
   4. EF-4: Rooftop exhaust fan, approximately 300 cfm, will be provided for the drying cabinet in the decontamination room. (Greenheck CUE or similar). Fan to be interlocked with drying cabinet.
   5. Apparatus Bay Vehicle Extraction System (VEF-1): The apparatus bay will be equipped with a vehicle extraction system (Plymovent, or similar). The extraction system shall include the following:
      (i) Roof mounted exhaust fan (Plymovent model TEV, or similar). Fan to be equipped with a weatherproof enclosure and pressure sensors for fan activation.
      (ii) A filter housing with MERV 8 pre-filters and 95% final filters

(iii) One long straight rail in each apparatus bay to run the full length of the bay outfitted with 2 hoses per rail, crab return assemblies, balancer, saddle & hose loop for 25ft 4"Ø hose, pneumatic fill valve and grabber nozzle and complete pneumatic circuit for passive release auto crab/trolley return with safety switch. System to be designed for two apparatuses stored in tandem in each bay with the ability to add a third hose to each rail to be able to store three tandem or remove a hose for a single long apparatus.

(iv) Control panel provided to control the vehicle exhaust system. Controls to allow for manual or automatic control of the fan. Control box to also include an alarm device that can be used for status control of the airflow in the exhaust system.

j. Gravity Intake Units:
   1. IH-1: Rooftop gravity intake hood, approximately 2,000 cfm, will be provided for apparatus bay exhaust air makeup (Greenheck GRSI or similar).
   2. IH-2: Rooftop gravity intake hood, approximately 200 cfm, will be provided for the Turnout Gear exhaust air makeup (Greenheck GRSI or similar).
   3. IH-3: Rooftop gravity intake hood, approximately 200 cfm, will be provided for the Decontamination room exhaust air makeup (Greenheck GRSI or similar).

k. Infrared Heaters (IR-1 to IR-6):
   1. Infrared heaters to be provided in apparatus bay along sides of apparatus bay (Infratech WD-60, or similar). A total of 6 heaters anticipated (3 on each side), equally spaced across the length of the bay, and mounted at 12ft above the finished floor.

l. Ceiling Fans:
   1. CF-1: Ceiling fan, 60" diameter, will be provided for the Weight Room (Big Ass Fan Haiku L, or similar). Ceiling fan to include wall controller.

5. HVAC Equipment Additional Notes
   a. The fire station building is considered an essential facility and will have the majority of the mechanical systems on emergency power.
   b. HVAC testing, adjusting and balancing agent will be certified by AABC or NEBB.
   c. HVAC systems commissioning will be provided in accordance with California Energy Code.

6. HVAC Ductwork and Accessories
   a. Comply with SMACNA HVAC Duct construction Standards, Metal and Flexible (SMACNA), Fourth Edition, 2021 and NFPA 90A.
   b. Ductwork shall be galvanized steel with G-90 zinc coating, ASTM A 653, minimum 26 gauge, unless otherwise noted. Assume plenum return air system with limited return air ductwork.
   c. Concealed HVAC supply air ductwork shall be insulated with mineral fiber insulation and ASJ jacket per California Energy Code standards.
   d. Duct silencers shall be provided at main supply and return/exhaust to each ERV unit.
   e. Combination fire/smoke dampers, integrated with area-wide fire alarm, will be provided as required at occupancy separations.
   f. Flexible ductwork shall be provided for final 5-foot connection to supply air diffusers.

7. Grilles and Diffusers
   a. General ceiling supply diffusers to be steel, plaque faced. Ceiling mounted return and exhaust grilles to be steel, louver face. Diffusers and grilles to be compatible with ceiling and wall conditions, field painted where required to match custom wall colors.
   b. Grilles and diffusers located in locker rooms, restrooms, and shower rooms to be aluminum.
   c. Supply diffusers in exposed ceiling areas to be spiral duct mounted type. Return air in exposed ceiling areas to be minimized to large open-ended ducts covered with wire mesh.
   d. Air distribution in all lay-in T-bar ceiling areas will be plaque face type. Air distribution in hard lid areas will be linear diffusers (Price, Titus, Krueger or equal).

8. Volume Dampers
   Manual volume dampers will be provided in branch ducts to each diffuser. In areas with hard ceilings and non-accessible areas, remote balancing damper controllers (Young Regulator EBD, or similar) will be provided at each inlet or outlet in lieu of manual dampers.

9. Refrigerant Piping and Accessories
   Type L copper tubing with soldered joints shall be provided for refrigerant piping distribution. Refrigerant piping shall be insulated with 1" elastomeric foam pipe insulation.

10. HVAC Controls
    a. A Building Management System (BMS) is not anticipated to be utilized in the facility and all units are to be provided with programmable thermostats. Equipment to be provided with BACnet provisions to accommodate potential future BMS installation.

11. Seismic Restraints
    HVAC ductwork and pipe support to comply with SMACNA Seismic Restraint Manual, Guidelines for Mechanical Systems, Third Edition 2008.

END OF MECHANICAL SYSTEMS SECTION

008 PLUMBING SYSTEMS

A. OVERVIEW

The plumbing scope of service for this project is to provide complete plumbing design for a new single-story fire station. The new building shall be provided with complete domestic hot and cold water, sanitary soil, waste, vent, and storm drainage piping systems.

B. CODES AND GUIDELINES

All aspects of the design shall follow the requirements of the current California Plumbing Code and CalGreen standards for plumbing fixtures. Additional Regulations and Standards shall include as a minimum:

- ANSI - American National Standards Institute Inc.
- ASHRAE - American Society of Heating Refrigerating and Air Conditioning Engineers Handbooks
- ASME - American Society of Mechanical Engineers Guidelines and Standards
- AWS - American Welding Society
- CAL/OSHA - California Occupational Safety and Health Administration
- CBC - California Building Code
- CCR-Title 24 California Code of Regulations
- CFC - California Fire Code

- CPC - California Plumbing Code
- NFPA - National Fire Protection Association Guidelines and Standards
- SFM - California State and local Fire Marshal

C. PLUMBING FIXTURE Water Efficiency

Plumbing fixtures installed in the project will meet or exceed the water efficiency requirements of the 2025 California Green Building Standards (CalGreen) code. The maximum water uses for each indoor plumbing fixture type installed in the project shall be:

- Water closets: 1.28 GPF
- Urinals: 0.125 GPF
- Lavatories: 0.5 GPM
- Sinks 1.8 GPM
- Showers 1.8 GPM

D. ACCESSIBILITY

Accessible plumbing fixtures in each restroom will comply with the requirements of the Americans with Disabilities Act (ADA) and all California requirements for accessibility.

E. CALIFORNIA AB 1953 COMPLIANCE

Potable water system fixtures, materials, valves, and appurtenances to be in compliance with California Assembly Bill 1953, which limits the allowable lead content in certain domestic water system components.

F. SITE UTILITIES

Refer to “003 – SITE PLANNING” for site domestic water, sewer, and storm drain basis of design.

G. PLUMBING PIPING MATERIALS

1. DOMESTIC WATER PIPING

Piping within the building and above grade shall be Type "L" ASTM B88, hard drawn copper tubing with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below grade piping outside of the building within five feet (5') of the foundation shall be Type "K" ASTM B88, hard drawn copper with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below slab piping shall be Type "K" soft annealed copper tubing with no fittings below the slab.

2. SANITARY SOIL, WASTE PIPING

Soil and waste piping within the building and outside within five feet (5') of the foundation shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04 with Heavy-Duty No-Hub Couplings conforming to ASTM C-1540 and ASTM C-564.

Plumbing fixtures above grade shall be drained by gravity to the site sanitary drainage system. Gravity drainage system shall maintain a minimum slope down of 2% in the direction of flow except where indicated otherwise.

3. SANITARY VENT PIPING

Same as specified for sanitary soil and waste piping except with Standard Duty No-Hub Couplings conforming to CISPI Standard 310 and ASTM C-564.

Vents from fixture traps shall be extended through and terminate a minimum 12” above roof and shall be located a minimum of 10 feet from building outside air intakes. Exposed vent piping shall be Schedule 40 galvanized steel pipe, ASTM A53.

4. FACILITY STORM DRAINAGE PIPING
   Storm drain piping within the building and outside within five feet (5') of the foundation, and overflow drain piping within the building shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04 with Heavy-Duty No-Hub Couplings conforming to ASTM C-1540 and ASTM C-564.

   Roof drains, overflow drains and leaders shall be designed for a minimum of 2-inch per hour rainfall unless directed otherwise by the local building authority. Overflow drain piping shall "daylight" to the building exterior and be provided with downspout covers as indicated on the plumbing plans.

   Perimeter Gutters and Downspouts will be provided as required, materials to be determined. Coordinate with architectural plans.

5. CONDENSATE DRAINAGE PIPING
   Condensate drain piping shall be Type "M" ASTM B88, hard drawn copper tubing with wrought copper sweat fittings.

6. INDIRECT WASTE
   Indirect waste piping shall be Type "L" ASTM B88, hard drawn copper tubing with wrought copper fittings as specified for water piping.

7. PLUMBING INSULATION
   Piping for service hot water systems shall be insulated with preformed fiberglass pipe insulation with all service jacket, per California Title-24 standards.

H. PLUMBING FIXTURES

1. Plumbing fixtures by Sloan, Zurn, Kohler, American Standard or approved equal.
2. Water closets shall be water efficient 1.28 GPF manual flushometer valves, wall mount vitreous china with siphon jet action, elongated bowl with open front seat, in both ADA and non-ADA compliant configurations as applicable.
3. Restroom lavatories shall be undermounted vitreous china with manual 0.5 GPM faucet, with prewrapped trap and supply covers, loose key stops, and rigid supplies. ADA compliant.
4. Kitchen area sinks shall be undermount stainless-steel ADA single bowl for use with solid surface countertops, HW/CW with 1.5 GPM kitchen faucet with prewrapped trap and supply covers, loose key stops, rigid supplies, and garbage disposal.
5. Kitchen areas to be provided with connections for dishwasher, filtered water dispenser and coffee machine(s).
6. Icemaker supply box with shut-off valve will be provided at all refrigerators.
7. Interior bottle fillers shall be stainless steel, refrigerated and filtered with recessed compressor.
8. Showers shall be recessed mount, thermostatic mixing valve actuation, with HW/CW, 1.8 gpm showerheads, ADA compliant showers to include in addition a fixed showerhead and control valve. Floor drains shall be cast iron body with flashing collar and nickel-bronze adjustable strainer.
9. Service sinks shall be free standing stainless steel with HW/CW wall mount faucet with integral vacuum breaker, hose, pail hook, and vinyl rim guard.
10. Floor drains with trap primers shall be provided in all restrooms and laundry / decontamination rooms.
11. Provide a wall mounted hose bibb in restrooms for wash down.
12. Provide floor drains with trap primers in the Laundry Room and the Decontamination Room.
13. Provide floor sinks with trap primers at Decontamination Room and as indicated on plans and as required.
14. Provide two-compartment stainless steel, floor-mounted utility sink HW/CW with 1.5 GPM with goose neck faucet with wrist blade handles in Decontamination Room.
15. Provide additional one-compartment stainless steel, floor-mounted utility sink, HW/CW with 1.5 GPM with goose neck faucet with foot pedal activation located adjacent to Decontamination Room.
16. Provide wall mounted clothes washer supply box in the Laundry Room and an indirect drain to a floor trough drain with lint trap at extractor in the Decontamination Room.

17. Provide downspout covers to the overflow drain pipe termination. Coordinate with architecture the height location of the fixtures.
18. Provide trench drains at Apparatus Bays running the length of the bay as indicated on plans. Coordinate exact length and location with Architectural design. P-traps shall be provided with a trap primer connection. Drainage from Apparatus Bay trench drains shall extend to the site and discharge to a Sand and Oil Interceptor and Sample Box before continuing to the city sanitary sewer connection.
19. Provide icemaker with floor sink, as indicated on plans, adjacent to the Apparatus Bay.
20. Floor sinks will be provided in the Air Compressor room and the ice machines.
21. Exterior hose bibbs around the building shall be recessed lockable box type with integral vacuum breaker. Rooftop hose bibbs shall be free standing with integral vacuum breaker.
22. Provide hub drain with electric trap primer will be installed for fire riser test drain.
23. Provide hose reels with quick disconnect adaptors. Hose reels to be located in the Apparatus Bay and mounted at a minimum 9'-0" above finished floor.

I. PLUMBING EQUIPMENT

1. Domestic Water Heating
   a. This project will include a tank type electric water heating system with expansion tank, drain pan and drain to receptor located in the Laundry/Janitor room. Hot water will be controlled to a supply temperature no more than 140 degrees Fahrenheit to serve all lavatories, sinks, and service sinks. Point of use thermostatic mixing valves located at the lavatories will provide tempered water. The hot water system will be fully circulated with a pump interlocked to an aquastat allowing for control of the circulating system. Water heater(s) shall be a A.O. Smith or approved equal.
   b. Electric instantaneous point of use water heaters may be provided as required to serve remote fixtures requiring hot water. Water heaters shall be Eemax, Chronomite or equal.
2. Compressed Air System:
   a. The Air Compressor shall be sized per owner equipment requirements. DBE shall provide the Air Compressor, compressed air piping to equipment and provide a floor sink for indirect drainage from the Air Compressor. All compressed air piping shall terminate with quick disconnect adaptors per owner specified connection type. Refer to plumbing plans for specification
3. Domestic Water Anti-Scale Filtration
   a. The anti-scale shall be sized per GPM demand of the building. Domestic water to be routed through the anti-scale system prior to the final plumbing fixture location.

J. PIPE TESTING

1. All piping systems shall be tested in accordance with the applicable service as indicated in the California Plumbing Code.

2. All new water piping shall be disinfected/sterilized as directed by the California Plumbing Code.

END OF PLUMBING SYSTEMS SECTION

009 ELECTRICAL SYSTEMS

A. MAIN SWITCHBOARD MSB

A new MSB at 800A-120/208V-3PH-4W shall be located in the main electrical room and served from the PG&E transformer located on the site.

B. EMERGENCY GENERATOR

A new 350kW emergency generator with 2000 gallon base mounted fuel tank shall be located on the site. The generator will serve as emergency back-up for the entire building for 72-hours. The generator will serve the building through an 800A automatic transfer switch and emergency distribution board. The generator will be located outdoors in a weatherproof enclosure, sound attenuating muffler system and diesel particulate filter. The base fuel tank will hold enough diesel fuel to power the station for three days. The basis of design is Rehlko Generators.

Comply with federal (EPA), state, and local regulations applicable at the time of commissioning; include factory emissions certification with submittals.

C. FUTURE SOLAR READY

The MSB will have a section reserved for Solar Readiness and Battery Energy Storage System (BESS) connection dedicated to Solar PV.

D. POWER

1. GENERAL REQUIREMENTS

a. Multiple power and lighting panelboards will be provided as required. Lighting loads will be connected at 120 volts, single-phase, HVAC/Plumbing loads will be connected at 120 volts, single-phase or 208-volt, 3-phase, Receptacle loads will be connected at 120 volts, single-phase.
b. Typical receptacles, switches and wiring devices to be specification grade, white in color, decora type with specification grade stainless steel faceplates.
c. Dedicated GFI receptacles shall be provided in restrooms and on the exterior of the building.
d. EV charging stations will be based on the number of parking spaces provided on site.

E. LIGHTING

1. GENERAL REQUIREMENTS

a. Lighting system shall be designed to comply with the California Energy Code and Title 24.
b. All lighting shall conform to the latest IES Recommended Practices (RPs) and IES G-1-22 “Guide for Security Lighting for People, Property, and Critical Infrastructure”.
c. Lighting shall conform to City of Gilroy Zoning Code, including the Glen Loma Ranch Specific Plan, and Resolution No 2014-19; and amendments to the California Building code, including Ordinance 2025-06.
d. All fixtures shall be dimmable LED.
e. All illumination to be on emergency power.

2. INTERIOR LIGHTING

a. General Requirements
   1) Color Rendering: 90 CRI minimum
   2) Color Temperature: 3500K typical, with exception to specific fixtures where warmer color temperatures are beneficial to night-time activities such as sleeping.
   3) Controls: All interior spaces shall have on/off/dimming controls. Where multiple layers of light are provided, individual zone control shall be provided for flexibility. Controls shall be accessible

to occupants, except in publicly occupied spaces such as lobbies, where controls shall be accessible to authorized personnel only.

b. Scope / Design Considerations:
   1) Offices, Conference Rooms, Corridors & Typical Spaces Throughout: 2x2 or 2x4 troffers.
   2) Utility Spaces: Troffers or utility strip lights.
   3) Lobbies/Reception: Fixtures shall be vandal resistant. Design shall include vertical illumination at specialty signage/wall graphics.
   4) Dorms: Lighting design shall include a minimum of (2) layers of light, including a reading light with local switch control, and general overhead lighting. General overhead lighting shall provide sufficient illumination per IES recommendations, while balancing budget and visual comfort (either through a low UGR rating, indirect illumination, or other methods to soften the lighting and balance vertical and horizontal illumination).
   5) Restrooms/Showers: Fixtures shall be shower rated, with dead front trims where applicable.
   6) Dining/Kitchen: Design shall include direct and indirect illumination with multi-zone control. Design shall also include decorative pendant over kitchen island.
   7) Weight Room: Design shall include direct and indirect illumination with mutli-zone control. Direct fixtures shall not be located directly above fans and fixtures shall be placed such that they do not cause strobing.
   8) Apparatus Bays: High volume linear fixtures or linear wraparounds. Fixtures shall be laid out between apparatus bays such that there is ample vertical illumination on the sides of fire trucks and equipment.
   9) Decontamination: Fixtures shall be sealed and wash-down rated.

3. EXTERIOR LIGHTING

a. General Requirements
   1) Color Rendering: 80 CRI minimum
   2) Color Temperature: 3000K
   3) Heights: Fixtures shall be at a maximum height of 20’ per City of Gilroy, Glen Loma Ranch Specific Plan, and Resolution 2014-19.
   4) Light Pollution: Design shall be sensitive to surrounding residential neighborhood. In addition to complying with all applicable CalGreen requirements, fixtures shall incorporate back-light, uplight, and glare control/shields where relevant to minimize light trespass and pollution.

b. Illuminance and Control
   1) Lighting design shall be capable of providing a maintained average illuminance of 5fc with an average-to-minimum uniformity ratio not greater than 3:1 per IES standards.
   2) Exterior illumination shall be controlled by timeclock and/or photosensors such that lights are automatically turned off during the day, and automatically turned on at night.
   3) Poles shall be equipped with occupancy sensors for additional energy savings and to reduce light pollution within the neighborhood when the site is unoccupied.
   4) Control shall be designed such that site lighting has a minimum of three settings.
      a) Emergency Response: During preparation and response to an emergency call for service, parking and station exit area lighting shall be raised to full output, providing the 5fc maintained average.
      b) Stand-by Mode: Five minutes after all responding personnel and equipment have departed and the building is secured, illumination shall return to stand-by mode, to

provide 1fc along paths of travel and egress, and a minimum of 0.5fc in parking and roadway areas. Stand-by mode shall be the primary mode when the site is occupied during night-time hours.

c) Unoccupied: After occupancy sensors sense 20 minutes of vacancy, lighting output shall be reduced to 50% of stand-by mode. Occupancy of the exterior site shall automatically raise the illumination back to Stand-by Mode levels, except when the Emergency Response mode is triggered.

c. Scope
   1) Parking/Roadways: 20' max, full-cutoff, dimmable poles with integral occupancy sensors
   2) Pedestrian Paths: 40" bollards and/or step lights.
   3) Entry Stairs: Integral handrail lighting, with integral driver post. Lighting and rails to be specified as one complete system (handrail, lighting, posts, and drivers provided by one manufacturer).
   4) Entry Doorway: Recessed 3" downlight.
   5) Flag Poles and Tree Accents: Ingrade, vandal and impact-resistant, adjustable uplights.
   6) Wall Area Lights: Vandal, impact-resistant area lights.
   7) Signage: Integral signage lighting by signage manufacturer. (Note: address number must also be illuminated).

END OF ELECTRICAL SYSTEMS SECTION

010 STRUCTURED CABLING SYSTEM

A. Telecommunications Service Entrance Room (MDF)

1. One (1) MDF room shall be provided per plan. The MDF room shall be air-conditioned and humidity controlled 24/7/365 and shall be equipped with a dedicated 100 Amp panel board (or higher depending on other equipment the department will be installing). The MDF room shall have a minimum of (3) 120v dedicated 20-amp circuits and (2) 208-volt 30-amp circuits routed to outlets attached to overhead ladder tray (outlet types TBD). (2) 3" conduits will be installed from the MDF room to the roof with a weather head, in addition one 2" conduit to roof with weather head connection for GPS repeater system. (2) 2" conduits shall be installed over the apparatus bay to facilitate low voltage cabling pathways from one side of the bay to the other in both.

2. Provide (2) 4" conduit to from tel. company POC pull box and (2) 3" conduit from cable provider POC pull box to MPOE (MDF). Coordinate with local providers engineering departments for pathway requirements.

3. MDF room will have two walls covered with ¾" fire rated plywood finished and painted on one side.

4. The telecom will be designed using UL listed 19" X 7' equipment racks with minimum 10" wide vertical cable management on both sides to hold patch panels and City of Gilroy provided data switch equipment. Voice and data terminations shall be on rack mounted patch panels. Panels to RJ45 patch cables will be used to connect data ports to switches. Patch cables will be used to connect voice ports to phone switch tail connections. Multi-pair voice grade cable will be run from the rack mounted panels for cross-connection of phone switch tails and phone backbone cables. CATV equipment will also be included in the racks. Overhead UL listed Telco style ladder tray will be used to hold and distribute all cables entering or leaving the room.

B. Signal Grounding System

5. An appropriate ground bus bar shall be designed for the telecom room with a #2/0 green-insulated copper ground conductor to be connected to the Main Building Ground and #6 AWG conductor to building steel per TIA 607 standards. All cabinets, racks, conduits, AC units, UPSs, and electronics shall be bonded to the ground busbar with dedicated #6 AWG solid conductor green insulated wire and 2-hole compression lugs.

C. Cable System

1. Appropriately sized conduits shall be used to transition over closed gypsum board ceilings. Outlets for telecom service will have 1 ¼" conduits stubbed 6" above accessible ceiling for the horizontal cables. In inaccessible areas, conduits shall be designed to go directly to the cable tray or to the telecom room depending on the exact circumstance. 3" or 4" EZ Path UL listed firewall penetration systems shall be installed where required for cable access through fire-rated walls.

2. Category 6 cables for voice and data using a Structured Cabling Solution per City of Gilroy standard shall be installed. Horizontal CATV cables will be RG6.

D. Horizontal Cabling

1. All horizontal data/voice and CATV cables shall originate from the MDF.

E. Wireless Access

1. The building shall be provided with interior and exterior wireless access coverage utilizing City of Gilroy standard wireless access points (WAP's). Provide complete design, engineering, installation, and configuration of the wireless network to ensure continuous and reliable coverage with strong signal strength throughout the entire secured area and extending a minimum of 15 feet beyond the secure perimeter fenceline.

F. Station Outlet Configuration

1. Typical outlet configurations shall be one voice and two data jacks. Alternate outlet configurations to be used based on type of space will be 1) one voice, two data and one coaxial jacks, 2) one voice, two data and two multi-mode optics, 3) Voice wall jack and 4) all data jacks. Future wireless access point locations shall be cabled each with (2) Category 6 cables to a ceiling mounted enclosure. Electronics will be provided by City of Gilroy /IT.

G. Structured Cable Warranty and Testing

1. All Category 6, Category 3 (voice feeder) and coax cabling shall be tested utilizing a Fluke DTX 1800 or equivalent. All Fiber Optic cables shall be tested utilizing Fluke Networks OFP-100 or equivalent. Test results shall be provided to City of Gilroy via unedited softcopy version of LinkWare.
2. Design-Build Entity shall provide 25-year System Warranty.

END OF STRUCTURED CABLING SYSTEM SECTION

011 SECURITY SYSTEMS

A. ACCESS CONTROL SYSTEM

1. Provide access control card readers at all exterior doors into the facility. Provide access control card readers and a localized mechanical pushbutton lock (basis of design: Simplex 5000 Series) at site pass gates.

B. SECURITY VIDEO SURVEILLANCE SYSTEM

1. Provide a security surveillance system and include all equipment for a complete and operable system, including the required servers, video recorder, cameras, camera accessories, camera mounting accessories, camera onboard storage (SD/micro -SD card, if applicable), applications/programs, licensing configurations/programming.
2. Provide (8) exterior security video surveillance cameras. Confirm all camera locations with City.
3. Cameras are IP -based with category 6A cabling.

END OF SECURITY SYSTEMS SECTION

012 AUDIO-VISUAL

A. GOALS AND PROJECT REQUIREMENTS

1. The purpose of the basis of design is to provide the proposed description of the Audio-Visual systems design, engineering, installation, and start-up for a complete, fully operational Audio - Visual systems for the project addressing the design assumptions based on the following standards.
2. Technologies listed below are options for review and incorporated as required.
    a. Speakers in Day Room, with integral cabling to the monitor in the room.
    b. Speakers in Dining, with integral cabling to the monitor in the room.
    c. Speakers in Shared Office, with integral cabling to the monitor in the room.
    d. Speakers in Captain's Office, with integral cabling to the monitor in the room.

B. APPLICABLE CODES AND STANDARDS GUIDELINES

1. California Electrical Code
2. INFOCOM - Avixa Audio – Visual Design Standards.
3. Accessibility requirements per California Building Codes – Chapter 11B Accessibility to Public Buildings, Public Accommodations, Commercial Building and Public Housing

END OF AUDIO-VISUAL SECTION

013 FIRE PROTECTION SYSTEMS

A. OVERVIEW

The fire protection systems shall be designed responding to the building plan diagrams and complying with the current version of NFPA 13, NFPA 14 and NFPA 24. This will be a design build process, and the scope will be addressed by the bidding Design-Build Entity and their subcontractors.

B. FIRE WATER SUPPLY

Sprinkler heads shall be as follows:

1. Sprinkler heads in suspended ceiling areas shall be pendent quick response sprinkler, white finish with adjustable semi-recessed white finish escutcheon. Head shall be in the center of the half ACP panel.

2. Sprinkler heads in gyp board or other non-suspended ceiling areas shall be quick response concealed pendent sprinkler with white or custom color cover plate to match adjacent ceiling surfaces as applicable. Sprinkler heads shall be installed aligned in each ceiling area.
3. Areas with no ceiling shall be provided with sprinkler coverage using brass finish upright quick response sprinklers.

END OF FIRE PROTECTION SYSTEMS SECTION

014 FIRE ALARM SYSTEMS

C. OVERVIEW

The building shall be equipped with a fire alarm system to notify occupants of smoke or fire detected in the building complying with NFPA 72.

END OF FIRE ALARM SYSTEMS SECTION

015 FIRE STATION ALERTING SYSTEMS

A. OVERVIEW

The building shall be equipped with a fire station alerting system to notify the fire crew of emergency calls throughout.

1. The Station Controller:
    a. Locate the controller in the MDF room and include a compatible amplifier and UPS for this specific system.
    b. Provide station controller expansion modules as required.
    c. Provide system to provide a signal to other Design-Build Entity provided systems including gas/fuel shut-off system, lighting control system.
    d. Provide connection between controller's line-level audio output and house audio amplifier, if applicable per owner AV requirements.
    e. System shall send alerts to fire personnel's smartphones while off-site.

2. System components:
    a. LED Message signs: Each side of each App Bay, entrances to App Bays, Dining, Day Room, Kitchen, Shared Office, Captain's Office, and Weight Room.
    b. Strobe Lights: Each side of each App Bay, Shared Crew Office, Weight Room, Workshop.
    c. Dorm Light: Each dorm room.
    d. Speakers, flush mount: Each occupied room.
    e. Speakers, Weather-proof: App Bays, outside front and rear of App Bays and outdoor patio.
    f. System remote relays: As required.

3. Design-Build Entity to provide the following for the complete system.
    a. Conduit
    b. Back boxes
    c. Cable trays.
    d. Mounting fasteners.

END OF FIRE STATION ALERTING SYSTEMS SECTION

END OF DOCUMENT

SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020



PROJECT NUMBER
33236

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

LPA
ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING
408-780-7200 Office
LPADesignStudios.com
60 South Market Street, Suite 1250
San Jose, California 95113

GRIFFIN STRUCTURES

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

COVER SHEET

SYMBOLS

COLUMN LINES

SURFACE DRAINAGE ARROW INDICATES DIRECTION OF FLOW

NORTH ARROW

TRUE NORTH PROJECT NORTH

BUILDING SECTION

SECTION ID

SHEET NUMBER

WALL SECTION

SECTION ID

SHEET NUMBER

DETAIL CALLOUTS

DETAIL ID

SHEET NUMBER

DETAIL SECTION

DETAIL ID

SHEET NUMBER

DETAIL REFERENCE

DETAIL ID

SHEET NUMBER

INTERIOR ELEVATIONS

DETAIL ID

SHEET NUMBER

ROOM DESIGNATION

ROOM NUMBER

ROOM AREA

REVISION CLOUD & TAG (OPTIONAL)

SHADED PORTION POINTS TO SIDE REFERENCED

MATCH LINE

SEE SHEET A101

DATUM POINT

KEYNOTE

WALL TYPE

DOOR DESIGNATION

OPENING DESIGNATION

EQUIPMENT TAG

FINISH TAG

LEVEL LINE, CONTROL POINT
EL: 12'-6" = ELEVATION/SECTION

STAIR DIRECTION

DN

UP

CENTER LINES, LEVEL LINES

HIDDEN CONSTRUCTION FEATURE

BREAK LINE

EXTERIOR ASSEMBLY
REFER TO A8.11

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
∅	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
(P)	PAINT
(R)	REMOVE
+/-	DIM TOLERANCE
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACM	ALUM COMPOSITE MATERIAL
ACT	ACOUS CLG TILE
AD	AREA DRAIN
AED	AUTO EXT DEFIBRILLATOR
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASF	ASSIGNABLE SF
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOC	BACK OF CURB
BOT	BOTTOM
BO	BOTTOM OF
BOC	BACK OF CURB
BOW	BOTTOM OF WALL
BS	BOTTOM OF SLOPE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CIP	CAST IN PLACE
CIV ENG	CIVIL ENGINEER
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
CNTR	COUNTER
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CT	CERAMIC TILE
CTR	CENTER
CTSK	COUNTERSUNK
DA	DISABLED ACCESS
DBE	DESIGN-BUILD ENTITY
DBL	DOUBLE
DEPT.	DEPARTMENT
DESC	DESCRIPTION
DF	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DWR	DRAWER
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPO	EXPOSED
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOV	FACE OF VENEER (BRICK OR PRECAST)
FOW	FACE OF WALL
FR	FIRE RETARDANT
FPRF	FIREPROOF
FS	FINISH SURFACE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HGT/HT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAND ARCH	LANDSCAPE ARCHITECT
LAV	LAVATORY
LKR	LOCKER
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO/#	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OA	OUTSIDE AIR
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OSA	OUTSIDE AIR
PA	PLANTING AREA
PRCST	PRECAST
PH	PANIC HARDWARE
PL	PLATE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
POT	PATH OF TRAVEL
PR	PAIR
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTD/R	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
R	RISER
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
RGTR	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWD	REDWOOD
RWL	RAIN WATER LEADER
S	SOUTH
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FEET
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
S SK	SERVICE SINK
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
TB	TOWEL BAR
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T&G	TONGUE & GROOVE
THK	THICK
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOW	TOP OF WALL
TOP	TOP OF PARAPET
TPD	TOILET PAPER DISPENSER
TS	TOP OF SLOPE
TV	TELEVISION
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

CONSTRUCTION NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS & THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY (DBE) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE IS RESPONSIBLE FOR ALL EXG SURVEY MONUMENTS WHICH MAY BE DISTURBED THROUGH CONSTRUCTION ACTIVITIES DEEMED NECESSARY FOR PRESERVATION BY THE CIVIL ENGINEER. IF SUCH MONUMENTS WERE DISTURBED, THE APPLICANT SHALL HAVE A LICENSED LAND SURVEYOR QUALIFIED CIVIL ENGINEER REESTABLISH ANY SUCH MONUMENTATION DAMAGED OR DESTROYED DURING THE CONSTRUCTION OF THE PROJECT & SUBMIT "PRELIMINARY CORNER RECORDS" TO THE CIVIL ENGINEER AFTER REPLACEMENT. AFTER APPROVAL BY THE CIVIL ENGINEER, THE APPLICANT SHALL FILE THE CORNER RECORDS WITH THE COUNTY SURVEYOR. PRIOR TO THE EXONERATION OF ANY SECURITY, EVIDENCE OF SUCH FILING SHALL BE FURNISHED TO THE CIVIL ENGINEER.
4. THE DBE IS RESPONSIBLE TO INSURE THAT TRUCK ROUTES SHALL BE STEERED AWAY FROM RESIDENTIAL AREAS.
5. THE DBE SHALL ENSURE THAT TRUCKS HAULING DIRT ON PUBLIC ROADS TO & FROM THE SITE SHALL BE COVERED OR WILL MAINTAIN A 6" DIFFERENTIAL BETWEEN THE MAX HGT OF ANY HAULED MATERIAL & THE TOP OF THE HAUL TRAILER. HAUL TRUCK DRIVERS SHALL WATER THE LOAD PRIOR TO LEAVING THE SITE TO PREVENT SOIL LOSS DURING TRANSPORT.
6. THE DBE SHALL ENSURE THAT GRADED SURFACES USED FOR OFF ROAD PARKING, MATERIALS LAY-DOWN, OR AWAITING FUTURE CONSTRUCTION SHALL BE STABILIZED FOR DUST CONTROL AS NEEDED. FREQUENTLY ACCESSED UNPAVED AREAS SHALL BE PAVED AS EARLY AS POSSIBLE TO MINIMIZE DIRT TRACKOUT TO PUBLIC RIGHTS-OF-WAY.
7. THE CONSTRACTOR SHALL COORDINATE ANY LANE CLOSURES OR DETOURS WITH THE CITY/COUNTY. FLAG PERSONS & APPROPRIATE TRAFFIC CONTROL DEVICES SHALL BE USED AS NEEDED TO MINIMIZE CONSTRUCTION ACTIVITY INTERFERENCE WITH OFF-SITE-TRAFFIC.
8. THE DBE SHALL VERIFY ALL DIMENSIONS & SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS & EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
9. SHOULD A CONFLICT OCCUR BETWEEN DWGS & SPECIFICATIONS, THE MORE COSTLY CONDITION SHALL TAKE PRECEDENCE, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.
10. THE DBE SHALL CONFINE HIS OPERATION ON THE SITE TO AREAS PERMITTED BY OWNER.
11. THE JOBSITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS & LITTER & SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBDBE IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATION.
12. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
13. THE DBE SHALL DO ALL CUTTING, FITTING, AND/OR PATCHING OF HIS WORK THAT MAY BE REQ TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY & SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
14. STRUCTURAL OBSERVATION WILL BE PERFORMED BY THE STRUCTURAL ENGINEER. WHEN REQ, A STATEMENT IN WRITING SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT THE SITE VISITS HAVE BEEN MADE & WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS & SPECIFICATIONS.
15. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM & RETURN THEM TO THE DBE (WITH A NOTIFICATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED & THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING) FOR PLAN CHECK APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION.
16. PROVIDE ALL ACCESS PANELS AS REQ BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQ WITH ARCHITECT PRIOR TO INSTALLATION.
17. NO PORTION OF WORK REQ A SHOP DWG OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH CORRECTED SHOP DWGS. AND SAMPLES.
18. DIMENSIONS:
    A. ALL DIMS SHALL TAKE PRECEDENCE OVER SCALE.
    B. ALL DIMS ARE TO FACE OF STUD / CONCRETE / MASONRY UNO
    C. CLG HGT DIMS ARE FROM FACE OF SLAB TO FACE OF FIN CLG MATERIAL UNO
19. DO NOT SCALE DRAWINGS
20. PROVIDE ALL NECESSARY BLOCKING, BACKING, & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AC EQUIP, RECESSED ITEMS, AND ALL OTHER ITEMS AS REQ.
21. WHERE LARGER STUDS OR FURRING ARE REQ TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNO.
22. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE OF EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQ BY THE APPLICABLE CODES. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF TRAVEL.
23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE APPLICABLE CODES.
24. WALL AND CLG MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN THE APPLICABLE CODES.
25. SURVEYORS CERTIFICATE REQ PRIOR TO FINAL COMPLETION.
26. THE DBE SHALL COMPLY WITH THE APPLICABLE CODES FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

ADA CONSTRUCTION SUPPORT FACILITIES

11B-201.4 CONSTRUCTION SUPPORT FACILITIES. These requirements shall apply to temporary or permanent construction support facilities for uses and activities not directly associated with the actual processes of construction, including but not limited to offices, meeting rooms, plan rooms, other administrative or support functions. When provided, toilet and bathing facilities serving construction support facilities shall comply with 11B-213. When toilet and bathing facilities serving construction support facilities are provided by portable units, at least one of each type shall be accessible and connected to the construction support facilities it serves by an accessible route.

EXCEPTION: During construction an accessible route shall not be required between site arrival points or the boundary of the area of construction and the entrance to the construction support facilities if the only means of access between them is a vehicular way not providing pedestrian access.

FIRE LIFE AND SAFETY NOTES

1. PLANS FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) PRIOR TO INSTALLATION. SUBMIT PLANS IN A MANNER WHICH WILL NOT IMPEDE THE PROGRESS OF CONSTRUCTION.
2. FIRE SPRINKLER SYSTEMS & INSTALLATION SHALL CONFORM W/ THE APPLICABLE STANDARDS AND CODES.
3. FIRE SPRINKLER SYSTEMS TO BE TIED INTO THE ALARM SYSTEM PER THE APPLICABLE CODES.
4. AUTOMATIC SPRINKLER SYSTEM(S) SHALL BE SUPERVISED BY AN APPROVED CENTRAL OR REMOTE STATION SERVICE, AND/OR SHALL BE PROVIDED W/ A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL.
5. FIRE SPRINKLER SYSTEM(S) & ALL CONTROL VALVES SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER THE APPLICABLE CODES.
6. FIRE HYDRANT & FIRE SPRINKLER SYSTEM(S) SHALL BE FLUSHED THOROUGHLY BEFORE CONNECTION IS MADE TO EXISTING SYSTEM STUBOUTS & WITNESSED BY THE PROJECT INSPECTOR.
7. A HYDROSTATIC TEST (200 PSI PRESSURE FOR 2 HRS. OR @ 50 PSI IN EXCESS OF THE MIN. STATIC PRESSURE WHEN IT IS IN EXCESS OF 150 PSI) SHALL BE WITNESSED BY THE PROJECT INSPECTOR PRIOR TO COVERING PIPING JOINTS.
8. A 3' CLR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQ OR APPROVED PER THE APPLICABLE CODES.
9. THRUST BLOCKS SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
10. ALL PIPE SHALL BE UL LISTED FOR FIRE SERVICE SYSTEMS, CLASS 200 MIN.
11. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED W/I 100' FROM A PUBLIC FIRE HYDRANT PER THE APPLICABLE STANDARDS AND CODES.
12. FIRE SPRINKLER RISER SHALL BE LOCATED WITHIN 5 FT OF THE EXT WALL (OR AS REQ BY THE AHJ) AND TERMINATE 6" ABV FF
13. AN ALL-WEATHER FIRE ACCESS ROAD SHALL BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE OR AS REQ BY THE AHJ.
14. STORAGE, DISPENSING, OR USE OF ANY FLAMMABLE & COMBUSTIBLE LIQUIDS, FLAMMABLE & COMPRESSED GASES & OTHER HAZARDOUS MATERIALS SHALL COMPLY W/ THE APPLICABLE CODES.
15. EXIT SIGNS SHALL BE POSTED OVER EXIT DOORS & DIRECTIONAL EXIT SIGNS SHALL BE LOCATED TO DIRECT PERSONS TOWARD EXIT DOORS.
16. EXIT SIGNS SHALL BE SELF-LUMINOUS TYPE OR ELECTRONICALLY ILLUMINATED & ENERGIZED FROM SEPARATE CIRCUITS, ONE OF WHICH SHALL BE FROM STORAGE BATTERIES OR AN ON-SITE GENERATOR, FOR A DURATION OF 90 MINUTES PER THE APPLICABLE CODES.
17. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
18. ACCESS GATE(S) SHALL BE OPENABLE W/ FIRE DEPT MASTER KEY FROM THE EXTERIOR.
19. CURBS ALONG FIRE LANES SHALL BE PAINTED SAFETY RED & MARKED "FIRE LANE NO PARKING" W/ 3" WHITE LETTERS ON THE TOP OF CURBING EVERY 30' AS INDICATED ON THE APPROVED DRAWINGS.
20. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW & EXG BLDGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THE APPLICABLE CODES.
21. PROVIDE PERMANENT OR TEMPORARY STANDPIPES WHILE BUILDING IS UNDER CONSTRUCTION PER THE APPLICABLE CODES.
22. PROVIDE FIRE EXTINGUISHERS PER THE REQ THE APPLICABLE STANDARDS AND CODES.

APPLICABLE CODES

LIST OF APPLICABLE CODES

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR

2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR

2025 CALIFORNIA RESIDENTIAL CODE (CBC), PART 2.5, TITLE 24 CCR

2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR

2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR

2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR

2025 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 CCR

2025 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR

2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), PART 11, TITLE 24 CCR

2025 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR

TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

APPLICABLE STANDARDS

FOR A LIST OF APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 AND CFC CHAPTER 80.

ALTERNATES

1. PROVIDE COMPLETE PHOTOVOLTAIC ARRAY SYSTEM OVER PARKING CANOPY. SEE KEYNOTE 26.01 ON ARCHITECTUAL SITE PLAN, AND SEE KEYNOTE ON ELECTRICAL SITE PLAN.

2. EXTEND ELECTRICAL, DOMESTIC WATER, AND SEWER SYSTEM INFRASTRUCTURE TO OPEN GREEN FEILD. SEE KEYNOTE ON CIVIL UTILITY PLAN, AND SEE KEYNOTE ON ELECTRICAL SITE PLAN.

LIMIT OF WORK

THE INTENT OF THE LIMIT OF WORK LINE IS TO DESCRIBE IN GENERAL THE AREAS AFFECTED BY PROJECT CONSTRUCTION. IT IS NOT INTENDED TO BE AN EXACT INDICATION OR EDGE OF THE CONSTRUCTION AREA. THE DBE SHOULD VISIT THE SITE & BECOME FAMILIAR W/ EXG CONDITIONS & THEIR RELATIONSHIP TO THE WORK PROPOSED IN THE CONTRACT DOCUMENTS. ALL ITEMS NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE WORK SHALL BE INCLUDED. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY & WHAT IS REQ BY ONE SHALL BE BINDING AS IF REQ BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.

PROJECT DIRECTORY

CLIENT INFORMATION

NAME: CITY OF GILROY
ADDRESS: 7351 ROSANNA STREET
CITY,STATE, ZIP: GILROY, CA 95020
PUBLIC WORKS, PROJECT MANAGER
TEL: 408/846-0277
CONTACT: RYAN OSENTON E-MAIL: ryan.osenton@cityofgilroy.org

CONSTRUCTION MANAGER

NAME: GRIFFIN STRUCTURES, INC.
ADDRESS: 1 TECHNOLOGY, BUILDING I, SUITE 829
CITY,STATE, ZIP: IRVINE, CA 92618
TEL: 949/497-9000
CONTACT: DUSTIN ALAMO E-MAIL: dalamo@griffenstructures.com

ARCHITECT

NAME: LPA, INC.
ADDRESS: 60 S MARKET ST #1250
CITY,STATE, ZIP: SAN JOSE, CA 95113
TEL: 408/780-7200
CONTACT: CHARLIE WILLIAMS E-MAIL: cwilliams@lpadesignstudios.com

LANDSCAPE ARCHITECT

NAME: LPA, INC.
ADDRESS: 431 I ST #107
CITY,STATE, ZIP: SACRAMENTO, CA 95814
TEL: 916/287-2400
CONTACT: RITA FRINK E-MAIL: rfrink@lpadesignstudios.com

CIVIL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: ANTHONY TSUI E-MAIL: atsui@lpadesignstudios.com

GEOTECHNICAL ENGINEER

NAME: GEOCON CONSULTANTS, INC.
ADDRESS: 6671 BRISA STREET
CITY,STATE, ZIP: LIVERMORE, CA 94550
TEL: 925/371-5900
CONTACT: ADAM KNOX E-MAIL: knox@geoconinc.com

STRUCTURAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: JOHN WILSON E-MAIL: jwilson@lpadesignstudios.com

MECHANICAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: KRISTY NELSON E-MAIL: knelson@lpadesignstudios.com

ELECTRICAL ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: FRANK TRAN E-MAIL: ftran@lpadesignstudios.com

PLUMBING ENGINEER

NAME: LPA, INC.
ADDRESS: 5301 CALIFORNIA AVE, SUITE 100
CITY,STATE, ZIP: IRVINE, CA 92617
TEL: 949/261-1001
CONTACT: JARED PLUMMER E-MAIL: jplummer@lpadesignstudios.com

PROJECT SCOPE

THE PROJECT CONSISTS OF A NEW 6,500-7,000 SQUARE FOOT ONE-STORY FIRE STATION BUILDING WHICH INCLUDES TWO FIRE TRUCK BAYS, ADMINISTRATIVE OFFICES, INDIVIDUAL DORMITORY ROOMS, KITCHEN, SHARED LIVING AREA, FITNESS AND SUPPORT SPACES ON AN APPROXIMATELY 1.36 ACRE SITE AT THE SOUTHEASTERN CORNER OF WEST LUCHESSA AVENUE AND MILLER AVENUE IN GILROY, CA. SITE IMPROVEMENTS INCLUDE SECURED STAFF PARKING, PUBLIC/ VISITOR PARKING, AN EMERGENCY GENERATOR, A TRASH ENCLOSURE, PERIMETER WALL, AND VEHICULAR GATES.

BASIS OF DESIGN NOTE

THESE BRIDGING DOCUMENTS ESTABLISH THE BASIS OF DESIGN FOR THE PROJECT. ITEMS SHOWN, DEPICTED, DESCRIBED, SUGGESTED, IMPLIED, REFERENCED, OR OTHERWISE CONVEYED IN ANY MANNER WITHIN THESE DOCUMENTS SHALL BE INCORPORATED INTO THE DESIGN-BUILD ENTITY'S (DBE) FINAL DESIGN, ENGINEERING, AND CONSTRUCTION WITHOUT ADDITIONAL COST TO THE CITY. THE DBE SHALL RESOLVE ALL DISCREPANCIES, OMISSIONS, SCHEMATIC DETAILS, OR CONFLICTS IN A MANNER CONSISTENT WITH THE OWNER'S PROGRAM, SPATIAL, AND FUNCTIONAL INTENT, WHETHER EXPRESSLY SHOWN OR IMPLIED IN THE BRIDGING DOCUMENTS. AT NO POINT SHALL THE DBE'S FINAL DESIGN OMIT, REDUCE, SUBSTITUTE, OR ALTER ANY SPACE, FURNISHING, SYSTEM, FEATURE, OR ELEMENT DEPICTED, DESCRIBED, REFERENCED, OR OTHERWISE CONVEYED IN THE BRIDGING DOCUMENTS, EXCEPT WITH THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER SPECIFIC TO SAID ITEM, AND SUCH APPROVAL SHALL NOT CONSTITUTE GROUNDS FOR ADDITIONAL COMPENSATION OR TIME UNLESS EXPRESSLY AUTHORIZED IN WRITING BY THE CITY. WHERE DISCREPANCIES EXIST AMONG THE BRIDGING DOCUMENTS, THE DBE SHALL ASSUME AND CARRY THE MOST STRINGENT AND COMPREHENSIVE INTERPRETATION OF THE REQUIREMENT AND SHALL NOT HAVE GROUNDS TO REQUEST ADDITIONAL COMPENSATION OR TIME FOR DOING SO. THE DBE SHALL NOT RELY UPON THE PRELIMINARY NATURE OF THESE DOCUMENTS TO ASSERT CLAIMS FOR ADDITIONAL COMPENSATION OR TIME. THE DBE IS SOLELY RESPONSIBLE FOR ENSURING THAT THE FINAL DESIGN IS FULLY COMPLIANT WITH ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, CONSTRUCTIBLE, COORDINATED ACROSS ALL DISCIPLINES, AND CONSISTENT WITH THE OWNER'S PROGRAM INTENT. UTILITY LAYOUTS DEPICTED IN THE BRIDGING DOCUMENTS ARE DIAGRAMMATIC ONLY. THE DBE IS FULLY RESPONSIBLE FOR FINALIZING THE DESIGN, ENGINEERING, AND COORDINATION OF ALL UTILITY SERVICES DIRECTLY WITH THE PROVIDER, INCLUDING SUBMITTING COMPLETE APPLICATIONS AND SECURING APPROVALS AND PERMITS FROM THE SERVING UTILITIES AND AUTHORITIES HAVING JURISDICTION (PERMIT FEES TO BE PAID BY THE CITY). THE DBE SHALL ENSURE THAT ALL UTILITY SERVICES ARE DESIGNED, COORDINATED, AND INSTALLED IN A MANNER THAT MEETS THE PROJECT SCHEDULE AND SUPPORTS TIMELY OCCUPANCY IN THE EVENT OF CONFLICTS BETWEEN THESE DOCUMENTS, THE INTERPRETATION MOST CONSISTENT WITH THE OWNER'S PROGRAM INTENT SHALL GOVERN. THE DBE SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, SUPERVISION, AND SYSTEMS REQUIRED TO FURNISH AND INSTALL THE PROJECT CONSISTENT WITH THESE REQUIREMENTS. NO OMISSION OR AMBIGUITY IN THE BRIDGING DOCUMENTS SHALL RELIEVE THE DBE OF ITS OBLIGATION TO DELIVER A COMPLETE, FULLY FUNCTIONING, AND CODE-COMPLIANT FACILITY. FOR PURPOSES OF THIS DISCLAIMER, "BRIDGING DOCUMENTS" MEANS ALL PLANS, SPECIFICATIONS, BASIS OF DESIGN NARRATIVES, REPORTS, AND EXHIBITS ISSUED BY THE OWNER AS PART OF THE PROCUREMENT PACKAGE.

SHEET INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
G0.00	COVER SHEET
G0.20	GENERAL PROJECT INFORMATION & SHEET INDEX
G0.40	CALGREEN 1
G0.41	CALGREEN 2
G0.42	CALGREEN 3
G0.43	CALGREEN 4
G1.01	SITE CODE & FIRE ACCESS PLAN
G2.01	CODE ANALYSIS & EGRESS PLAN
CIVIL	
C0.01	CIVIL NOTES
C0.02	EXISTING CONDITIONS PLAN
C1.01	DEMOLITION PLAN
C2.01	CONCEPTUAL GRADING PLAN
C3.01	CONCEPTUAL STORM DRAIN PLAN
C4.01	CONCEPTUAL UTILITY PLAN
LANDSCAPE	
L0.01	LANDSCAPE NOTES AND LEGENDS
L1.01	MATERIALS PLAN
L7.01	PLANTING PLAN
ARCHITECTURE	
A0.21	SITE PLA

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

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

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

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

SECTION 5.102 DEFINITIONS

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

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

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

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

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

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

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

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

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

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

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

5.105.3 Deconstruction (Reserved).

SECTION 5.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitors, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 20% of the peak daily visitors, with a minimum of one two-bike capacity rack.

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

5.106.4.1.2 Long-term bicycle parking. Acceptable bicycle parking facility for Section 5.106.4.1.2.1, 5.106.4.1.2.2 and 5.106.4.1.23 shall be conveniently located near the street and shall meet one of the following:

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

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

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

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

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

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

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

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

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

TABLE 5.106.5.3.1 EV Capable Spaces and EVCS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 5.106.5.3.6 Power Allocation Method

TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	OTHER THAN OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,6] LOW POWER LEVEL 2, LEVEL 2[1,7] OR DCFC	OFFICE AND RETAIL TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE[4,6] LOW POWER LEVEL 2, LEVEL 2[1,7] OR DCFC
1-9	0	0	0
10-25	26.4	26.4	26.4
26-50	52.8	52.8	52.8
51-75	85.8	85.8	85.8
76-100	112.2	112.2	112.2
101-150	165	165	165
151-200	231	231	231
201 AND OVER	20 percent of actual parking spaces x 6.6	Total required kVA = P x .20 x 6.6 Where P = Parking spaces in facility	Total required kVA = P x .20 x 6.6 Where P = Parking spaces in facility

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

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

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

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
   d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues.
2. Remote parking facilities that do not have access to the building service panel.
3. Parking area lighting upgrades where no trenching is part of the scope of work.
4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster repairs, etc.

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

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

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

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

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

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

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

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.5.1.

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

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

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

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

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

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

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Submittal	Date
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Scale	

CALGREEN 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]					
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

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

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

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

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

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

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. **Exception:** Additions and alterations not altering the drainage path.

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

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

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

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

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

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

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

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

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

SECTION 5.302 DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

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

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

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.1 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.

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

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

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

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

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

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

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

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

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

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

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

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

SECTION 5.304 OUTDOOR WATER USE

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

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

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

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

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

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

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

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

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

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

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930.

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

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

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

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

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

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

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

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

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

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

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

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

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated 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% minimum requirement as approved by the enforcing agency.

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

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

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

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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Developed for
GRIFFIN STRUCTURES, INC.

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Revision	Date

Job Number	33236
Checked By	Checker
Scale	

CALGREEN 2

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

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

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

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

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

SECTION 5.409 LIFE CYCLE ASSESSMENT

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or greater.

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

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

Notes:
1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary). Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit (apps.autodesk.com).

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the assessment.

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

TABLE 5.409.3
PRODUCT GWP LIMITS

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY[1]	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) ($GWP_{allowed}$)	UNIT OF MEASUREMENT
Hot-rolled structural steel sections	1.77	MT CO_2e/MT
Hollow structural sections	3.00	MT CO_2e/MT
Steel plate	2.61	MT CO_2e/MT
Concrete reinforcing steel	1.56	MT CO_2e/MT
Flat glass	2.50	kg CO_2e/MT
Light-density mineral wool board insulation	5.83	kg CO_2e/MT
Heavy-density mineral wool board insulation	14.28	kg CO_2e/MT
Concrete, Ready-Mixed[2, 3]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	450	kg CO_2e/m^3
2500–3499 psi	489	kg CO_2e/m^3
3500–4499 psi	566	kg CO_2e/m^3
4500–5499 psi	661	kg CO_2e/m^3
5500–6499 psi	701	kg CO_2e/m^3
6500 psi and greater	799	kg CO_2e/m^3
Concrete, Lightweight Ready-Mixed[2]		
CONCRETE PRODUCT CATEGORY	**MAXIMUM GWP ALLOWED VALUE ($GWP_{allowed}$)**	**UNIT OF MEASUREMENT**
up to 2499 psi	875	kg CO_2e/m^3
2500–3499 psi	956	kg CO_2e/m^3
3500–4499 psi	1039	kg CO_2e/m^3

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.
2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength.
3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category.

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.

For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

$GWP_x < GWP_{allowed}$
where
$GWP_x = \Sigma\ (GWP_a)(v_a)$
and
$GWP_{allowed} = \Sigma\ (GWP_{allowed})(v_a)$
and
$_a$ = each concrete mix installed in the project
GWP_a = the GWP for concrete mix $_a$ per concrete mix EPD, in kg $CO2e/m3$
$GWP_{allowed}$ = the GWP potential allowed for concrete mix $_a$ per Table 5.409.3
v_a = the volume of concrete mix $_a$ installed in the project, in m3

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record shall be provided on the construction documents. Updated EPDs for products used in construction shall be provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

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

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

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

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

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

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

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

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

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

Exceptions:

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

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

Informational Notes:

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

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

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

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

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

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

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

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

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

5.410.4.2 (Reserved)

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

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

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

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

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

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

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

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

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

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

SECTION 5.502 DEFINITIONS

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

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

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

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

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

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

Note: See CCR, Title 17, Section 93120.1.

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

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

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

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

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

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

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

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

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

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

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

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

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

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

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

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

SECTION 5.504 POLLUTANT CONTROL

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

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

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

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

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

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]
Less Water and Less Exempt Compounds in Grams per Liter

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

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

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

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

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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GRIFFIN STRUCTURES

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Developed for
GRIFFIN STRUCTURES, INC.

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
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Job Number	33236
Checked By	Checker
Scale	

CALGREEN 3

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4

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

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

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

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

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

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

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

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European ē36 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

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

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

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

Exceptions: Existing mechanical equipment.

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

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

SECTION 5.505 INDOOR MOISTURE CONTROL

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

SECTION 5.506 INDOOR AIR QUALITY

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

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

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
[DSA-SS] Classrooms and other similar rooms that are used for group instruction shall be equipped with a carbon dioxide monitor or sensor.

[BSC-CG] Newly constructed projects and qualifying additions and alterations (per scope in Section 301.3) for University of California, California State University and private school classrooms, lecture and post-secondary classrooms shall be equipped with a carbon dioxide monitor or sensor.

[DSA-SS, BSC-CG] The carbon dioxide monitor or sensor shall meet the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceed 1,100ppm.
4. The monitor or EMCS devices used to measure carbon dioxide levels shall maintain a record of previous data that includes at least the maximum carbon dioxide concentration measured.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

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

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

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

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

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

   Exceptions:

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

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

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

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

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

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

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

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

SECTION 5.508 OUTDOOR AIR QUALITY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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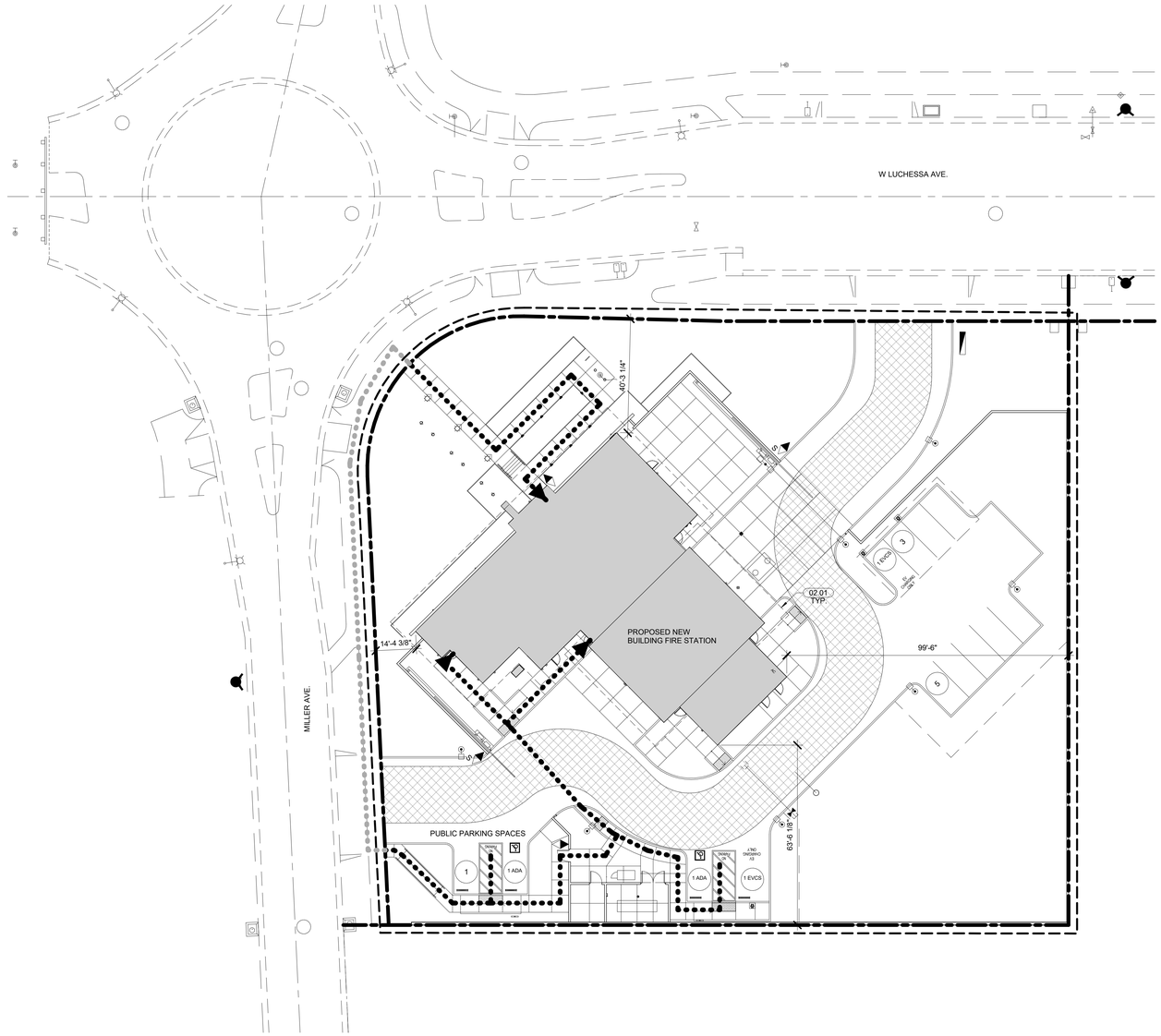
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Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	

CALGREEN 4



SITE ACCESSIBILITY PLAN | 1" = 20'-0" G1.01 | 05

KEYNOTES

02.01	BUILDING OVERHANG

LEGEND

- (1) PARKING STALL COUNT
- LIMIT OF WORK (L.O.W.)
- PROPERTY LINE
- APPROXIMATE ROADWAY CENTERLINE
- ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PATH OF TRAVEL*
- EXISTING PATH OF TRAVEL (N.I.C. EXISTING TO REMAIN)
- RECESSED KNOX BOX
- S KNOX SWITCH FOR GATE ENTRY
- FIRE HYDRANT
- FDC
- FIRE LANE- 20' WIDE U.N.O. WITH 17' RAD. MIN. ADJACENT CURBS TO BE PAINTED RED FROM BASE OF CURB RISER TO BACK OF THE CURB, WHERE REQUIRED. LETTERING SHALL BE WHITE, 3" IN HEIGHT AND HAVE A 3/4" STROKE. CURB LETTERING SHALL STATE "NO PARKING- FIRE LANE." CVC 225000.1, AND SHALL OCCUR AT NOT LESS THAN 25 FOOT INTERVALS.

*ACCESSIBLE PATH OF TRAVEL (P.O.T. BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANG OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 AND 11B-307). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 11B-206 PER 11B-201.4.

CONSTRUCTION SUPPORT FACILITIES, RELATED PARKING, AND TOILETS SHOULD BE INCLUDED IN THE PATH OF TRAVEL (EXCEPT AS NOTED IN 11B-203.2)

GENERAL NOTES

1. SITE DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR SPECIFIC DIMENSION INFORMATION.

2. ALL PARKING SHALL COMPLY WITH THE GILROY MUNICIPAL CODE.

3. MOTORIZED ROLLING GATES: IN THE EVENT OF LOSS OF NORMAL POWER TO THE GATE OPERATING MECHANISMS, IT SHALL BE AUTOMATICALLY TRANSFERRED TO A FAIL-SAFE MODE ALLOWING THE GATE TO BE PUSHED OPEN BY A SINGLE FIREFIGHTER WITHOUT ANY OTHER ACTIONS, KNOWLEDGE, OR MANIPULATION OF THE OPERATING MECHANISM BEING NECESSARY AND WITHOUT THE USE OF BATTERY BACK-UP POWER. THE GATE SHALL BE CONNECTED TO THE BUILDING EMERGENCY POWER SOURCE.

4. THE GATE CONTROL FOR ELECTRONIC GATES SHALL BE OPERABLE BY A KNOX EMERGENCY OVERRIDE KEY SWITCH (WITH DUST COVER). THE KEY SWITCH SHALL BE PLACED BETWEEN 42" AND 48" ABOVE THE ROADWAY SURFACE AT THE RIGHT SIDE OF THE ACCESS GATE WITHIN TWO FEET OF THE EDGE OF THE ROADWAY. THE KEY SWITCH SHALL BE READILY VISIBLE AND UNOBSTRUCTED FROM THE FIRE LANE LEADING TO THE GATE. THE KEY SWITCH SHALL BE CLEARLY LABELED "FIRE DEPT."

5. VERIFY ALL SIGN TEXT, COLOR, AND GRAPHICS WITH THE ARCHITECT PRIOR TO FABRICATION.

PARKING

(1) PARKING STALL COUNT

SITE PARKING CALCULATIONS	TOTAL	*NOTES
TOTAL PARKING	13	*TOTAL USER PARKING
TOTAL:	**13**	

ADA PARKING	2
EVCS-FUTURE (TOTAL)	2
EVCS (TOTAL)	2
BIKE PARKING- SHORT TERM	3
BIKE PARKING- LONG TERM	2

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100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	As indicated

SITE CODE & FIRE ACCESS PLAN

G1.01

FIRE FLOW ANALYSIS

CONSTRUCTION TYPE:	TYPE V-B, FULLY SPRINKLERED
PROPOSED BUILDING AREA:	8,939 SF
BASIC REQUIRED FLOW (DURATION) [1]:	2,500 GPM (2 HOURS)
ADJUSTED REQUIRED FLOW [2,3]:	1,250 GPM (2 HOURS)

HYDRANT REQUIREMENTS PER CFC APPENDIX SECTION B105.2:

NUMBER OF HYDRANTS MIN.	1
HYDRANT SPACING (ONSITE / TO ROAD)[4]	500' / 250'

NOTES:

1. PER 2025 CFC APPENDIX B, SECTION B105.1, TABLE B105.1(2).
2. REDUCTION TO 25% OF REQUIRED FIRE-FLOW PRESCRIBED IN TABLE B105.1(2) OF WITH A MINIMUM FIRE-FLOW RATE OF 1,000 GPM, FOR THE PRESCRIBED DURATION IN TABLE B105.1(2) PER 2022 CFC TABLE B105.2
3. REDUCTION OF FIRE FLOW LIMITED TO 50% MAX. REDUCTION PER CITY OF GILROY ORDINANCE NO 2025-07.
4. NUMBER OF HYDRANTS PROVIDED PER SPACING REQUIREMENTS IN 2025 CFC APPENDIX C, TABLE C102.1.

PLUMBING ANALYSIS

MINIMUM PLUMBING FACILITIES:

OCCUPANT LOAD FACTOR (IN ACCORDANCE WITH CBC):
71 TOTAL OCCUPANTS = 36 MALES & 35 FEMALES
R-2 OCCUPANCY
37 TOTAL OCCUPANTS = 19 MALES & 18 FEMALES

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1): R-2 OCCUPANCY

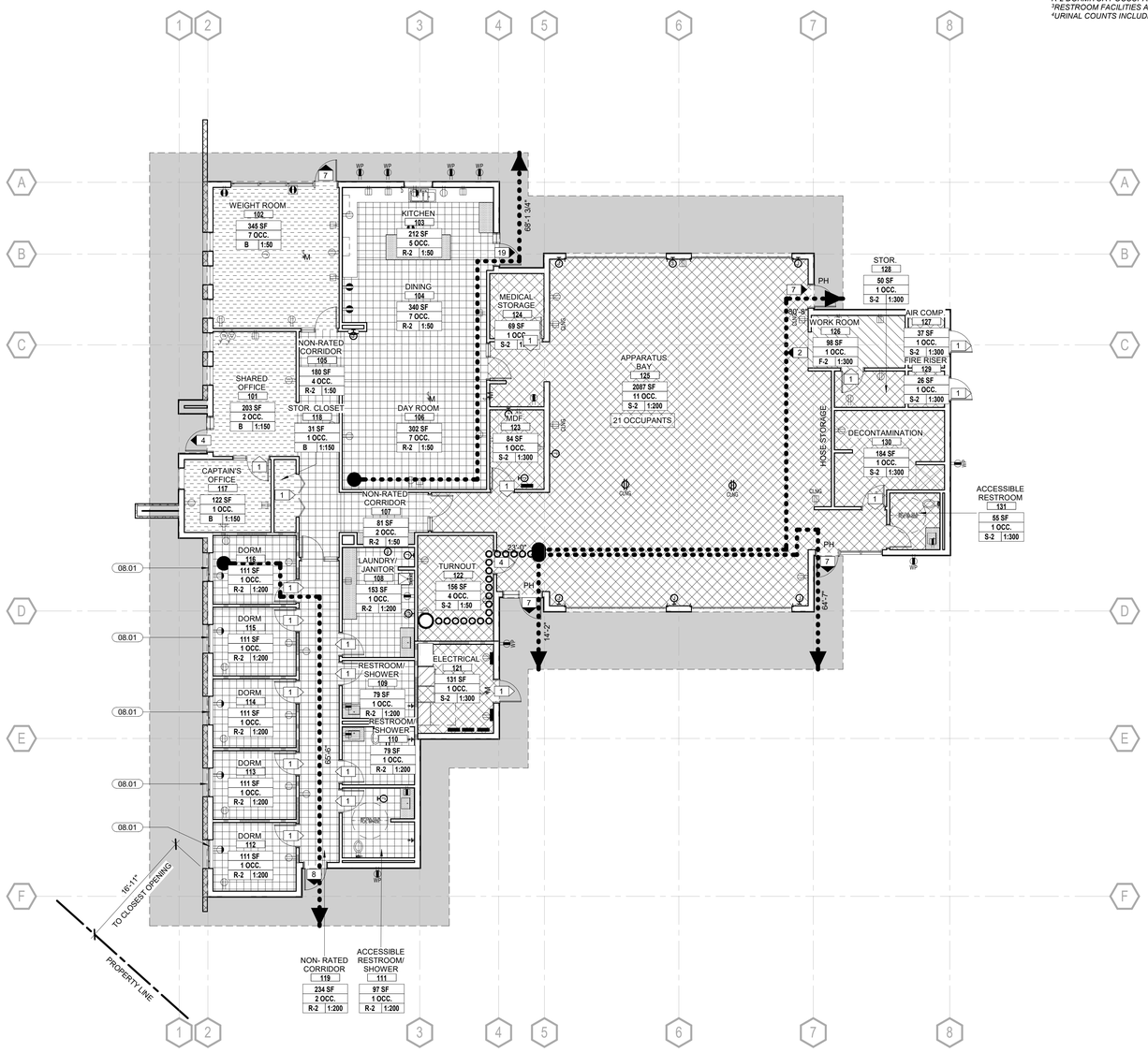
REQUIRED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
MEN	2	1	2	1	1
WOMEN	3	-	2		

PROVIDED FIXTURES

	WATER CLOSET	URINALS	LAVATORIES	DRINKING FOUNTAIN	SERVICE SINK
MEN	2	X*	2	1	1
WOMEN	2	-	2		

[3]BUILDING OCCUPANTS WILL BE FIVE (5) MAX. REGULAR DORMITORY OCCUPANTS FOR 48 HOUR SHIFTS. ALL OTHER SPACES ARE ACCESSORY TO THE R-2 DORMITORY OCCUPANTS.
[3]RESTROOM FACILITIES ARE UNISEX RESTROOMS
[4]URINAL COUNTS INCLUDE TOILETS AT GENDER NEUTRAL RESTROOMS.



KEYNOTES

08.01	EMERGENCY ESCAPE CASEMENT WINDOW WITH MINIMUM 5 SF NET CLEAR OPENING AND COMPLIANT PER CBC R310.

LEGEND

- B OCCUPANCY (OFFICE. ADMIN) 1:150 GROSS
- R-2 OCCUPANCY (LIVING QUARTERS) 1:200 GROSS
- S-2 OCCUPANCY (APPARATUS BAY) 1:200 GROSS
- F-2 OCCUPANCY (WORK ROOM) 1:300 GROSS
- ROOF OVERHANG (NO OCCUPANT LOAD)

Room Name
SF
Occ-Load OCC.
1:OLF
- ROOM NUMBER
- SQUARE FOOTAGE
- OCCUPANT LOAD
- OCCUPANCY LOAD FACTOR
- OCCUPANCY GROUP

1 HOUR RATED PARTITION

REQUIRED 0" — EGRESS WIDTH REQUIRED
PROVIDED 0" — EGRESS WIDTH PROVIDED

FE — FIRE EXTINGUISHER CABINET
PH — INDICATES PANIC HARDWARE REQUIRED
0 — INDIVIDUAL ROOM OCCUPANCY LOAD
0 — COMBINED ROOM OCCUPANCY LOAD
PATH OF EXIT ACCESS TRAVEL PER CBC TABLE 1017.2
COMMON PATH OF TRAVEL PER CBC TABLE 1006.2.1

CODE ANALYSIS

BUILDING USE:	FIRE STATION
CONSTRUCTION CLASSIFICATION (CBC 602):	TYPE V-B
OCCUPANCY CLASSIFICATION (CBC 302 & 508.3):	B, R-2, S-2 (NONSEPARATED OCCUPANCIES - MOST RESTRICTIVE OCCUPANCY ALLOWABLE AREA, HEIGHT & STORIES)
FIRE PROTECTION:	AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13
ACCESSORY OCCUPANCY (CBC 508.2):	F-2: FACTORY (WORK ROOM): 99 SF
INCIDENTAL USES (CBC 509):	ACCESSORY FLOOR AREA/ TOTAL FLOOR AREA 99 SF/ 6,687 SF = 0.014 = 1.4% 1.4% < 10% FLOOR AREA
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES (BASED ON S-1 AREA INCREASE WITH SPRINKLERS) (CBC 504 & TABLE 504.3, CBC 504 & TABLE 504.4):	B: 60'/ 3 STORIES R-2: 40'/ 2 STORIES S-2: 60'/ 3 STORIES
ALLOWABLE BUILDING AREA (CBC 506.2.3 & TABLE 506.2):	B: 36,000 SF R-2: 28,000 SF S-2: 54,000 SF
ACTUAL BUILDING HEIGHT:	26'-6"40' - OK 26'-6" - OK
ACTUAL NUMBER OF STORIES:	1 STORY - OK
FIRST FLOOR BUILDING AREA[1]:	6,687 SF 6,687 SF < 2,226 SF
EXTERIOR ROOF PROJECTION (UNCONDITIONED)[1]:	8,939 SF < 28,000 - OK
OVERALL BUILDING AREA[1]:	8,939 SF

[1]BUILDING AREAS INCLUDE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE BUT EXCLUDE VENT SHAFTS & COURTS. (CBC 202)

FIRE-RESISTANCE RATING REQ FOR BLDG ELEMENTS (CBC TABLE 601):

STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
EXTERIOR NONBEARING WALLS:	0
INTERIOR NONBEARING WALLS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

FIRE-RESISTANCE RATING REQ FOR EXTERIOR WALLS (CBC TABLE 705.5)

1-HR PROTECTED:	< 10'-0"
NO PROTECTION REQ:	≥ 10'-0"

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (TABLE 705.8)

FOR UNPROTECTED, SPRINKLERED BUILDINGS.

FIRE SEPARATION DISTANCE	ALLOWABLE AREA
15'-0">FSD>20'-0"	=75%
FSD≥20'-0"	=NO LIMIT

ELEVATION	DISTANCE TO PL	ALLOWABLE AREA
NORTH	40'-3"	NO LIMIT
EAST	99'-6"	NO LIMIT
SOUTH	63'-6"	NO LIMIT
WEST	16'-11"	75%

MAX FLOOR AREA ALLOWANCES PER OCCUPANT (CBC TABLE 1004.5):

OLF		FUNCTION	AREA	OCCUPANTS
1:50 GROSS	=	RESIDENTIAL[2]	1,127 SF	25
1:200 GROSS	=	DORMITORIES	1,884 SF	11
1:150 GROSS	=	BUSINESS AREAS	356 SF	4
1:200 GROSS	=	PARKING GARAGES[2]	2,083 SF	11
1:300 GROSS	=	STORAGE[2]	443 SF	5
1:50 GROSS	=	EXCERCISE ROOMS[2]	345 SF	7
1:50 GROSS	=	LOCKER ROOM[2]	156 SF	4
1:300 GROSS	=	MECHANICAL[2]	194 SF	3
1:100 GROSS	=	WORK ROOM[2]	99 SF	1
TOTAL			6,687 SF	71

OCCUPANT LOAD PER FLOOR:
LEVEL 1: 71 OCCUPANTS
OF EXITS REQUIRED = 2
OF EXITS PROVIDED = 7

MEANS OF EGRESS SIZING (CBC 1005.3):
EGRESS COMPONENTS OTHER THAN STAIRWAYS:
OCCUPANTS X 0.2 = EGRESS WIDTH

NUMBER OF EXISTS/ EXIT ACCESS DOORWAYS (CBC TABLE 1006.2.1)
PROVIDE 2 EXITS IN ALL ROOMS WITH B OCCUPANT LOADS ABOVE 49
PROVIDE 2 EXITS IN ALL ROOMS WITH R-2 OCCUPANT LOADS ABOVE 20
PROVIDE 2 EXITS IN ALL ROOMS WITH S-2 OCCUPANT LOADS ABOVE 29

MAXIMUM COMMON PATH OF TRAVEL (CBC TABLE 1006.2.1):
B & S-2 OCCUPANCY: 100'-0"
R-2 OCCUPANCY: 125'-0"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE (CBC TABLE1017.2):
B & R-2 OCCUPANCY: 250'-0"
S-2 OCCUPANCY: 400'-0"

N PROJECT NORTH

CODE ANALYSIS & EGRESS PLAN | 1/8" = 1'-0" | G2.01 | 05

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GRIFFIN STRUCTURES

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GRIFFIN STRUCTURES, INC.

Date	Revision

Date	Submittal
03/10/2026	70% SCHEMATIC DESIGN
03/26/2026	100% SD / BRIDGING DOCS

Job Number	33236
Checked By	Checker
Scale	1/8" = 1'-0"

CODE ANALYSIS & EGRESS PLAN

G2.01

ABBREVIATIONS

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE PAVEMENT	MOC	MIDDLE OF CURVATURE
AE	ACCESS EASEMENT	N	NORTH
ASPH	ASPHALT PAVING	NG	NATURAL GRADE
BC	BEGIN CURVATURE	NTS	NOT TO SCALE
BCR	BEGIN CURB RETURN	OC	ON CENTER
BFP	BACK FLOW PREVENTER	(P)	PROPOSED, NEW
BI	BOX INLET	PA	PLANTING AREA
BM	BENCHMARK	PBC	PULL BOX CABLE
BOP	BOTTOM OF PIPE	PBE	PULL BOX ELECTRIC
BOR	BOTTOM OF RAMP	PBT	PULL BOX TELEPHONE
BS	BOTTOM OF STAIRS	PBW	PULL BOX WATER
BVC	BEGIN VERTICAL CURVATURE	PCC	POINT OF COMPOUND CURVATURE
BW	BOTTOM OF WALL	PE	PEDESTRIAN EASEMENT
C&G	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL,CL	CENTER LINE	PIVC	POINT OF INTERSECTION VERTICAL CURVATURE
CB	CATCH BASIN	PL	PROPERTY LINE
CONST	CONSTRUCT	POC	POINT OF CONNECTION
CR	CURB RETURN	PP	POWER POLE
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CUL	CULVERT	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	PVMT	PAVEMENT
DIP	DUCTILE IRON PIPE	R	RADIUS
DW	DOMESTIC WATER	RCP	REINFORCED CONCRETE PIPE
DW	DRIVEWAY	RIM	TOP RIM OF STRUCTURE
DE	DRAINAGE EASEMENT	ROW	HIGHWAY EASEMENT
DR	DRIVE	RT	RIGHT
(E)	EXISTING	RW	RECLAIMED WATER
E	EAST	R/W	RIGHT OF WAY
EC	END CURVATURE	S	SOUTH OR SLOPE
ECR	END CURB RETURN	SBE	SETBACK EASEMENT
EG	EXISTING GRADE	SCO	SANITARY SEWER CLEANOUT
ELEV	ELEVATION	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
EQ	EQUAL	SHT	SHEET
ESMT	EASEMENT	STA	STATION
EVC	END OF VERTICAL CURVATURE	SMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	SS	SANITARY SEWER
FFE	FINISHED FLOOR ELEVATION	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
FG	FINISHED GRADE	S/W	SIDEWALK
FH	FIRE HYDRANT	T	TANGENT
FL	FLOWLINE	TB	TOP OF BERM
FS	FINISHED SURFACE	TBC	TOP BACK OF CURB
FW	FIRE PROTECTION SERVICE WATER	TBW	TOP BACK OF WALK
GB	GRADE BREAK	TC	TOP OF CURB
GFL	GUTTER FLOWLINE	TF	TOP OF FOOTING
GSL	LIMITS OF GRAVITY SEWER	TG	TOP OF GRATE
GR	GRATE	TOE	TOE OF SLOPE
GV	GAS VALVE	TOP	TOP OF PIPE
HB	HOSE BIB	TOR	TOP OF RAMP
HP	HIGH POINT	TOS	TOP OF SLOPE
ICV	IRRIGATION CONTROL VALVE	TP	TOP OF PLANTER
INTX	POINT OF INTERSECTION	TS	TOP OF STAIRS
INV	INVERT	TW	TOP OF WALL
JP	JOINT POLE	TYP	TYPICAL
LE	LANDSCAPE EASEMENT	TP	TELEPHONE POLE
LF	LINEAR FEET	VC	VERTICAL CURVATURE
LIP	LIP OF GUTTER	W	WEST
LP	LOW POINT	WM	WATER MAIN
LT	LEFT	WV	WATER VALVE
MAX	MAXIMUM		
MH	MANHOLE		

LEGEND

SYMBOL	DESCRIPTION
(RD)	ROOF DRAIN POC 5' FROM BUILDING
(G)	GAS POC 5' FROM BUILDING
(F)	FIRE WATER POC 5' FROM BUILDING
(W)	DOMESTIC WATER POC 5' FROM BUILDING
(SS)	SANITARY SEWER POC 5' FROM BUILDING
(D)	STORM DRAIN MANHOLE
(S)	SANITARY SEWER MANHOLE
	DRAIN INLET
AD ⚬	AREA DRAIN
	TRENCH DRAIN
	CLEANOUT
	BLOW OFF
	FIRE HYDRANT
	VALVE POST INDICATOR VALVE (PIV)/CHECK VALVE (CHK VLV)/FIRE DEPARTMENT CONNECTION (FDC) CHECK VALVE (CHK VLV)
	FIRE DEPARTMENT CONNECTION (FDC)
	DOUBLE DETECTOR CHECK (DBL CHK)
	REDUCED PRESSURE (BFP)
	POST INDICATOR VALVE (PIV)
	THRUST BLOCK
	BENDS, TEE AND CROSS
	WATER METER

LINE TYPE	DESCRIPTION
	LIMIT OF WORK
	RIGHT OF WAY/ PROPERTY LINE
–x–x–x–x–x–x–x–x–x–x–x–	FENCE
	REMOVE EXISTING UTILITY
SS SS	EXISTING SEWER LINE
W W	EXISTING WATER LINE
SD SD	EXISTING STORM DRAIN LINE
FW FW	EXISTING DEDICATED PRIVATE FIRE SERVICE
G G	EXISTING NATURAL GAS SERVICE
E E	EXISTING ELECTRICAL LINE / CONDUIT
T T	EXISTING TELECOMMUNICATIONS LINE / CONDUIT
XXLF 6"SS S=X.XXX	SANITARY SEWER LINE
XXLF 6"DW PVC	DOMESTIC WATER LINE
XXLF 6"SD S=X.XXX	STORM DRAIN LINE (≤8" DIAMETER)
XXLF 12"SD S=X.XXX	STORM DRAIN LINE (>8" DIAMETER)
	PERFORATED STORM DRAIN LINE
XXLF 6"FW PVC	DEDICATED PRIVATE FIRE SERVICE
	GRADE BREAK LINE
GB	FLOW LINE
	DAYLIGHT LINE

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DESIGN-BUILD ENTITY (DBE) SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE START OF CONSTRUCTION. DBE SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE AT ALL TIMES DURING CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
4. DBE SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
5. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
6. THE DBE SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE DBE TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
7. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
8. DBE SHALL PLACE GRAVEL/SAND BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL/SAND BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
9. DBE SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
   A. SOLID WASTE MANAGEMENT:
      PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS, ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
   B. MATERIAL DELIVERY AND STORAGE:
      PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
   C. CONCRETE WASTE:
      PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. CONCRETE WASHOUT CANNOT BE WITHIN 50' MINIMUM OF DRAIN INLETS. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
   D. PAINT AND PAINTING SUPPLIES:
      PROVIDE INSTRUCTION TO EMPLOYEES AND SUBDBES REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
   E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
      PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
   F. HAZARDOUS WASTE MANAGEMENT:
      PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS. PETROLEUM PRODUCTS. FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZERS, STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
11. DBE SHALL HYDROSEED ALL GRADED SLOPES. NATIVE SEED MIX SHALL BE 20% LANA PUBESCENT WHEAT GRASS, 40% BLANDO BROME, AND 40% ANNUAL RYE GRASS AND SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE. SOIL BINDING AGENT SHALL BE VERDYOL, SENTINEL, OR EQUAL, APPLIED AT A RATE OF 110 POUNDS PER ACRE. MULCH SHALL BE SILVER-FIBER, CONWED, OR EQUAL, APPLIED AT A RATE OF 1,000 POUNDS PER ACRE. FERTILIZER SHALL BE AGRI-FORM 16-7-12, BEST 16-6-8, OR EQUAL, APPLIED AT A RATE OF 500 POUNDS PER ACRE. THE DBE SHALL WATER SEEDED AREAS OR RESEED AS NECESSARY TO ENSURE SUFFICIENT PLANT DEVELOPMENT FOR EROSION CONTROL.
12. NO GRADING SHALL BE DONE UNTIL SITE- AND SEASON-SPECIFIC SOIL LOSS AND HOUSEKEEPING STORMWATER BMPs HAVE BEEN APPROVED BY THE INSPECTOR. THE DBE SHOULD EMPLOY THE DESIGN BMPs AND ANY OTHERS NEEDED AS SITUATIONS ARISE. DBE SHOULD CONDUCT SITE INSPECTIONS BEFORE, DURING AND AFTER EACH EXTENDED STORM EVENT TO IDENTIFY CONDITIONS THAT MAY CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES, IF ADDITIONAL CONTROL MEASURES ARE NEEDED, DBE SHOULD IMPLEMENT THEM IMMEDIATELY.

POLLUTION PREVENTION NOTES

IN ORDER TO MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM FOR CONSTRUCTION, DESIGN-BUILD ENTITY SHALL INSTALL AND MAINTAIN APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS). AS SHOWN IN THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN), ON ALL CONSTRUCTION PROJECTS. BMPS SHALL BE INSTALLED IN ACCORDANCE WITH INDUSTRY RECOMMENDED STANDARDS, AND/OR IN ACCORDANCE WITH ANY GENERAL CONSTRUCTION PERMIT ISSUED BY THE STATE FOR THE PROJECT TO PREVENT ANY DISCHARGES FROM THE PROJECT SITE OR INTO ANY STORM DRAIN FACILITIES. ALL SEDIMENTS, CONSTRUCTION MATERIALS, DEBRIS AND WASTES, AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, WIND, OR VEHICLE TRACKING. UNDER DIRECTION OF THE ENGINEER OF RECORD, EROSION AND/OR SEDIMENT CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

BMP MAINTENANCE NOTES

1. FOLLOWING OWNER ACCEPTANCE OF CONSTRUCTION WORK, POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, INCLUDING BUT NOT LIMITED TO:
   1.1. ANNUAL INSPECTION, REPLACEMENT, AND/OR SEDIMENTATION REMOVAL OF VEGETATED SWALES, TREATMENT PONDS, AND OTHER SURFACE STORMWATER TREATMENT MEASURES AS REQUIRED WITH AN INCREASED FREQUENCY BASED ON SITE CONDITIONS.
   1.2. MAINTENANCE SERVICE AGREEMENT(S) OF STORMWATER TREATMENT VAULTS, INLETS, MANHOLES, AND OTHER DEVICES BASED ON MANUFACTURES' RECOMMENDATIONS AND FREQUENCY.
   1.3. ANNUAL INSPECTION OF PERMEABLE PAVEMENT AND REMOVAL OF SEDIMENT AS NEEDED.
   1.4. ANNUAL INSPECTION OF STORMWATER INLETS AND MAINTENANCE AS REQUIRED TO CLEAR GRATES AND INLETS OF DEBRIS.
   1.5. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND WATER QUALITY MANAGEMENT PLAN (WQMP) MAY CONTAIN ADDITIONAL OR MORE STRINGENT MAINTENANCE REQUIREMENTS.
2. BMP DETAILS MAY BE FOUND IN APPENDIX H OF THE PROJECT SWPPP DOCUMENT. BMP DETAILS PER CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) AND ARE AVAILABLE AT www.casqa.org.
3. FOR PROJECTS GREATER THAN 1 ACRE: THE DBE SHALL VERIFY THE STATUS OF THE SWPPP/NOI/WDID PRIOR TO EARTHMOVING ACTIVITIES. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE PREPARED AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE DBE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW.

AREA SUMMARY

TOTAL DISTURBED AREA = 1.2± ACRES

DEMOLITION NOTES

1. THE INTENT OF THE DEMOLITION PLAN IS TO DESCRIBE IN GENERAL THE DEMOLITION AREAS AFFECTED BY THE PROJECT CONSTRUCTION. IT IS NOT INTENDED AS A DETAILED DESCRIPTION OF EXISTING ITEMS OR ELEMENTS TO BE REMOVED. THE DESIGN-BUILD ENTITY (DBE) SHALL VISIT THE SITE AND REVIEW ANY AVAILABLE RECORD DOCUMENTS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SHOULD INCLUDE THE REMOVAL OF ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL TO THE EXTENT THAT IT IS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS.
2. REMOVE EXISTING BUILDINGS, FOUNDATIONS AND SERVICE UTILITIES AS INDICATED ON PLANS. CAP ALL UTILITIES AT APPROPRIATE POINTS. ALL EXISTING ELECTRICAL / TELEPHONE / CATV UTILITIES SHALL BE REMOVED AS INDICATED OR BACK TO THE POINT WHERE THE SPECIFIC UTILITY SYSTEM ENTERS THE WORK AREA. COORDINATE DEMOLITION OF ALL UTILITIES WITH THE OWNER. ALL UTILITIES CONNECTED TO EXISTING BUILDINGS TO REMAIN SHALL CONTINUE TO BE OPERATIONAL DURING THE DEMOLITION PROCESS. DOMESTIC AND FIRE SERVICE WATER AND NATURAL GAS SHALL BE REMOVED TO A POINT OUTSIDE THE PERIMETER OF PROPOSED NEW CONSTRUCTION TO EXISTING VALVES OR SIMILAR SHUT-OFF DEVICES. IF A SHUT-OFF DEVICE IS NOT REASONABLY ADJACENT TO THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION, PROVIDE A SHUT-OFF DEVICE IN BELOW-GRADE YARD BOX. CONFIRM LOCATION OF NEW DEVICES WITH OWNER PRIOR TO INSTALLATION. SANITARY SEWER AND STORM DRAINAGE SHALL BE CAPPED TO A POINT OUTSIDE THE PERIMETER OF THE PROPOSED NEW CONSTRUCTION. OTHER UTILITIES NOT SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS AND NOT ANTICIPATED FOR REUSE SHALL BE REMOVED IN ENTIRETY.
3. FOR ALL EXISTING MATERIALS THAT CAN BE SALVAGED, OWNER HAS FIRST RIGHT OF REFUSAL FOR REMOVED ITEMS THAT MAY HAVE RESIDUAL COMMERCIAL OR HISTORIC VALUE INCLUDING HARDWARE, GLASS, CORNER STONES, TIME CAPSULES, LIGHT STANDARDS, SIGNS, FENCING, BENCHES, WATER FOUNTAINS, TRASH CONTAINERS, ETC. SHALL REMAIN AS PROPERTY OF THE OWNER. ALL ITEMS TO BE SALVAGED FOR REUSE/REINSTALLATION MUST MEET CURRENT CODE REQUIREMENTS. COORDINATE ITEMS TO BE RETAINED WITH OWNER AND REMOVE FROM CONSTRUCTION SITE TO A LOCATION APPROVED BY OWNER. REMOVED MATERIALS, NOT INDICATED OR DIRECTED TO BE SALVAGED FOR THE OWNER'S BENEFIT ARE DEBRIS AND BECOME THE DBE'S PROPERTY UPON REMOVAL.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY SEARCH OF THE AVAILABLE RECORDS AND FIELD SURVEYS. THE DBE SHALL CONTACT UNDERGROUND SERVICE ALERT, UTILITY COMPANIES, AND/OR FIELD VERIFY AND LOCATE ALL UTILITIES BEFORE PROCEEDING WITH WORK. THE DBE IS ALSO REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. NOTIFY THE ENGINEER IF ADDITIONAL UTILITIES ARE LOCATED OR IF CONFLICTS ARE FOUND WITH EXISTING CONDITIONS.
5. ALL TREES TO BE REMOVED SHALL BE MARKED BY DBE AND APPROVED FOR REMOVAL BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO REMOVING OR CUTTING TREE(S). EXISTING ROOTS SHALL BE GRINDED TO A DEPTH OF APPROXIMATELY 3-FEET. USE CAUTION WHILE GRINDING WHEN EXISTING UTILITIES ARE IN CLOSE PROXIMITY TO TREES. ALL TREES TO REMAIN WITHIN THE LIMIT OF WORK SHALL BE PROTECTED AND MAINTAINED PER SPECIFICATIONS AND DETAILS.
6. SAWCUT EXISTING CONCRETE AND ASPHALT TO AN EXISTING CONTROL JOINT WHERE POSSIBLE, AT MINIMUM TO A NEAT-STRAIGHT LINE. ALL DEBRIS SHALL BE HAULED OFFSITE TO A LEGAL DUMPING SITE OR SALVAGED FOR REUSE ON PROJECT AS NOTED.
7. WORK WITHIN CITY, COUNTY, OR STATE RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT WHICH THE DBE IS RESPONSIBLE FOR OBTAINING PRIOR TO STARTING WORK WITHIN RIGHT-OF-WAY.
8. DBE TO COORDINATE UTILITY DEMOLITION WITH DRAINAGE AND UTILITY WORK SHOWN IN THIS PLAN SET. ALL UTILITY SHUTDOWNS SHALL BE COORDINATED PER PROJECT SPECIFICATIONS.
9. EXISTING DRY UTILITIES SHOWN FOR DEMOLITION ARE SHOWN FOR COORDINATION ONLY. REFER TO OTHER DISCIPLINES FOR LIMITS AND DETAILS OF DEMOLITION.
10. THE DBE SHALL RECYCLE CONSTRUCTION DEBRIS, ASPHALT, AND CONCRETE GENERATED FROM REMOVALS REQUIRED TO CONSTRUCT THE PROJECT. THE DBE IS TO RECYCLE THE WASTE MATERIAL THROUGH AN APPROVED RECYCLING PLANT.
11. A LIST OF FACILITIES THAT ACCEPT CONSTRUCTION & DEMOLITION DEBRIS CAN BE FOUND ON THE CALRECYCLE WEBSITE AT: HTTPS://WWW.CALRECYCLE.CA.GOV/CONDEMO

GENERAL NOTES TO DESIGN-BUILD ENTITY (DBE)

1. THE DBE SHALL CONTACT THE RESPECTIVE UTILITY OWNERS FOR LOCATION, REMOVAL, AND/OR RELOCATION OF ANY UTILITY SERVICES AFFECTED BY CONSTRUCTION. THE DBE SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT UNDERGROUND OR OVERHEAD STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THESE DRAWINGS.
2. THE DBE SHALL NOTIFY THE PROJECT INSPECTOR AND THE RESPECTIVE UTILITY OWNERS AND OTHER AGENCIES AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION.
3. THE DBE SHALL BE RESPONSIBLE FOR EXPOSING, VERIFYING LOCATIONS (BOTH HORIZONTAL AND VERTICAL), AND MAINTAINING ALL EXISTING UNDERGROUND UTILITIES, BOTH SHOWN ON THE PLANS AND/OR NOT SHOWN ON THE PLANS DURING CONSTRUCTION. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE ENGINEER. THE DBE SHALL LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS BECAUSE OF LOCATIONS OF EXISTING FACILITIES AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE, OR NON-EXISTENCE OF ANY UTILITY AND/OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE DBE IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OF RECORD AND/OR NOT OF RECORD SHOWN OR NOT SHOWN AND ANY OTHER LINE(S) OR STRUCTURE(S) NOT SHOWN ON THESE PLANS. THE DBE IS RESPONSIBLE FOR THE PROTECTION OF, AND/OR DAMAGE TO THESE LINE(S) AND/OR STRUCTURE(S).
5. THE DBE SHALL BE RESPONSIBLE FOR TEMPORARY SHORING AT PROPOSED BUILDING FOUNDATIONS, FOOTINGS, AND WALLS TO PROTECT EXISTING UTILITIES IN PLACE.
6. UNAUTHORIZED CHANGES AND USES - CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. THE DBE SHALL MAINTAIN THE EXISTING ACCESSIBLE ROUTE CLEAR OR PROVIDE AN ALTERNATE ACCESSIBLE ROUTE OF TRAVEL DURING DEMOLITION AND/OR CONSTRUCTION.
8. THE DBE SHALL MAINTAIN THE EXISTING FIRE EXITS AND STAIRS CLEAR AND USABLE OR PROVIDE ALTERNATE FIRE EXITS DURING DEMOLITION AND/OR CONSTRUCTION.

EARTHWORK NOTES

1. IT IS THE DESIGN-BUILD ENTITY'S (DBE) RESPONSIBILITY TO REVIEW THE GRADING PLANS AND SOILS REPORT THOROUGHLY PRIOR TO SITE MOBILIZATION. IT IS ALSO THE GRADING DBE'S RESPONSIBILITY TO NOTIFY THE CIVIL AND SOILS ENGINEERS IF ONSITE DISCREPANCIES ARE OBSERVED THAT WOULD AFFECT THE EARTHWORK QUANTITIES.
2. THE EXISTING TOPOGRAPHY AS DELINEATED ON THESE DRAWINGS SHALL BE UTILIZED AS THE BASIS FOR ALL EARTHWORK COMPUTATIONS. SAID TOPOGRAPHY SHALL BE PRESUMED TO BE ACCEPTABLE TO ALL INTERESTED PARTIES UNLESS A DEVIATION IS FOUND PRIOR TO THE START OF GRADING IN ANY SPECIFIC AREAS. ANY DEVIATION SO DETERMINED SHALL BE PROMPTLY TRANSMITTED TO ALL INTERESTED PARTIES.
3. THE DBE IS REQUIRED TO ESTIMATE THE QUANTITIES OF GRADING WORK TO BE DONE AND INCLUDE ALL COSTS THEREFROM WITH HIS BID, AS NO ADDITIONAL ALLOWANCE WILL BE MADE WITHOUT PRIOR CONSENT FROM THE OWNER.
4. OVER-EXCAVATION AND/OR EXCESS BACKFILLING OR DUPLICATION OF GRADING ACTIVITIES IS NOT A BASIS FOR ADDITIONAL COMPENSATION. THIS ALSO APPLIES WHERE MATERIAL IS TO BE REMOVED AND REPLACED TO REDUCE MOISTURE CONTENT.
5. OFF-SITE DISPOSAL OF EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE DBE AND SHALL BE INCLUDED IN THE BID. THE DBE SHALL HOLD THE OWNER AND ENGINEER HARMLESS AS A RESULT OF ANY CLAIMS ARISING FROM THE ACTIONS ENROUTE OR AWAY FROM THE SITE.
6. EARTH VOLUMES SHOWN HEREON ARE ESTIMATES BASED UPON THE GEOTECHNICAL ANALYSIS PERFORMED BY THE NAMED SOILS ENGINEER AND TOPOGRAPHIC SURVEY OF THE EXISTING GROUND SURFACE AT THE TIME OF PLAN PREPARATION. EARTHWORK VOLUMES ARE COMPUTED BY METHODS COMMONLY USED IN STANDARD ENGINEERING PRACTICE, AND ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. ACTUAL FIELD CONDITIONS MAY VARY FROM OBSERVED OR MEASURED CONDITIONS AT THE TIME OF PLAN PREPARATION. EARTHWORK QUANTITIES MAY VARY AS A RESULT.
7. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE DBE.
8. PAVEMENT AND SUBGRADE RECOMMENDATIONS RELATED TO OVER-EXCAVATION, PAVEMENT SUBGRADE, ETC., PER GEOTECHNICAL REPORT.

GEOTECHNICAL INFORMATION

FOR SITE PREPARATION, OVEREXCAVATION, FOUNDATION RECOMMENDATIONS, PAVEMENT, SUBGRADE, AND GRADATION REQUIREMENTS SEE DRAFT GEOTECHNICAL INVESTIGATION REPORT ENTITLED:

"GEOTECHNICAL INVESTIGATION
SANTA TERESA FIRE STATION
SOUTHEAST CORNER OF WEST LUCHESSA AVENUE
AND MILLER AVENUE
GILROY, CALIFORNIA"

PREPARED BY: GEOCON CONSULTANTS, INC
6671 BRISA STREET
LIVERMORE, CA 94550

PROJECT NO: E9213-04-06

DATED: JANUARY 9, 2026

PRELIMINARY EARTHWORK QUANTITIES

APPROXIMATE CUT: 16 CY

APPROXIMATE FILL: 2,684 CY

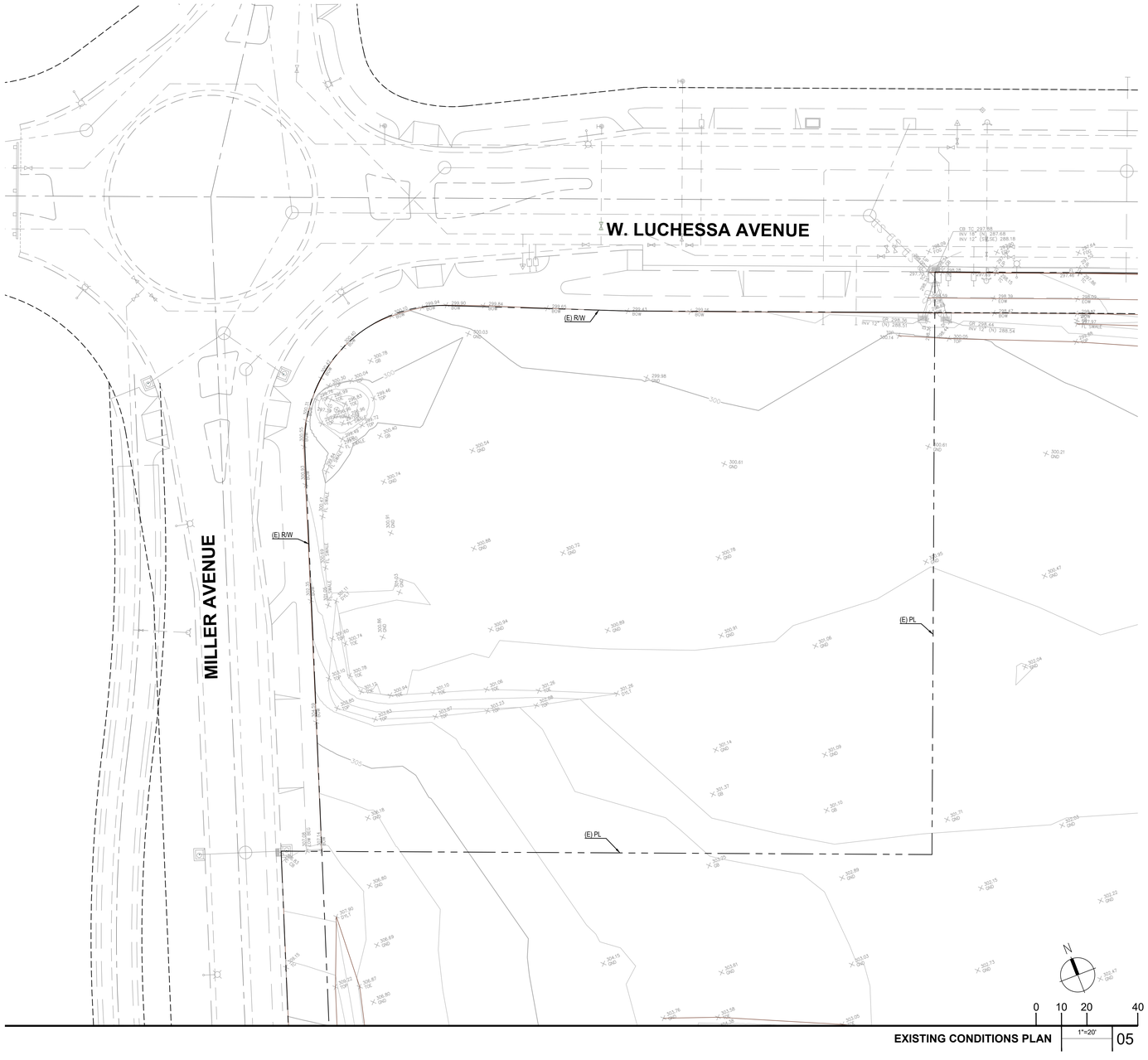
NOTES:
1. PRELIMINARY EARTHWORK QUANTITIES INDICATED ARE BASED ON COMPARING PROPOSED GROUND TO EXISTING GROUND. SHRINKAGE FACTOR, UNDERCUT OF BUILDING SLAB/PAVEMENT, TRENCH SPOILS AND OVER-EXCAVATION ARE NOT TAKEN INTO ACCOUNT.
2. EARTHWORK QUANTITIES INDICATED ARE FOR REFERENCE ONLY. DESIGN-BUILD ENTITY (DBE) IS RESPONSIBLE FOR ACTUAL QUANTITIES.

BENCHMARK

CADD FILES OF TOPOGRAPHY AND SURVEY PROVIDED BY THE CITY OF GILROY DO NOT CONTAIN VERTICAL AND HORIZONTAL DATUM INFORMATION.

FIRE PROTECTION SYSTEM NOTES

1. PRIOR TO INSTALLATION, ALL PLANS AND SPECIFICATIONS SHALL BE APPROVED BY GOVERNING AGENCY.
2. INSPECTIONS ARE REQUIRED:
   1) PRIOR TO POURING THRUST BLOCKS
   2) FOR HYDROSTATIC TESTING
   3) FOR FLUSH
3. INSTALLATION, INSPECTION, AND TESTING SHALL CONFORM TO 2022 NFPA 13 AND 2019 NFPA 24.
4. PRIVATE FIRE HYDRANTS SHALL BE APPROVED WET BARREL STYLE WITH A MINIMUM OF ONE 2 ½" AND ONE 4" OUTLET. THE 4" OUTLET SHALL FACE THE FIRE DEPARTMENT ACCESS ROAD. ALL OUTLETS SHALL BE PROVIDED WITH NATIONAL STANDARD THREADS (NST).
5. FIRE HYDRANT SUPPLY PIPING SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER. THE LOWEST OPERATING NUT SHALL BE MINIMUM OF 18" ABOVE GRADE AND THE FIRE HYDRANT FLANGE SHALL BE A MINIMUM OF 2" ABOVE GRADE.
6. FIRE HYDRANTS SHALL BE A MINIMUM OF 40 FEET FROM ALL STRUCTURES. A KEYED GATE VALVE SHALL BE PROVIDED FOR EACH FIRE HYDRANT IN AN ACCESSIBLE LOCATION. VALVES SHALL NOT BE LOCATED IN PARKING STALLS.
7. ALL PIPES SHALL BE APPROVED FOR USE IN FIRE SERVICE SYSTEMS (CLASS 900 DR-18 MINIMUM). CLASS 900 DR-14 PIPES SHALL BE USED WHERE THE PRESSURES MAY EXCEED 150 PSI.
8. ALL FERROUS PIPE AND FITTINGS SHALL BE PROTECTED WITH LOOSE 8-MIL POLYETHYLENE TUBE. THE ENDS OF THE TUBE AND ANY SPLICES MADE FOR T's OR OTHER PIPING COMPONENTS SHALL BE SEALED WITH 2" TAPE. APPROVED FOR UNDERGROUND USE. ALL BOLT JOINTS SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION RETARDING MATERIAL AFTER ASSEMBLY AND PRIOR TO POLY-TUBE INSTALLATION.
9. A BED OF CLEAN FILL SAND SHALL BE PROVIDED ABOVE AND BELOW THE PIPE, A MINIMUM OF 12" ABOVE AND 6" BELOW.
10. ALL BOLTS USED FOR UNDERGROUND CONNECTIONS SHALL BE STAINLESS STEEL.
11. A MINIMUM OF 30" OF COVER, FROM FINISHED GRADE TO THE TOP OF THE PIPE SHALL BE PROVIDED. WHEN SURFACE LOADS ARE EXPECTED, A MINIMUM OF 36" COVER SHALL BE PROVIDED.
12. THRUST BLOCKS, OR OTHER APPROVED METHOD OF THRUST RESTRAINT, SHALL BE PROVIDED WHEREVER PIPE CHANGES DIRECTION.
13. THE TRENCH SHALL BE EXCAVATED FOR THRUST BLOCKS AND INSPECTED PRIOR TO POUR. ALL COR



EXISTING CONDITIONS PLAN 05

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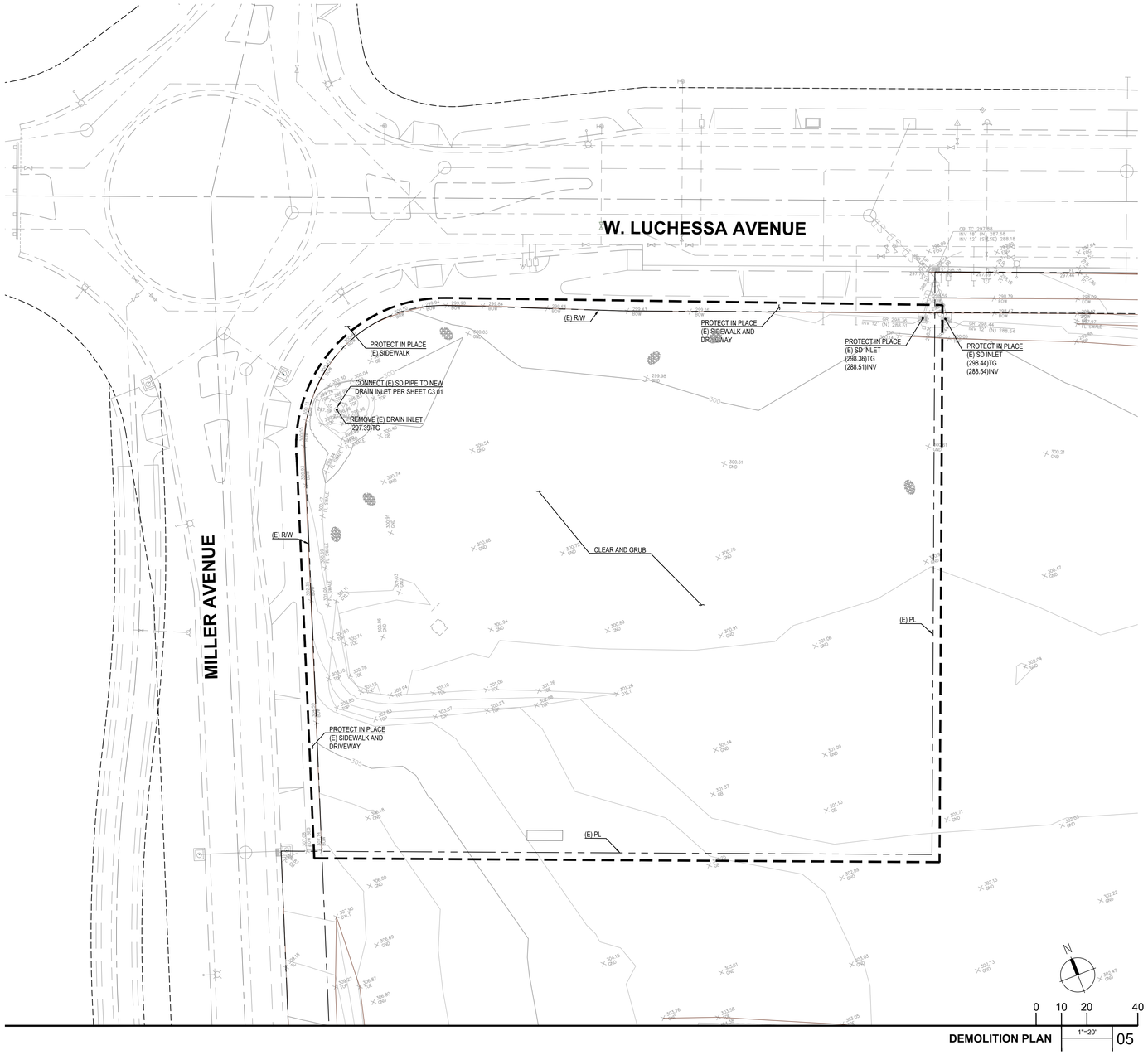
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EXISTING CONDITIONS PLAN

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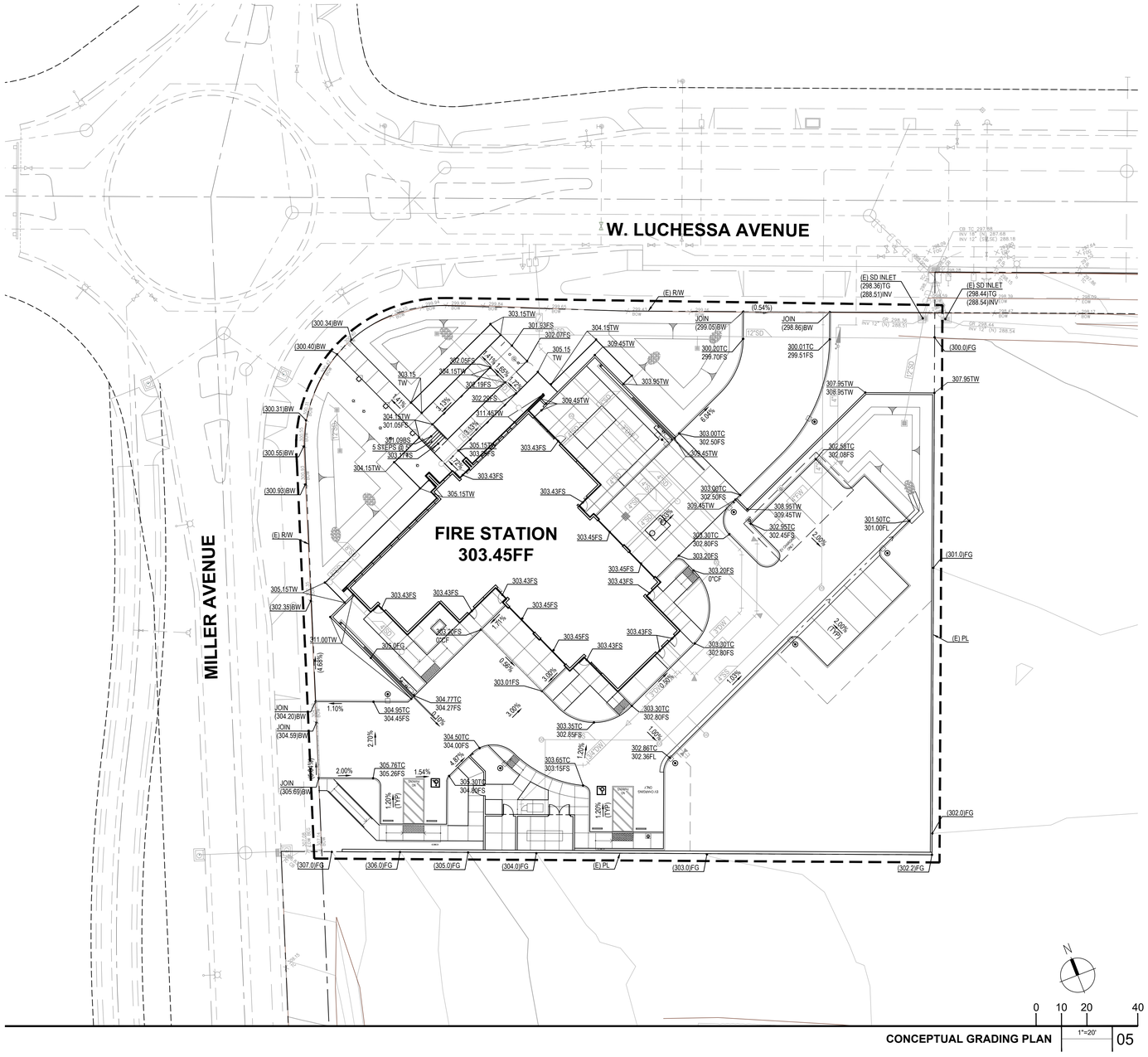
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DEMOLITION
PLAN

C1.01



CONCEPTUAL GRADING PLAN 05

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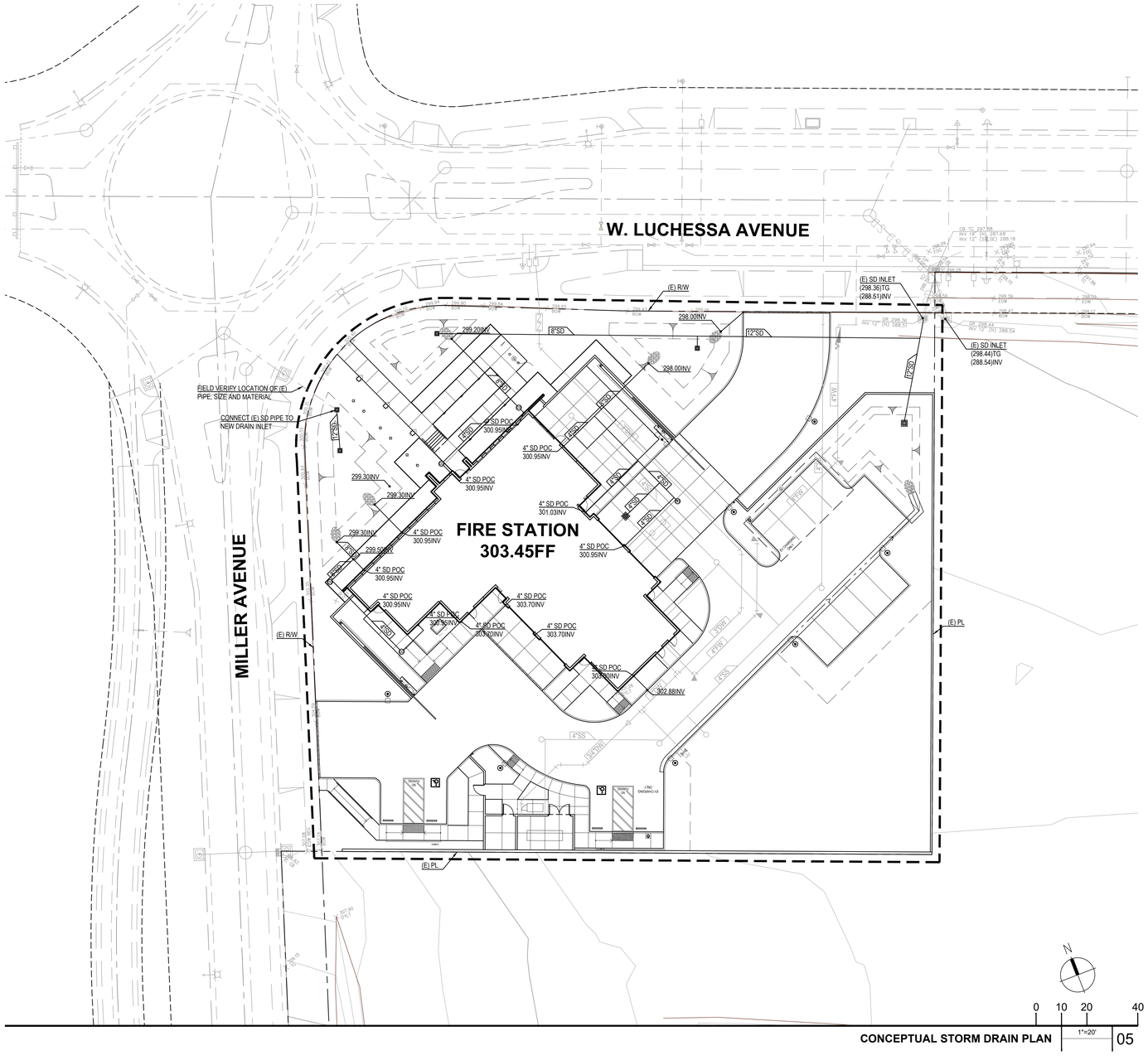
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CONCEPTUAL GRADING PLAN

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CONCEPTUAL STORM DRAIN PLAN 1"=20' 05

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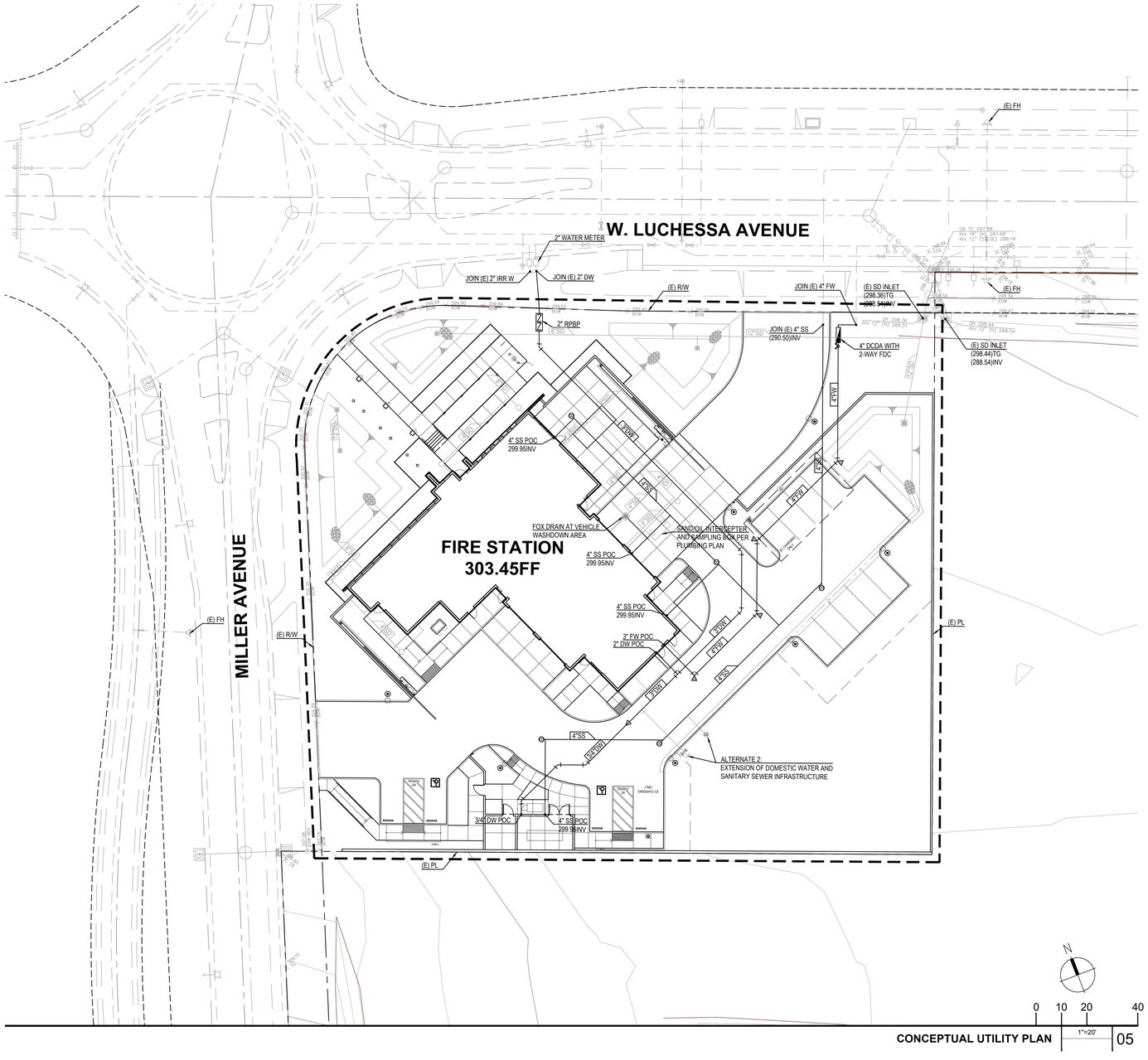
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CONCEPTUAL STORM DRAIN PLAN

C3.01



CONCEPTUAL UTILITY PLAN 05

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CONCEPTUAL UTILITY PLAN

C4.01

ABBREVIATIONS

&	AND	GA.	GAUGE
∠	ANGLE	GALV.	GALVANIZED
@	AT	GND.	GROUND
℄	CENTERLINE	GR.	GRADE
⌀	DIAMETER OR ROUND		
#	POUND OR NUMBER	HDR	HEADER
		HT.	HEIGHT
ADJ.	ADJACENT		
AGGR.	AGGREGATE	LT.	LIGHT
AL.	ALUMINUM		
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MET.	METAL
AC.	ASPHALT	MFR.	MANUFACTURER
ACC.	ACCESSIBLE	MIN.	MINIMUM
		MTD.	MOUNTED
B.C.R.	BEGINNING OF CURVE RADIUS	MTL.	MATERIAL
B.O.C.	BACK OF CURB		
B.O.W.	BOTTOM OF WALL	N.I.C.	NOT IN CONTRACT
B.O.S.	BOTTOM OF SLOPE	N.T.S.	NOT TO SCALE
BLDG.	BUILDING		
BLK.	BLOCK	O.C.	ON CENTER
		O.D.	OUTSIDE DIAMETER (DIM.)
C.E.	CIVIL ENGINEER		
C.I.P.	CAST IN PLACE	PA.	PLANTING AREA
CLKG.	CAULKING	PED.	PEDESTRIAN
CMU.	CONCRETE MASONRY UNIT	PRCST.	PRECAST
CONC.	CONCRETE	P.I.P.	POURED IN PLACE
CONSTR.	CONSTRUCTION	P.O.T.	POINT OF TANGENCY
CONT.	CONTINUOUS	P.T.S.	POST TENSION SLAB
CTR.	CENTER		
		QTY	QUANTITY
D.A.	DISABLED ACCESS		
DET.	DETAIL	R.	RISER
DIA.	DIAMETER	RAD.	RADIUS
DIM.	DIMENSION	REINF.	REINFORCED
DN.	DOWN	REQ.	REQUIRED
DWGS.	DRAWINGS		
		SCHED.	SCHEDULE
E.J.	EXPANSION JOINT	SHT.	SHEET
EL.	ELEVATION	SPEC.	SPECIFICATION
ELEC.	ELECTRICAL	S.S.	STAINLESS STEEL
EQ.	EQUAL	STD.	STANDARD
EXP.	EXPANSION	STRL.	STRUCTURAL
EXT.	EXTERIOR		
		T.	TREAD
F.G.	FINISH GRADE	T.C.	TOP OF CURB
F.S.	FINISH SURFACE	T.O.S.	TOP OF SLOPE
F.O.B.	FACE OF BUILDING	T.O.W.	TOP OF WALL
F.O.C.	FACE OF CURB	TYP.	TYPICAL
F.O.W.	FACE OF WALL	TBD.	TO BE DETERMINED
		VEH.	VEHICULAR
		VERT.	VERTICAL
		W/	WITH
		W/O	WITHOUT

PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S DRAWINGS FOR UTILITY LOCATIONS, TREE SUBDRAINAGE STUBOUTS, (IF REQUIRED), AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
4. DBE SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLANS TAKE PRECEDENCE OVER WRITTEN QUANTITIES IN "PLANTING LEGEND."
5. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
6. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
7. ALIGNED AND EQUALLY SPACED, IN ALL DIRECTIONS, ALL SHRUBS TO BE AS DESIGNATED PER THESE NOTES AND DRAWINGS.
8. ALL TREES IN ROWS TO BE ALIGNED. (UNLESS NOTED OTHERWISE ON PLANS)
9. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.
10. FINISH GRADES OF ALL TURF AREAS SHALL BE (1") BELOW ADJACENT CURB OR PAVEMENT. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (2-1/2") BELOW ADJACENT CURB, PAVEMENT OR HEADER.
11. DBE SHALL SUBMIT FOR APPROVAL COLOR PHOTOS OF ALL TREES, SHRUBS, AND GROUNDCOVER. PHOTOS SHOULD INCLUDE A PERSON FOR SCALE PURPOSES, PHOTOS SHALL BE OF THE ACTUAL PLANT MATERIAL TO BE USED ON THE PROJECT. ALL PLANT MATERIAL SHALL BE OF A QUALITY AS DETERMINED BY THE LANDSCAPE ARCHITECT. MATERIAL FOUND UNSUITABLE FOR THE DESIGN OR SPECIFICATION INTENT WILL BE REJECTED.
12. PROVIDE A (3") LAYER OF MULCH AT PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS, EXCEPT AREAS WITH JUTE MESHING.
13. DBE SHALL CONDUCT AGRICULTURAL SUITABILITY AND FERTILITY SOILS TESTING PER SOIL PREPARATION SPECIFICATION. ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX AS WELL AS RECOMMENDATIONS FOR POST MAINTENANCE FERTILIZATION. SUBMIT SOILS ANALYSES AND SAMPLES OF AMENDMENTS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO SOIL PREPARATION.
14. QUANTITIES LISTED ON PLANT LEGEND ARE PER SHEET. DBE MUST VERIFY QUANTITIES GIVEN ON THE PLANS WITH ACTUAL QUANTITIES SHOWN.
15. PROVIDE ROOT BARRIERS IN ADDITION TO THOSE INDICATED ON THE PLANS FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE.
16. NOT INSTALL WATERING BASINS AROUND TREES WHEN PLANTED IN TURF. PROVIDE A CIRCULAR TURF-FREE ZONE TO OUTSIDE EDGE OF ROOTBALL. PLACE ONLY 2-INCHES OF WOOD MULCH IN THIS AREA AND NO CLOSER THAN 4-INCHES FROM TRUNK.
17. PLANT ALL TREES A MIN. OF 5' FROM ANY UTILITIES. THE LANDSCAPE DBE SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
18. TREES ARE TO BE A MINIMUM OF 5' AWAY FROM ANY HARDSCAPE SUCH AS CURBS, WALKS, ETC.
19. LANDSCAPE MAINTENANCE PERIOD IS 90 DAYS.
20. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

LANDSCAPE GRADING AND DRAINAGE NOTES

1. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUBDRAINAGE POINT OF IN CONNECTION TO STORM DRAIN.
3. THE DBE SHALL REQUEST OBSERVATION AS REQUIRED 48 HOURS ADVANCE OF PERFORMING WORK.
4. THE DBE SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800/227-2600) OR DIG ALERT (800-422-4133) 48 HOURS PRIOR TO ANY EXCAVATION.
5. ALL GRADING OPERATIONS SHALL CONFORM TO LOCAL GUIDELINES.
6. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE DBE SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE DBE SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
7. NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED DISCREPANCY BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER DBE HAS ACCEPTED EXISTING GRADES AND MOVED ONTO THE SITE.
8. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
9. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE DBE AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
10. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

LAYOUT AND MATERIALS NOTES

1. THE DESIGN-BUILD ENTITY (DBE) SHALL LAYOUT AND FIELD VERIFY ALL DIMENSIONS OF DRIVEWAY, PLANTERS, WALKS, SLOPES AND RELATED WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
2. VERIFY LOCATIONS OF ALL PERTINENT EXISTING AND PROPOSED SITE IMPROVEMENTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
4. THIS DRAWING INCLUDES THE LOCATION OF AREA DRAINS FOR REFERENCE. REFER TO RELATED CIVIL ENGINEER'S DRAWINGS FOR CONSTRUCTION DETAILS AND UTILITY CONNECTIONS.
5. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR LIGHT FIXTURE SCHEDULE AND CIRCUITRY AS NECESSARY.
6. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT FOR SUB-BASE MATERIALS AND COMPACTION.
7. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
8. ALL MEASUREMENTS ARE TO FACE OF WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINES AS INDICATED.
9. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
10. ALL DRAINS/ BASINS SHOULD HAVE BLACK ATRIUM TYPE GRATES WITHIN SHRUBS/GROUNDCOVER AREAS AND BLACK FLAT TYPE GRATES IN TURF AREAS.

FENCE AND GATE NOTES

1. SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT OF ALL FENCE AND GATE COMPONENTS INCLUDING PLANS, ELEVATIONS AND DETAILS AS NECESSARY FOR COMPLETE INSTALLATION.
2. ALL WELDS PER DETAILS. COLD GALVANIZE ALL FIELD WELDS.
3. ALL POSTS SHALL HAVE WELDED METAL CAPS.
4. ALL MEMBERS TO BE 12 GA. WALL THICKNESS MINIMUM, UNLESS NOTED OTHERWISE
5. ALL GATES AND FENCES, INCLUDING CORRUGATED METAL PANEL TO BE PAINTED, SEE MATERIALS PLAN FOR COLOR.
6. SUBMIT SAMPLES OF ALL COMPONENTS AND MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
7. GATE HARDWARE FINISH AND COLOR TO MATCH GATE/FENCE.
8. ANY COMPONENTS REQUIRED FOR A COMPLETE FENCE/GATE SYSTEM, BUT NOT SHOWN, SHOULD BE CONSIDERED A PART OF THESE DRAWINGS AND INCLUDED IN THE FINAL INSTALLED SYSTEM.
9. DESIGN-BUILD ENTIRY (DBE) TO VERIFY ALL ATTACHMENTS AND DIMENSIONS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. ALL JOINTS TO BE WELDED TO MAKE A SOLID GATE FRAME.

GENERAL NOTES

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS AND CURBS HAVE BEEN TAKEN FROM THE CIVIL ENGINEER'S DRAWINGS. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR PROPOSED UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.
3. REFER TO CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
4. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EXISTING ABOVE GROUND AND BELOW GROUND UTILITIES AND STRUCTURES, AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, THE DESIGN-BUILD ENTITY (DBE) SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE DBE BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. DBE SHALL BE RESPONSIBLE FOR ANY COORDINATION REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. DBE SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND PLANS, FOR THE LOCATIONS OF ALL UNDER-GROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
8. DBE SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE DBE SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
9. DBE IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
10. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ITEM, FORMS WITH STEEL IN PLACE AND COMPACTED SUBGRADE COMPLETE, SHALL BE OBSERVED AND REVIEWED BY THE LANDSCAPE ARCHITECT.
11. ALL WALLS AND WALKS SHOULD HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
12. ALL PROPERTY LINES, LOT LINES, AND TOP OF SLOPE LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
13. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS AND LOCATION REVIEWED BY THE LANDSCAPE ARCHITECT. STAKE LOCATION PRIOR TO INSTALLATION.
14. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
15. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ELEVATIONS AND LOCATION OF DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, FOOTINGS AND OTHER STRUCTURES.
16. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. IF NOTES ON THE PLANS DIFFER FROM THE GEOTECHNICAL REPORT, PROVIDE THE MOST STRINGENT REQUIREMENT.
17. RAISE ALL VAULTS/UTILITIES BOXES TO GRADE WITHIN LIMITS OF WORK. FIELD VERIFY PRIOR TO BID.

SHEET INDEX

L0.01 LANDSCAPE NOTES AND LEGENDS

L1.01 MATERIALS PLAN

L7.01 PLANTING PLAN

GENERAL SCOPE OF WORK

1. CONCRETE HARDSCAPE
2. CMU RETAINING AND SITE WALLS
3. MOTORIZED SLIDING GATES
4. STEEL PEDESTRIAN GATE
5. FLAGPOLE WITH UPLIGHTS
6. LIGHT POLES
7. PLANTING AND IRRIGATION

SITE FURNISHINGS LEGEND

SYM.	DESCRIPTION	MFR.	MODEL #	COLOR	FIN/ PTRN	QTY.
	BIKE RACK	LANDSCAPE FORMS	RING	STAINLESS STEEL	SATIN	3
	BIKE LOCKER	DURA BIKE LOCKER	DL2	FROM MANU. STANDARD COLORS	MANU. PWDRCOAT	2
	FLAG POLE	CONCORD AMERICAN FLAGPOLE	ICC30D61-AA	ALUMINUM	CLEAR ANODIZED	3

SITE LIGHTING LEGEND

SYM.	DESCRIPTION	DET/ SHT	COMMENTS
	PARKING LOT LIGHT POLE		PER ELEC. PLANS
	BOLLARD LIGHT		PER ELEC. PLANS
	FLAGPOLE UPLIGHTS		PER ELEC. PLANS
	TREE UPLIGHTS		PER ELEC. PLANS
	WALL RECESSED STEP LIGHT		PER ELEC. PLANS

NOTE: SEE ELECTRICAL PLANS FOR FIXTURES, LAMPS, AND SPECS.

MATERIALS KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COLOR / FINISH
01	CONCRETE PAVING		NATURAL GRAY/ MEDIUM BROOM
02	CONCRETE ACCENT PAVING		DAVIS COLORS TBD/ TOPCAST 05
03	PRECAST TRUNCATED DOME PAVERS		FEDERAL YELLOW/ WAUSAU TILE ADA-2 PAVERS
04	COBBLE		COLOR/ FINISH
05	CONCRETE STAIR		DAVIS COLORS TBD TOPCAST 05
06	CONCRETE PAVING AT RAMP		NATURAL GRAY/ MEDIUM BROOM
07	ALUMINUM EDGING		ANODIZED 8" THICK
08	CMU FREESTANDING WALL		COLOR/ FINISH
09	CMU RETAINING WALL		COLOR/ FINISH
10	HANDRAIL AT STAIR		COLOR TBD/ HIGH PERF COATING
11	HANDRAIL AT RAMP		COLOR TBD/ HIGH PERF COATING
12	MOTORIZED SLIDING STEEL GATE		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
13	SINGLE PEDESTRIAN GATE		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
14	DOUBLE GATES AT EMERGENCY GENERATOR		EXPANDED METAL, COLOR TBD / HIGH PERF COATING
15	SLIDING GATE OPERATOR		SLIDEDRIVER II SD50 HYSECURITY
16	GATE OPERATOR UPS BATTERY BACKUP		- -
17	METAL MODULAR RAISED PLANTERS		TOURNESOL KITSAP - ALUM FROM STANDARD COLORS
18	BIKE RACK		REFER TO SITE FURNISHINGS LEGEND IN L0.01
19	BIKE LOCKER		REFER TO SITE FURNISHINGS LEGEND IN L0.01
20	FLAGPOLE WITH UPLIGHTS		REFER TO SITE FURNISHINGS LEGEND IN L0.01
21	SITE LIGHTING		REFER TO SITE FURNISHINGS LEGEND IN L0.01

REFERENCE KEYNOTE LEGEND

NOTE	DESCRIPTION	DET/ SHT	COMMENTS
A	EXISTING AC PAVING		PROTECT IN PLACE
B	EXISTING CONCRETE PAVING		PROTECT IN PLACE
C	EXISTING CONCRETE CURB		PROTECT IN PLACE
D	EXISTING CONCRETE GUTTER		PROTECT IN PLACE
E	EXISTING UTILITY		PROTECT IN PLACE
F	EXISTING STREET LIGHT		PROTECT IN PLACE
G	AC PAVING	PER CIVIL	
H	CONCRETE CURB	PER CIVIL	
J	CONCRETE CURB AND GUTTER	PER CIVIL	
K	CONCRETE CURB RAMP	PER CIVIL	
L	PAVEMENT STRIPING	PER CIVIL	
M	WHEEL STOP	PER CIVIL	
N	ACCESSIBLE PARKING SIGNAGE	PER CIVIL	
O	BIORETENTION BASIN	PER CIVIL	
P	CARPORT STRUCTURE	PER ARCH	
Q	MECHANICAL UNIT	PER MECHANICAL	
R	ELECTRICAL VAULT	PER ELEC	
S	EV CHARGER	PER ELEC	
T	EMERGENCY GENERATOR	PER ELEC	

SITE SYMBOLS LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION	DET.
	EXISTING FIRE HYDRANT		SAWCUT JOINT	
	CATCH BASIN - PER CIVIL		EXPANSION JOINT	
CO	CLEAN OUT - PER CIVIL		PROPERTY LINE/ RIGHT OF WAY	
	REDUCED PRESSURE BACKFLOW PREV.		DIRECTION OF RAMP; DOWN SLOPE	
	DOUBLE CHECK DETECTOR ASSEMBLY	PA	PLANTING AREA	
	FIRE DEPARTMENT CONNECTION			

NOTE: UTILITIES SHOWN ARE FOR REFERENCE ONLY. SEE CIVIL AND ELEC DWGS FOR DETAILS AND EXACT LOCATIONS. FINAL LOCATIONS TO BE REVIEWED BY LANDSCAPE ARCHITECT.

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Developed for
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Revision
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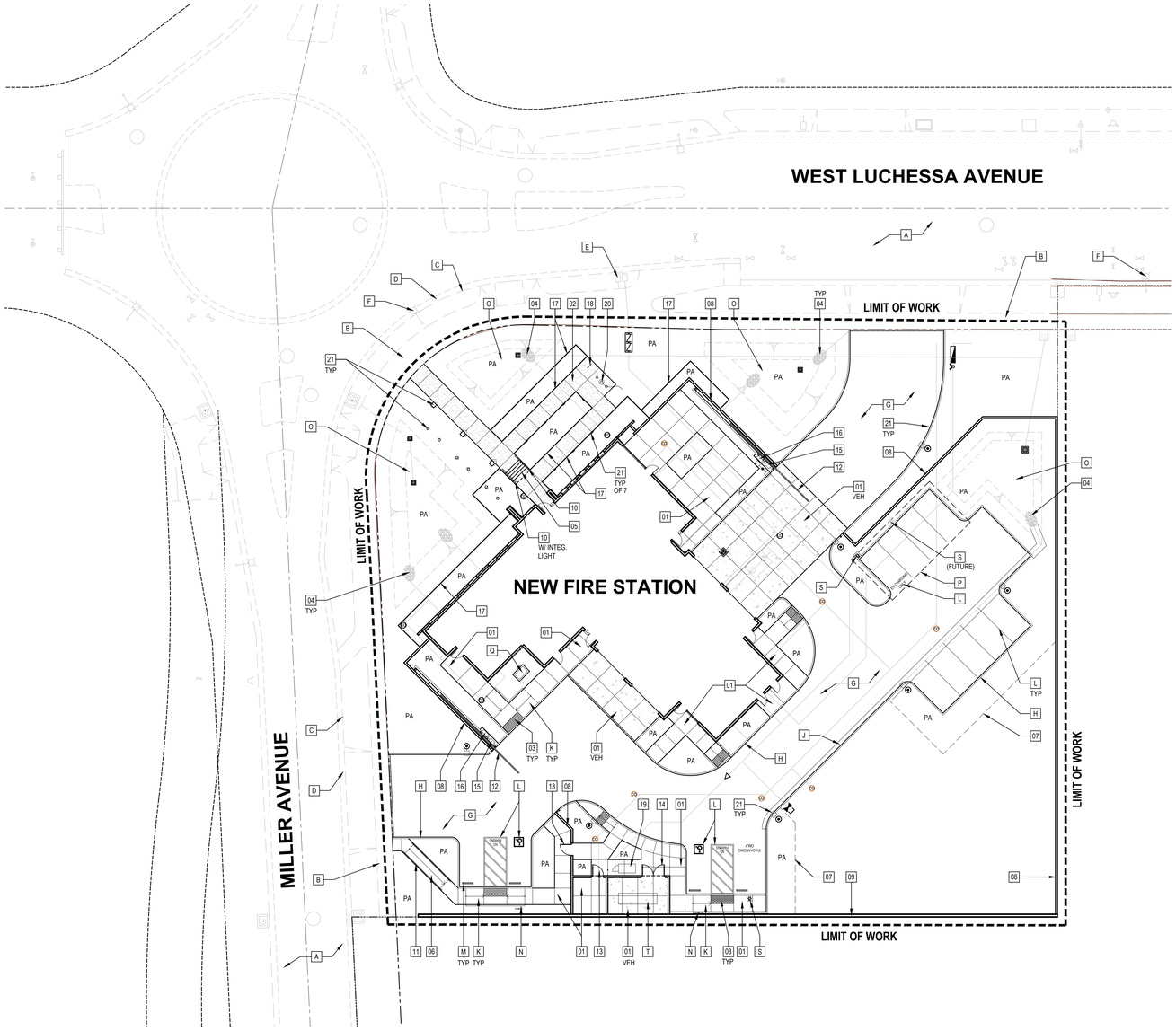
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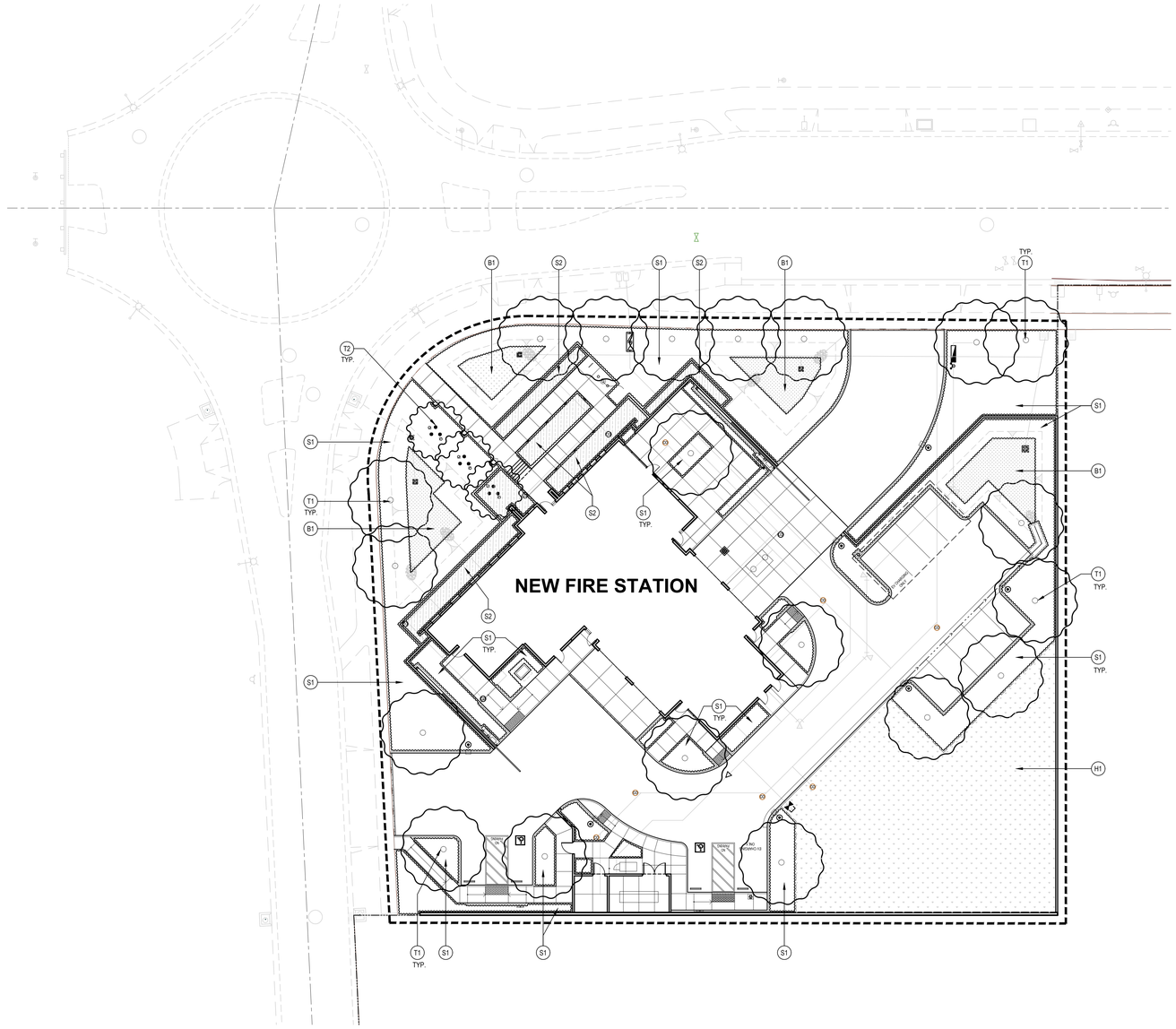
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02/26/2026

Job Number	33236
Checked By	RF
Scale	AS NOTED

LANDSCAPE NOTES AND LEGENDS

L0.01


WEST LUCHESSA AVENUE
LIMIT OF WORK
NEW FIRE STATION
LIMIT OF WORK
LIMIT OF WORK
MILLER AVENUE
LIMIT OF WORK
W/ INTEG. LIGHT
(FUTURE)
TYP
VEH
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PLANTING LEGEND

TREE LIST

(NCN.)- NO COMMON NAME (*)- UNLESS NOTED ON PLAN

REF.	SYM.	BOTANICAL NAME/ COMMON NAME	WUCOLS	SIZE/ SPACING	COMMENTS
T1		QUERCUS AGRIFOLIA COAST LIVE OAK	L	36" BOX/ STANDARD	
		QUERCUS SUBER/ CORK OAK	L	36" BOX/ STANDARD	
		ULMUS P. 'DRAKE'/ 'DRAKE' CHINESE ELM	L	36" BOX/ STANDARD	
T2		CERCIS CANADENSIS 'MEXICANA'/ MEXICAN REDBUD	L	36" BOX/ STANDARD	
		LAGERSTROEMIA I 'MUSKOGEE'/ MUSKOGEE CRAPE MYRTLE	L	36" BOX/ MULTI TRUNK	

SHRUB LIST

S1

15% TO BE 1 GAL @ 3' O.C.

70% TO BE 5 GAL @ 4' O.C.

15% TO BE 15 GAL @ 6' O.C.

- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
- BACCHARIS PILULARIS 'TWIN PEAKS'/ TWIN PEAKS DWARF COYOTE BRUSH
- CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'/ YANKEE POINT CEANOTHUS
- ILEX VOMITORIA 'NANA'/ DWARF YAUPON HOLLY
- LANTANA MONTEVIDENSIS/ TRAILING LANTANA
- LEUCOPHYLLUM FRUTESCENS/ TEXAS SAGE
- LOMANDRA LONGIFOLIA 'BREEZE'/ DWARF MAT RUSH
- LOROPETALUM CHINENSE/ CHINESE FRINGE FLOWER
- MUHLENBERGIA CAPILLARIS/ PINK MUHLY
- MYOPORUM PARVIFOLIUM/ CREEPING MYOPORUM
- MYRTUS COMMUNIS 'COMPACTA'/ DWARF MYRTLE, GREEK OLIVE
- OLEA EUROPAEA 'MONTRA'/ LITTLE OLLIE DWARF OLIVE
- PHORMIUM TENAX 'BRONZE BABY'/ NEW ZEALAND FLAX
- RHAMNUS CALIFORNICA 'EVE CASE'/ EVE CASE COFFEEBERRY
- RHAPHIOLEPIS INDICA/ NDIAN HAWTHORN
- SALVIA GREGGII/ AUTUMN SAGE
- SALVIA LEUCANTHA 'SANTA BARBARA'/ SANTA BARBARA MEXICAN BUSH SAGE
- WESTRINGIA FRUTICOSA 'MORNING LIGHT'/ MORNING LIGHT COAST ROSEMARY
- ZAUSCHNERIA CALIFORNICA/ CALIFORNIA FUCHSIA

RAISED PLANTERS

S2

75% TO BE 1 GAL @ 24" O.C.

25% TO BE 5 GAL @ 36" O.C.

- ACHILLEA 'MOONSHINE' YARROW 'MOONSHINE'
- IRIS DOUGLASIANA DOUGLAS IRIS
- NEPETA X FAASSENII CATMINT
- SALVIA LEUCANTHA MEXICAN BUSH SAGE
- SALVIA SPATHACEA HUMMINGBIRD SAGE
- SANTOLINA CHAMECYPARISSUS LAVENDER COTTON

BIORETENTION BASINS

B1

1 GAL @ 18" O.C.

- CAREX TUMULICOMA BERKELEY SEDGE
- CHONDROPETALUM TECTORUM CAPE RUSH
- JUNCUS PATENS 'ELK BLUE' GRAY RUSH

HYDROSEED

H1

- CALIFORNIA NATIVE NO MOW GRASS SEED MIXTURE BY STOVER SEED (1.5 LBS / 1000SF)

N

PLANTING PLAN | 1" = 20'-0" | 05

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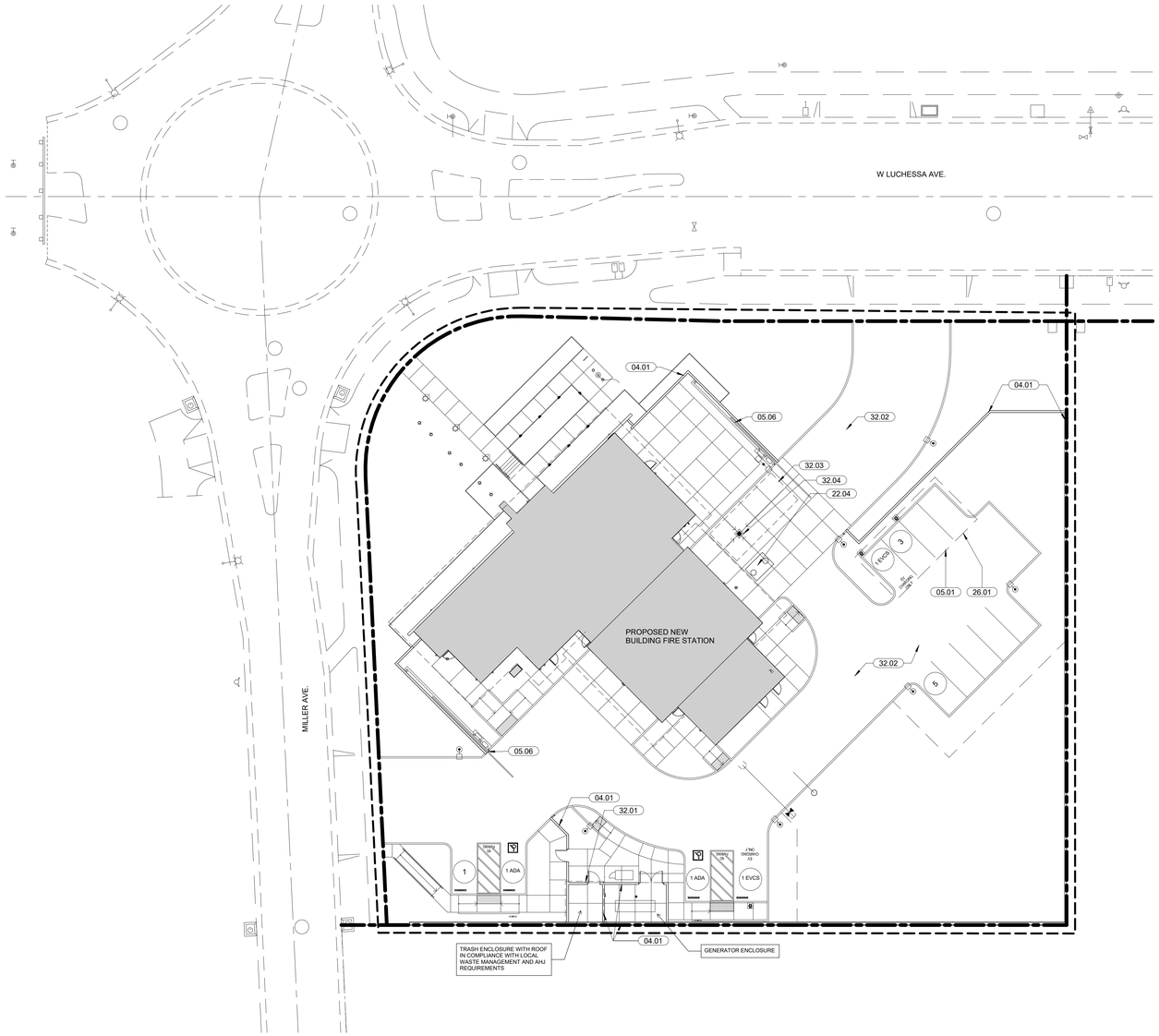
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PLANTING PLAN

L7.01



KEYNOTES

04.01	4X16 CMU BLOCK SITE WALL.
05.01	CANTILEVERED COLUMN VEHICLE COVER, 13'-6" MIN. VERTICAL CLEARANCE
05.06	CUSTOM METAL SLIDING GATE WITH PREFINISHED EXPANDED METAL PANELS (6'-0" H X 40'-0" L). GATE FRAME SHALL BE HSS 6X4 PERIMETER & AT PANEL JOINTS AND HSS 4X4 VERTICAL INTERMEDIATE SUPPORTS.
22.04	OIL INTERCEPTOR PER PLUMBING DRAWINGS
26.01	ALTERNATE 1: PROVIDE COMPLETE PHOTOVOLTAIC ARRAY SYSTEM OVER PARKING CANOPY.
32.01	TRASH ENCLOSURE WITH ROOF COMPLIANT WITH LOCAL WASTE MANAGEMENT VENDOR REQUIREMENTS.
32.02	AC PAVING, SEE CIVIL DRAWINGS
32.03	APPARATUS VEHICLE WASH AREA
32.04	DRAIN FOR WASH AREA. CONNECTED TO FOX DRAIN SYSTEM TO DIVERT WATER TO SEWER WHEN HOSE BIB IS ACTIVATED.

LEGEND

- (#) PARKING STALL COUNT
- LIMIT OF WORK (L.O.W.)
- APPROXIMATE ROADWAY CENTERLINE
- PROPERTY LINE

GENERAL NOTES

1. SEE GENERAL NOTES ON G1.01.
2. FOR PARKING COUNTS, SEE G1.01.

PROJECT NORTH

SITE PLAN | 1" = 20'-0" | A0.21 | 05

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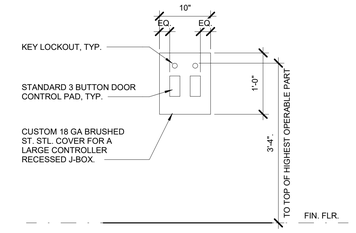
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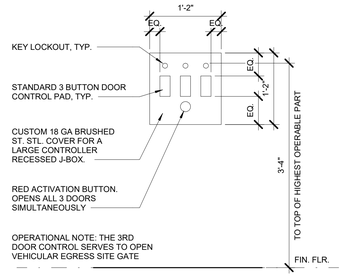
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Scale	As indicated

SITE PLAN

A0.21



COILING DOOR CONTROLS - REAR | NTS | A2.01 | 12



COILING DOOR CONTROLS - FRONT | 1" = 1'-0" | A2.01 | 08



PROJECT NORTH

FLOOR PLAN | 1/8" = 1'-0" | A2.01 | 05

KEYNOTES

05.05	ROOF ACCESS LADDER.
06.01	PULLOUT TRASH/ RECYCLE/ COMPOST MILLWORK.
06.02	3 SEPARATE TALL CABINETS, LOCKABLE FOR PANTRY STORAGE.
08.01	EMERGENCY ESCAPE CASEMENT WINDOW WITH MINIMUM 5 SF NET CLEAR OPENING AND COMPLIANT PER CBC R310.
08.02	TEMPERED MIRRORS.
08.09	FRONT DOOR COMMON CONTROL PANEL, SEE 08/A2.01
08.10	REAR DOOR COMMON CONTROL PANEL, SEE 12/A2.01
08.12	STOREFRONT WINDOW SYSTEM
09.01	PROVIDE BACKING FOR TV MONITORS.
09.04	LEVEL 5 FINISH.
10.01	CUSTOM SIGNAGE PIECE, $3,000 HOLD
11.01	GEARGRID STANDARD TURNOUT LOCKERS.
12.01	4' X 6' BACK PAINTED MAGNETIC GLASS BOARD.
22.01	WATER BOTTLE FILLING STATION, RECESSED MECHANICAL PUSH BAR ACTUATOR.

LEGEND

- NON-RATED STUD WALL CONSTRUCTIONS
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY BLOCK WALL CONSTRUCTION
- DENOTES MILLWORK

GENERAL NOTES

1. ALL WALLS TO BE 6" STUD FRAMING AT PERIMETER WALLS WITH PLASTER OR METAL PANEL AND 4" STUD FRAMING AT INTERIOR WALLS WITH GYP AT BOTH SIDES AND FULL THICKNESS BATT INSULATION, UNO
2. PROVIDE 6" HIGH CONCRETE CURBS @ ALL RESTROOMS, CUSTODIAL CLOSETS, WATER HEATER CLOSETS, & SHOWER COMPARTMENTS, UNO
3. PROVIDE MOISTURE RESISTANT GYP BD IN ALL WET LOCATIONS, UNO.
4. PROVIDE CEMENTITIOUS BACKER BOARD @ ALL TILE WALL LOCATIONS, UNO
5. PROVIDE IMPACT RESISTANT GYP BOARD AT CORRIDORS AND HALLWAYS TO 4' A.F.F.
6. PENETRATIONS THROUGH RATED WALL CONDITIONS TO BE PROTECTED AS REQUIRED BY THE CBC. PROVIDE THE PENETRATIONS THROUGH RATED WALL CONDITIONS. FOR ALL RATED WALLS, PROVIDE THE FOLLOWING MARKINGS & IDENTIFICATIONS PER THE APPLICABLE CODES:
   A. BE LOCATED WITHIN 15 FT OF THE END OF EA WALL & @ INTERVALS NOT EXCEEDING 30 FT MEASURED HORIZ ALONG THE WALL OR PARTITION.
   B. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT WITH A MIN 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE &/OR SMOKE BARRIER - PROTECT ALL OPENINGS", OR OTHER WORDING.

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SANTA TERESA FIRE STATION
1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

Developed for
GRIFFIN STRUCTURES, INC.

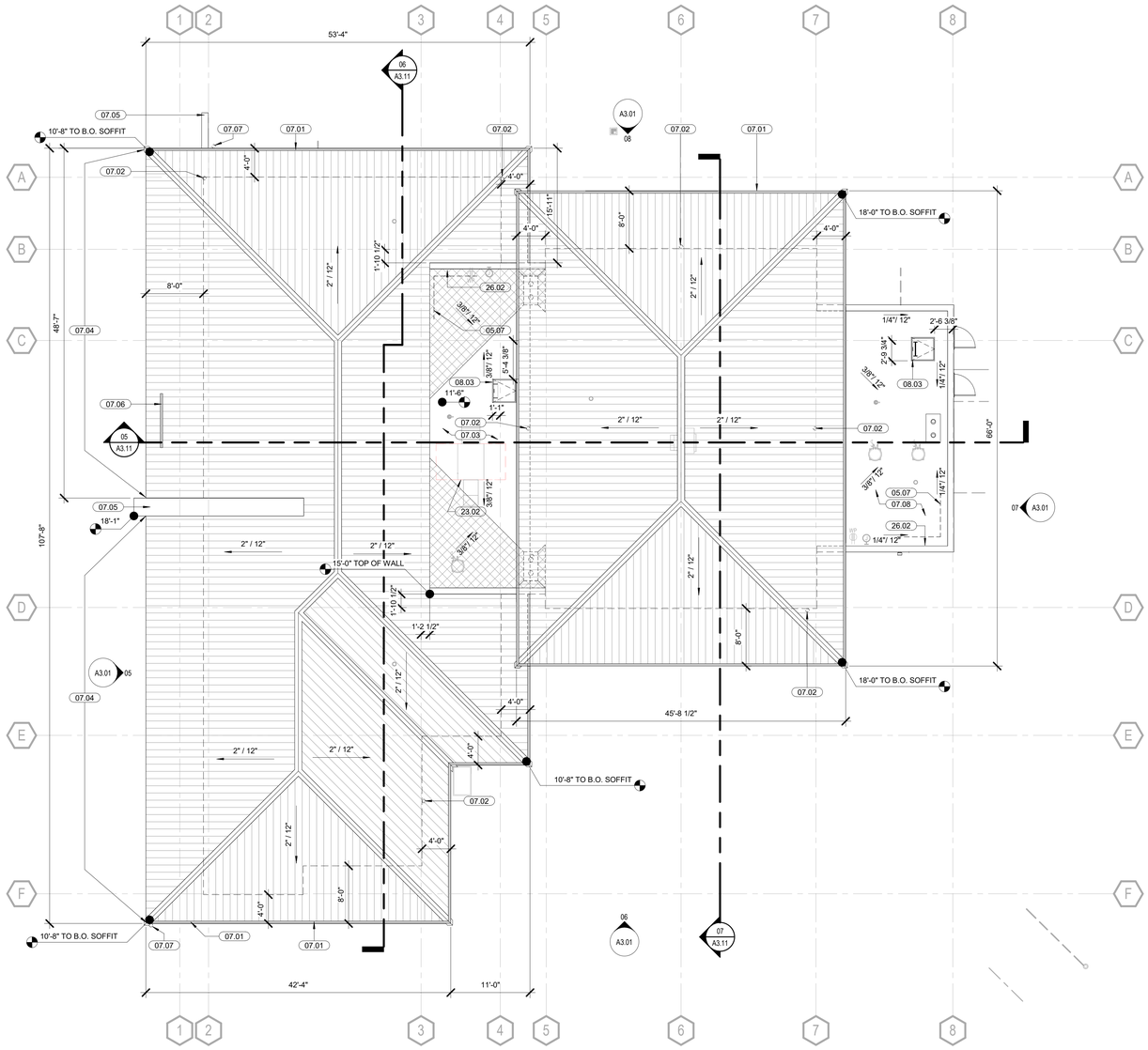
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	MG / TP
Scale	As indicated

FLOOR PLAN

A2.01



KEYNOTES

05.07	PROVIDE 2 ROWS OF 12" L UNISTRUT RAIL ATTACHED TO INSIDE OF ROOF WELL PARAPET WALLS. CONFIRM LOCATION WITH CITY FOR ANTENNA LOCATION & AIMING DIRECTION
07.01	4" MIN. WIDE GUTTER WITH 1/8" PER FOOT SLOPE, PER 19/A3.01
07.02	3" MIN. DIAMETER DOWNSPOUT.
07.03	FLAT ROOF ASSEMBLY.
07.04	SHEET METAL FASCIA PREFINISHED TO MATCH STANDING SEAM METAL ROOF (22 GA MIN) PER 19/A3.01 DETAIL A
07.05	20 GA. PREFINISHED SHEET METAL WALL CAP.
07.06	SHEET METAL ROOF DIVERTER
07.07	5/16" BLACK OXIDE CHAIN DOWNSPOUT
07.08	FLAT ROOF ASSEMBLY. SLOPE STRUCTURE TO PROVIDE DRAINAGE.
08.03	ROOF ACCESS HATCH.
23.02	MECHANICAL HVAC EQUIPMENT.
26.02	PROVIDE WEATHERPROOF GFCI ROOF TOP RECEPTACLE AS REQUIRED. VERIFY EXACT MOUNTING LOCATIONS WITH OWNER

LEGEND

- INSULATED METAL PANEL ROOFING
  BASIS OF DESIGN: AEP SPAN SPAN-LOK, COLOR SLATE GRAY
- SINGLE PLY ROOFING OVER R30 RIGID INSULATION (POLYISO) OVER ROOF DIAPHRAGM
- ROOF CRICKET
  3/8" / FOOT SLOPE
- EDGE OF EXTERIOR WALL BELOW
- EDGE OF ROOF BELOW
- ROOF DRAIN

GENERAL NOTES

1. EXTERIOR WALL INSULATION TO BE MIN R-30.
2. ROOF INSULATION TO BE MIN R-18.

PROJECT NORTH

ROOF PLAN | 1/8" = 1'-0" | A2.02 | 05

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70% SCHEMATIC DESIGN 03/10/2026
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ROOF PLAN



KEYNOTES

09.05	PROVIDE FULL HEIGHT STAINLESS STEEL BACKSPLASH AT FULL WIDTH OF RANGE HOOD.

LEGEND

DENOTES MILLWORK - SEE BOD NARRATIVE

? FINISH TAG

FINISH CODE

GENERAL FINISHES: ALL WALLS TO BE PAINTED (P-1), UNO ALL FLOORING TO BE (PC-1), UNO ALL BASE TO BE (B-1), UNO.

FLOOR TRANSITION

CG CORNER GUARD

GENERAL NOTES

1. DESIGN-BUILD ENTITY SHALL PROVIDE SHOP DRAWINGS FOR EDGE CONDITIONS AND DIRECTION OF INSTALLATION OF ALL FLOOR FINISHES.
2. ACCESS PANELS: PAINT TO MATCH ADJACENT WALL/SOFFIT, WHERE OCCURS.
3. WINDOW COVERINGS: SEE REFLECTED CEILING PLAN FOR LOCATIONS AND TYPE.
4. TILE APPLICATION: SEAL ALL FLOOR AND WALL GROUT AROUND PLUMBING AND WET AREAS. SEAL GROUT PER MANUFACTURER'S SPECIFICATIONS. ARCHITECT TO APPROVE TILE MOCK-UP BEFORE INSTALLATION.
5. FLOOR: CONTINUE FLOOR FINISH UNDER COUNTERS WHERE BASE CABINETS ARE NOT SHOWN, UNDER ACCESSIBLE SINK CABINETS, AND INTO EQUIPMENT AREAS UNDER UPPER CABINETS.
6. FLOOR: PROVIDE 'FEATHER UP' TRANSITION AT ALL DOORS WHEN THERE IS A DIFFERENCE OF 1/4" OR MORE TO MEET ACCESSIBLE REQUIREMENTS AT A MINIMUM.
7. MATERIAL DIRECTIONAL INSTALLATION: IF THE INSTALLATION DIRECTION IS NOT INDICATED ON PLANS, CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.
8. ALL INTERIOR WALL, FLOOR, AND CEILING FINISH MATERIALS TO COMPLY WITH SECTION 803 - IN ACCORDANCE WITH ASTM E-84 NFPA 286 WITH ALL FINISHES IN RATED CONDITIONS CLASSIFIED AS CLASS "A" FLAME SPREAD AND SMOKE DENSITY. INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS ARE NOT TO EXCEED CLASS "B." CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS ARE TO NOT TO EXCEED CLASS "C."
9. INTERIOR WALL AND CEILING FINISH MATERIAL CLASS PER 803.13 IS TO MEET FLAME SPREAD AND SMOKE DENSITY IN ACCORDANCE WITH CBC TABLE 803.1.2.
10. CURTAIN, DRAPERIES, FABRIC HANGINGS AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL COMPLY WITH FIRE CODE SECTION 807 AND MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701.

PROJECT NORTH

FLOOR FINISHES PLAN | 1/8" = 1'-0" | A2.21 | 05

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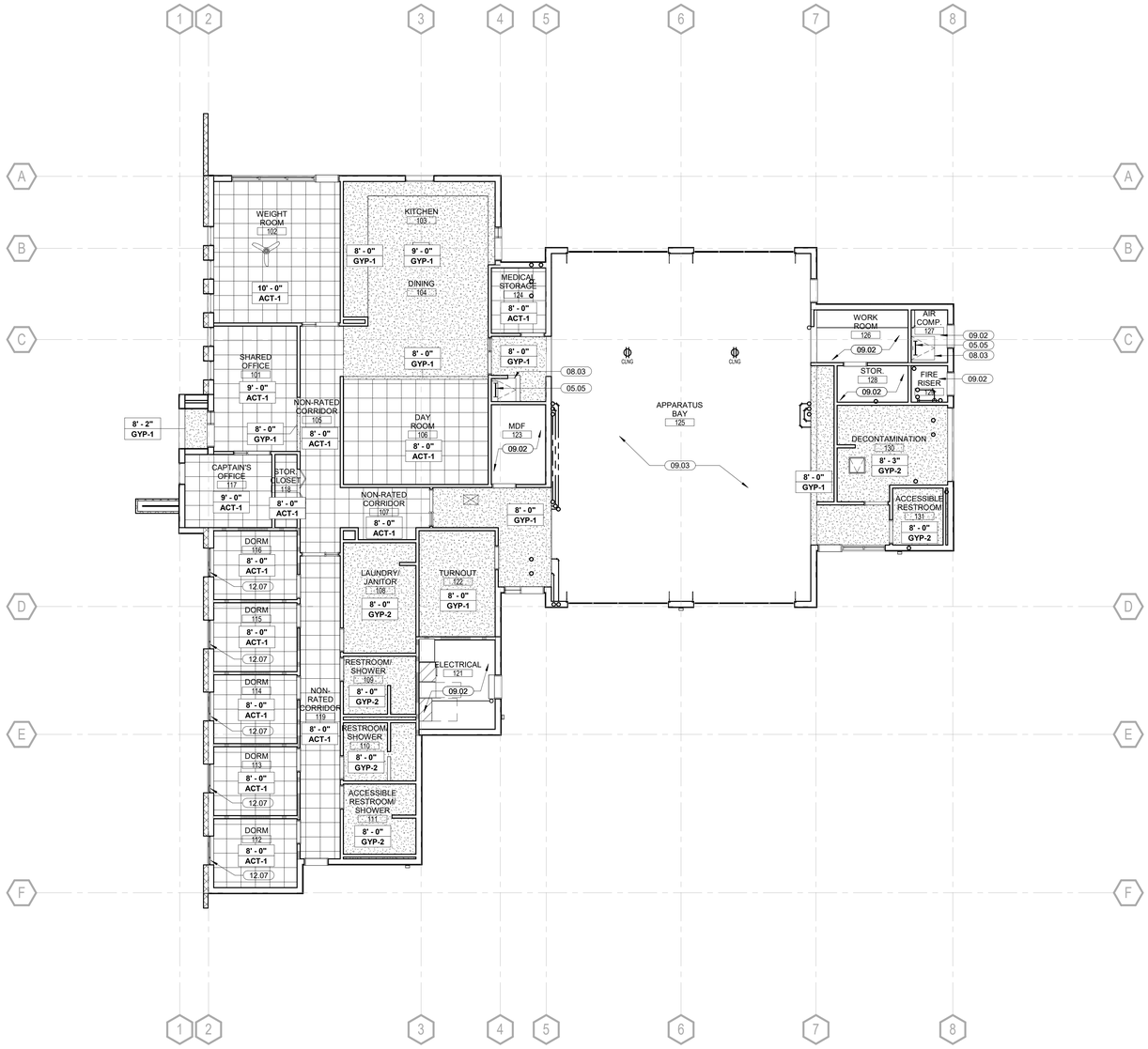
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FLOOR FINISHES PLAN

A2.21



KEYNOTES

05.05	ROOF ACCESS LADDER.
08.03	ROOF ACCESS HATCH.
09.02	OPEN CEILING, PAINT EXPOSED STRUCTURE.
09.03	ALL EXPOSED DUCTWORK, PIPING, CONDUIT, CABLE TRAYS, SUSPENSION WIRES, STRUTS, FRAMING, STUDS, EQUIPMENT AND DEVICES ABOVE 10'-0" TO ORGANIZED/ BUNDLED TOGETHER IN CLEAN PATHS AND MOUNTING SUPPORTS. TO BE PAINTED.
12.07	MANUAL WINDOW SHADES.

LEGEND

ACT-1
2 X 2 SUSPENDED ACOUSTICAL CEILING TILE

GYP-1 - FRAMED GYP BD CLG

GYP-2 - FRAMED MOISTURE-RESISTANT GYP BD CLG.

9'-0" — TYP CLG HEIGHT, UNO

XXX-1 — TYP CLG TYPE, UNO

CENTER DEVICES ON CLG TILE - TYP INCLUDED BUT NOT LIMITED TO THE FOLLOWING: SPRINKLER, FIRE STROBE, SPEAKERS, DAYLIGHT & OCCUPANCY SENSORS.

EXIT SIGN. REFER TO ELEC.

ACCESS PANEL

GENERAL NOTES

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REFLECTED CEILING PLAN

A2.31

FIRST FLOOR REFLECTED CEILING PLAN — 1/8" = 1'-0" — A2.31 — 05



FURNITURE & EQUIPMENT SCHEDULE

TAG #	EQUIPMENT	DESCRIPTION	OFOI	CFCI
01	DISHWASHER	BUILT IN WITH TRIM KIT - ADA HT. ASKO 24" 30 SERIES DB 16631S		X
02	REFRIGERATOR	25 CU FT FRENCH DOOR WRF533SWH		X
03	MICROWAVE	DRAWER WITH BUILT IN WITH TRIM KIT HMB30155UC		X
04	WATER BOTTLE FILLER	PROVIDE WATER LINE & BOTTLE FILLING STATION PER PLUMBING		X
05	ELECTRIC RANGE	WOLF 36" PROFESSIONAL INDUCTION RANGE, IR36551/S/P		X
06	RANGE HOOD	WOLF 36" PRO WALL HOOD - 27" DEPTH WITH 1200 CFM INTERNAL BLOWER. PROVIDE DUCTED VENTILATION TO ROOF.		X
07	COFFEE MAKER	DBE TO PROVIDE WATER CONNECTION PER PLUMBING	X	
08	WASHER	LG-WM8980HVA WASHER, GC TO VERIFY SIZE AND PROVIDE POWER/ DATA CONNECTION		X
09	DRYER	LG-DLEX8900B DRYER, GC TO VERIFY SIZE AND PROVIDE POWER/ DATA CONNECTION		X
10	HEAVY DUTY EXTRACTOR	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER/ DATA CONNECTION READY RACK, EW35G SOFT-MOUNT EXTRACTOR 5.2 CU FT.		X
12	ICE MAKER	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER CONNECTION		X
13	AIR COMPRESSOR	VERIFY SIZE, CLEARANCES, AND PROVIDE POWER CONNECTION		X
14	COMPUTER	DBE TO PROVIDE POWER AND DATA CONNECTIONS	X	
16	PRINTER	DBE TO PROVIDE POWER AND DATA CONNECTIONS	X	
17	PRESS BENCH	EXERCISE EQUIPMENT	X	
18	LIFTING BENCH	EXERCISE EQUIPMENT	X	
19	ELLIPTICAL BIKE	DBE TO PROVIDE POWER CONNECTION	X	
20	TREADMILL	DBE TO PROVIDE POWER CONNECTION	X	
21	ROW MACHINE	EXERCISE EQUIPMENT	X	
22	TELEVISION	PROVIDE WALL POWER AND AV/DATA CONNECTIONS.		X
23	WEIGHT RACK	EXERCISE EQUIPMENT	X	
26	HOSE STORAGE RACK	GROVES FIRE HOSE STORAGE RACK: MOBILE FIRE HOSE RACK, 3000 FT, 104 IN X 87 IN		X
28	DRYER CABINET	READY RACK, SMART-DRY 6 ALL-PURPOSE DRYING CABINET		X
29	TRASH BIN			X
30	RECYCLE BIN			X
31	COMPOST BIN			X

NOTE: DBE TO PROVIDE "CFCI" EQUIPMENT.

EQUIPMENT PLAN | 1/8" = 1'-0" A2.41 | 05

KEYNOTES

09.04	LEVEL 5 FINISH.
10.01	CUSTOM SIGNAGE PIECE, $3,000 HOLD
11.03	CORD REEL ASSEMBLY AT +10' A.F.F., PROVIDE BACKING AS REQUIRED. BOD REELCRAFT, MODEL L 4545 123 9G
11.04	COMPRESSED AIR HOSE REEL AT +10' A.F.F., PROVIDE BACKING AS REQUIRED. BOD REELCRAFT RS7650 OLP
12.06	HEAVY DUTY STEEL SHELVING, 48"WX16"D
12.09	MIRROR FULL HEIGHT
12.10	MARKER BOARD
26.03	PROVIDE POWER AND DATA FOR OFOI RADIO CHARGING EQUIPMENT (2 DOUBLE DUPLEX OUTLETS & 2 DOUBLE DATA OUTLETS, MIN. EACH LOCATION)
27.03	GPS REPEATER AT 12' AFF, POWER & RACEWAY TO ROOF WELL ABOVE WITH WEATHER HEAD
27.04	PROVIDE (3) 3" CONDUIT, BUSHING, AND WEATHERHEAD WITH PULLSTRING TO ROOF FOR WIRELESS REPEATER PROVISIONS MOUNTED AT 16' AFF. COORDINATE EXACT LOCATION OF CONDUIT STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION. COORDINATE TERMINATION WITH OWNER FOR LOCATION & DIRECTION FOR ANTENNA.
27.05	FIRE STATION ALERTING SCREEN, PROVIDE POWER AND C.O. FOR DATA CABLING PER STATION ALERTING REQUIREMENTS

LEGEND

1i — EQUIPMENT TAG - SEE SCHEDULE ON THIS SHEET

? — KEYNOTE - DESIGN-BUILD ENTITY FURNISHED AND DESIGN-BUILD ENTITY INSTALLED

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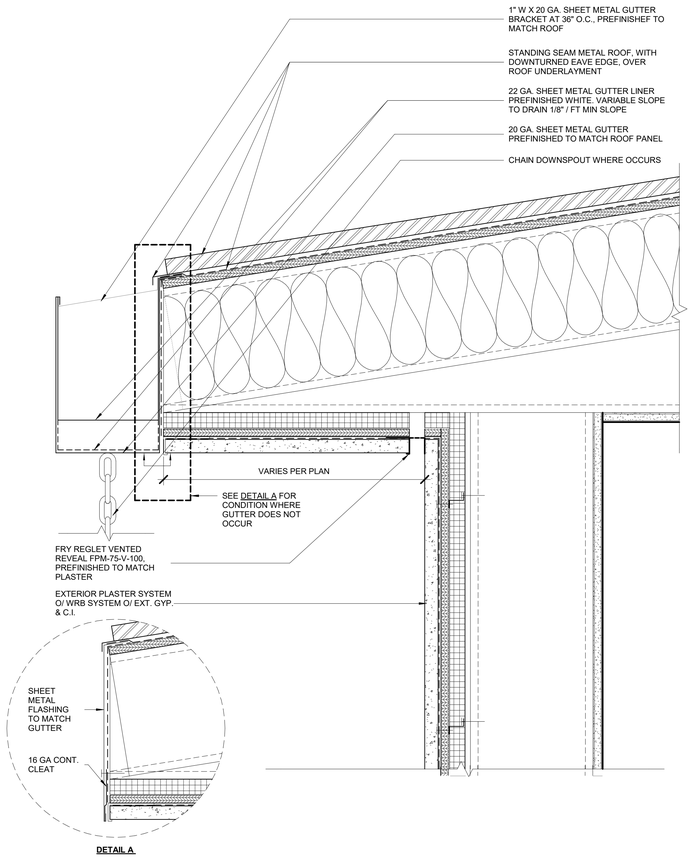
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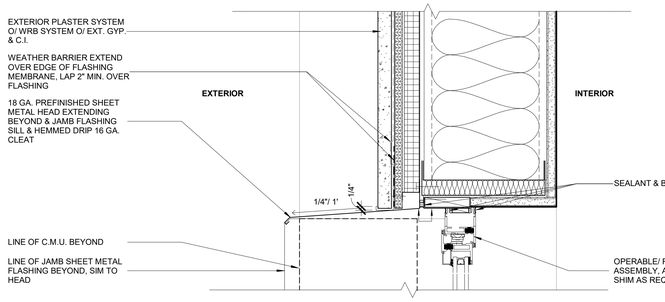
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EQUIPMENT/ FURNITURE PLAN

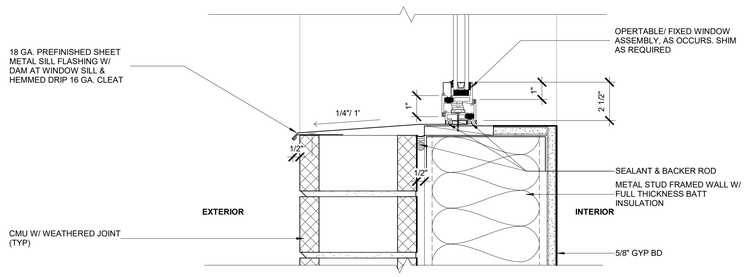
A2.41



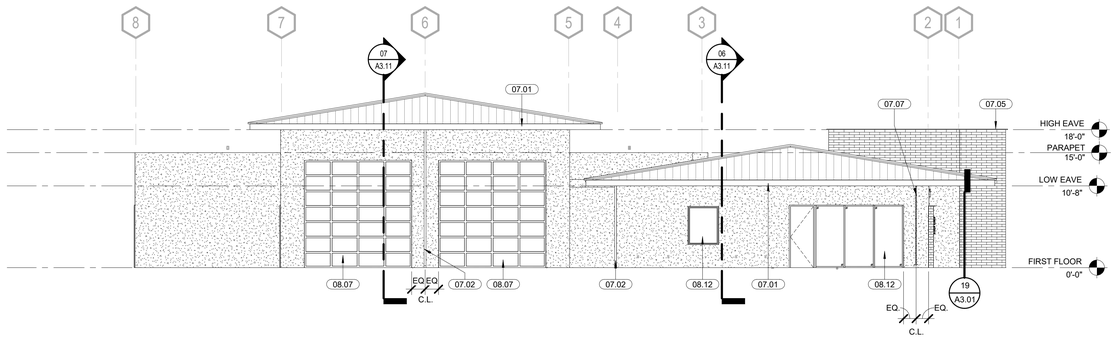
CONCEALED GUTTER | 3" = 1'-0" | A3.01 | 19



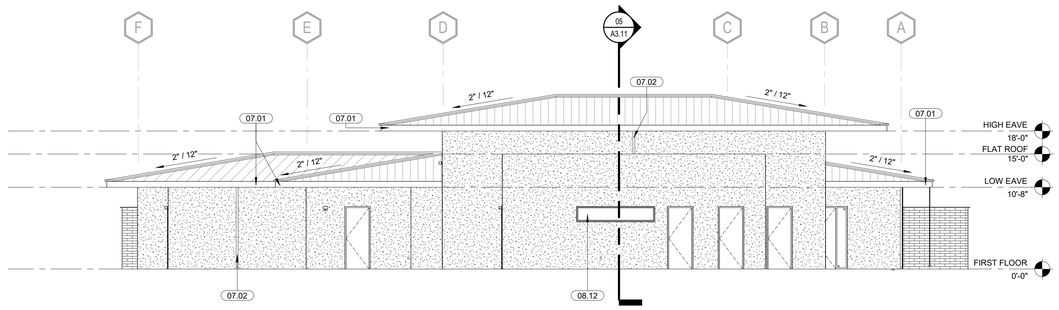
WINDOW HEAD | 3" = 1'-0" | A3.01 | 18



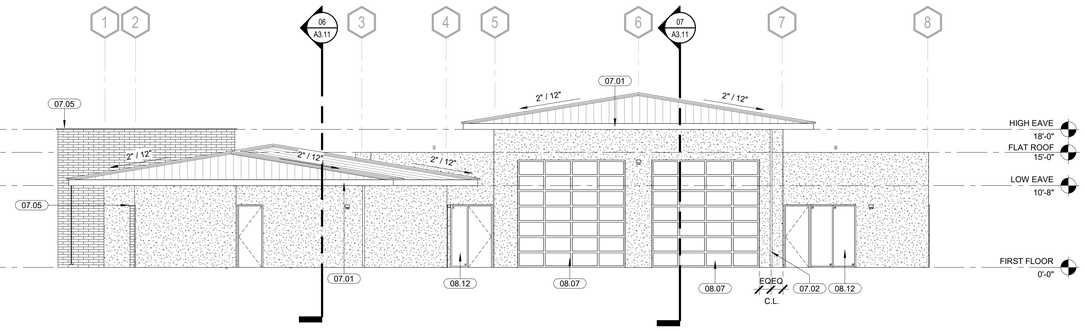
WINDOW SILL | 3" = 1'-0" | A3.01 | 17



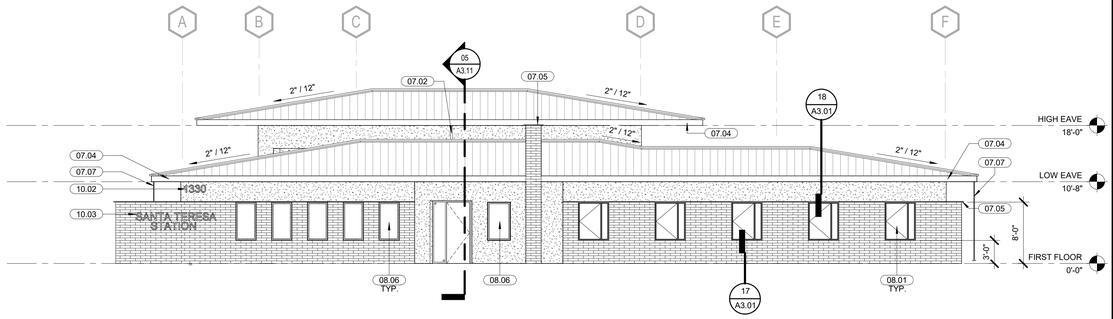
EXT ELEVATION - NORTH | 1/8" = 1'-0" | A3.01 | 08



EXT ELEVATION - EAST | 1/8" = 1'-0" | A3.01 | 07



EXT ELEVATION - SOUTH | 1/8" = 1'-0" | A3.01 | 06



EXT ELEVATION - WEST | 1/8" = 1'-0" | A3.01 | 05

KEYNOTES

07.01	4" MIN. WIDE GUTTER WITH 1/8" PER FOOT SLOPE, PER 19/A3.01
07.02	3" MIN. DIAMETER DOWNSPOUT.
07.04	SHEET METAL FASCIA PREFINISHED TO MATCH STANDING SEAM METAL ROOF (22 GA MIN) PER 19/A3.01 DETAIL A
07.05	20 GA. PREFINISHED SHEET METAL WALL CAP.
07.07	5/16" BLACK OXIDE CHAIN DOWNSPOUT
08.01	EMERGENCY ESCAPE CASEMENT WINDOW WITH MINIMUM 5 SF NET CLEAR OPENING AND COMPLIANT PER CBC R310.
08.06	FIXED WINDOW OF SIMILAR TYPE TO OPERABLE WINDOWS.
08.07	SECTIONAL HIGH RISE DOOR, WITH GLAZED PANELS. MOTORIZED WITH CENTRAL COMMON DOOR OPENING CONTROL PANEL FOR FRONT DOORS.
08.12	STOREFRONT WINDOW SYSTEM
10.02	12" TALL X 2" DEEP PIN-MOUNTED ALUMINUM BUILDING ADDRESS. PROVIDE HALO-LIT, INTERNALLY ILLUMINATED COPY. COORDINATE FINAL LOCATION AND QUANTITIES WITH AHJ.
10.03	12" TALL X 1/2" THICK ALUMINUM PIN-MOUNTED (1" OFF MOUNTING SURFACE) BUILDING SIGNAGE. PROVIDE EXTERNAL ILLUMINATION FROM PLANTER BELOW.

LEGEND

- POLYMER MODIFIED FIBERGLASS REINFORCED PLASTER (PL-1); PAINTED
- INSULATED METAL PANEL ROOFING BASIS OF DESIGN: AEP SPAN APAN-LOK, COLOR SLATE GRAY
- INSULATED LOW-E VISION GLAZING (GL-1)
- 4X16X8 CMU BLOCK
- DRIFT JOINT

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY INSULATION TO BE MIN R-19.
2. ROOF ASSEMBLY INSULATION TO BE MIN R-30.

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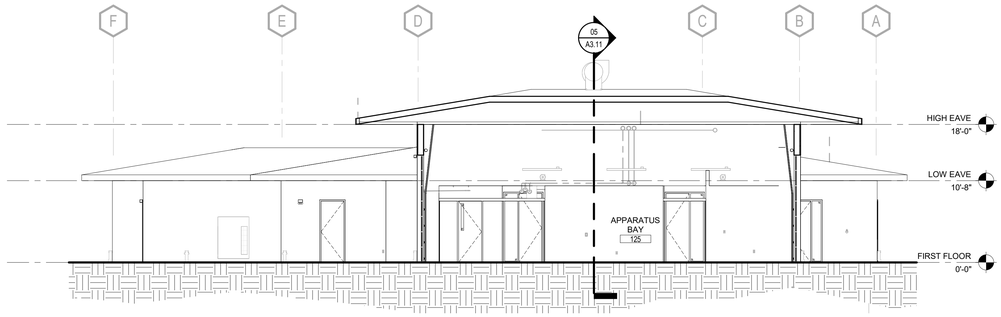
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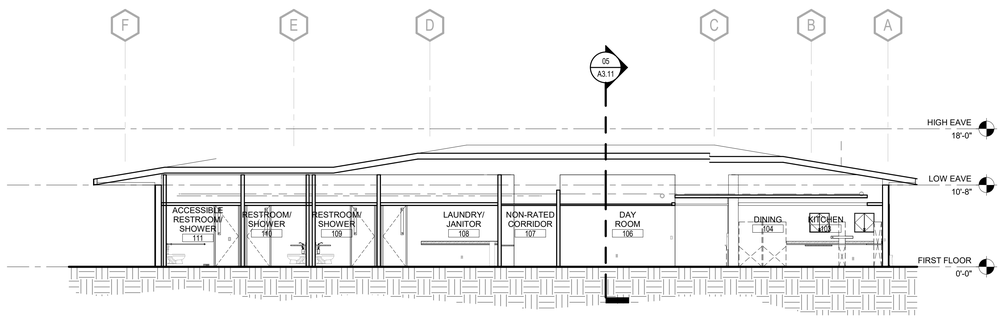
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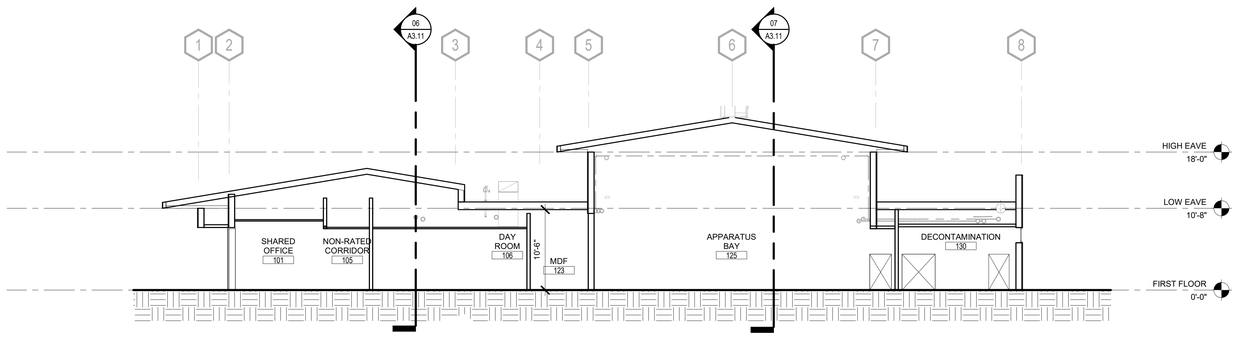
EXTERIOR ELEVATIONS



TRANSVERSE SECTION 02 | 1/8" = 1'-0" | A3.11 | 07



TRANSVERSE SECTION 01 | 1/8" = 1'-0" | A3.11 | 06



LONGITUDINAL SECTION | 1/8" = 1'-0" | A3.11 | 05

KEYNOTES

LEGEND

GENERAL NOTES

1. EXTERIOR WALL ASSEMBLY INSULATION TO BE MIN R-19.
2. ROOF ASSEMBLY INSULATION TO BE MIN R-30.

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Developed for
GRIFFIN STRUCTURES, INC.

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BUILDING SECTIONS

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	AIR, AMPS
AAV	AUTOMATIC AIR VENT
ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AD	ACCESS DOOR
AFF	ABOVE FINISH FLOOR
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
APD	AIR PRESSURE DROP
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR-CONDITIONING ENGINEERS, INC.
ASSY	ASSEMBLY
ATM	ATMOSPHERE
B	BOILER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSE POWER
BEL	BELOW
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BTUH	BRITISH THERMAL UNIT PER HOUR
BV	BALL VALVE
C	CONDENSATE PIPING
CA	COMPRESSED AIR
CAP	CAPACITY
CD	CEILING DIFFUSER, CONDENSATE DRAIN
CFG	CEILING FIRE DAMPER
CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CH	CHILLER
CHR	CHILLED WATER RETURNED
CHS	CHILLED WATER SUPPLY
CV	CHECK VALVE
CLG	CEILING, COOLING
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
COMB	COMBINATION, COMBUSTION
COND	CONDENSER, CONDENSATE
CONT	CONTINUE, CONTROL
COP	COEFFICIENT OF PERFORMANCE
CR	CONDENSER WATER RETURN
CS	CONDENSER WATER SUPPLY
Cx	COMISSIONING
CxA	COMISSIONING AGENT
(D)	DEMOLISH
DB	DRY BULB
dB	DECIBEL
DDC	DIRECT DIGITAL CONTROL
DIA	DIAMETER
DN	DOWN
Ø	DIAMETER
EXIST	EXISTING
(E)	EXISTING
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ELEC	ELECTRICAL
EMS	ENERGY MANAGEMENT SYSTEM
EQUIV	EQUIVALENT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EVAP	EVAPORATOR, EVAPORATIVE
EWT	ENTERING WATER TEMPERATURE
F	FAHRENHEIT
FC	FLUID COOLER
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FLR	FLOOR
FLTR	FILTER
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FSD	COMBINATION FIRE SMOKE DAMPER
FT	FOOT, FEET
FV	FACE VELOCITY
GA	GAGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
GRD	GRILLES, REGISTERS, AND DIFFUSERS
GWR	GLYCOL WATER RETURN PIPING
GWS	GLYCOL WATER SUPPLY PIPING
H	HUMIDISTAT, HEIGHT
HD	HEAD
HORIZ	HORIZONTAL
HP	HORSE POWER, HEAT PUMP
HTG	HEATING
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HZ	HERTZ
IAQ	INDOOR AIR QUALITY
IN	INCHES
IN WC	INCHES WATER COLUMN
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LRA	LOCKED ROTOR AMPS
LVR	LOUVER
LWT	LEAVING WATER TEMPERATURE
MAT	MIXED AIR TEMPERATURE
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MECH	MECHANICAL
MERV	MINIMUM EFFICIENCY REPORTING VALUE
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MOCP	MAXIMUM OVER CURRENT PROTECTION
NA	NOT APPLICABLE
NC	NORMALLY CLOSED, NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PUMP
PD	PRESSURE DROP
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR, RELIEF AIR
REF	REFRIGERANT
RG	RETURN GRILLE
RH	RELATIVE HUMIDITY
RL	REFRIGERANT LIQUID LINE
RLA	RATED LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SENSOR
SA	SUPPLY AIR, SOUND ATTENUATOR
SAT	SUPPLY AIR TEMPERATURE
SF	SUPPLY FAN, SQUARE FOOT
SG	SUPPLY GRILLE
SIM	SIMILAR
SL	REFRIGERANT SUCTION LINE
SMACNA	SHEET METAL AND AIR-CONDITIONING CONTRACTOR NATIONAL ASSOCIATION
SOO	SEQUENCE OF OPERATION
ST	SOUND TRAP
TD	TEMPERATURE DIFFERENCE
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TG	TRANSFER GRILLE
TOD	TOP OF DUCT
TOP	TOP OF PIPE
TOS	TOP OF STEEL / STRUCTURE
TSP	TOTAL STATIC PRESSURE
T'STAT	THERMOSTAT
TU	TERMINAL UNIT
TYP	TYPICAL
UH	UNIT HEATER
V	VOLT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VEL	VELOCITY
VENT	VENTILATION, VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIDE, WATER
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WT	WEIGHT

MECH LEGEND

SYMBOL	DESCRIPTION (NOT TO SCALE)
	SUPPLY DIFFUSER
	RETURN GRILLE
	EXHAUST GRILLE
	FLEXIBLE CONNECTION
	TRANSITION - RECTANGULAR TO ROUND
24x10	DUCT SIZE (CLEAR INSIDE DIMENSION IN INCHES)
	SOUNDLINED DUCTWORK
	SUPPLY AIR DUCT UP AND DOWN
	RETURN AIR DUCT UP AND DOWN
	EXHAUST AIR DUCT UP AND DOWN
	SUPPLY DUCT ROOF PENETRATION
	RETURN DUCT ROOF PENETRATION
	EXHAUST DUCT ROOF PENETRATION
	RECTANGULAR DUCT UP
	RECTANGULAR DUCT DN
	ROUND OR OVAL DUCT UP
	ROUND OR OVAL DUCT DN
	DUCT RISE / DROP W/ 90° ELBOWS (RECTANGULAR DUCTS)
	DUCT RISE / DROP W/ 45° ELBOWS (RECTANGULAR DUCTS)
	DUCT RISE / DROP W/ 90° ELBOWS (ROUND AND / OR OVAL DUCT)
	DUCT RISE / DROP W/ 45° ELBOWS (ROUND AND / OR OVAL DUCTS) WYE AND 45° ELBOW W/ REDUCER (ROUND AND / OR OVAL DUCT)
	TRANSITION OR REDUCER
	TRANSITION - ECCENTRIC
	45° ELBOW, R/D OR R/W=1.5
	90° ELBOW, R/D OR R/W=1.5
	MITERED ELBOW WITH TURNING VANES
	90° STRAIGHT TAP
	90° CONICAL TAP
	90° TAP WITH 45° BEVEL
	45° TAP
	RADIUS TAP IN
	WYE FITTING
	RADIUS TEE
	SQUARE TEE W/ TURNING VANES
	BULLHEAD TEE
CHS	CHILLED WATER SUPPLY PIPING
CHR	CHILLED WATER RETURN PIPING
HHS	HEATING WATER SUPPLY PIPING
HHR	HEATING WATER RETURN PIPING
REF	REFRIGERANT PIPING
	SHUT-OFF VALVE ABOVE GRADE
	CONTINUATION OF PIPING
	CONTINUATION OF DUCT
SD	DUCT SMOKE DETECTOR
	SMOKE DAMPER
	FIRE DAMPER
	BACK DRAFT DAMPER
	FIRE / SMOKE DAMPER
	MANUAL VOLUME DAMPER
	ELECTRONIC REMOTE DAMPER
	MECHANICAL REMOTE DAMPER
RDCL	REMOTE DAMPER CONTROL LOCATION
	POINT OF CONNECTION
	POINT OF DISCONNECTION

ANNOTATION SYMBOLS

(NOT TO SCALE)

- S-1: 12" / 200 / TYP.3 — DIFFUSER IDENTIFICATION, NECK SIZE
- AIR FLOW, NUMBER OF OCCURRENCES
- 1 / M7.01 — DETAIL NUMBER
- SHEET NUMBER
- D/L — DOOR LOUVER
- T/L — TRANSOM LOUVER
- U/C — UNDERCUT DOOR
- SA — SUPPLY AIR FLOW DIRECTION
- OA — OUTSIDE AIR FLOW DIRECTION
- EA — EXHAUST AIR FLOW DIRECTION
- RA — RETURN AIR FLOW DIRECTION
- ? — KEYNOTE SYMBOL
- ? — EQUIPMENT TAG SYMBOL

CONTROL DIAGRAM

MD	MOTORIZED DAMPER	WC	OPERABLE WINDOW CONTACT
SD	DUCT SMOKE DETECTOR	DC	OPERABLE DOOR CONTACT
T	TEMPERATURE TRANSMITTER	BP	BUILDING PRESSURE TRANSMITTER
A	AQUASTAT	DP	DIFFERENTIAL PRESSURE TRANSMITTER
AP	AIRFLOW MEASURING UNIT		
SP	DUCT STATIC PRESSURE TRANSMITTER		

GENERAL STRUCTURAL NOTES

1. ALL EQUIPMENT, PIPING, UTILITIES, & THEIR CONNECTIONS SHALL BE SEISMICALLY BRACED PER LATEST CBC & LATEST EDITION OF SMACNA SEISMIC RESTRAINT MANUAL, BASED ON SEISMIC HAZARD LEVEL A. MAINTAIN A COPY OF SMACNA SEISMIC RESTRAINT MANUAL ON SITE.
2. LIMITS TO NON-STRUCTURAL ITEMS SUSPENDED FROM CONCRETE FILLED METAL DECKING; HANGERS SUPPORTED BY METAL DECKING W/ STRUCTURAL CONCRETE FILL MAY BE INSTALLED USING ICC-ES APPROVED ANCHORAGE SYSTEMS. DO NOT SUPPORT UTILITIES FROM METAL DECK W/O CONCRETE. HANGERS FROM CONCRETE FILLED DECK, WHERE OCCURS, ARE LIMITED TO 4" DIA PIPE MAX. LOCATE HANGERS TWO FLUTES APART ON SAME DECK SPAN. SUPPORT LARGER PIPING FROM STRUCTURAL BEAMS OR COLUMNS. ADD DOUBLE UNISTRUT SPREADERS AS NECESSARY.
3. PROVIDE SHOP DWG W/ LARGE SCALE PLANS & SECTIONS SHOWING HANGERS & BRACING LOCATIONS. SHOP DWG SHALL BE PREPARED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA & SHALL BE STAMPED & SIGNED. INDICATE HANGERS & BRACING LOADS ON STRUCTURAL FRAMING PLANS. REFERENCE RELEVANT DETAILS FROM SMACNA SEISMIC RESTRAINT MANUAL.
4. EXPANSION ANCHORS & EPOXY ANCHORS, WHERE USED, SHALL HAVE A MIN EMBEDMENT OF 8 TIMES THE ANCHOR DIA & A MIN EDGE DISTANCE OF 10 TIMES THE DIA. EXPANSION ANCHORS & EPOXY ANCHORS MUST HAVE CURRENT & VALID ICC REPORT. SHOT PINS ARE NOT ACCEPTABLE.
5. UNLESS SPECIFIED ON STRUCTURAL DWG, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC SHALL HAVE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD & DSA PRIOR TO STARTING WORK.
6. SEE GENERAL NOTES ON STRUCTURAL DWG FOR ADDL REQUIREMENTS.

CONTROL SYSTEM (PLAN VIEW)

TYPE	DESCRIPTION
T	THERMOSTAT
Z	ZONE TEMPERATURE SENSOR - W/ LOCAL OVERRIDE / DISPLAY
S	SPACE TEMPERATURE SENSOR- STAINLESS STEEL FLAT PLATE
R	HUMIDISTAT OR HUMIDITY SENSOR
C	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR

EXAMPLE

TCR = THERMOSTAT W/ CO2 & HUMIDISTAT SENSOR

DEFINITION:

THERMOSTAT - FACTORY PROVIDED W/ ON-BOARD CONTROL LOGIC & LOCAL USEABILITY CONTROLS. CONNECT TO EMS FOR MONITORING ONLY.

ZONE TEMPERATURE SENSOR W/ LOCAL OVERRIDES - FIELD PROVIDED SENSOR W/ WIRING TO CENTRAL EMS W/ LOCAL USER OVERRIDE CONTROLS. MOUNT FLUSH & AT EQ HEIGHT W/ LIGHT SWITCHES & OTHER DEVICES. SENSOR MODEL TO BE APPROVED BY THE ARCHITECT.

SPACE TEMPERATURE SENSOR W/O LOCAL OVERRIDES - FIELD PROVIDED SENSOR W/ WIRING TO CENTRAL EMS W/O LOCAL USER OVERRIDE CONTROLS EQ TO KELE ST-S. EXACT SENSOR TYPE TO MATCH ARCHITECTURAL FEATURES & TO BE APPROVED BY THE ARCHITECT.

- AUTOMATIC CONTROL VALVE, 3-WAY
- AUTOMATIC CONTROL VALVE, 2-WAY
- DDC — MAIN BUILDING DIRECT DIGITAL CONTROL PANEL
- VFD — VARIABLE FREQUENCY DRIVE

GENERAL CONTROL NOTES

1. BUILDING BMS NOT ANTICIPATED FOR THE FACILITY.
2. EQUIPMENT TO BE PROVIDED WITH BACNET PROVISIONS TO ACCOMMODATE POTENTIAL FUTURE BMS INSTALLATION.
3. MOTOR STARTERS SHALL BE PROVIDED BY DBE. STARTERS SHALL BE EQ TO CERUS MODEL 'BAS'.

GENERAL NOTES

1. ALL CONSTRUCTION & MATERIALS SHALL BE AS SPECIFIED & IN ACCORDANCE W/ ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, & THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY (DBE) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE SHALL VERIFY ALL SITE CONDITIONS & DIMENSIONS, & EXACT LOCATIONS & ELEVATIONS OF PIPING BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS & EXG CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. THE DBE SHALL ACQUIRE & PAY FOR ALL PERMITS & FEES.
5. COORDINATE MECHANICAL WORK W/ ALL OTHER TRADES (ELECTRICAL, ARCHITECTURAL, STRUCTURAL, CIVIL, & LANDSCAPE). REFER TO ELECTRICAL, ARCHITECTURAL,STRUCTURAL, CIVIL, & LANDSCAPE DWGS & SPECIFICATIONS FOR DETAILS. COORDINATION SHALL OCCUR PRIOR TO FABRICATION, PURCHASE, &/OR INSTALLATION OF ALL WORK.
6. COORDINATE MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION SYSTEM ROUTING PRIOR TO INSTALLATION. DUCTWORK ROUTING TAKES PRECEDENCE OVER OTHER DISCIPLINES INCLUDING FIRE PROTECTION. DWGS ARE DIAGRAMMATIC IN NATURE. PROVIDE ALL FITTINGS, TRANSITIONS &/OR OFFSETS AS REQ FOR A COMPLETE SYSTEM.
7. PRIOR TO COMMENCING ANY WORK VERIFY ALL EQUIPMENT LOCATIONS W/ THE DBE, OTHER TRADES, ARCHITECT & STRUCTURAL ENGINEER.
8. MECHANICAL SYSTEMS SEISMIC RESTRAINTS SHALL CONFORM TO "SEISMIC RESTRAINT MANUAL: GUIDELINES FOR MECHANICAL SYSTEMS" AS PUBLISHED BY SMACNA 3RD EDITION 2008, ANSI/SMACNA 001-2008.
9. THE DBE IS RESPONSIBLE FOR THE SAFE KEEPING OF HIS OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR THE PROTECTION OF PROPERTIES AGAINST, FIRE, SMOKE, THEFT, & ENVIRONMENTAL CONDITIONS.
10. MECHANICAL MATERIALS, EQUIPMENT, DUCTWORK & PIPING SHALL BE STORED IN ORDERLY PROFESSIONAL FASHION. ALL ITEMS SHALL BE COVERED & PROTECTED FROM RAIN & ALL OTHER ENVIRONMENTAL CONDITIONS.
11. VERIFY & COORDINATE THE MAINTENANCE ACCESS & CODE REQ CLEARANCES FOR ALL MECHANICAL EQUIPMENT. INSTALL ALL WORK & COORDINATE THE WORK OF OTHER TRADES TO MAINTAIN CODE REQ CLEARANCE & ACCESS FOR PROPER MAINTENANCE OF EQUIPMENT.
12. PROVIDE EQUIPMENT TAGS FOR ALL MECHANICAL EQUIPMENT, TAG SHALL BE MADE OF BAKELITE W/ ETCHED 1/2" HIGH LETTERS. LOCATE TAG ON EQUIPMENT NEAR MFRS NAMEPLATE.
13. PROVIDE DUCTWORK THAT CONFORMS TO THE "HVAC DUCT CONSTRUCTION STANDARDS - METAL & FLEXIBLE" AS PUBLISHED IN THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE. ACOUSTICAL LINING SHALL CONFORM TO SMACNA 2006 EDITION (ANSI / SMACNA 006-2006) STANDARDS.
14. FLEXIBLE DUCTWORK SHALL BE USED FOR CONNECTIONS TO AIR TERMINAL DEVICES IN CONCEALED, LOW PRESSURE, ENVIRONMENTAL AIR DUCT SYSTEMS. FLEXIBLE DUCT CONNECTIONS SHALL BE 5'-0" MAX LENGTH & SHALL BE INSTALLED IN ACCORDANCE W/ SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
15. REFRIGERANT PIPING SHALL BE SIZED & ROUTED IN ACCORDANCE W/ MFR'S REQUIREMENTS. REFRIGERANT SYSTEM SHALL INCLUDE ALL ADDITIONAL TRAPS, VALVES, & ACCESSORIES REQ BY THE MFR FOR THE INSTALLED PIPE ROUTING. PROVIDE MIN 1" CLOSED CELL FOAM INSULATION FOR ALL REFRIGERANT PIPING, ARMACELL "ARMAFLEX" OR SIMILAR. REFER TO SPECIFICATIONS.
16. THE DBE SHALL PROVIDE ALL CONTROL WIRING IN CONDUIT.
17. THERMOSTATS SHALL BE MOUNTED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
18. THE DBE SHALL PROVIDE AS-BUILT DWGS. DWGS SHALL BE SUBMITTED IN AUTO CAD FORMAT. AS-BUILT DWGS SHALL BE COMPLETED & SUBMITTED TO ENGINEER/ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION. ENGINEER WILL NOT PERFORM PUNCH LIST UNTIL AS-BUILT DWGS ARE RECEIVED.
19. PROVIDE COMPLETE AIR & WATER BALANCE FOR ALL MECHANICAL SYSTEMS. BALANCING CONTRACTOR SHALL BE AN INDEPENDENT THIRD PARTY & A MEMBER OF "AABC" OR THE "NEBB". DBE SHALL PROVIDE ALL NECESSARY BELTS SHEAVES & PULLEYS AS REQ BY THE BALANCING CONTRACTOR TO COMPLETE THE BALANCING OF THE SYSTEM.
20. DUCT SIZES INDICATED ON PLANS ARE THE "FREE" INSIDE DIMENSION OF THE DUCT. THE DBE SHALL INCREASE THE SIZE OF THE DUCT TO ACCOMMODATE ACOUSTICAL &/OR PERFORATED LINERS.
21. SEAL ALL DUCT SYSTEMS AIRTIGHT USING MASTIC &/OR LIQUID ELASTIC SEALANT. "DUCT TAPE" SHALL NOT BE USED.
22. PROVIDE VOLUME DAMPERS FOR EA SUPPLY DIFFUSER AS WELL AS FOR RETURN & EXHAUST OPENINGS AS REQ BY THE BALANCING CONTRACTOR TO BALANCE THE SYSTEM. LOCATE DAMPER AS FAR UPSTREAM AS POSSIBLE. FOR ALL VOLUME DAMPERS LOCATED ABOVE CEILINGS PROVIDE 12" LONG 1/2" WIDE FLUORESCENT ORANGE TAPE TO MARK DAMPER LOCATIONS.
23. PROVIDE "PETE'S PLUG" TYPE TEST WELLS BEFORE & AFTER EA PIECE OF EQUIPMENT REQ BALANCING OR MONITORING IN THE HYDRONIC SYSTEMS INCL BUT NOT LIMITED TO COILS, HEAT EXCHANGERS, CONTROL VALVES, TEMPERATURE & / OR PRESSURE SENSORS, ETC. PROVIDE ADDL TEST WELLS AS REQ BY THE COMMISSIONING AGENT.
24. DUCT SYSTEMS USED W/ BLOWER TYPE EQUIPMENT WHICH ARE PORTIONS OF HEATING COOLING, ABSORPTION, EVAPORATIVE COOLING OR OUTDOOR AIR VENTILATION SYSTEM SHALL BE SIZED IN ACCORDANCE W/ CHAPTER 17 OF THE CALIFORNIA MECHANICAL CODE.
25. AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM SHALL BE INTERLOCKED TO & SHUTDOWN BY AREA WIDE FIRE ALARM SYSTEM SIGNAL. FOR BUILDINGS W/O AREA WIDE SYSTEM THE EQUIPMENT SHALL BE EQUIPPED W/ AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTOR LOCATED IN THE MAIN SUPPLY-AIR DUCT.
26. PROVIDE TURNING VANES IN ALL 90° MITERED ELBOWS
27. DUCT SYSTEMS SHALL BE LEAK TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF 2022 CALIFORNIA ENERGY CODE SECTION 120.4(g).
28. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED W/ ADEQUATE CLEARANCE FOR MAINTENANCE ACCESS, PER MFR'S REQUIREMENTS.
29. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF FIRE &/OR SMOKE SEPARATION WALLS. THE DBE SHALL PROVIDE FIRE &/OR SMOKE DAMPERS FOR ALL RATED WALLS/CEILINGS/ASSEMBLIES.

CALGREEN BUILDING STANDARDS NON-RESIDENTIAL MANDATORY MEASURES

■	5.201.1	COMPLY W/ REQ OF CALIFORNIA ENERGY CODE (CCR TITLE-24, PART 6, 2022)
■	5.410.3	PERFORM TESTING & ADJ PROCEDURES IN ACCORDANCE W/ INDUSTRY BEST PRACTICES & APPLICABLE NATIONAL STANDARDS ON EA SYSTEM.
■	5.410.4	TESTING & ADJUSTING OF SYSTEMS SHALL BE REQ FOR BUILDINGS LESS THAN 10,000 SQ FT OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION.
■	5.410.4.3.1	BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, THE SYSTEM SHALL BE BALANCED IN ACCORDANCE W/ THE PROCEDURES DEFINED BY THE TESTING, ADJUSTING, AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS.
■	5.410.4.4	AFTER COMPLETION OF TESTING, ADJUSTING & BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
■	5.410.4.5	BUILDING OWNER SHALL BE PROVIDED W/ DETAILED OPERATING & MAINTENANCE INSTRUCTIONS & COPIES OF GUARANTEES & WARRANTIES FOR EA SYSTEM PRIOR TO FINAL INSPECTION.
■	5.504.4.1	ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS & CAULKS SHALL COMPLY W/ 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 & 5.504.4.2.
		AEROSOL ADHESIVES & SMALLER UNIT SIZES OF ADHESIVES AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE LB & DO NOT CONSIST OF MORE THAN 16 FLUID OZ) SHALL COMPLY WITH STATEWIDE VOC STANDARDS & OTHER REQ, INCL PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING W/ SECTION 94507.
■	5.504.3	AT THE TIME OF ROUGH INSTALLATION & DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING, & VENTILATION EQUIPMENT, ALL DUCT & OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED W/ TAPE, PLASTIC, SHEETMETAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER, & DEBRIS WHICH MAY ENTER THE SYSTEM.
■	5.504.5.3	IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDINGS W/ AIR FILTRATION MEDIA FOR OUTSIDE & RETURN AIR THAT PROVIDES AT LEAST A MERV 13. MERV 13 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY & RECOMMENDATIONS FOR MAINTENANCE W/ FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE M&O MANUAL.
■	5.504.5.3.1	INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.
■	5.506.1	FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MIN REQ OF SECTION 120.1 OF THE CALIFORNIA ENERGY CODE, CCR TITLE 24, PART 6 & CHAPTER 4 OF CCR, TITLE 8 OR THE APPLICABLE LOCAL CODE WHICHEVER IS MORE STRINGENT.
■	5.506.2	FOR BUILDINGS EQUIPPED W/ DEMAND CONTROL VENTILATION, CO2 SENSORS & VENTILATION CONTROLS SHALL BE SPECIFIED & INSTALLED IN ACCORDANCE W/ THE REQ OF THE LATEST EDITION OF THE CALIFORNIA ENERGY CODE, CCR, TITLE 24, PART 6, SECTION 120.1(c).1.
■	702.1	HVAC SYSTEM INSTALLERS SHALL BE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCL DUCTS & EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION & RESPONSIBILITY OF A PERSON TRAINED & CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. ACCEPTABLE HVAC TRAINING & 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 MFR ORGANIZATIONS, 5) OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.
■	702.2	SPECIAL INSPECTORS MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
■	703.1	THE BUILDING OWNER SHALL BE PROVIDED W/ THE FINAL REPORT OF ALL INSPECTION VERIFICATIONS & REPORTS REQ BY THE ENFORCING AGENCY.

APPLICABLE CODES

BUILDING CODES: (APPLICABLE AS OF JANUARY 1, 2026)

2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; (2024 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)

2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.; (2023 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA)

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2025 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.; (2024 INTERNATIONAL FIRE CODE OF THE INTERNATIONAL CODE COUNCIL)

2025 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), PART 11, TITLE 24 C.C.R.

2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

2025 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PARTIAL LIST OF APPLICABLE STANDARDS

ASHRAE 62.1	VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY	VERSION 2022
ASHRAE 55	THERMAL COMFORT FOR HUMAN OCCUPANCY	VERSION 2023
ASHRAE G36	HIGH PERFORMANCE SEQUENCE OF OPERATIONS FOR HVAC SYSTEMS	VERSION 2024

2019 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CH. 35

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 14	STANDPIPE SYSTEMS (CALIFORNIA AMENDED)	2019 EDITION
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS	2025 EDITION
NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2024 EDITION
NFPA 20	STATIONARY PUMPS	2025 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2025 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENING PROTECTIVES	2025 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2023 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION

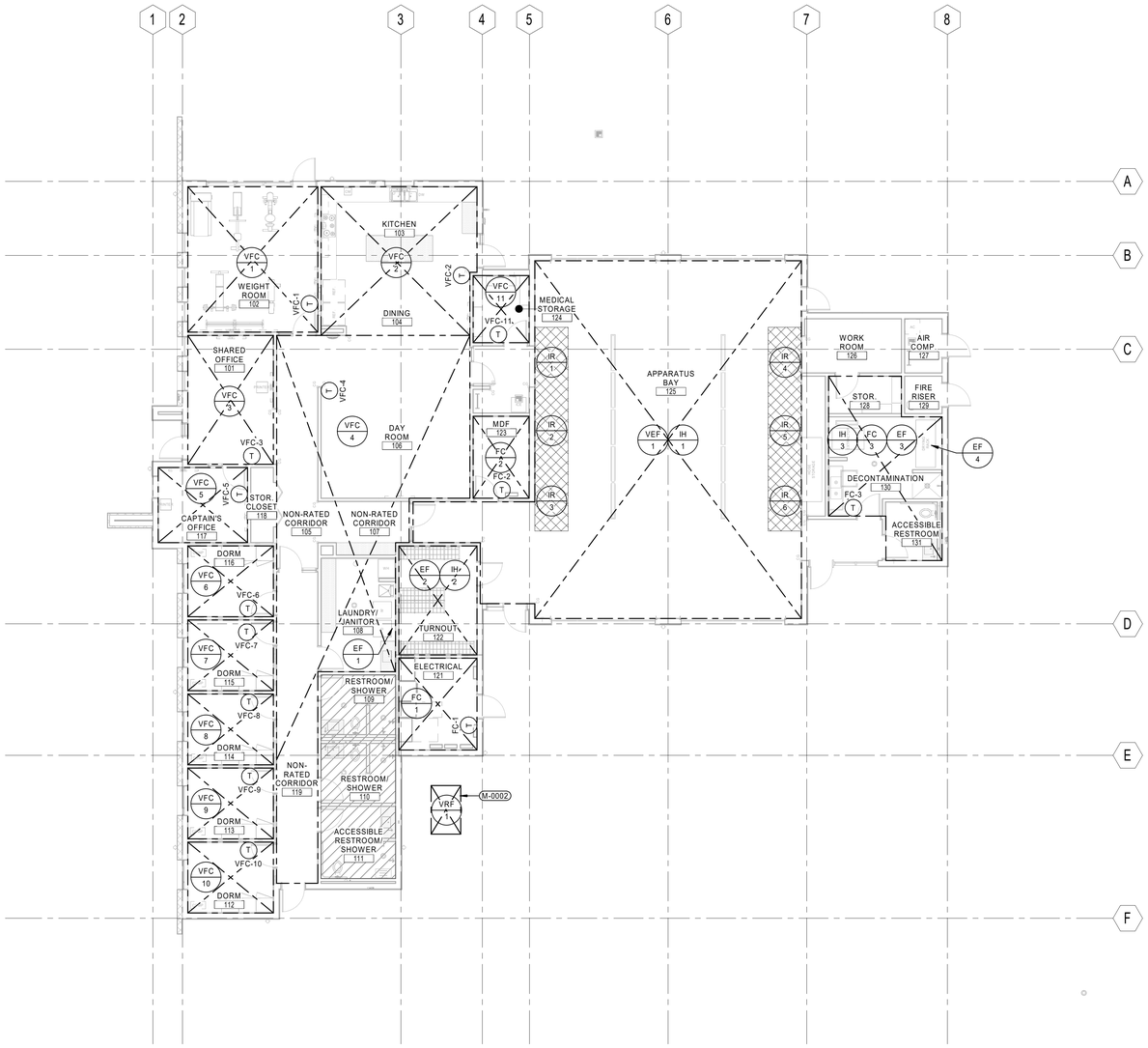
TITLE-24 MECHANICAL MANDATORY MEASURES

GENERAL

■	110.1	ANY APPLIANCE FOR WHICH THERE IS A CALIFORNIA STANDARD ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS SHALL COMPLY WITH THE APPLIANCE STANDARD.
☐	120.6	COVERED PROCESS REFRIGERATED WAREHOUSES, COMMERCIAL REFRIGERATION, ENCLOSED PARKING GARAGES, PROCESS BOILERS, AND COMPRESSED AIR SYSTEMS SHALL MEET THE REQUIREMENTS WITHIN THIS SECTION.
■	120.8	BUILDING COMMISSIONING PROCEDURES, REVIEWS, AND REPORTS SHALL BE FOLLOWED AS DESCRIBED WITHIN THIS SECTION.

AIR-SIDE SYSTEMS

■	110.2(a)	HEATING AND COOLING EQUIP



KEYNOTES

ITEM	DESCRIPTION
M-0002	MECHANICAL ZONE ANTICIPATED FOR VRF-1. UNIT TO BE MOUNTED CLEAR OF ROOF OVERHANG

STUD WALL CONSTRUCTION

1 HOUR RATED WALL CONSTRUCTION

MASONRY WALL CONSTRUCTION

INDIRECTLY CONDITIONED SPACES

LEGEND

1 - FLOOR - MECHANICAL ZONING 1/8" = 1'-0" 05

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SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

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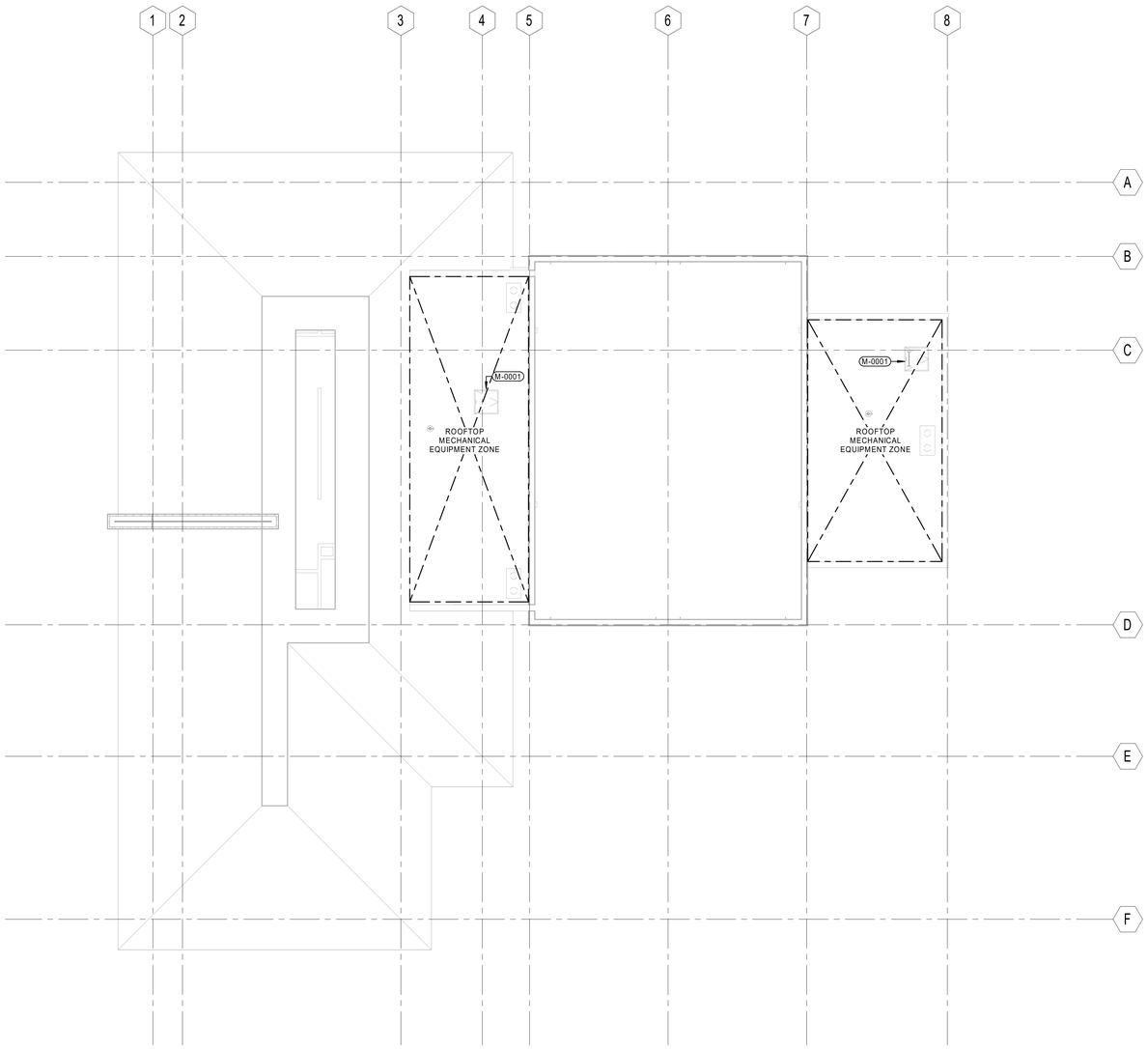
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	KN
Scale	1/8" = 1'-0"

MECHANICAL ZONING PLANS

M5.01



KEYNOTES

ITEM	DESCRIPTION
M-0001	ROOF ACCESS

STUD WALL CONSTRUCTION

1 HOUR RATED WALL CONSTRUCTION

MASONRY WALL CONSTRUCTION

INDIRECTLY CONDITIONED SPACES

LEGEND

LR - LOW ROOF - MECHANICAL ZONING 1/8" = 1'-0" 05

LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

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MECHANICAL ZONING PLANS

M5.02

PLUMB ANNOTATION SYMBOLS

DETAIL

SEE 1/P8.01 TYP — DETAIL IDENTIFICATION; OCCURANCE

SHEET WHERE DETAIL IS DRAWN

ENLARGED PLAN

1/P4.01 — PLAN IDENTIFICATION

SHEET WHERE PLAN IS DRAWN

CONTINUATION

SEE 1/P2.01 FOR CONT — PLAN IDENTIFICATION

SHEET WHERE PLAN IS DRAWN

FIXTURE OR EQUIPMENT IDENTIFICATION

RD-1 — FIXTURE IDENTIFICATION

3", 900 SF — SPECIFIC INFORMATION

TYP OF 4 — OCCURANCE

FOOD SERVICE SCHEDULE REFERENCE NO.

109 — W TO FS-1 — SPECIFIC INFORMATION

TYP OF 2 — OCCURANCE

REVISION

1 — CLOUD AROUND REVISED AREA OPTIONAL

KEYNOTE IDENTIFICATION

0101 — 1", 150 CFH — SPECIFIC INFORMATION

TYP OF 3 — OCCURANCE

DEMOLITION KEYNOTE

0101 — DEMOLITION KEYNOTE IDENTIFICATION

TYP OF 4 — OCCURANCE

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	AV	ACID VENT PIPING
	AW	ACID WASTE PIPING ABOVE FINISHED FLOOR
	AW-U	ACID WASTE PIPING UNDERGROUND
	GV	GREASE VENT PIPING
	GW	GREASE WASTE PIPING ABOVE FINISHED FLOOR
	GW-U	GREASE WASTE PIPING UNDERGROUND
	V	SANITARY VENT PIPING
	SS	SANITARY SOIL OR WASTE PIPING ABOVE FINISHED FLOOR
	SS-U	SANITARY SOIL OR WASTE PIPING UNDERGROUND
	OD	OVERFLOW DRAIN PIPING
	SD	STORM DRAIN PIPING ABOVE FINISHED FLOOR
	SD-U	STORM DRAIN PIPING UNDERGROUND
	SSD	SUBSOIL DRAINAGE PIPING
	CD	CONDENSATE DRAIN PIPING
	OCD	OVERFLOW CONDENSATE DRAIN PIPING
	HBD	HOSE BIBB DRAINAGE PIPING
	RW	RECLAIMED WATER PIPING
	IRR	IRRIGATION PIPING
	ICW	INDUSTRIAL COLD WATER PIPING
	RO	REVERSE OSMOSIS BLENDED WATER PIPING
	CW	DOMESTIC COLD WATER PIPING
	HW	DOMESTIC HOT WATER PIPING
	HWR	DOMESTIC HOT WATER RETURN PIPING
	TW	DOMESTIC TEMPERED WATER PIPING
	TWR	DOMESTIC TEMPERED WATER RETURN PIPING
	SCW	DOMESTIC SOFT COLD WATER PIPING
	SHWR	DOMESTIC SOFT HOT WATER RETURN PIPING
	VAC	VACUUM PIPING
	CA	COMPRESSED AIR PIPING
	G	STANDARD PRESSURE GAS PIPING (8" W.C.)
	MPG	MEDIUM PRESSURE GAS PIPING (5 PSI)
	MPG-U	MEDIUM PRESSURE GAS PIPING UNDERGROUND (5 PSI)
	COMB AIR	WATER HEATER COMBUSTION AIR
	EXH. AIR	WATER HEATER EXHAUST AIR
	CVTR	WATER HEATER CONCENTRIC VENT THRU ROOF
	SOV IN CLG AP	SHUT-OFF VALVE IN CEILING ACCESS PANEL
	SOV IN YB	SHUT-OFF VALVE BELOW FINISHED GRADE IN YARD BOX
	SOV	SHUT-OFF VALVE ABOVE FINISHED GRADE
	SOV / SOC IN WALL AP	SHUT-OFF VALVE / SHUT-OFF COCK IN WALL ACCESS PANEL
	SOC	SHUT-OFF COCK ABOVE FINISHED GRADE
	SOC IN CLG AP	SHUT-OFF COCK IN CEILING ACCESS PANEL
	SOC IN YB	SHUT-OFF COCK BELOW FINISHED GRADE IN YARD BOX
	WHA IN WALL AP	WATER HAMMER ARRESTOR IN WALL ACCESS PANEL
	TP W/ SOV	TRAP PRIMER WITH SOV IN WALL ACCESS PANEL
	RHB	RECESSED HOSE BIBB
	HB	HOSE BIBB
	AP	ACCESS PANEL
	WB	WASHING MACHINE OUTLET BOX WITH 1/4 TURN VALVES
	IB	ICE MAKER OUTLET BOX WITH 1/4 TURN VALVE
	SV	SOLENOID VALVE
	GT	GAS TURRET
	GPR	GAS PRESSURE REGULATOR
	MV / TMV	MIXING VALVE / THERMOSTATIC MIXING VALVE
	WCO	WALL CLEANOUT
	FCO	FLOOR CLEANOUT
	COTG	CLEANOUT TO GRADE
	FD	FLOOR DRAIN OR AREA DRAIN
	FD	FLOOR DRAIN OR AREA DRAIN
	FS	FLOOR SINK
	DW	DRYWELL
	RR	ROOF RECEPTOR
	OD	OVERFLOW DRAIN (SPILL TO GRADE)
		PIPE RISER DOWN (ELBOW)
		PIPE RISER UP (ELBOW)
		PIPE RISE OR DROP
		BRANCH LINE TOP CONNECTION
		BRANCH LINE BOTTOM CONNECTION
		CAP ON END OF PIPE
		UNION
		SLEEVE
		SEISMIC JOINT
		FLOW IN DIRECTION OF ARROW
		CONTINUATION OF PIPING
	BLV	BALANCING VALVE
	PRV	PRESSURE REDUCING VALVE
	TPV	TEMPERATURE AND PRESSURE RELIEF VALVE
	CV	CHECK VALVE
RPBP	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
CS	CS	CONTROL STATION
		STRAINER
		PUMP
P1		PRESSURE GAUGE
T1		TEMPERATURE GAUGE
FS		FLOW SWITCH
PS		PRESSURE SWITCH
		AQUASTAT
		HATCH INDICATES ITEM(S) TO BE DEMOLISHED

GENERAL STRUCTURAL NOTES

1. ALL EQUIPMENT, PIPING, UTILITIES, AND THEIR CONNECTIONS SHALL BE SEISMICALLY BRACED PER LATEST CBC AND EQUIPMENT ANCHORAGE FOR PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEM BRACING NOTES PER STRUCTURAL DRAWINGS.
2. LIMITS TO NON-STRUCTURAL ITEMS SUSPENDED FROM CONCRETE FILLED METAL DECKING: HANGERS SUPPORTED BY METAL DECKING WITH STRUCTURAL CONCRETE FILL MAY BE INSTALLED USING ICC-ES APPROVED ANCHORAGE SYSTEMS. DO NOT SUPPORT UTILITIES FROM METAL DECK WITHOUT CONCRETE. HANGERS FROM CONCRETE FILLED DECK, WHERE OCCURS, ARE LIMITED TO 4-INCH DIAMETER PIPE MAXIMUM. LOCATE HANGERS TWO FLUTES APART ON SAME DECK SPAN. SUPPORT LARGER PIPING FROM STRUCTURAL BEAMS OR COLUMNS. ADD DOUBLE UNISTRUT SPREADERS AS NECESSARY.
3. PROVIDE SHOP DRAWINGS WITH LARGE SCALE PLANS AND SECTIONS SHOWING HANGERS AND BRACING LOCATIONS. SHOP DRAWINGS SHALL BE PREPARED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND SHALL BE STAMPED AND SIGNED. INDICATE HANGERS AND BRACING LOADS ON STRUCTURAL FRAMING PLANS.
4. EXPANSION ANCHORS AND EPOXY ANCHORS, WHERE USED, SHALL HAVE A MINIMUM EMBEDMENT OF EIGHT TIMES THE ANCHOR DIAMETER AND A MINIMUM EDGE DISTANCE OF 10 TIMES THE DIAMETER. EXPANSION ANCHORS AND EPOXY ANCHORS MUST HAVE CURRENT AND VALID ICC REPORT. SHOT PINS ARE NOT ACCEPTABLE.
5. UNLESS SPECIFIED ON STRUCTURAL DRAWINGS, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC. SHALL HAVE WRITTEN APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO STARTING WORK.
6. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR LOCATIONS OF BUILDING SEISMIC/EXPANSION JOINTS. PROVIDE SEISMIC/EXPANSION JOINTS FOR ALL PIPES CROSSING THESE LOCATIONS.
7. SEE GENERAL NOTES ON STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

APPLICABLE CODES

BUILDING CODES: (APPLICABLE AS OF JANUARY 1, 2026)

2025 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; (2021 INTERNATIONAL BUILDING CODE OF THE INTERNATIONAL CODE COUNCIL, WITH CALIFORNIA AMENDMENTS)

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NFPA 17A	WET CHEMICAL EXTINGUISHING SYSTEMS	2024 EDITION
NFPA 20	STATIONARY PUMPS	2025 EDITION
NFPA 22	STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION	2016 EDITION
NFPA 24	PRIVATE FIRE SERVICE MAINS (CALIFORNIA AMENDED)	2025 EDITION
NFPA 72	NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED) (NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")	2025 EDITION
NFPA 80	FIRE DOOR AND OTHER OPENING PROTECTIVES	2025 EDITION
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS	2023 EDITION
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS (CALIFORNIA AMENDED)	2025 EDITION

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS, AND THE CONTRACT DOCUMENTS.
2. THE DESIGN-BUILD ENTITY SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.
3. THE DBE SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS, AND EXACT LOCATIONS AND ELEVATIONS OF PIPING BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.
4. SEWER, WATER, AND STORM DRAIN SYSTEMS INDICATED IN THESE DRAWINGS SHALL EXTEND TO PLUMBING/CIVIL POINTS OF CONNECTION AT 5'-0" OUTSIDE OF THE BUILDING(S) UNLESS NOTED OTHERWISE. CONTINUATION OF THESE PIPING SYSTEMS ARE INDICATED ON THE CIVIL DRAWINGS WITH CORRESPONDING ASSOCIATED MATERIALS SPECIFIED UNDER A SEPARATE SECTION OF THE PROJECT SPECIFICATIONS. ALL SUCH PIPING SHALL BE INSTALLED IN A MANNER TO PROVIDE PROPER CONNECTION TO INVERT ELEVATIONS INDICATED ON CIVIL DRAWINGS. WHERE SIZES DIFFER BETWEEN PLUMBING AND CIVIL DRAWINGS, DBE SHALL PROVIDE TRANSITION FITTINGS AS NECESSARY TO ALLOW FOR PROPER CONNECTION.
5. TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.
6. HORIZONTAL SOIL, WASTE AND TRAP PRIMER PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED WITHIN WALLS, BELOW FINISH FLOOR, OR BELOW FINISH SLAB AS APPLICABLE UNLESS NOTED OTHERWISE. ALL OTHER HORIZONTAL PIPING WITHIN THE BUILDING SHALL BE INSTALLED CONCEALED ABOVE CEILING OR WITHIN WALLS AS APPLICABLE UNLESS NOTED OTHERWISE. ALL VERTICAL PIPING SHALL BE INSTALLED CONCEALED WITHIN WALLS UNLESS NOTED OTHERWISE. NO PIPING SHALL BE INSTALLED IN EXPOSED LOCATIONS UNLESS SPECIFICALLY NOTED AS SUCH ON PLANS.
7. HORIZONTAL SOIL AND WASTE PIPING 4" AND GREATER IN SIZE SHALL SLOPE AT 1/8" PER FOOT UNLESS OTHERWISE NOTED. ALL SUCH PIPING 3" AND LESS IN SIZE SHALL SLOPE AT 1/4" PER FOOT UNLESS NOTED OTHERWISE.
8. HORIZONTAL STORM DRAIN AND OVERFLOW PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.
9. HORIZONTAL CONDENSATE PIPING SHALL SLOPE AT 1/8" PER FOOT UNLESS NOTED OTHERWISE.
10. PRIOR TO COMMENCING ANY WORK VERIFY ALL EQUIPMENT LOCATIONS WITH THE DBE, OTHER TRADES, ARCHITECT AND STRUCTURAL ENGINEER. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.
11. PIPING BETWEEN EACH PLUMBING FIXTURE AND THE NEAREST BRANCH OR MAIN PIPING RUN SHALL BE SIZED TO MATCH THE CORRESPONDING FIXTURE SCHEDULE CONNECTION SIZE AT A MINIMUM UNLESS NOTED AS A LARGER SIZE ON PLANS. PIPE HEADERS IN WALLS SERVING BANKS OF FIXTURES SHALL BE FULL LINE SIZE FROM THE UPSTREAM END OF THE BRANCH LINE TO THE END TERMINAL UNLESS NOTED OTHERWISE.
12. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS, ROUGH IN DIMENSIONS, AND MOUNTING HEIGHTS OF ALL FIXTURES, EQUIPMENT, ACCESS PANELS, HOSE BIBBS, RECESSED HOSE BIBBS, OVERFLOW DRAIN TERMINATION POINTS, AND OTHER EXPOSED PLUMBING ELEMENTS. WHERE DIMENSIONS ARE NOT INDICATED, SEEK ARCHITECT'S DIRECTION AND/OR APPROVAL PRIOR TO INSTALLATION.
13. ACCESS PANELS
    A. WHERE POSSIBLE, USE SAME ACCESS PANEL FOR SHUT-OFF VALVES, MIXING VALVES, TRAP PRIMERS AND WATER HAMMER ARRESTORS AND/OR OTHER INTERIOR WALL COMPONENTS WHEN LOCATED DIRECTLY ADJACENT IN SAME IMMEDIATE VICINITY. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.
    B. SEE SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
14. CLEANOUTS.
    A. INTERIOR CLEANOUTS SHALL BE WALL CLEANOUTS RATHER THAN FLOOR CLEANOUTS UNLESS OTHERWISE INDICATED, SHALL BE READILY ACCESSIBLE, AND SHALL BE CAREFULLY COORDINATED WITH CASEWORK, EQUIPMENT, AND OTHER ITEMS TO AVOID CONFLICT. NOT ALL REQUIRED CLEANOUTS ARE INDICATED ON PLANS. WALL CLEANOUTS IN FINISHED SPACES SHALL BE INSTALLED IN ACCESS PANELS.
    B. SEE SPECIFICATIONS FOR ACCESS PANEL REQUIREMENTS.
15. YARD BOX AND CLEANOUT COVERS SHALL BE CLEARLY STAMPED WITH "WATER", "GAS", OR "SEWER" AS APPLICABLE. VALVES SHALL BE INSTALLED AND PROPERLY POSITIONED WITHIN YARD BOX TO ALLOW FOR FULL RANGE OF OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT. ALL YARD BOXES AND CLEANOUT COVERS SHALL ALIGN WITH SCORED HARDSCAPE JOINTS PER LANDSCAPE PLANS. YARD BOX COVERS SHALL BE CONCRETE. SEWER CLEANOUT COVERS SHALL BE BRASS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
16. VERIFY EXACT LOCATIONS OF ALL MECHANICAL AND/OR OTHER EQUIPMENT INSTALLED BY OTHERS AND REQUIRING PLUMBING CONNECTIONS PRIOR TO ORDERING OF MATERIALS OR INSTALLATION. COORDINATE EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS WITH OTHER INSTALLING CONTRACTORS AS APPLICABLE PRIOR TO INSTALLATION.
17. ADA LAVATORIES AND SINKS SHALL BE PROVIDED WITH ADA INSULATED TRAP AND SUPPLY COVERS AS SPECIFIED.
18. ADA WATER CLOSETS SHALL BE INSTALLED WITH FLUSH VALVE ACTUATOR HANDLE LOCATED ON THE WHEEL CHAIR ACCESS SIDE.
19. ALL VALVES, UNIONS, CLEANOUTS, ETC. TO BE SAME SIZE AS PIPE UNLESS NOTED OTHERWISE.
20. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL MANDATORY MEASURES AND ASSOCIATED REQUIREMENTS.
21. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES. PROVIDE FIRESTOPPING AT PENETRATIONS THROUGH FIRE RETARDANT CONSTRUCTION IN ACCORDANCE WITH SPECIFICATIONS.
22. NO PIPING SHALL BE INCASED IN THE CONCRETE SLAB.
23. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
24. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER SECTION 2-5314(A) OF THE TITLE-24 REGULATIONS.
25. PIPING THROUGH FIRE RATED WALLS SHALL BE PER U.L. FIRE RESISTANCE SYSTEM NO. W 1001. SEE ARCHITECTURAL PLANS FOR WALL LOCATIONS.
26. ALL UNDERGROUND IRON, COPPER OR STEEL PIPING LOCATED BOTH INSIDE AND OUTSIDE OF BUILDING SHALL BE ENCASED WITHIN A MINIMUM 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
27. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE DBE PRIOR TO BID.
28. ALL HORIZONTAL PIPING LINES EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATIONS AND NOT LESS THAN 6" ABOVE THE FLOOR TO PROVIDE CLEARANCE FOR CLEANING. AT WALL OR COLUMN LOCATIONS, PIPING ROUGH-IN SHALL BE STUBBED IN WALLS WHENEVER POSSIBLE.
29. ABOVE GROUND PIPING SYSTEMS SHALL BE MARKED IN ACCORDANCE WITH ASME A13.1.
30. UNLESS SPECIFICALLY SHOWN ON THESE PLANS NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED OR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
31. ALL CONCEALED CONDENSATE DRAIN PIPING ABOVE CEILING SHALL BE INSULATED WITH 3/4" CLOSED CELL FOAM. INSULATION SHALL BE EQUAL TO ARMACELL "ARMAFLEX".
32. VENT PIPING SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT.
33. PROVIDE DOMESTIC HOT WATER PIPING INSULATION IN ACCORDANCE WITH THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
&	AND
@	AT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESSIBLE
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT
ASD	AUTOMATIC SPRINKLER DRAIN
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVTR	ACID VENT THRU ROOF
BEL	BELOW
BFF	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BTUH	BRITISH THERMAL UNIT PER HOUR
CA	COMPRESSED AIR
CBC	CALIFORNIA BUILDING CODE, CURRENT EDITION
CD	CONDENSATE DRAIN
CEC	CALIFORNIA ELECTRICAL CODE, CURRENT EDITION
CFC	CALIFORNIA FIRE CODE, CURRENT EDITION
CFM	CUBIC FEET PER MINUTE
CFH	CUBIC FEET PER HOUR
CLG	CEILING
CMC	CALIFORNIA MECHANICAL CODE, CURRENT EDITION
CO	CLEANOUT
COMB	COMBUSTION
CONT	CONTINUATION
CONTR	CONTRACTOR
CPC	CALIFORNIA PLUMBING CODE, CURRENT EDITION
CVTR	CONCENTRIC VENT THRU ROOF
CWD	CAN WASH DRAIN
(D)	DEMOLISH
DET	DETAIL
DEPT	DEPARTMENT
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
Ø	DIAMETER
E	EAST
EA	EACH
EXIST	EXISTING
(E)	EXISTING
ELEC	ELECTRICAL
ENGR	ENGINEER
EOR	ENGINEER ON RECORD
ET	EXPANSION TANK
EXH	EXHAUST
F	FAHRENHEIT
FD	FLOOR DRAIN
FFE	FINISH FLOOR ELEVATION
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FLR	FLOOR
FM	FACTORY MANUAL
FPS	FEET PER SECOND
FT	FOOT, FEET
FV	FLUSH VALVE
GA	GAUGE
GAL	GALLONS
GPM	GALLONS PER MINUTE
GV	GREASE VENT
GVBF	GREASE VENT BELOW FLOOR
GVTR	GREASE VENT THRU ROOF
HDR	HEADER
HORIZ	HORIZONTAL
HBD	HOSE BIBB DRAINAGE
HP	HORSE POWER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HZ	HERTZ
ICW	INDUSTRIAL COLD WATER
IE	INVERT ELEVATION
IN	INCHES
IN WC	INCHES WATER COLUMN
INT	INTEGRAL
IRR	IRRIGATION
KW	KILOWATT
LBS	POUNDS
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OCD	OVERFLOW CONDENSATE DRAIN
OD	OVERFLOW DRAIN, OUTSIDE DIAMETER
P	PUMP
PCD	PUMPED CONDENSATE DRAIN
PH	PHASE
PLBG	PLUMBING
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
RNV	RADON VENTING
RO	REVERSE OSMOSIS
RPM	REVOLUTIONS PER MINUTE
RW	RECLAIMED WATER
S	SOUTH
SD	STORM DRAIN
SF	SQUARE FOOT
SHD	SHOWER DRAIN
SIM	SIMILAR
SPKLR	SPRINKLER
SCW	SOFT COLD WATER
SS	SERVICE SINK
SST	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SYS	SYSTEM
TD	TRENCH DRAIN
TEMP	TEMPERATURE
THRU	THROUGH
T'STAT	THERMOSTAT
TP	TRAP PRIMER
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
VA	VACUUM
V	VOLT
VBF	VENT BELOW FLOOR
VBG	VENT BELOW GRADE
VTR	SANITARY VENT THRU ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER COLUMN
WT	WEIGHT
YB	YARD BOX

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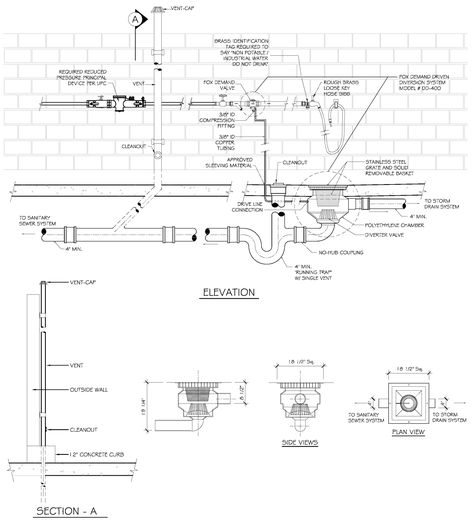
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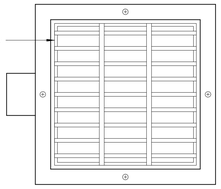
PLUMBING LEGENDS AND GENERAL NOTES

P0.10



Fox Drain Detail | NTS | 23

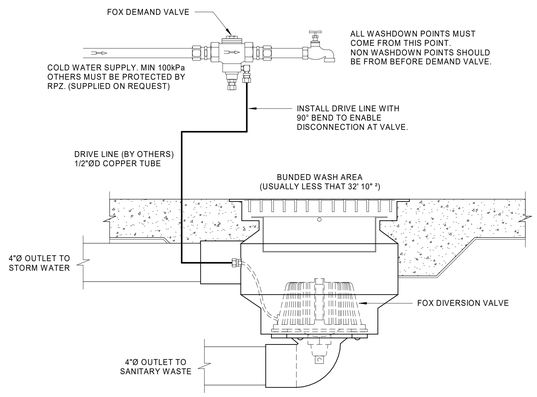
SCHEMATIC DETAIL OF DD400 SYSTEM



SPECIFICATIONS

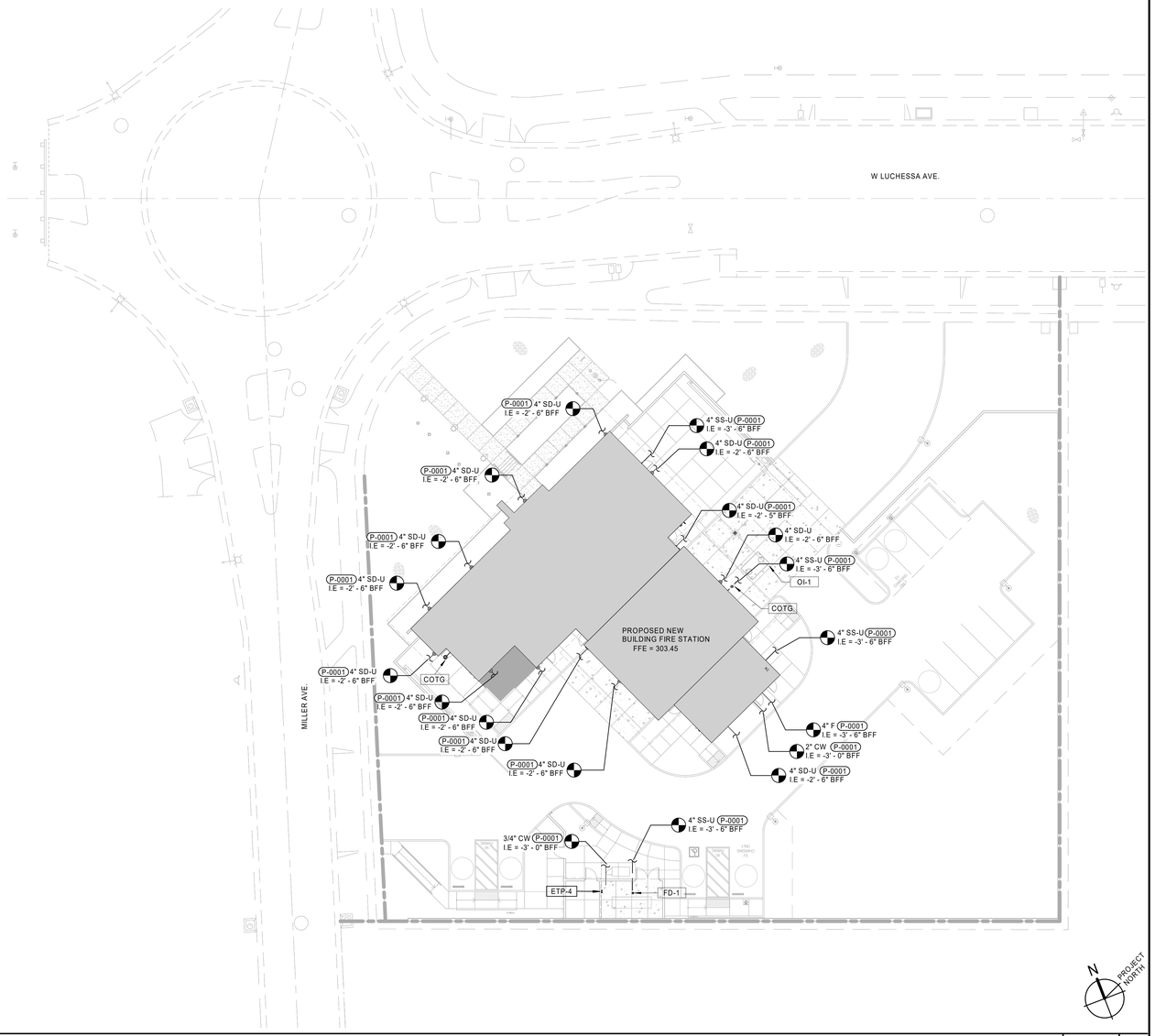
CHAMBER	0.25" MDPE
DIVERSION VALVE FLOW RATE	317 GALLONS/MIN @ 1' 7.7" HEAD
MAXIMUM INLET PRESSURE	1400kPa
STONE BASKET	0.4" HOLES GALVANIZED
GRATE	MEDIUM DUTY GALVANIZED

PLAN



ELEVATION

CAN WASH DETAIL (FOX DRAIN DD400) | NTS | 22



PLUMBING SITE PLAN | 1" = 20'-0" | 05

KEYNOTES

ITEM	DESCRIPTION
P-0001	POINT OF CONNECTION. SEE CIVIL PLAN FOR CONTINUATION.

LEGEND

- LIMIT OF WORK (L.O.W.)
- APPROXIMATE ROADWAY CENTERLINE
- PROPERTY LINE

GENERAL NOTES

1. REFER TO THE GENERAL NOTES SECTION OF SHEET P0.10 FOR OVERALL GENERAL NOTES REGARDING THIS PROJECT.
2. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
3. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. REFER TO CIVIL SITE PLANS FOR CONTINUATION OF ALL PLUMBING SYSTEM POINTS OF CONNECTION NOTED ON THIS SHEET.
5. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.

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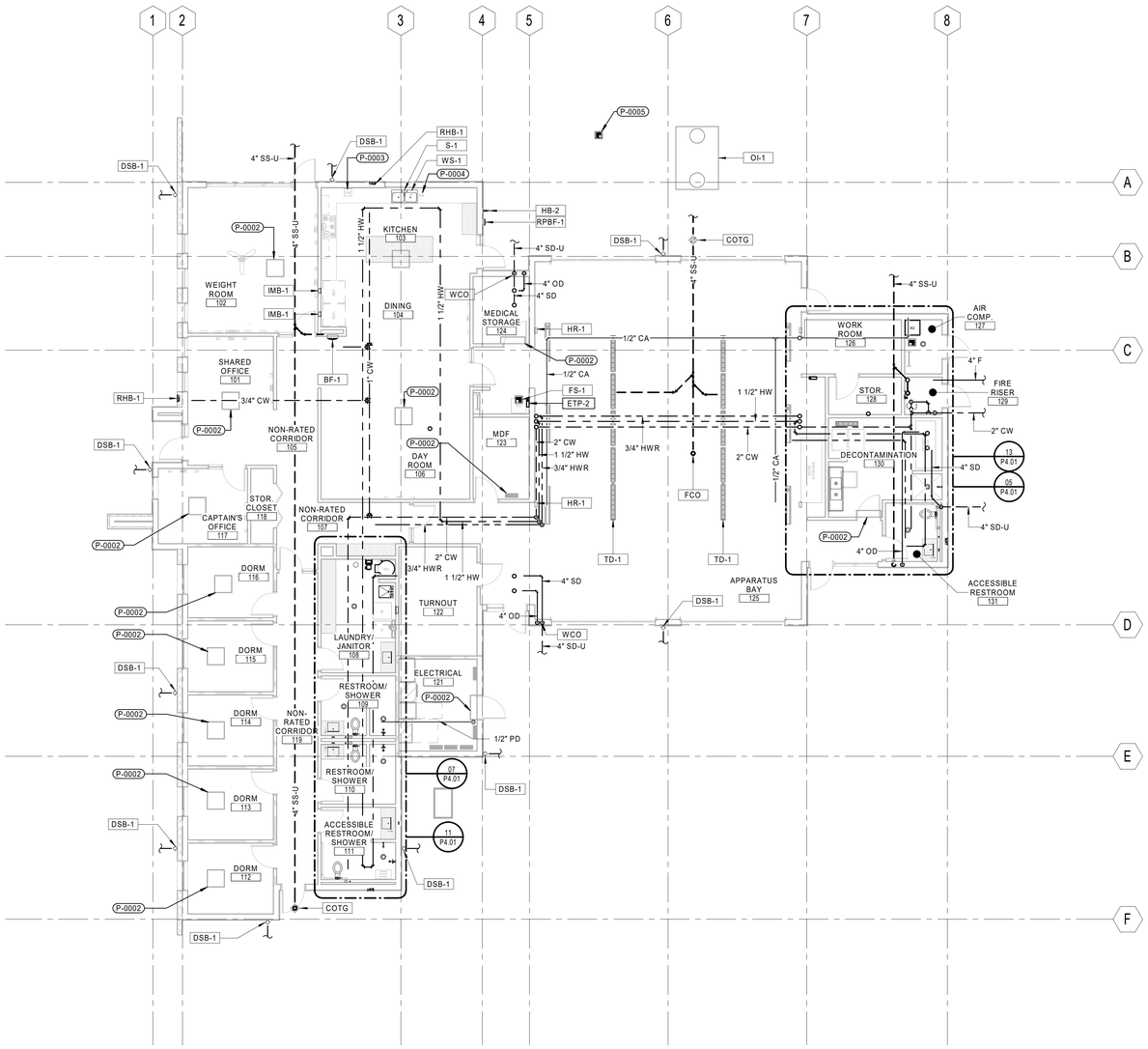
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Job Number	33236
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Scale	

PLUMBING SITE PLANS

P1.00



KEYNOTES

ITEM	DESCRIPTION
P-0002	PROVIDE CONDENSATE PIPING TO MECHANICAL UNIT.
P-0003	PROVIDE COLD WATER CONNECTION TO COFFEE MAKER. REFER TO ARCHITECTURE FOR EXACT LOCATION.
P-0004	PROVIDE HOT WATER CONNECTION TO DISH WASHER. REFER TO ARCHITECTURE FOR EXACT LOCATION.
P-0005	FOX DRAIN FOR REFERENCE ONLY. REFER TO CIVIL PLAN FOR EXACT LOCATION.

LEGEND

- STUD WALL CONSTRUCTION
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION

GENERAL NOTES

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2. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOIDE INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
3. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL UNDERGROUND PIPING WITH THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. REFER TO CIVIL SITE PLANS FOR CONTINUATION OF ALL PLUMBING SYSTEM POINTS OF CONNECTION NOTED ON THIS SHEET.
5. ALL POINTS OF CONNECTION SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR PRIOR TO BID.
6. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.
7. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.
8. AL INDIRECT WASTE PIPING SHALL BE SLOPED TO AND TERMINATED AT AN APPROVED RECEPTOR.

1ST FLOOR PLUMBING PLAN | 1/8" = 1'-0" | 05

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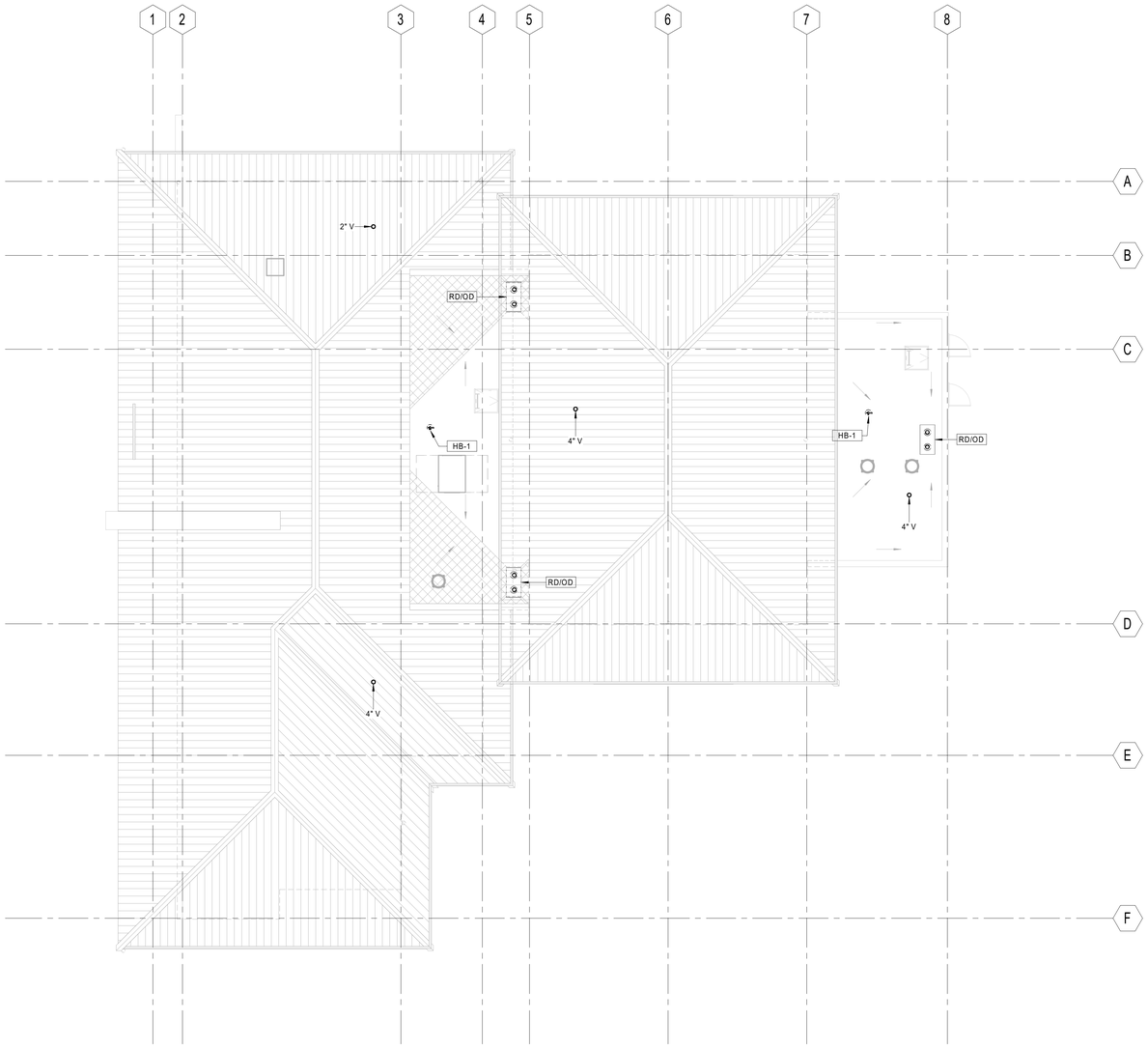
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PLUMBING FLOOR PLAN

P2.01



KEYNOTES

ITEM	DESCRIPTION

LEGEND

GENERAL NOTES

1. REFER TO THE GENERAL NOTES SECTION OF SHEET P0.10 FOR OVERALL GENERAL NOTES REGARDING THIS PROJECT.
2. STORM DRAIN ARE SIZED IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, TABLE 1103.2, AND IS BASED ON A RAINFALL RATE OF 4" (IN) PER HOUR.
3. RAINWATER ON SLOPED ROOF AREAS TO SHEET FLOW TO ARCHITECTURAL GUTTERS. SEE SHEET P2.01 FOR CONTINUATION.
4. EXACT LOCATIONS AND MOUNTING HEIGHTS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
5. BEFORE FABRICATION OR INSTALLATION, THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER ANOTHER SECTION OF SPECIFICATIONS. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN FIELD.

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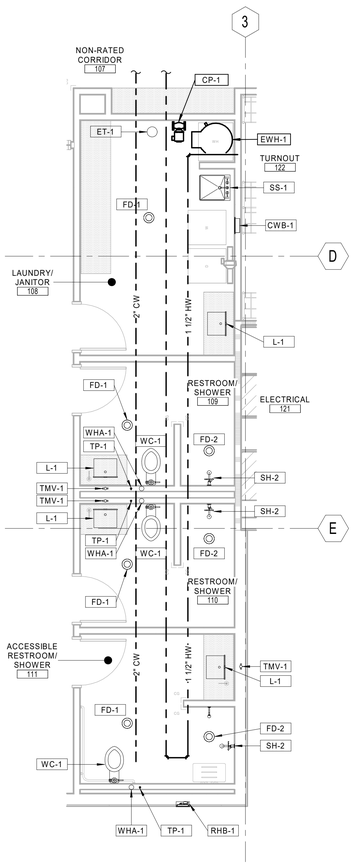
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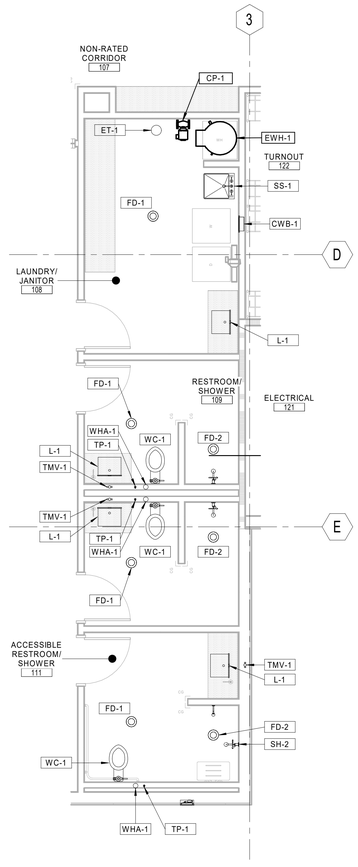
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PLUMBING ROOF PLAN

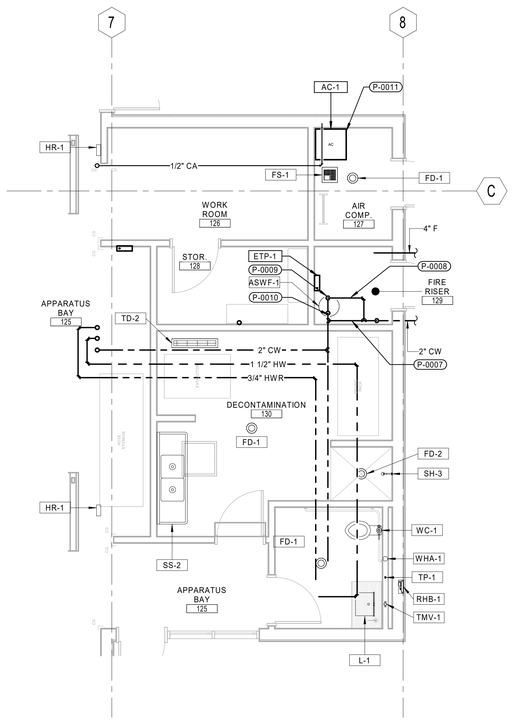
P2.02



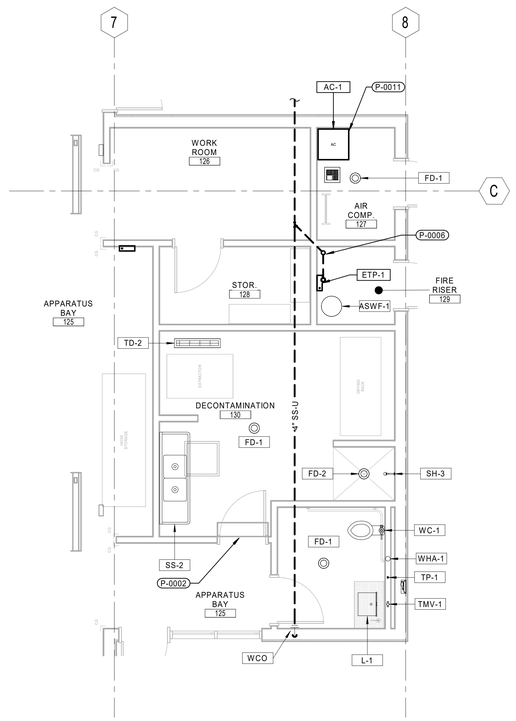
ENLARGED - WATER - RESTROOM/SHOWER/ LAUNDRY — 1/4" = 1'-0" — 11



ENLARGED - DRAINAGE - RESTROOM/SHOWER/ LAUNDRY — 1/4" = 1'-0" — 07



ENLARGED - WATER - DECONTAMINATION/ FIRE RISER — 1/4" = 1'-0" — 13



ENLARGED - DRAINAGE - DECONTAMINATION/ FIRE RISER — 1/4" = 1'-0" — 05

KEYNOTES

ITEM	DESCRIPTION
P-0002	PROVIDE CONDENSATE PIPING TO MECHANICAL UNIT.
P-0006	FIRE RISER STANDPIPE DRAIN.
P-0007	WATER FILTRATION BYPASS LINE WITH ISOLATION SHUT OFF VALVES.
P-0008	PRIMARY COLD WATER LINE TO WATER FILTRATION UNIT WITH ISOLATION SHUT OFF VALVES.
P-0009	PRIMARY COLD WATER SUPPLY TO WATER FILTRATION UNIT. INSTALL PER MANUFACTURERS INSTALLATION REQUIREMENTS.
P-0010	FILTERED WATER WITH VACUUM RELIEF VALVE.
P-0011	REFER TO AIR COMPRESSOR SCHEDULE ON P6.00 FOR ADDITIONAL EQUIPMENT.

LEGEND

- STUD WALL CONSTRUCTION
- 1 HOUR RATED WALL CONSTRUCTION
- MASONRY WALL CONSTRUCTION

GENERAL NOTES

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Scale	As indicated

PLUMBING ENLARGED PLANS

P4.01

PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE TYPE	GPM/GPF	ROUGH-IN CONNECTION SIZES (in)				MOUNT	HARDWARE TYPE	DESCRIPTION
			WASTE	VENT	COLD WATER	HOT WATER			
ASWF-1	ANTI-SCALE WATER FILTRATION	60	0"	0"	2"	0"	FLOOR MOUNT		WATTS ONEFLOW ANTI-SCALE WATER FILTRATION SYSTEM (OR SIMILAR). 60 GPM CAPACITY. INSTALL PER MANUFACTURERS REQUIREMENTS.
BF-1	BOTTLE FILLER, RECESSED		2"	1 1/2"	3/4"		WALL MOUNT		FILTERED BOTTLE FILLING STATION, REFRIGERATED, STAINLESS
COTG	CLEANOUT TO GRADE		4"				FLOOR MOUNT		ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, WITH GAS AND WATER TIGHT ABS TAPERED THREAD PLUG AND ROUND SCORIATED CAST IRON EXTRA-HEAVY-DUTY SECURED TOP ADJUSTABLE TO FINISHED FLOOR.
CWB-1	CLOTHESWASHER SUPPLY AND DRAIN BOX, FIRE RATED								"FIRE RATED WMOB W/ 1/2" SWEAT/ QTR/ ARRESTER", RECESSED WALL MOUNT TYPE, 1/4 TURN VALVES W/ WATER HAMMER ARRESTERS MOUNTED IN HEAVY DUCT STEEL ENCLOSURE W/ WHITE POWDER COAT FINISH & TWO FACTORY INSTALLED INTUMESCENT PADS, ONE OR TWO HOUR RATED DEPENDING ON WALL CONSTRUCTION. INSTALL IN ACCORDANCE WITH THE MFR'S RECOMMENDATIONS.
DSB-1	DOWNSPOUT BOOT						WALL MOUNT		ENAMELED CAST IRON DOWNSPOUT BOOT WITH WALL SECURING CLAMP AND CLEANOUT PORT.
ET-1	THERMAL EXPANSION TANK				3/4"		WALL MOUNT		DIAPHRAGM TYPE, WELDED HIGH GRADE STEEL SHELL WITH EXTERIOR COATING, SHRADER VALVE W/ ADJUSTABLE AIR PRECHARGE, AND LEAD FREE SYSTEM CONNECTION. COMPLETE W/ MAPA PRODUCTS EXPANSION TANK CAGE SIZED FOR EXPANSION TANK.
FCO	FLOOR CLEANOUT		4"				FLOOR MOUNT		ADJUSTABLE LEVELING FLOOR CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG, AND ROUND, SCORIATED SECURED LIGHT-DUTY TOP WITH ADDITIONAL LEVELING ADJUSTMENT TO FINSIHED FLOOR.
FD-1	FLOOR DRAIN, SQUARE STRAINER		2"	1 1/2"			FLOOR MOUNT		LAQUERED CAST IRON DRAIN BODY W/ ANCHOR FLANGE, CAST IRON MEMEBRANE CLAMP RING W/ PRIMARY & SECONDARY WEEP HOLES, 5" SQUARE STAINLESS STEEL STRAINER, 1/2" TRAP SEAL PRIMER CONNECTION
FD-2	FLOOR DRAIN, SHOWER, ROUND STRAINER		2"	1 1/2"			FLOOR MOUNT		LAQUERED CAST IRON DRAIN BODY W/ ANCHOR FLANGE, CAST IRON MEMEBRANE CLAMP RING W/ PRIMARY & SECONDARY WEEP HOLES, 5" ROUND STAINLESS STEEL STRAINER, 1/2" TRAP SEAL PRIMER CONNECTION
FS-1	FLOOR SINK		2"	1 1/2"			FLOOR MOUNT		FLOOR SINK, 12" X 12" X 8" DEEP CAST IRON FLOOR AREA & INDIRECT SANITARY WASTE DRAIN, WHITE ACID RESISTANT COATED INTERIOR, LOOSE SET ACID RESISTANT COATED GRATE WITH ALUMINUM DOME BOTTOM STRAINER, FLASHING CLAMP WITH 1/2 GRATE WITH HARDWARE.
HB-1	HOSE BIBB				3/4"		ROOF MOUNT		ROOF HOSE BIBB
HB-2	HOSE BIBB		0"	0"	3/4"	0"	WALL MOUNT	FOX DEMAND VALVE	HOSE BIBB FOR FOX DRAIN
HR-1	HOSE REEL						WALL MOUNT		STATIC DISCHARGE REEL, 50', SINGLE LEAD, YELLOW. ATTACH TO WALL AT MINIMUM 9'-0" AFF.
IMB-1	ICEMAKER SUPLY BOX, FIRE RATED				3/4"		WALL MOUNT		"WHITE POWER COATED METAL IMOB 1/4 TURN VALVE - 1/2" SWEAT CONX", CALIF. AB 1953 COMPLIANT, RECESSED WALL TYPE, 1/4 TURN VALVE & MOUNTED IN HEAVY DUYT STEEL ENCLOSURE W/ WHITE POWDER COAT FINISH & TWO FACTORY INSTALLED INTUMESCENT PADS, ONE OR TWO HOUR RATED DEPENDING ON WALL CONSTRUCTION. INSTALL IN ACCORDANCE WITH MFR'S RECOMMENDATIONS.
L-1	LAVATORY, ADA	.5	2"	1 1/2"	3/4"	3/4"	UNDERMOUNT	MANUAL FAUCET	LAVATORY - VITREOUS CHINA, PREWRAPPED TRAP SUPPLY COVERS, LOOSE KEY STOPS, AND RIGID SUPPLIES, ADA
OI-1	SAND OIL INTERCEPTOR		4"	3"			UNDERMOUNT		SAND OIL INTERCEPTOR, TRAFFIC RATED WITH SAMPLE BOX.
RD/OD	ROOF & OVERFLOW DRAINS						ROOF MOUNT		15" DIAMETER COMBINATION MAIN ROOF AND OVERFLOW DRAIN WITH LOW SILHOUETTE CAST IRON DOMES AND DOUBLE TOP SET DECK PLATE AND VANDAL PROOF SECURED TOP.
RHB-1	RECESSED HOSE BIBB				3/4"		WALL MOUNT		STAINLESS STEEL RECESSED HOSE BOX WITH WALL FLANGE.
RPBF-1	REDUCING PRESSURE BACKFLOW PREVENTER								LEAD-FREE DOUBLE CHECK VALVE "A SERIES", TOP ACCESS MODULAR CHECK VALVE CARTRIDGES, PROVIDE CAPTURED SPRINGS, REPLACEABLE SEATS AND REVERSIBLE SILICONE SEAT DISCS, BALL VALVE SHUT-OFF'S WITH STAINLESS STEEL HANDLES & NUTS.
S-1	SINGLE COMP SINK, STAINLESS STEEL, ADA	1.5	2"	1 1/2"	3/4"	3/4"	UNDERMOUNT	MANUAL FAUCET	ADA COMPLIANT SINGLE COMPARTMENT UNDERMOUNT SINK, 18 GAUGE TYPE 304 STAINLESS STEEL, DECK MOUNTED FAUCET, INSINKERATOR "BADGER 1" GARBAGE DISPOSAL, BRASS BASKET STRAINER, P-TRAP WITH PRE-WRAPPED TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE TRAP ARM W/ CHROMIUM PLATED BRASS CASING, & LOOSE KEY STOPS WITH RIGID SUPPLIES. INSTALL IN ACCORDANCE WITH ADA ACCESSIBILITY REQUIREMENTS.
SH-1	SHOWER SYSTEM	1.8			3/4"	3/4"	WALL MOUNT		SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE & ADJUSTABLE STOP SCREW, INTEGRATED VOLUME CONTROL SHOWERHEAD, POLISHED CHROME FINISH, AND INTEGRAL SERVICE STOPS AND REVERSE SEAT WHERE REQUIRED.
SH-2	SHOWER SYSTEM, ADA	1.8			3/4"	3/4"	WALL MOUNT		SHOWERHAND SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH HAND SPRAY, 5'-0" FLEXIBLE METAL HOSE, IN-LINE VACUUM BREAKER, DIVERTER VALVE WITH HANDLE, 36" SLIDE BAR AND INTEGRAL SERVICE STOPS. INSTALL IN ACCORDANCE WITH ADA ACCESSIBILITY REQUIREMENTS.
SH-3	SHOWER SYSTEM	1.8			3/4"	3/4"	WALL MOUNT		SHOWER SYSTEM, PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE & ADJUSTABLE STOP SCREW, INTEGRATED VOLUME CONTROL SHOWERHEAD, POLISHED CHROME FINISH, AND INTEGRAL SERVICE STOPS AND REVERSE SEAT WHERE REQUIRED.
SS-1	SERVICE SINK		3"	2"	3/4"	3/4"		MANUAL FAUCET	FABRICATE NSF SINK, 1-COMPARTMENT, BOWL SIZE 18" X 18" X 18" DEEP
SS-2	2-COMPARTMENT SINK		3"	2"	3/4"	3/4"		MANUAL FAUCET	FABRICATED NSF SINK, 2-COMPARTMENT, 18" RIGHT & LEFT DRAINBOARDS, BOWL SIZE 18" X 18" X 18" DEEP
TD-1	TRENCH DRAIN, TRAFFIC WEIGHT STRAINER		4"	2"			FLOOR MOUNT		6" WIDE PRE-SLOPED TRENCH DRAIN SYSTEM, POLYPROPYLENE DRAIN BODY W/ INTEGRAL TOP FRAME AND 1/4" PER SECTION BOTTOM SLOPE, ANCHOR FLANGE W/ SLOTTED TABS EVERY 10" FOR REBAR TIE-DOWN AND LEVELING, GRATE LOCKDOWN ASSEMBLY, BODY SUPPORT LEGS, INTERLOCKING ENDS, AND RADIUSED BOTTOM. STANDARD W/ ANSI RATED SPECIAL DUTY LAQUERED DUCTILE IRON HEEL PROOF GRATES W/ SAFE LIVE LOAD OF OVER 10,000 LBS. ITEM SIZE SHALL CORRESPOND TO FULL LINE SIZE OF PIPING SERVED. SEE PLANS FOR SIZES.
TD-2	TRENCH DRAIN		3"	2"			FLOOR MOUNT	LINT TRAP	6" WIDE PRE-SLOPED TRENCH DRAIN SYSTEM, POLYPROPYLENE DRAIN BODY W/ INTEGRAL TOP FRAME AND 1/4" PER SECTION BOTTOM SLOPE, ANCHOR FLANGE W/ SLOTTED TABS EVERY 8" FOR REBAR TIE-DOWN AND LEVELING, GRATE LOCKDOWN ASSEMBLY, BODY SUPPORT LEGS, INTERLOCKING ENDS, AND RADIUSED BOTTOM. STANDARD W/ ANSI RATED SPECIAL DUTY LAQUERED DUCTILE IRON HEEL PROOF GRATES
TMV-1	THERMOSTATIC MIXING VALVE				3/4"	3/4"	WALL MOUNT		POINT OF USE THERMOSTATIC MIXING VALVE WITH INTEGRAL CHECK VALVES ON HOT AND COLD INLETS, 1/2" INLETS & 1/2" OUTLET, 0.25 GPM MIN FLOW CAPACITY, 12 GPM MAX FLOW CAPACITY. INSTALL WITH SHUT OFF VALVES AND WALL MOUNTING BRACKET. SET OUTPUT TEMPERATURE TO 105 DEGREES.
TP-1	TRAP PRIMER, SINGLE DRAIN				3/4"		WALL MOUNT		1/2" MALE NPT INLET AND 1/2" FEMALE NPT OUTLET & REMOVABLE FILTER SCREEN. INSTALL COMPLETE W/ WALL ACCESS PANEL, SHUT-OFF VALVE, & 1/2" TYPE "L" COPPER DRAIN LINE FROM TRAP SEAL PRIMER OUTLET TO RECEPTOR CONNECTION POINT.
WC-1	WATERCLOSET, ADA	1.28	4"	2"	1"		FLOOR MOUNT	MANUAL FLUSH VALVE	WATER CLOSET, SIPHON JET ACTION, ELONGATED BOWL, WHITE VITREOUS CHINA, COMPLETE W/ MANUAL FLUSHOMETER VALVE, & OLSONITE MODEL No. 95SSCT "STA-TITE" (AS MANUFACTURED BY BEMIS) WHITE ELONGATED OPEN FRONT SEAT LESS COVER W/ STAINLESS STEEL CHECK HINGE.
WCO	WALL CLEANOUT						WALL MOUNT		WALL CLEANOUT, DURA-COATED CAST IRON BODY WITH GAS & WATER TIGHT ABS TAPERED THREAD PLUG, AND ROUND, SMOOTH STAINLESS STEEL ACCESS COVER WITH SECURING SCREW.
WHA-1	WATER HAMMER ARRESTOR				3/4"		WALL MOUNT		PISTON WATER HAMMER ARRESTOR, HARD DRAWN SEAMLESS TYPE "K" COPPER BODY, BRASS MALE NPT CONNECTION. INSTALL COMPLETE W/ WALL ACCESS PANEL. WATER HAMMER ARRESTORS SHALL BE SIZED IN ACCORDANCE W/ MFR'S SIZING CRITERIA PER FIXTURE UNIT CAPACITY SERVED AT EACH LOCATION/OCCURRANCE.
WS-1	WATER SPIGOT				3/4"		COUNTER MOUNT	FILTRATION UNIT	STAINLESS STEEL WATER FAUCET. CONNECT PENTAIR "EVERPURE SERIES DRINKING WATER FILTRATION.

ELECTRIC WATER HEATER SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	LOCATION	STORAGE CAPACITY (GAL.)	INCOMING CW TEMP (DEG. F.)	OUTGOING HW TEMP (DEG. F.)	TEMP RISE (DEG. F.)	RECOVERY (GAL/HR)	OPERATING WEIGHT (LBS)	ELECTRICAL				DESCRIPTION
										VOLTAGE	AMPS	PHASE	kW	
EWH-1	AO SMITH	DRE-120	LAUNDRY/JANITOR 108	120		140		154		208 V	83.3 A	3	30	

CIRCULATING PUMP SCHEDULE

ITEM	MANUFACTURER	MODEL NO.	LOCATION	TYPE	CAPACITY		ELECTRICAL						OPERATING WEIGHT (LBS)	DESCRIPTION
					GPM	HEAD	VOLTAGE	AMPS	PHASE	kW	HP	RPM		
CP-1	GRUNDFOS	UP 15-42 B5	LAUNDRY/JANITOR 108		11.1	14.4	115 V	1 A			.114			

ELECTRIC TRAP PRIMER SCHEDULE

ITEM	LOCATION	INLET SIZE	ELECTRICAL				EQUIPMENT SIZE	DESCRIPTION
			VOLTAGE	AMPS	PHASE	kW		
ETP-1	FIRE RISER 129	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-2	APPARATUS BAY 125	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-3	APPARATUS BAY 125	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V
ETP-4	TRASH ENCLOSURE	3/4"						MINI-PRIME ELECTRONIC FLOOR DRAIN TRAP PRIMER WITH NEMA 1 BOX, 115V

AIR COMPRESSOR SCHEDULE

TAG	MFR.	MODEL NO.	FIXTURE TYPE	DESCRIPTION
AC-1	QUINCY	QT-5	AIR COMPRESSOR EQUIPMENT	SPLASH LUBRICATED, TWO-STAGE CAST IRON PISTON AIR COMPRESSOR. MAXIMUM OVER-ALL DIMENSIONS SHALL BE 74" HIGH X 24" WIDE X 37" LONG. THE COMPLETE UNIT SHALL BE BOLTED TO THE FLOOR AND PROVIDED WITH SEISMIC BRACES. AIR COMPRESSOR: 5 H.P., 208 VOLTS, 3 PHASE, 1800 RPM, 60 HZ. COMPRESSOR SHALL DELIVER 17.2 CFM AT 100 PSI AT 175 P.S.I. MAXIMUM OPERATING PRESSURE. TANK SHALL BE OF 80 GALLON CAPACITY, VERTICAL TYPE. THE UNIT SHALL BE PROVIDED WITH THE FOLLOWING ACCESSORIES: WIRE BELT GUARD, SAFETY VALVE, AIR VALVE, AIR OUTLET VALVE, PRESSURE GAUGE, ELECTRONIC DRAIN TRAP AND PRESSURE SWITCH, LOW OIL SWITCH AND AFTER COOLER. APPROXIMATE OPERATING WEIGHT: 680 LBS.
AD-1	QUINCY	QPNC-21	AIR COMPRESSOR DRYER	QUINCY QPNC-21, COMPRESSED AIR DRYER. MAXIMUM OVER-ALL DIMENSIONS SHALL BE 13.97 HIGH X 13.78 WIDE X 19.42 LONG. THE COMPLETE UNIT SHALL BE BOLTED TO THE FLOOR AND PROVIDED WITH SEISMIC BRACES WHERE REQUIRED. THE UNIT SHALL DELIVER 15 CFM AT 41°F PRESSURE DEW POINT AT 189°F MAXIMUM PRESSURE. AIR CONNECTION IN / OUT AT 1/2" NPT THREAD. UNIT SHALL BE 120 VOLTS, 1 PHASE, 2.7 AMPS, 60 HZ. OPERATING WEIGHT: 57 LBS.
FB-1	QUINCY	QMF 50	AIR COMPRESSOR PRE-FILTER	QUINCY QMF 50 SERIES COMPRESSED AIR PRE-FILTER, 50 CFM FLOW CAPACITY. 100 PSIG OPERATING PRESSURE. AIR CONNECTION IN / OUT AT 1/2" NPT THREAD. PROVIDE WITH 1/4 INCH DRAIN TO APPROVED RECEPTOR. 2.8 x 2.8 x 9.1 INCHES, ISO 8573 COMPLIANT, OPERATING WEIGHT: 1.3 LBS.
OWS-1	QUINCY	QCS 100	AIR COMPRESSOR OIL/WATER...	QUINCY SERIES 100, OIL/WATER SEPARATOR, WITH 1/2" INLET, 45 - 90 SCFM CAPACITY, 7.9 x 7.9 x 20.7 INCHES, WEIGHT = 7.7 LBS.
QD-1	AMFLO	CP9 & CP10	QUICK DISCONNECT	AMFLO MODEL NO. C10 COUPLER AND CP9 COUPLER AND PLUG. 1/2" FEMALE NPT, PLATED STEEL COUPLER AND PLUG. WORKING PRESSURE AT 300 P.S.I. MAXIMUM. FURNISH WITH ESCUTCHEON.

PIPE MATERIALS SCHEDULE

SERVICES	LOCATION	MATERIAL
DOMESTIC WATER	COLD WATER	HARD COPPER TUBE, ASTM B88, TYPE L WATER TUBE, DRAWN TEMPER. WROUGHT-COPPER SOLDER-JOINT FITTINGS (VIEGA PRESS FITTINGS ARE AN ACCEPTABLE SUBSTITUTION FOR SOLDER JOINTS), ASME B16.22, WROUGHT-COPPER PRESSURE FITTINGS.
	BELOW GRADE	SOFT COPPER TUBE, ASTM B88, TYPE K WATER TUBE, ANNEALED TEMPER. COPPER SOLDER-JOINT FITTINGS, ASME B16.22, WROUGHT-COPPER PRESSURE FITTINGS. ENCASE WITHIN A HIGH DENSITY CROSS LAMINATED POLYETHYLENE FILM, MINIMUM 10 MIL THICK, TUBE FORM, ASTM A674 OR AWWA C105, FOR PROTECTION AGAINST CORROSION.
	HOT WATER	SAME AS COLD WATER ABOVE COMPLETE WITH 1" THICK ONE-PIECE PRE-FORMED GLASS FIBER MOLDED PIPE INSULATION WITH ALL PURPOSE FIRE RETARDANT VAPOR BARRIER JACKET FOR 3/4" DIAMETER PIPES AND SMALLER, 1-1/2" THICK INSULATION FOR 1" TO 1-1/2" DIAMETER PIPES AND 2" THICK INSULATION FOR 2" DIAMETER PIPES AND LARGER. (VIEGA PRO PRESS FITTINGS ARE AN ACCEPTABLE SUBSTITUTION FOR SOLDER JOINTS).
CONDENSATE DRAIN	ON ROOF	HARD DRAWN COPPER DWV TUBE, ASTM B 306, DRAINAGE TUBE, DRAWN TEMPER. COPPER DRAINAGE DWV FITTINGS, ASME B16.23, CAST COPPER OR ASME B16.29, WROUGHT COPPER, SOLDER-JOINT FITTINGS.
	WITHIN BUILDING	SAME AS ABOVE EXCEPT WITH 1-INCH THICK FLEXIBLE ELASTOMERIC, COMPLYING WITH ASTM C534/C534M GRADE 1; USE TUBULAR MATERIAL WHEREVER POSSIBLE.
STORM / OVERFLOW DRAIN	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1540, HEAVY-DUTY, 4-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
SANITARY WASTE	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1540, HEAVY-DUTY, 4-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
SANITARY VENT	ABOVE GRADE	HUBLESS CAST IRON PIPE AND FITTINGS, ASTM A 888 OR CISPI 301, SHIELDED COUPLINGS ASTM C 1277, STANDARD-DUTY, 2-BAND SHIELDED, STAINLESS-STEEL COUPLINGS AND ASTM C 564 RUBBER SLEEVE.
	BELOW GRADE	SAME AS ABOVE WITH HEAVY-DUTY 4-BAND SHIELDED COUPLINGS ENCASED WITHIN A MINIMUM OF 10 MIL POLYETHYLENE PLASTIC SLEEVE SEALED WATER TIGHT WITH POLYVINYL CHLORIDE TAPE.
FIRE PROTECTION	ABOVE GRADE	DUCTILE IRON, CEMENT LINED WITH MECHANICAL JOINT FITTINGS, CLASS 250, FLANGED OR MECHANICAL JOINT, IN ACCORDANCE WITH ANSI-AWWA C111/A21.11, CLASS 52 OR AWWA C153 DUCTILE IRON COMPACT FITTINGS.
	BELOW GRADE	OUTSIDE WITHIN FIVE FEET (5') OF THE FOUNDATION SHALL BE PVC PIPE APPROVED FOR FIRE SERVICE CLASS 150 (DR-18) WITH CAST IRON, RING-TITE FITTINGS AS REQUIRED.

NOTES:
1. ALL BRAZED AND SOLDERED JOINTS SHALL BE LEAD FREE. EXPOSED VENT PIPE SHALL BE GALVANIZED PER SPECIFICATIONS.
2. ALL METALLIC PIPING BELOW GRADE SHALL BE ENCASED WITH 10 MIL MINIMUM POLYETHYLENE PLASTIC SLEEVE. ALL FITTINGS, VALVES, ETC. THAT ARE NOT ABLE TO BE ENCASED WITHIN SLEEVE SHALL PROVIDE HEAVY OF "HENRYS" OIL BASE ROOF MASTIC OVER ENTIRE SURFACE AND WRAPPED ENTIRE COMPONENT BY 10 MIL FERGUSON POLYETHYLENE WRAP WITH OVERLAPPED 50% OF THE CIRCUMFERENCE. SECURE ENDS AND SEAMS BY 3M SCOTCH, 10 MIL, 2" WIDE PIPE WRAP SEALING TAPE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

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GRIFFIN STRUCTURES

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PLUMBING SCHEDULES

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ABBREVIATIONS

4S/DP	4" SQUARE BY 2 1/8" DEEP BOX
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AWG	AMERICAN WIRE GAUGE
AMP, A	AMPERE
AIC	AMPERES INTERRUPTING CAPACITY (SYMMETRICAL)
AF/AT	AMP FRAME, AMP TRIP
AHJ	AUTHORITY HAVING JURISDICTION
AS/AF	AMP SWITCH, AMP FUSE
ATS	AUTOMATIC TRANSFER SWITCH
AVG	AVERAGE
BDF	BUILDING DISTRIBUTION FRAME
BR	BRANCH
BLDG	BUILDING
CEC	CALIFORNIA ELECTRICAL CODE
CIRC., CKT	CIRCUIT
CB	CIRCUIT BREAKER
CSFD	COMBINATION SMOKE FIRE DAMPER
C	CONDUIT
CO	CONDUIT ONLY, COMPLETE WITH PULLSTRING
CONN	CONNECTED
CPT	CONTROL POWER TRANSFORMER
CLCB	CURRENT LIMITING CIRCUIT BREAKER
CLF	CURRENT LIMITING FUSE
CT	CURRENT TRANSFORMER
(D)	EXISTING TO BE DEMOLISHED
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
EC	ELECTRICAL CONTRACTOR
EMS	ENERGY MANAGEMENT CONTROL SYSTEM
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NON-METALLIC TUBING
EWC	ELECTRIC WATER COLLER
EPO	EMERGENCY POWER OFF
E-O-L	END-OF-LINE CIRCUIT TERMINATOR
EF	EXHAUST FAN
E/G	EQUIPMENT GROUND (GREEN)
EP	EXPLOSION PROOF
(E)	EXISTING EQUIP TO REMAIN
(ER*)	EXISTING EQUIP TO BE RELOCATED (*CORRESPONDS TO NEW LOCATION)
FT or '	FEET
FA	FIRE ALARM
FLA	FULL LOAD AMPS
GRD	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GEC	GROUNDING ELECTRODE CONDUCTOR
JBOX	JUNCTION BOX
K	DEGREE KELVIN
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
HACR	HEATING AIR CONDITIONING REFRIGERATION
HOA	HAND-OFF-AUTO
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H, W, D, L	HEIGHT, WIDTH, DEPTH, LENGTH
HID	HIGH INTENSITY DISCHARGE
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IN or "	INCHES
I/G	ISOLATED GROUND
IDF	INTERMEDIATE DISTRIBUTION FRAME
LCL	LONG CONTINUOUS LOAD
LF	LINEAR FEET
LTG, LTS	LIGHTING
LPS	LOW PRESSURE SODIUM
MAX	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MOCP	MAXIMUM OVERCURRENT PROTECTION
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MC	MECHANICAL CONTRACTOR
M	METER
M/M	METER MAIN
MV	MERCURY VAPOR
MH	METAL HALIDE
MIN	MINIMUM
MCA	MINIMUM CIRCUIT AMPS
MCC	MOTOR CONTROL CENTER
MCM	THOUSAND CIRCULAR MILS
MCP	MOTOR CIRCUIT PROTECTOR
MFR	MANUFACTURER
MTD	MOUNTED
MW	MICROWAVE
(N)	NEW
NATS	NON AUTOMATIC DISCONNECT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS' ASSOCIATION
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NF	NON-FUSED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NL	NIGHT LIGHT
NO or #	NUMBER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
%Z	PERCENT IMPEDANCE
PH or ~	PHASE
PC	PHOTOCELL
PC	PLUMBING CONTRACTOR
P	POWER
PVC	POLY VINYL CHLORIDE
PDU	POWER DISTRIBUTION UNIT
PRIMARY	OVER 600 VOLTS
PROVIDE	FURNISH, INSTALL AND CONNECT
PT	POTENTIAL TRANSFORMER
PA	PUBLIC ADDRESS
RE	REPLACE EXISTING (IN-PLACE)
REC, RECEPT	RECEPTACLE
REF	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL
RMS	ROOT MEAN SQUARE
SCC	SHORT CIRCUIT CURRENT
SCS	STRUCTURED CABLING SYSTEM
SFD	SMOKE FIRE DAMPER
SECONDARY	600 VOLTS AND LESS
SMACNA	SHEET MTL & AIR COND. CONTRACTORS' NATIONAL ASSOC.
SPD	SURGE PROTECTION DEVICE
SQ	SQUARE
TC	TIMECLOCK
TEL/DATA	TELEPHONE AND DATA
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UGPS	UNDERGROUND PULL SECTION
UNO	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SYSTEM
VAV	VARIABLE AIR VOLUME
V	VOLTS
VA	VOLT AMPERES
VD	VOLTAGE DROP
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
W	WIRE
XFMR	TRANSFORMER
XX	EXISTING EQUIP TO BE DEMO'D

FLOOR BOX / SPECIALTY WALL BOX SYMBOLS

- SINGLE SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- TWO SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- THREE SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- FOUR SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.
- SIX SERVICE IN FLOOR BOX. PROVIDE DEVICES PER PLAN. SEE SPECIFICATIONS FOR MORE INFO.

ANNOTATIONS

- XXX-XX — MECHANICAL EQUIPMENT CALLOUT, "AC" INDICATES UNIT TYPE & "2" INDICATES UNIT NUMBER. REFER TO MECHANICAL DWG FOR EXACT LOCATION & ELECTRICAL REQ.
- X / X-X — DETAIL CALLOUT, "3" INDICATES DETAIL NUMBER "E-1" INDICATES SHEET NUMBER.
- XXXX — FEEDER SIZE DESIGNATION
- XXX — LIGHTING FIXTURE DESIGNATION
- ? — KEYNOTE REFERENCE, REFER TO NOTES ON SHEETS, OR AS DIRECTED
- 1 — REVISION REFERENCE
- WYE CONFIGURATION
- GROUND
- DELTA CONFIGURATION

BRANCH CIRCUIT SYMBOLS

- A-1,3,5 — HOME RUN TO PANEL, LETTER DESIGNATES PANEL, NUMBERS INDICATE CIRCUITS, PROVIDE DEDICATED NEUTRAL WIRE FOR EA 'HOT' CIRCUIT IN CONDUIT RUN, #12 AWG MIN UNO
- CONCEALED CONDUIT OR BRANCH CIRCUIT UNO, 1/2" CONDUIT MIN, (2) #12 AWG CONDUCTORS MIN
- CONCEALED CONDUIT OR BRANCH CIRCUIT ROUTED IN FLOOR SLAB OR CONCRETE, COORDINATE INSTALLATION W/ DESIGN-BUILD ENTITY & SUPPORT AS REQ 1/2" CONDUIT (2) #12 AWG CONDUCTORS MIN
- CONDUIT OR BRANCH CIRCUIT CONCEALED BELOW GRADE, 3/4" CONDUIT MIN W/ (2) 12 AWG CONDUCTORS MIN & A CODE SIZED EQUIPMENT GROUND
- SURFACE-MTD CONDUIT OR BRANCH CIRCUIT UNO. 1/2" CONDUIT MIN, (2) #12 AWG CONDUCTORS MIN, CONDUIT SHALL BE PAINTED TO MATCH ADJ SURFACE. COORDINATE COLOR W/ ARCHITECT INTERIORS
- CONDUIT STUB OUT, CAP, MARK & RECORD ON AS-BUILT DWG
- CONDUIT CONTINUATION
- FLEXIBLE CONNECTION AS REQ. NUMBER OF CONDUCTORS AS REQ, VERIFY CONNECTION REQ W/ MFR PRIOR TO ROUGH-IN
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION DOWN WALL TO FLOOR BELOW
- CONDUIT/ BRANCH CIRCUIT/FEEDER CONTINUATION UP WALL TO FLOOR ABOVE
- X — X — EXG FEEDER, CONDUIT, WIRE TO BE DEMOLISHED
- LV — LOW VOLTAGE DUCTBANK BELOW GRADE
- P — POWER DUCTBANK BELOW GRADE, SEE FEEDER TAG(s) FOR QUANTITY & SIZE OF CONDUIT & WIRE
- 12KV — MEDIUM - HIGH VOLTAGE DUCTBANK BELOW GRADE, W/ VOLTAGE INDICATED. SEE FEEDER TAG(s) FOR QTY & SIZE OF CONDUIT & WIRE
- FLUSH MTD, LOCKABLE TERMINAL CABINET W/ TERMINAL STRIPS AS REQ
- SURFACE MTD, LOCKABLE TERMINAL CABINET W/ TERMINAL STRIPS AS REQ
- TELEPHONE TERMINAL BACKBOARD SIZED AS NOTED, REFER TO SYSTEM GROUND DETAIL

LIGHTING SYMBOLS

- DECORATIVE PENDANT
- STRIP LIGHT (BOH)
- DECORATIVE SURFACE MOUNTED LIGHT
- SURFACE MOUNTED WRAP AROUND
- RECESSED LENSED TROFFER
- RECESSED ARCHITECTURAL TROFFER
- RECESSED LINEAR OR PERIMETER WALL SLOT
- PENDANT MOUNTED LINEAR
- RECESSED LINEAR WALL WASH
- RECESSED DOWN LIGHT
- RECESSED WALL WASHER
- RECESSED ADJUSTABLE ACCENT LIGHT
- SURFACE MOUNTED DOWN LIGHT
- WALL MOUNTED FIXTURE
- TRACK LIGHT
- SURFACE MOUNTED ADJUSTABLE LINEAR WALL WASHER
- CONCEALED LINEAR LIGHT STRIP
- RECESSED MULTI LAMP ADJUSTABLE DOWN LIGHT
- WALL STEP LIGHT
- BOLLARD LIGHT
- ABOVE GRADE MOUNTED ADJUSTABLE ACCENT LIGHT
- POLE MOUNTED LIGHT
- EXIT SIGN
- SURFACE MOUNTED EMERGENCY BATTERY PACK
- "EM" SHADED OR HALF SHADED CONNECTION POINT INDICATES FIXTURE ON EMERGENCY POWER

LIGHTING CONTROLS

- XX ab — WALL MTD OCCUPANCY SENSOR. MTG HEIGHT PER ADA - UNO OR REQ. "xx" INDICATES THE FOLLOWING:
  - IO: INFRARED OCCUPANCY SENSOR
  - UO: ULTRASONIC OCCUPANCY SENSOR
  - DO: DUAL TECHNOLOGY OCCUPANCY SENSOR.
  - P: PHOTOCELL
  - OP: COMBINATION PHOTOCELL & DUAL TECHNOLOGY OCCUPANCY SENSOR

  LETTERS "ab" INDICATE ZONES CONTROLLED.
- XX ab — CLG MTD SENSOR. PROVIDE W/ POWER PACK & RELAYS FOR PLUG LOAD & HVAC CONTROL. LETTERS "ab" INDICATE ZONES CONTROLLED. "xx" INDICATES THE FOLLOWING:
  - OS: DUAL TECHNOLOGY OCCUPANCY SENSOR
  - P: PHOTOCELL
  - OP: COMBINATION PHOTOCELL AND DUAL TECHNOLOGY OCCUPANCY SENSOR.
- ab — WALL MTD COMBINATION OCCUPANCY SENSOR & DIMMER SWITCH, MTG HEIGHT PER ADA - UNO OR REQ. LETTERS "ab" INDICATE ZONES CONTROLLED.
- V ab — WALL MTD COMBINATION VACANCY SENSOR & DIMMER SWITCH, MTG HEIGHT PER ADA - UNO OR REQ. LETTERS "ab" INDICATES ZONES CONTROLLED. BOTH SWITCH LEGS TO BE CONFIGURED IN A "MANUAL ON" CONFIGURATION.
- SZ — LOW VOLTAGE MANUAL ON/OFF & SINGLE ZONE DIMMING CONTROL.
- MS-# ab — LOW VOLTAGE MANUAL ON/OFF, DIMMING & MULTI BUTTON ZONE SELECT CONTROL STATION. "#" DENOTES NUMBER OF ZONES. LETTERS "ab" INDICATE ZONES CONTROLLED.
- MZ-# ab — LOW VOLTAGE MANUAL ON/OFF, DIMMING & MULTI BUTTON SCENE SELECT CONTROL STATION. "#" DENOTES NUMBER OF SCENE. LETTERS "ab" INDICATE ZONES CONTROLLED.
- $K — SINGLE POLE SWITCH, MTG HEIGHT PER ADA, SUBSCRIPT "K" INDICATES KEY OPERATED SWITCH.
- G — MANUAL ON/OFF, DIMMING & GRAPHIC SCENE SELECT CONTROL STATION.

POWER SYMBOLS

- DUPLEX RECEPTACLE - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. "C" INDICATES CONTROLLED RECEPTACLE, MUST BE WITHIN 6'-0" OF UNCONTROLLED RECEPTACLE PER TITLE 24 REQ.
- DOUBLE DUPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DUPLEX, GFCI RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DOUBLE DUPLEX, GFCI RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DEDICATED 20A DUPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DUPLEX RECEPTACLE WITH USB CONNECTORS - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- DOUBLE DUPLEX RECEPTACLE WITH USB CONNECTORS, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- EMERGENCY DUPLEX RECEPTACLE - MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. NOTE: TICK MARKS SHOWN ON ANY DEVICE REPRESENTS RECEPTACLE CONNECTED TO EMERGENCY CIRCUIT (RED DEVICE) TYPICAL FOR ANY DEVICE IN LEGEND.
- SIMPLEX RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED.
- SPECIAL RECEPTACLE, MTG HEIGHT PER ADA REQUIREMENTS OR AS NOTED. REFER TO PLAN NOTES.
- DUPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- DOUBLE DUPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- SIMPLEX RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- SPECIAL RECEPTACLE FLUSH IN CLG - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- DUPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- DOUBLE DUPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- DUPLEX, GFCI RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- DOUBLE DUPLEX, GFCI RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ. WP INDICATES WEATHERPROOF, REFER TO THE GENERAL PRODUCT SPECIFICATIONS.
- SIMPLEX RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- SPECIAL RECEPTACLE MTD ABOVE COUNTER, MTG HEIGHT PER ADA REQUIREMENTS - UNO OR REQ.
- WALL MOUNTED JUNCTION BOX. MTG HEIGHT AS NOTED. 4S/DP MIN OR AS REQ BY NEC.
- JUNCTION BOX, MTD IN ACCESSIBLE CLG FOR APPLICATION DENOTED ON PLAN. 4S/DP MIN OR AS REQ BY NEC.
- SURFACE MTD MULTI-OUTLET ASSEMBLY. REFER TO GENERAL PRODUCT SPECIFICATIONS. PROVIDE ALL COMPONENTS NECESSARY FOR A COMPLETE INSTALLATION.
- 3 — EXHAUST FAN, OR MOTOR LOAD. REFER TO MECHANICAL, PLUMBING OR KITCHEN DWG FOR SPECIFIC LOAD REQ OR AS NOTED.
- FLUSH MTD ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULE.
- SURFACE MTD ELECTRICAL PANELBOARD OR LOAD CENTER. REFER TO PANEL SCHEDULE.
- DISTRIBUTION SWITCHBOARD. REFER TO SINGLE LINE DIAGRAM.
- T — TRANSFORMER, REFER TO SINGLE LINE DIAGRAM.
- F — FUSED DISCONNECT SWITCH, HP RATED, OR COMBINATION MOTOR STARTER/DISCONNECT SWITCH W/ FUSES PER EQUIPMENT MFR & WEATHERPROOF AS REQ. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT. SEE MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT & STARTER SIZES.
- MOTOR STARTER COMBINATION SWITCH W/ HOA SELECTOR SWITCH, ON "RUNNING LIGHT" RESET & OVERLOAD PROTECTION.
- NON-FUSED DISCONNECT SWITCH, HP RATED & WEATHERPROOF AS REQ. PROVIDE FINAL CONNECTION TO UNIT EQUIPMENT. SEE MOTORIZED EQUIPMENT SCHEDULE FOR DISCONNECT SIZES.
- CT M — UTILITY COMPANY METER. PROVIDE "CT's" & "PT's" AS REQ, REFER TO SINGLE LINE DIAGRAM.
- 1 — 150AF 150AT 3P — CIRCUIT BREAKER. LINE 1 REPRESENTS FRAME SIZE/RATING; LINE 2 REPRESENTS TRIP SIZE/RATING; LINE 3 REPRESENTS NUMBER OF POLES & LINE 4 REPRESENTS MISC BREAKER INFO. (SEE BELOW):
  - SHUNT = PROVIDE SHUNT TRIP MECHANISM.
  - HACR = PROVIDE HACR-RATED BREAKER.
  - GFP = GROUND FAULT PROTECTION
  - CLCB = CURRENT LIMITING CIRCUIT BREAKER
  - SS = PROVIDE SOLID STATE CIRCUIT BREAKER
- 1 — 60AS 3P — 50AF CLASS J — FUSIBLE SWITCH: LINE 1 REPRESENTS SWITCH SIZE/RATING; LINE 2 REPRESENTS NUMBER OF POLES; LINE 3 REPRESENTS FUSE SIZE/RATING; LINE 4 REPRESENTS FUSE TYPE; LINE 5 REPRESENTS MISC FUSE INFO. (SEE BELOW):
  - SHUNT= PROVIDE SHUNT TRIP MECHANISM.
  - GFP = GROUND FAULT PROTECTION
  - CLF = CURRENT LIMITING FUSE
- GROUND CONNECTION, SIZE AS INDICATED OR AS REQ.
- T — LOW VOLTAGE TRANSFORMER
- PB OR P — PULLBOX, SIZED PER NEC OR AS NOTED.
- RECESSED COMBINATION POWER OUTLET FOR IN FLOOR BOX PER PLAN FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM. VERIFY CONNECTION REQ W/ MFR PRIOR TO ROUGH-IN - MOUNT FLUSH IN FLOOR WHEN INDICATED IN A FLOOR BOX SYMBOL.
- POWER OUTLET OUTLET, MTG HEIGHT PER ADA DEVICE MT REQ. FOR FLEXIBLE CONNECTION TO FURNITURE SYSTEM PROVIDE THE FOLLOWING:
  - IN A NON-RATED INSULATED WALL, OR NON-RATED UNINSULATED WALL, PROVIDE A 2-GANG MUD RING OR CADDY #RBS SERIES BOX MTG BRACKET (EQUAL BY B-LINE OR RAYCO) W/ (2) 1-1/4"CO W/ PULL STRING TO ACCESSIBLE CLG. PROVIDE 1-1/4" BUSHINGS @ CONDUIT ENDS. REFER TO ARCHITECTURAL PLANS FOR WALL CONSTRUCTION/TYPE & CLG CONDITIONS.
  - IN A RATED WALL, PROVIDE (1) 4S/DP BOX W/ (2) 1-1/4" CO & (1) 4S/DP BOX W/ (1) 1-1/4" CO W/ PULL STRINGS IN EA CONDUIT TO ACCESSIBLE CLG. PROVIDE 1-1/4" BUSHINGS @ CONDUIT ENDS. UTILIZE CADDY #RBS SERIES BOX MTG BRACKET TO MAINTAIN BOX ALIGNMENT. (EQUAL BY B-LINE OR RAYCO) UTILIZE FIRESTOPPING SYSTEM PADS RATED FOR USE ON THE INSIDE OR OUTSIDE OF THE BOX (STI OR EQ) AS REQ TO MAINTAIN RATING OF WALL OR MEMBRANE. REFER TO ARCHITECTURAL PLANS FOR WALL CONSTRUCTION/TYPE & CLG CONDITIONS.
- GROUND BUS BAR

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ELECTRICAL LEGEND & GENERAL NOTES

E0.01

LIGHTING GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION & ELEVATION OF ALL LIGHTING FIXTURES & ALL DEVICES. ALL WALL-MTD DEVICE HEIGHTS SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO ROUGH-IN. IF ANY WALL MTD FIXTURES ARE PLACED WITHOUT VERIFICATION FROM THE ARCHITECT, DESIGN-BUILD ENTITY SHALL RELOCATE FIXTURE TO APPROVED LOCATION AT NO ADDITIONAL COST.
2. VERIFY EXACT CLG CONSTRUCTION W/ ARCHITECTURAL REFLECTED CLG PLAN & PROVIDE LIGHTING FIXTURES W/ ALL NECESSARY MTG HARDWARE.
3. ALL RECESSED FIXTURES SHALL BE PROVIDED W/ ALL REQ STRUCTURAL SUPPORTS AS REQ BY THE CURRENTLY ADOPTED ISSUE OF THE UNIFORM BUILDING CODE, AS WELL AS ANY LOCAL CODES.
4. ALL COVE MTD FIXTURES SHALL EXTEND THE FULL LENGTH OF THE COVE. DESIGN-BUILD ENTITY TO FIELD MEASURE COVE LENGTH & ORDER QTY OF FIXTURES AS REQ.
5. ALL DIMMING BRANCH CIRCUITS SHALL BE PROVIDED W/ A DEDICATED NEUTRAL CONDUCTOR FOR EACH ZONE/CHANNEL.
6. REFER TO ARCHITECTURAL REFLECTED CLG PLANS FOR EXIT SIGN CHEVRONS & NUMBER OF FACES PER EXIT SIGN.AND/ANY DISCREPANCIES BETWEEN EXIT SIGNS SHOWN ON THE ELECTRICAL & ARCHITECTURAL PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ORDERING EXIT SIGNS.
7. WHEN EXPOSED CLG OR OPEN GRID CONDITIONS OCCUR, THE DESIGN-BUILD ENTITY WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
   A. ALL BRANCH CIRCUITS SHALL BE IN EMT.
   B. ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY TRAINED & IN PARALLEL TO STRUCTURES OR DUCT WORK. THE TERM "TRAINED" MEANS ALL PARALLEL CONDUITS SHALL MAINTAIN THE SAME SPATIAL RELATIONSHIP W/ EA OTHER FOR ENTIRE RUN TO INCLUDE RADIUS BENDS & SWEEPS.
   C. VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT AT NO ADDL COST.
   D. SHOP DWG SHOWING LOCATION & PLACEMENT OF ALL CONDUITS.
8. RECESSED FIXTURES LOCATED IN A FIRE-RATED CLG OR WALL SHALL BE PROVIDED WITH A 5-SIDED RATED ENCLOSURE SO CONSTRUCTED AS TO ALLOW CODE & MFR-REQ CLEARANCES BETWEEN THE FIXTURE & THE ENCLOSURE.
9. REFER TO GENERAL POWER PLAN NOTES & COMMUNICATIONS PATHWAYS GENERAL NOTES FOR ADDITIONAL REQ WHEN POWER AND/OR DATA DEVICES ARE SHOWN ON THIS PLAN.
10. DESIGN-BUILD ENTITY TO INCLUDE AN ALLOWANCE TO CORE & SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS & REQ W/ ARCHITECTURAL & STRUCTURAL DWGS.
11. COORDINATE ALL PENETRATIONS W/ STRUCTURAL PLANS & DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DWGS.

POWER GENERAL NOTES

1. ALL RECEPTACLES ON COMMON WALLS SHALL BE SEPARATE BOXES & OFFSET 24" MIN.
2. ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED FROM THE SPREAD OF FIRE W/ AN APPROVED FIRESTOP SYSTEM EQ OR GREATER THAN THE FIRE RATING OF THE WALL.
3. COORDINATE ALL MTG DIMENSIONS FOR ELECTRICAL DEVICES & SWITCHES W/ ARCHITECTURAL INT ELEVATIONS PRIOR TO ROUGH-IN.
4. ALL FURNITURE FEED LOCATIONS TO BE VERIFIED W/ ARCHITECT & FURNITURE VENDOR PRIOR TO ROUGH IN..
5. ALL FURNITURE WHIPS SHALL BE TRIMMED TO REDUCE EXCESS WHIP LENGTH
6. WHEN EXPOSED CLG OR OPEN GRID CONDITIONS OCCUR, THE DESIGN-BUILD ENTITY WILL NEED TO PROVIDE THE FOLLOWING ITEMS:
   A. ALL BRANCH CIRCUITS SHALL BE IN EMT.
   B. ALL BRANCH CIRCUITS SHALL BE ROUTED NEATLY & IN PARALLEL TO STRUCTURES OR DUCT WORK.
   C. VISUALLY OBJECTIONABLE BRANCH CIRCUITS WILL BE REROUTED AT THE REQUEST OF THE ARCHITECT @ NO ADDITIONAL COST.
7. EXPOSED CABLE/CONDUCTORS INSTALLED IN A PLENUM SPACE SHALL CONFORM TO CEC WHERE ADOPTED, ARTICLE 300.22(C.
8. PROVIDE GFCI TYPE RECEPTACLE(S) WITHIN 6 FT OF ANY SINK.
9. DESIGN-BUILD ENTITY TO INCLUDE AN ALLOWANCE TO CORE & SEAL PENETRATIONS THROUGH STRUCTURAL CONCRETE WALLS. COORDINATE LOCATIONS & REQ W/ ARCHITECTURAL & STRUCTURAL DWG.
10. COORDINATE ALL PENETRATIONS W/ STRUCTURAL PLANS & DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DWG.
11. COORDINATE ALL KITCHEN CONDUIT & EQUIPMENT ROUGH-IN ON KITCHEN DWG

ROOF GENERAL NOTES

1. DESIGN-BUILD ENTITY SHALL REFER TO MECHANICAL/PLUMBING & ARCHITECTURAL DWG FOR EXACT LOCATIONS & CHARACTERISTICS OF ALL EQUIPMENT LISTED IN SCHEDULE. ANY MODIFICATIONS AND/OR ADDITIONAL WORK NECESSARY SHALL BE INCLUDED IN THE BASE BID.
2. DESIGN-BUILD ENTITY SHALL VERIFY THE EXACT LOCATION OF ALL CONNECTION POINTS W/ THE EQUIPMENT INSTALLER PRIOR TO ROUGH-IN.
3. DESIGN-BUILD ENTITY SHALL PROVIDE LOCAL REMOTE DISCONNECTING MEANS FOR ALL ELECTRIC HEATING EQUIPMENT IF REQ BY THE LOCAL ELECTRICAL CODE.
4. DESIGN-BUILD ENTITY SHALL COORDINATE THE ROUTING OF CONDUIT/WIRING TO ROOF-MTD EQUIPMENT W/ EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. WHERE ROOF-MTD EQUIPMENT IS MFR TO BE FED FROM WITHIN MECHANICAL CURB ASSEMBLY - SEPARATE ROOF PENETRATIONS FOR WIRING CONNECTIONS SHALL NOT BE PERMITTED. ALL WIRING SHALL BE BELOW THE ROOF IN AN ACCESSIBLE CLG SPACE LOCATION.
5. ALL ROOF MTD EQUIPMENT SHALL BE NEMA 3R RATED.

LOW VOLTAGE GENERAL NOTES

1. CONDUITS SHALL, (a) CONTAIN NO CONTINUOUS SECTIONS LONGER THAN 30M (98 FT.), AND, (b) CONTAIN NO MORE THAN (2) 90° BENDS OR (I) REVERSE BEND WITHOUT INSTALLING A PULLBOX. CONDUITS IN PLACE OF PULLBOXES ARE UNACCEPTABLE.
2. CONDUITS SHALL CONTAIN PLASTIC OR NYLON PULL TAPE RATED AT 200 LBS. WITH A MINIMUM OF 5 FEET OF EXTRA PULL TAPE COILED AT EACH END.
3. CONDUIT BEND RADIUS SHALL BE (a) A MINIMUM OF 6 TIMES THE INTERNAL CONDUIT DIAMETER FOR CONDUITS 2" IN DIAMETER OR LESS, AND, (b) 10 TIMES THE INTERNAL CONDUIT DIAMETER FOR CONDUITS MORE THAN 2" IN DIAMETER.
4. TERMINATE CONDUITS AND SLEEVES THAT PROTRUDE THROUGH STRUCTURAL FLOORS 2"-3" ABOVE THE FLOOR SURFACE.
5. INSTALL BUSHINGS AND BELL ENDS AS REQUIRED ON ALL CONDUITS.
6. FLEX CONDUIT IS GENERALLY UNACCEPTABLE FOR USE AS A COMMUNICATIONS CONDUIT EXCEPT AT SEISMIC JOINTS AND AS APPROVED IN WRITING BY THE ENGINEER.
7. ALL UNDER SLAB OR IN-SLAB CONDUITS SHALL BE INSTALLED IN A MANNER THAT PREVENTS WATER INFILTRATION OF THE CONDUIT. IT IS THE DESIGN-BUILD ENTITY'S RESPONSIBILITY TO ENSURE GROUND WATER, RAIN WATER OR CONSTRUCTION WATER IS PREVENTED FROM ENTERING AND/OR REMOVED FROM THE CONDUITS PRIOR TO PLACEMENT OF COMMUNICATIONS CABLES. SEE SITE UTILITY PLAN NOTES FOR ADDITIONAL UNDERGROUND COMMUNICATIONS CONDUIT SEALING REQUIREMENTS.
8. CONDUIT(S) SHALL EXIT A PULLBOX ON THE WALL OPPOSITE THE WALL ENTERED.
9. PROVIDE LABELING OF EACH CONDUIT PER GENERAL ELECTRICAL SPECIFICATIONS.
10. PROVIDE INTERNAL/EXTERNAL GAS AND WATER TIGHT MECHANICAL SEALING/PLUGGING OF EACH BUILDING ENTRY CONDUIT AS SPECIFIED ELSEWHERE IN THE DRAWINGS AND SPECIFICATIONS.
11. COORDINATE ALL MOUNTING DIMENSIONS FOR ELECTRICAL DEVICES AND SWITCHES WITH ARCHITECTURAL INTERIOR ELEVATIONS PRIOR TO ROUGH-IN.
12. COORDINATE ALL PENETRATIONS WITH STRUCTURAL PLANS AND DETAILS. NO PENETRATIONS ARE PERMITTED UNLESS SPECIFICALLY NOTED ON STRUCTURAL DRAWINGS.
13. ALL PULLBOXES SHALL BE SIZED AND INSTALLED PER ANSI/TIA/EIA-569B. PULLBOXES FOR UNDER FLOOR CONDUIT RUNS ARE NOT PERMITTED UNLESS OTHERWISE NOTED. PULLBOXES FOR OVERHEAD CONDUIT RUNS SHALL BE LOCATED ABOVE ACCESSIBLE CEILINGS WITHIN THE ACCESSIBLE CEILING SPACE AND SUPPORTED INDEPENDENTLY FROM THE STRUCTURE AND CONDUIT SUPPORTS. PULLBOXES FOR ROOF MOUNTED OR EXTERIOR ABOVE GRADE APPLICATIONS SHALL BE NEMA 3 RATED. PULLBOXES SHALL BE SIZED ACCORDING TO THE FOLLOWING CHART:

CONDUIT SIZE	LENGTH	WIDTH	DEPTH	WIDTH INCREASE PER ADDITIONAL CONDUIT
1"	4"	16"	3"	2"
2"	8"	36"	4"	5"
3"	12"	48"	5"	6"
4"	15"	60"	8"	8"

SITE UTILITY PLAN GENERAL NOTES

THESE NOTES ESTABLISH MIN QUALITY LEVELS & COORDINATION REQ RESPECTIVE UTILITY COMPANY PLANS & REQ TAKE PRECEDENCE OVER THESE NOTES WITH REGARD TO RESPECTIVE UTILITY COMPANY CONDUIT & UNDERGROUND STRUCTURE SYSTEMS.

1. CALL UNDERGROUND SERVICE ALERT (USA) AT 1 (800) 422-4133 OR APPLICABLE STATE & LOCAL DIG SAFE OR UNDERGROUND ALERT HOTLINES PRIOR TO CONSTRUCTION START.
2. COORDINATE ALL UNDERGROUND STRUCTURES & CONDUIT ROUTING W/ LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.
3. VAULTS, MAINTENANCE HOLES (MH's) & CONDUITS SHALL MAINTAIN A MIN COVER OF 24" BELOW FINAL SURFACE @ ALL CONDITIONS. INCLUDE ALL COSTS IN BASE BID TO MEET UTILITY COMPANY REQ WHICH MAY REQ GREATER MIN CONDUIT DEPTHS.
4. VAULTS, MH's & PULLBOXES (PB's) SHALL BE EQUIPPED WITH KNOCKOUT PANELS OR PRE-CAST INDIVIDUAL CONDUIT OPENINGS. CONDUITS SHALL ONLY ENTER & EXIT ON END/SHORT WALLS. CONDUITS MAY NOT ENTER & EXIT ON SIDE/LONG WALLS, CLG OR FLOORS UNO.
5. CUT DUCTS FLUSH W/ INTERIOR VAULT/MH/PB WALL.
6. GROUT AROUND DUCT ENTRANCES ON VAULT/MH/PB WALLS.
7. SLURRY BACKFILL AROUND DUCTS WITHIN 5 FT OF VAULT/MH/PB TO PREVENT SHEARING.
8. CONDUITS PASSING UNDER THE BUILDING PERIMETER SHALL BE ENCASED IN LIGHTWEIGHT CONCRETE OR WATER-IMPERVIOUS CLAY TO PREVENT WATER INFILTRATION. SEE ELECTRICAL SPECIFICATIONS FOR ADDL INFO.
9. CONDUIT BEND RADIUS FOR BUILDING ENTRANCES & AT POLES SHALL BE A MIN OF 24" FOR CONDUITS W/ LESS THAN 2" INTERNAL DIA AND A MIN OF 48" FOR CONDUITS W/ MORE THAN 2" INTERNAL DIA.
10. PREFERRED CONDUIT SWEEP RADIUS BETWEEN VAULTS IS 25 FT. UNDER NO CIRCUMSTANCES SHALL THE CONDUIT SWEEP RADIUS BE LESS THAN 12.5 FT. MAX OF 90° PER SWEEP & LIMITED TO NO MORE THAN (2) 90° WEEPS BETWEEN VAULTS.
11. VAULTS/MH's/PB's ARE TO BE EQUIPPED W/ RACKING, GROUNDING LUGS, & BOLT-DOWN LIDS UNO.
12. VAULTS & MH's TO BE EQUIPPED W/ ROUND COVERS, EXTENSION RINGS AS REQ, LADDERS & (3) SEGMENTS OF 6 FT HIGH CABLE RACKING PER EA LONG WALL.
13. LABEL ALL NON-UTILITY COMMUNICATION VAULT/MH/PB COVERS W/ "COMMUNICATIONS" UNO ON PLANS.
14. COORDINATE FINAL VAULT/MH/PB OPENING HEIGHT W/ GC PRIOR TO ROUGH-IN TO ENSURE FINAL GRADE DOES NOT SLOPE INTO VAULT/MH/PB OPENING.
15. DESIGN-BUILD ENTITY TO PROVIDE A MIN OF 8" DEEP COMPACTED 1/2" DIA GRAVEL, UNDER ALL VAULTS, MH's OR PB's TO ENSURE UNIFORM DISTRIBUTION OF SOIL PRESSURE ON THE FLOOR & BE ABLE TO DISSIPATE WATER OUT OF THE VAULT, MH OR PB.
16. ALL VAULTS/MH's/PB's W/O GROUNDING LUGS SHALL HAVE AN 8' x 3/4" COPPER GROUND ROD DRIVEN THRU THE FLOOR TO ALLOW GROUNDING OF ITEMS WITHIN.
17. ALL VAULTS/MH's/PB's SHALL BE PROVIDED W/ TRAFFIC RATED COVERS WHEN LOCATED IN PAVED AREAS UTILIZED FOR VEHICLE TRAFFIC.
18. IF THE WATER OR MOISTURE BARRIER ON OR NEAR THE FOUNDATION OF A BUILDING IS DISTURBED IN ANY MANNER BY EXCAVATION OR OTHER CONSTRUCTION WORK. THE MOISTURE BARRIER MUST BE REPAIRED FOLLOWING THE RECOMMENDATIONS OF THE MFR OF THE ORIGINAL BARRIER PRODUCT.
19. THE DESIGN-BUILD ENTITY SHALL INCLUDE IN BASE BID ALL COSTS TO COMPLY WITH ALL REQ FOR CONFINED SPACE ENTRY PER THE OSHA REQ 29 CFR-1910.146, 29 CFR-1910.268, ETC DURING ANY CONFINED SPACE ENTRY.
20. ANY DUCTS LEAVING A VAULT, MH OR PB ROUTED INTO A FACILITY SHALL BE PLUGGED AT EA END USING REMOVEABLE MECHANICAL PLUGS DESIGNED TO PREVENT WATER & GAS FROM ENTERING THE FACILITY.
21. SEE ELECTRICAL SPECIFICATIONS & PLAN DETAILS FOR ADDL REQ REGARDING UNDERGROUND CONDUITS & IN-GRADE VAULT/MH/PB/JUNCTION BOXES.
22. INSTALL MULE TAPE OR 3/8" PULL ROPE & TRUE-TAPE IN EA UTILITY CONDUIT.

GENERAL NOTES

1. THE DESIGN-BUILD ENTITY (DBE) SHALL INCLUDE & PROVIDE IN BID ALL LABOR & MATERIALS NECESSARY FOR A COMPLETE & OPERATIONAL INSTALLATION OF ALL ELECTRICAL SYSTEMS.
2. DBE SHALL COORDINATE & OBTAIN ALL APPROVALS, PERMITS, & DOCUMENTS FROM REGULATORY AGENCIES & UTILITY COMPANIES.
3. ALL CONDUIT RACEWAY SYSTEMS ARE TO BE INSTALLED AS FOLLOWS:
   A. RIGID GALVANIZED STEEL IS TO BE INSTALLED IN ALL AREAS WHICH ARE EXPOSED TO WEATHER AND/OR PHYSICAL DAMAGE.
   B. FLEXIBLE METALLIC CONDUIT I S PERMITTED FOR SHORT CONNECTIONS TO LIGHT FIXTURES (6'-0" MAX).
   C. FLEXIBLE CONDUIT SHALL ALSO BE INSTALLED FOR EQUIPMENT REQ VIBRATION ISOLATION & HORIZONTAL RUNS IN WOODEN STUD WALLS. ELECTRICAL METALLIC TUBING (EMT) W/ COMPRESSION TYPE FITTINGS SHALL BE USED FOR BUILDING INTERIOR WORK.
   D. PVC CONDUIT SHALL BE USED FOR UNDERGROUND CONDUITS. ROUTE CODE SIZED GROUND WIRE INSIDE OF CONDUIT. CONDUIT RISERS & STUBS ABOVE GRADE SHALL BE IMC WITH HALF-LAPPED TAPE COVERING OR PVC COATING & UTILITY COMPANIES.
4. UNO OR REFERENCED ON THE DWG ALL NEW ELECTRICAL WIRING IS TO BE 600V RATED COPPER W/ TYPE "THHN/THWN" INSULATION.
5. ALL MTG HEIGHTS REFERENCED ON DWG ARE MEASURED FROM FINISHED FLOOR UNLESS OTHERWISE REFERENCED OR INDICATED ON THE DRAWINGS.
6. ALL ELECTRICAL EQUIPMENT LOCATIONS (LIGHTING, RECEPTACLE, FLOOR BOX, ETC) ARE TO BE VERIFIED WITH THE ARCHITECT AND/OR EQUIPMENT SUPPLIER PRIOR TO BEGINNING ANY ROUGH-IN.
7. ALL LIGHTING FIXTURES SHALL BE MTD & SUPPORTED IN ACCORDANCE W/ OSHA STANDARDS, & ALL STATE, LOCAL, SEISMIC, & CALIFORNIA ELECTRIC CODES.
8. THE DWG INCLUDED IN THIS DOCUMENT SET ARE DIAGRAMMATIC. THEY ARE REPRESENTATIVE OF THE ENGINEER OF RECORDS DESIGN INTENT FOR ALL ELECTRICAL DEVICES/EQUIPMENT & THE INDIVIDUAL POWER FEEDS THEY ARE TO BE CONNECTED TO. THE DBE SHALL BE RESPONSIBLE FOR PROVIDING ALL J-BOXES, CONDUIT, WIRING/CABLING, ETC AS REQ FOR A COMPLETE & OPERATIONAL ELECTRICAL INSTALLATION.
9. ALL ELECTRICAL EQUIPMENT (PANELS, RECEPTACLES, J-BOXES, ETC.) SHALL BE WEATHERPROOF AND/OR INSTALLED IN A NEMA 3R ENCLOSURE WHERE APPLICABLE OR INSTALLED OUTDOORS.
10. ALL ELECTRICAL WORK SHALL BE PERFORMED ACCORDING TO STATE, LOCAL, NATIONAL, & DISTRICT STANDARDS & CODES. COORDINATE SPECIFIC REQ W/ DISTRICT STANDARDS & AUTHORITY HAVING JURISDICTION.
11. ALL ELECTRICAL EQUIPMENT SHALL BE NEW & IS TO BE CLEARLY LABELED/IDENTIFIED AS UNDERWRITER LABORATORIES (UL) COMPLIANT UNO OR REFERENCED IN THE DWG OR SPECIFICATIONS.
12. DBE IS RESPONSIBLE FOR SECURING ALL REQ BUILDING PERMITS & SHALL INCLUDE THE COST TO SECURE BUILDING PERMITS IN THEIR FINAL BID.
13. UNLESS OTHERWISE WRITTEN, STATED, OR REFERENCED IN DWG OR SPECIFICATIONS DESIGN-BUILD ENTITY SHALL GUARANTEE THE COMPLETE ELECTRICAL INSTALLATION FOR A PERIOD OF 1-YEAR.
14. ALL ELECTRICAL DISTRIBUTION EQUIPMENT (PANELS, DISTRIBUTION BOARDS, TRANSFORMERS, ETC), FEEDERS (CONDUIT, CONDUCTOR SIZE, & QUANTITY), MECHANICAL EQUIPMENT, ELEVATORS, VARIABLE FREQUENCY DRIVES (VFD'S), ETC. MAY ONLY BE REFERENCED ON THE SINGLE-LINE DWG & NOT INDIVIDUAL PLAN SHEETS. DBE SHALL REVIEW & VERIFY ALL REFERENCED INFORMATION ON THE SINGLE-LINE DWG.
15. DBE SHALL BE RESPONSIBLE FOR ALL REQ SAW-CUTTING, CORE DRILLING, PATCHING, REFINISHING, ETC AS REQ FOR INSTALLATION OF ELECTRICAL EQUIPMENT & SYSTEMS. ANY PENETRATIONS OR OPENINGS MADE IN WALLS OR STRUCTURES SHALL BE PATCHED AND/OR SEALED AS REQ TO MAINTAIN THE INTEGRITY AND/OR RATING OF THE WALL OR STRUCTURE.
16. DBE SHALL VISIT THE SITE PRIOR TO SUBMISSION OF THEIR FINAL BID TO VERIFY ALL EXG SITE CONDITIONS WHICH MAY AFFECT THE COMPLETION OF THE ELECTRICAL INSTALLATION. ALL METHODS & REQUIREMENTS FOR INSTALLATION SHALL BE DETERMINED PRIOR TO BID DATE. ELECTRICAL DBE SHALL NOTIFY THE ENGINEER OF RECORD OF ANY REQ MODIFICATIONS WHICH ARE NOT REFERENCED ON THESE ELECTRICAL PLANS. SUBMITTAL OF THE DBE'S BID DEMONSTRATES THE DESIGN-BUILD ENTITY'S AWARENESS OF ALL SITE CONDITIONS & REQ WORK TO BE PERFORMED.
17. ALL CLGS & CLG SYSTEMS AS A RULE ARE CONSIDERED TO BE INACCESSIBLE. ALL ELECTRICAL DEVICES & EQUIPMENT INSTALLED ABOVE CLGS ARE TO BE MTD IN A LOCATION WHICH IS ACCESSIBLE. IN SITUATIONS WHERE ELECTRICAL DEVICES & EQUIPMENT MUST BE INSTALLED IN AN AREA WHICH IS INACCESSIBLE, DBE SHALL INSTALL AN ADEQUATELY SIZED, CODE COMPLIANT ACCESS PANEL AS REQ BY CURRENT CODES - LOCATION OF THE REQ ACCESS PANEL SHALL BE COORDINATE W/ THE ARCHITECT & INTERIOR DESIGNER PRIOR TO ROUGH-IN.
18. DBE IS RESPONSIBLE FOR COMPLETING ALL FINAL ELECTRICAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT & SHALL PROVIDE ALL MOTOR START SWITCHES, DISCONNECTS, ETC AS REQ.
19. ALL ELECTRICAL EQUIPMENT CONNECTIONS, MOUNTING LOCATIONS, ELECTRICAL REQUIREMENTS, ETC ARE TO BE COORDINATED & VERIFIED PRIOR TO COMMENCEMENT OF ELECTRICAL ROUGH-IN.
20. DBE TO SUBMIT SHOP DWG FOR THE APPROVAL OF THE ELECTRICAL ENGINEER OF RECORD FOR ALL ELECTRICAL EQUIPMENT & MATERIALS TO BE UTILIZED IN THE ELECTRICAL INSTALLATION. ALL APPROVALS BY THE ENGINEER OF RECORD MUST BE SECURED PRIOR TO COMPLETION OF ANY PURCHASE ORDERS OR ROUGH-IN WORK.
21. THESE ELECTRICAL DWG & ASSOCIATED SPECIFICATIONS ARE TO BE CONSIDERED CONTRACT DOCUMENTS FOR AGENCY REVIEW/APPROVAL & DBE BIDDING PURPOSES.
22. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH CEC ARTICLE 250. ALL POWER & LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MIN #12AWG CU GROUND WIRE UNO OR REFERENCED.
23. DBE TO PROVIDE ENGRAVED PHENOLIC NAMEPLATES ON ALL DISCONNECT SWITCHES, DISTRIBUTION EQUIPMENT, J-BOXES ETC. W/ METALLIC COVERS. SEE GENERAL NOTES ON SINGLE-LINE DIAGRAM FOR SPECIFIC INFORMATION REGARDING NAME PLATE REQ.
24. ELECTRICAL & LIGHTING COVER PLATE COLOR, ENGRAVING & LABELING PER SPECIFICATIONS.
25. AT THE COMPLETION OF THE PROJECT THE DBE SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF AS-BUILT ELECTRICAL DWG.
26. ANY & ALL WORK THAT REQ AN INTERRUPTION TO A BUILDING(S) ELECTRICAL SERVICE MUST BE COORDINATED W/ THE DISTRICT A MIN OF 48 HOURS IN ADVANCE. ANY SERVICE DOWNTOWN SHALL NOT OCCUR DURING SCHOOL HOURS.
27. DBE SHALL BE RESPONSIBLE FOR FOR ENSURING THAT ALL LOW VOLTAGE SYSTEMS ARE COMPATIBLE & ARE COMPLETE & OPERATIONAL.
28. DBE SHALL PERMANENTLY TAG ALL CONDUCTORS IN EA ELECTRICAL & LOW VOLTAGE SYSTEM AS REFERENCED IN THE SPECIFICATIONS.
29. ANY SURFACE MTD EXPOSED CONDUIT IN VIEW OF THE PUBLIC SHALL BE PAINTED TO MATCH THE FINISH OF THE SURFACE TO WHICH IT IS MTD WITH TWO (2) COATS OF PAINT. ALL EXT SURFACE MTD EXPOSED CONDUITS ARE TO BE PAINTED W/ TWO (2) COATS OF WEATHERPROOF LATEX PAINT.
30. DBE TO PROVIDE ALL CONDUIT ONLY (CO) INFRASTRUCTURE WITH A 3/16" NYLON PULL ROPE. LABEL PULL ROPE AT EACH END W/ THE LOCATIONS OF ORIGIN & TERMINATION.
31. IN INSTANCES WHERE A CONFLICT BETWEEN THE ELECTRICAL DWG & THE SPECIFICATIONS FOR THE PROJECT EXISTS, THE DBE SHALL ADHERE TO THE MORE STRINGENT REQ.
32. ELECTRICAL DWG ARE DIAGRAMMATIC. AS SUCH, ALL ELECTRICAL EQUIPMENT LOCATIONS, CONDUIT ROUTING, ETC ARE NOT PRECISE & SHALL BE COORDINATED, VERIFIED, & DETERMINED IN THE FIELD. DBE TO INSTALL ALL ELECTRICAL EQUIPMENT & ROUTE ALL CONDUITS IN LOCATIONS WHICH MEET CODE REQ FOR ACCESSIBILITY/MOUNTING & DO NOT INTERFERE W/ ANY BUILDING STRUCTURES, UTILITIES, OR OTHER TRADE EQUIPMENT.
33. ALL EXG SITE RELATED ELECTRICAL EQUIPMENT (I.E. UNDERGROUND UTILITIES, DUCTS, STRUCTURES, PULL BOXES, ETC.) LOCATIONS ARE DIAGRAMMATIC IN NATURE & ONLY REFLECT APPROXIMATE LOCATIONS. QUANTITIES, &/OR ROUTING INFORMATION. ALL REFERENCED INFO HAS EITHER BEEN SURVEYED, REPORTED BY THE OWNER/OWNERS REP, AND/OR REFERENCED ON AN AS-BUILT RECORD DOCUMENTS. ALL EXG ELECTRICAL EQUIPMENT REFERENCED ON THESE DWG IS TO BE FIELD VERIFIED BY THE DESIGN-BUILD ENTITY PRIOR TO COMMENCEMENT OF BY ACCEPTING THESE PLANS OR PROCEEDING WITH ELECTRICAL SCOPE OF WORK, AGREES TO ACCEPT LIABILITY & SHALL RENDER THE ENGINEER OF RECORD HARMLESS FOR ANY ELECTRICAL EQUIPMENT NOT REPORTED TO THE ENGINEER DURING THE DESIGN PROCESS. THE CONTRACT TO TAKE THE REQ PRECAUTIONARY MEASURES TO ENSURE ALL EXG ELECTRICAL EQUIPMENT IS PROTECTED IN PLACE.
34. ANY EXG BUILDING STRUCTURES OR SURFACES DAMAGED BY DEMOLITION OR DURING INSTALLATION ACTIVITIES SHALL BE REPAIRED, PATCHED, AND/OR REFINISHED TO THE SATISFACTION OF THE OWNER.
35. ALL EXG ELECTRICAL EQUIPMENT INDICATED TO BE DEMOLISHED SHALL BE REMOVED ENTIRELY & ALL AFFECTED SURFACES OR STRUCTURES SHALL BE REPAIRED, REPLACED, AND/OR REFINISHED TO MATCH THE ADJACENT SURFACES OR DAMAGED ITEM(S).
36. FOR CLARITY ONLY RECONSTRUCTION OR NEW WORK RELATED ELEMENTS & SELECT EXISTING FACILITIES SPECIFICALLY REQ COORDINATION W/ ANY NEW WORK.
37. ALL CONDUITS, BOXES, SURFACE MTD RACEWAYS, SUPPORT DEVICES, & ASSOCIATED FITTINGS SHALL BE MTD IN CONCEALED LOCATIONS ABOVE CLG, DUCTS, TRUSSES, BEAMS, ETC IN AREAS WHERE A CONCEALED MTG LOCATION IS NOT AVAILABLE EQUIPMENT SHALL BE PAINTED TO MATCH THE ADJACENT SURFACES.
38. ANY PENETRATIONS BY CONDUITS OR OTHER ELECTRICAL EQUIPMENT THROUGH A FIRE RATED WALL - WHETHER EXG OR NEW - SHALL MAINTAIN THE APPROPRIATE FIRE RATING BY SEALING THE PENETRATION W/ THE APPROPRIATE UL-LISTED FIRE-STOP MATERIAL/SYSTEM.
39. DESIGN-BUILD ENTITY SHALL PREPARE & SUBMIT THE FOLLOWING CALIFORNIA ENERGY COMMISSION T-24 CERTIFICATE OF ACCEPTANCE LTG-1-1, PARTS 1, 2, & 3; LIGHTING CONTROL LTG-2-A; AND/OR AUTOMATIC DAYLIGHTING CONTROL LTG-3-A, AS THEY APPLY TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

ADDITIONAL NOTES

1. ALL INFO REFERENCED IS PRELIMINARY IN NATURE & DOES NOT REPRESENT FINAL DESIGN DOCUMENTS. ALL INFO & REQ RELATIVE TO UTILITY INFRASTRUCTURE SHALL BE COORDINATED, VERIFIED, & INSTALLED PER FINAL UTILITY COMPANY DESIGN DOCUMENTS.
2. ROUTING OF ALL CONDUIT SHALL BE COORDINATED IN THE FIELD & CONFIRMED BY ENGINEER & ARCHITECT.
3. COORDINATE ALL CONDUIT ROUTING, ELECTRICAL DEVICE LOCATIONS, PULL BOX LOCATIONS, ETC W/ LANDSCAPE PLANTING PLANS TO AVOID CONFLICTS W/ TREES, SHRUBS, ETC.
4. ALL CONDUCTOR & CABLE RUNS ARE TO BE CONTINUOUS. NO CONDUCTORS OR LOW VOLTAGE CABLING TO BE INSTALLED AS PART OF INCREMENT ONE. ALL CONDUCTORS & LOW VOLTAGE CABLING TO BE INSTALLED AS PART OF INCREMENT TWO & TERMINATED INSIDE OF THE BUILDING.
5. ALL CONDUIT SHALL BE PROVIDED W/ PROPERLY SIZED PULL STRING PER UTILITY COMPANY STANDARDS.
6. ALL EQUIPMENT MTD OUTDOORS SHALL BE INSTALLED IN A WEATHERPROOF NEMA 3R ENCLOSURE.
7. SEE ARCHITECTURAL/LANDSCAPE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF FIXTURES, PULL BOXES, MANHOLES, OTHER ELECTRICAL DEVICES, ETC. COORDINATE ALL UNDERGROUND STRUCTURES & CONDUIT ROUTING W/ LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN TO ENSURE THAT SUCH ITEMS ARE NOT PLACED IN CRITICAL LANDSCAPE PLANTING/HARDSCAPE AREAS.
8. PROVIDE CONCRETE ENCASEMENT FOR ALL TRENCHES W/ MORE THAN THREE (3) CONDUITS. ALL UTILITY CONDUIT SHALL BE ENCASED PER UTILITY COMPANY REQUIREMENTS.

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Job Number	33236
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Scale	

ELECTRICAL GENERAL NOTES

E0.02

KEYNOTES

E-1101 DBE TO FIELD VERIFY EXISTING UNDERGROUND VAULT FOR NEW PROPOSED PG&E TRANSFORMER TO FEED TO NEW MSB. TRANSFORMER LOCATION IS APPROXIMATE AND SHOWN FOR REFERENCE ONLY. COORDINATE TRANSFORMER FINAL LOCATION AND ALL ELECTRICAL REQUIREMENTS WITH UTILITY COMPANY.

E-1102 DBE TO PROVIDE (3) 3" SECONDARY SERVICE CONDUITS FROM UTILITY TRANSFORMER TO MSB PER UTILITY COMPANY.

E-1103 STAND-BY GENERATOR WITH SUB BASE TANK LOCATION. REFER TO SINGLE LINE DIAGRAM

E-1104 DBE TO PROVIDE (3) 3" C.O.FOR POWER CONNECTION FOR GENERATOR. DBE TO PROVIDE 1" C.O. FOR COMMUNICATION AND FIRE ALARMS FOR GENERATOR. COORDINATE WITH GENERATOR MANUFACTURE FOR ALL POWER REQUIREMENTS PRIOR TO INSTALLATION.

E-1105 ALTERNATE 1: DBE TO PROVIDE 11" X 17" PULL BOX FLUSH IN GRADE STAMP LID "PV" , HOMERUN (1) 4" C.O. TO MSB, PROVIDE (1) 4" C.O. STUB JUST BELOW GRADE AT PER PV CANOPY LOCATION FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. CONNECT TO MSB SOLAR READY SECTION. DBE TO CONFIRM WITH SOLAR CONSULTANT FOR EXACT CONDUIT SIZE AND QUANTITY FOR A COMPLETE OPERATION SYSTEM.'.

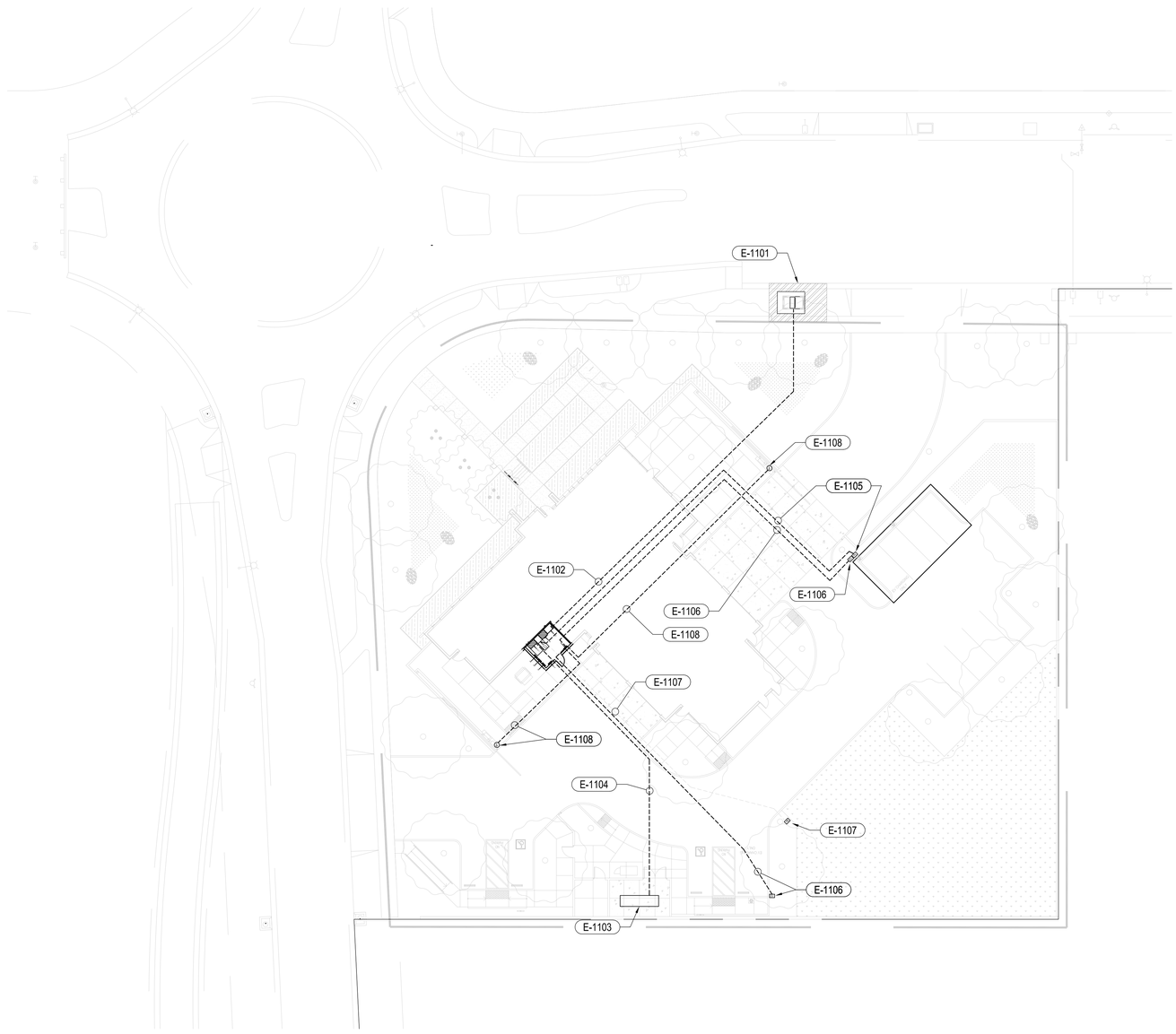
E-1106 DBE TO PROVIDE 11" X 17" PULL BOX FLUSH IN GRADE STAMP LID "EV" , HOMERUN 1" C.O. TO MSB. PROVIDE 1" C.O. STUB JUST BELOW GRADE AT PER FUTURE EV LOCATION FOR FUTURE CONNECTION. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. CONNECT TO PANEL 'SP'.

E-1107 ALTERNATE 2: DBE TO PROVIDE PULL BOX AND CONDUITS STUB TO FUTURE CONNECTION. PROVIDE 11" X 17" FLUSH IN GRADE STAMP LID "ELECTRICAL", HOMERUN 1-1/2" C.O. TO MSB, PROVIDE 1-1/2"C.O. STUB JUST BELOW GRADE AT FUTURE SITE LOCATION FOR FUTURE CONNECTION.

E-1108 DBE TO PROVIDE CONNECTION TO MOTORIZED GATE CONTROLLER AND LOOPS. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.CONNECT TO PANEL 'SP'.

NOTES

1. DBE TO COORDINATE WITH CLIENT AND SERVICE PROVIDERS FOR TELECOM/FIBER/SECURITY/FIRE ALARM.



ELELCTRICAL SITE PLAN 1" = 20'-0" 05

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ELECTRICAL SITE PLAN

E0.21

KEYNOTES

NOTES



LEGEND

- **20' TALL POLE**
  BASIS: MCGRAW EDISON #GALN-SA5A-830-U-T3 & POLE (OR EQUAL)
- **20' TALL POLE (DOUBLE HEAD)**
  BASIS: MCGRAW EDISON #GALN-SA5A-830-U-T3 / SLL & POLE (OR EQUAL)
- **40" TALL BOLLARD**
  BASIS: TARGETTI #ZPB-41-40-WD-L4-30 (OR EQUAL)
- **WALL MOUNTED AREA LIGHT**
  BASIS: WE-EF #RLS400 (OR EQUAL)
- **WALL RECESSED STEPLIGHT**
  BASIS: WE-EF #STI259-133-0405 (OR EQUAL)
- **INGRADE ACCENT LIGHT**
  BASIS: TARGETTI #KPLM-41-GMB (OR EQUAL)
- **INTEGRAL HANDRAIL LIGHT**
  BASIS: WAGNER #LULR-90-30K-A-3 + #LUPOST (OR EQUAL)
- **RECESSED DOWNLIGHT**
  BASIS: INTEGER #RPA3-12W-ID-30K-50 (OR EQUAL)

N

LIGHTING SITE PLAN 1" = 20'-0" **05**

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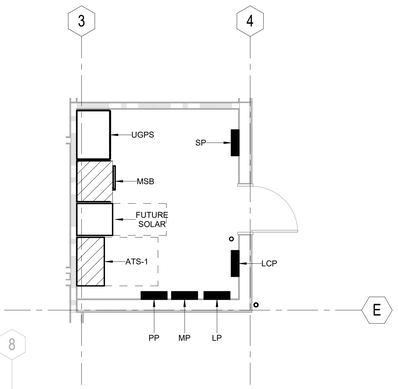
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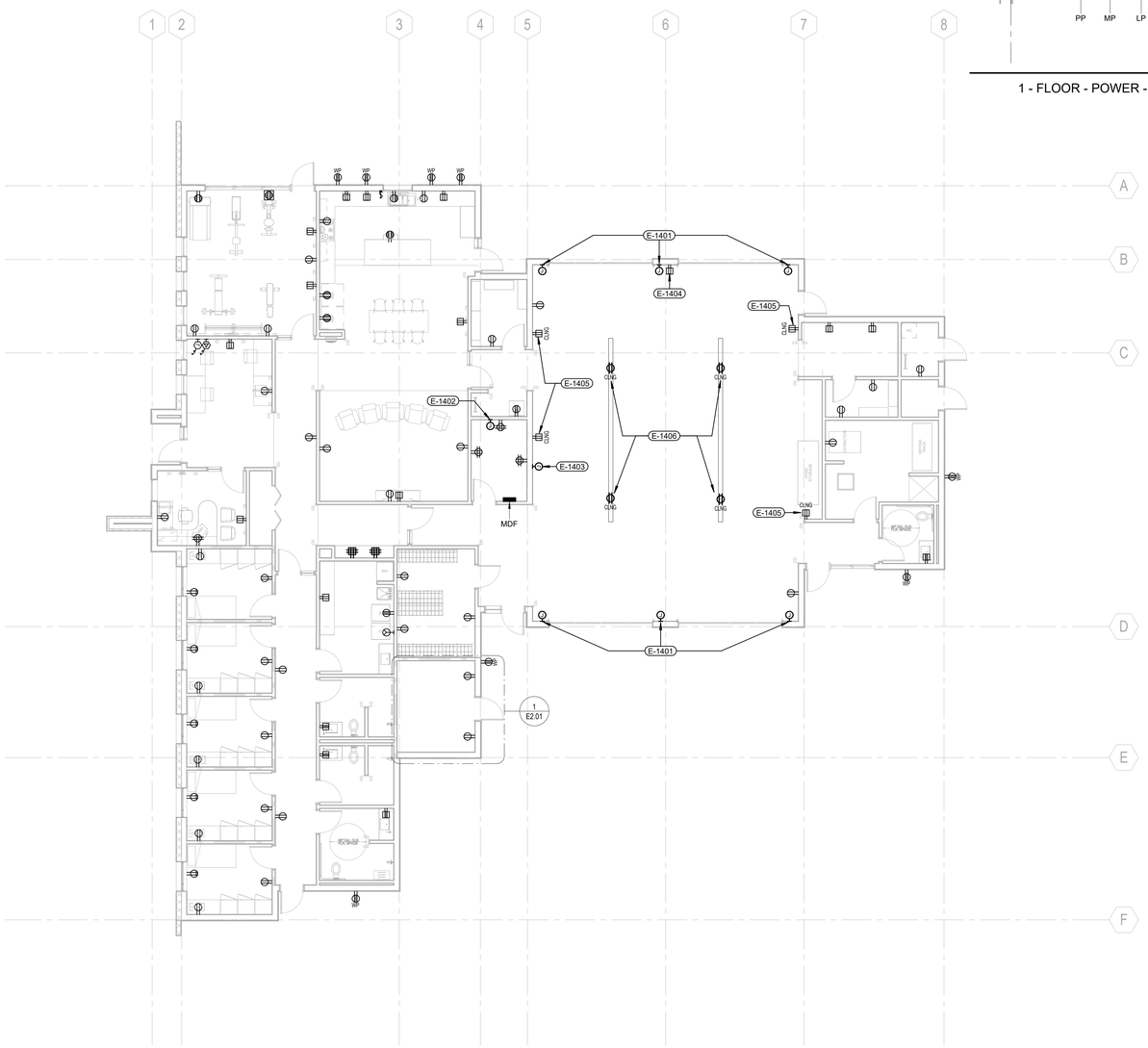
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LIGHTING SITE PLAN

E0.31



1 - FLOOR - POWER - Callout 1 | 1/4" = 1'-0" | 1



1 - FLOOR - POWER | 1/8" = 1'-0" | 05

KEYNOTES

ITEM	DESCRIPTION
E-1401	PROVIDE ELECTRICAL CONNECTION TO OVERHEAD DOOR MOTORS AND CONTROL SWITCH. COORDINATE WITH MANUFACTURER FOR POWER REQUIREMENTS. COORDINATE WITH OWNER FOR EXACT LOCATION PRIOR TO ROUGH IN AND INSTALLATION.
E-1402	PROVIDE ELECTRICAL CONNECTION TO WIRELESS REPEATER. COORDINATE WITH CITY/ MANUFACTURER FOR POWER REQUIREMENTS. MOUNT REPEATER AT 16' AFF. COORDINATE LOCATION OF STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1403	PROVIDE ELECTRICAL CONNECTION TO GPS REPEATER. COORDINATE WITH CITY/ MANUFACTURER FOR POWER REQUIREMENTS. MOUNT GPS REPEATER AT 12' AFF. COORDINATE LOCATION OF STUB UPS WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1404	PROVIDE ELECTRICAL AND DATA CONNECTION TO FIRE ALERTING SCREEN. COORDINATE WITH MANUFACTURER FOR POWER AND DATA REQUIREMENTS. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1405	PROVIDE ELECTRICAL CONNECTION TO CORD REEL ASSEMBLY. MOUNT CORD REEL AT 10' AFF. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.
E-1406	PROVIDE ELECTRICAL CONNECTION TO CORD REEL ASSEMBLY FOR PLYMOVENT. COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH IN AND INSTALLATION.

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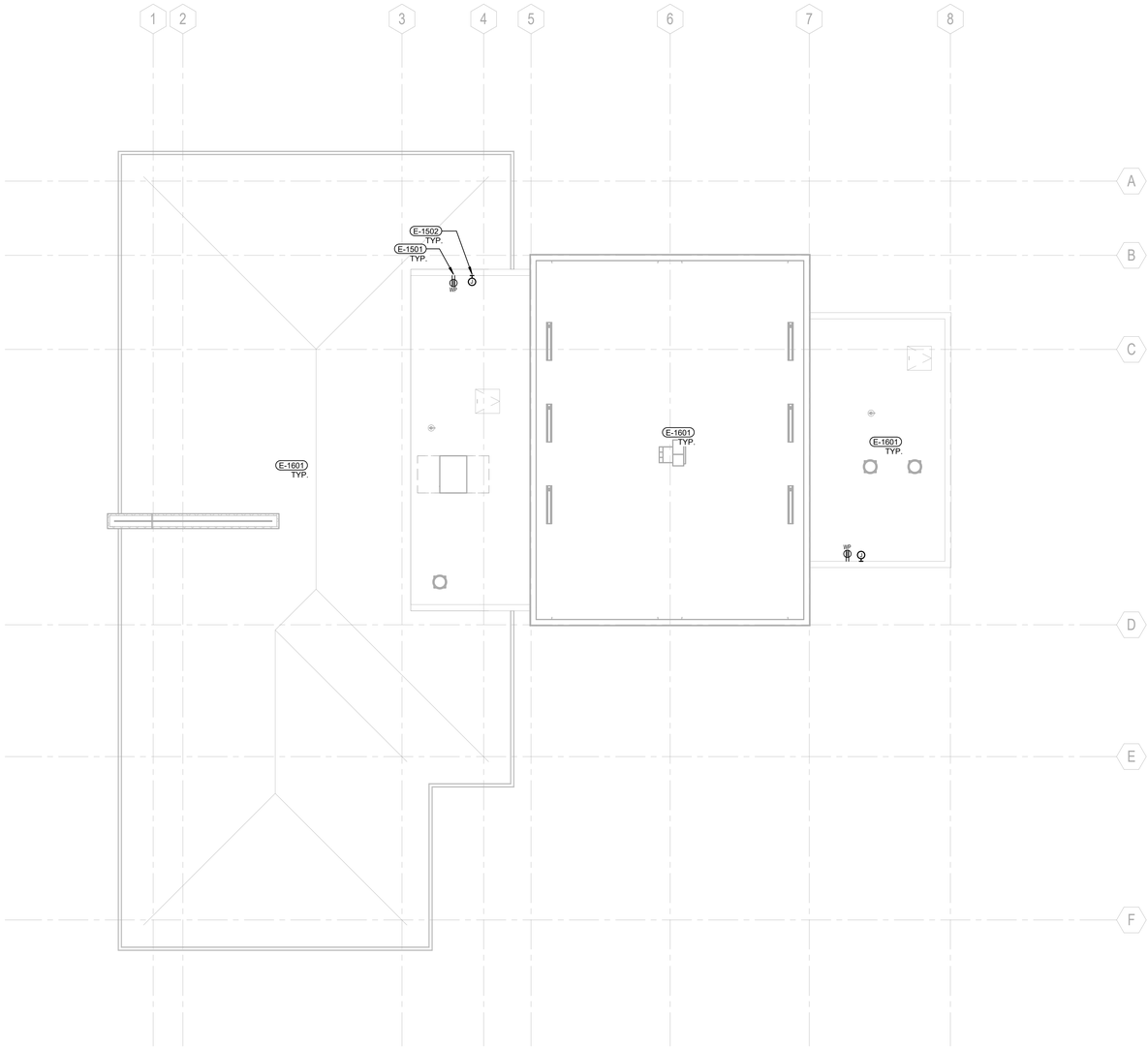
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ELECTRICAL POWER PLANS

E2.01

KEYNOTES

ITEM	DESCRIPTION
E-1501	PROVIDE DUPLEX GFI RECEPTACLE WITH WEATHER RATED COVER.
E-1502	PROVIDE ELECTRICAL CONNECTION TO ANTENNA SUPPORT AND RADIO CONNECTIVITY VIA UNISTRUT. COORDINATE WITH CITY FOR REQUIREMENTS AND EXACT LOCATION.
E-1601	ALL MECHANICAL EQUIPMENT TO HAVE A DISCONNECT OR MOTOR RATED SWITCH. COORDINATE WITH MANUFACTURER FOR INFORMATION.



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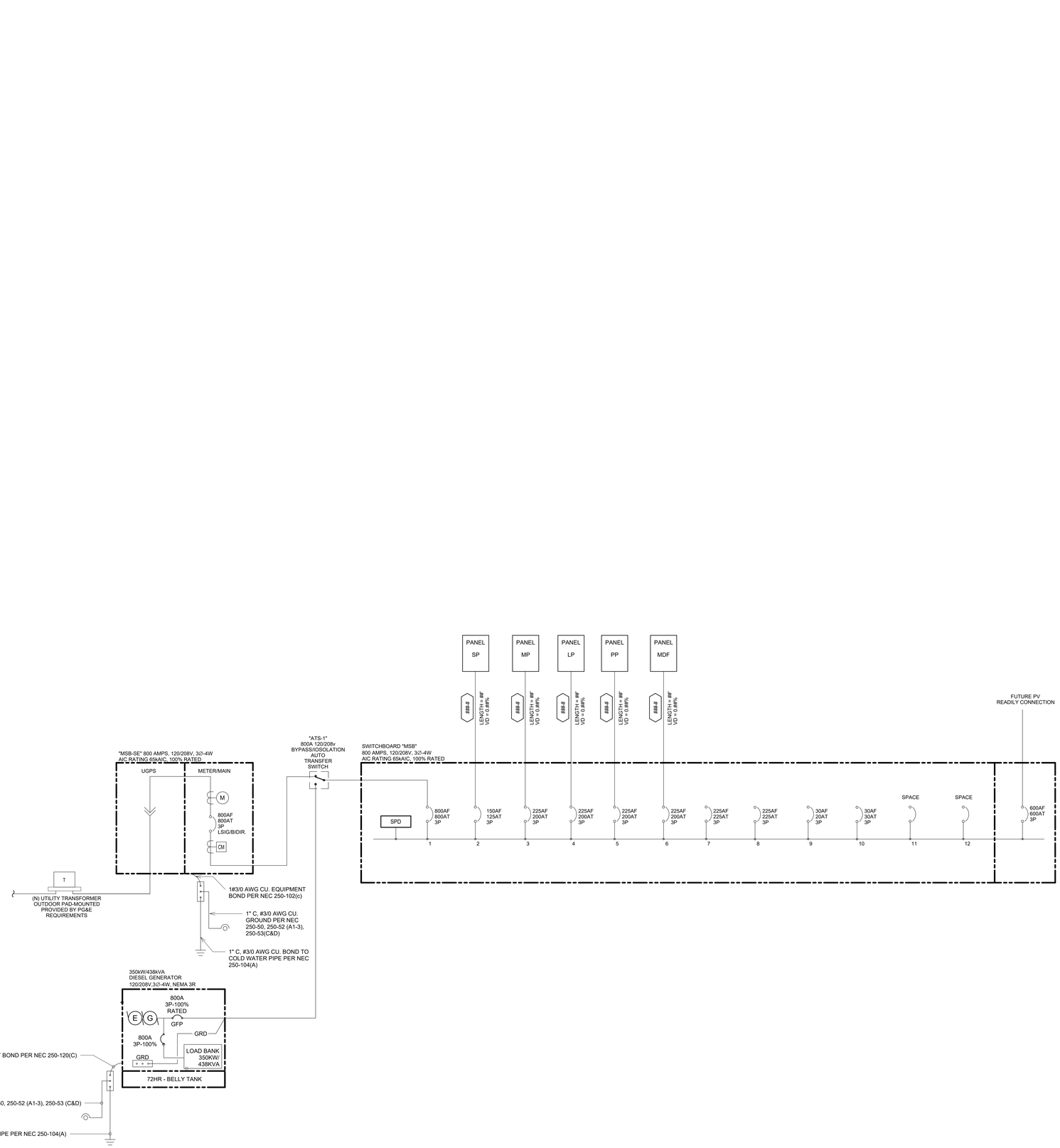
Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	1/8" = 1'-0"

ELECTRICAL
MECHANICAL POWER
ROOF PLANS

E2.13



LPA

ARCHITECTURE ENGINEERING INTERIOR DESIGN
LANDSCAPE ARCHITECTURE PLANNING

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SANTA TERESA FIRE STATION

1330 WEST LUCHESSA AVENUE
GILROY, CA 95020

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GRIFFIN STRUCTURES, INC.

Revision	Date

Submittal	Date
70% SCHEMATIC DESIGN	03/10/2026
100% SD / BRIDGING DOCS	03/26/2026

Job Number	33236
Checked By	Checker
Scale	12" = 1'-0"

ELECTRICAL SINGLE
LINE DIAGRAMS

E5.00

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GILROY AMENDING THE BUDGET FOR THE CITY OF GILROY FOR 2025-2026 AND 2026-2027 FISCAL YEARS AND AUTHORIZING AN INTERFUND LOAN FROM THE GENERAL FUND AND THE FACILITIES FUND

WHEREAS, the City Administrator prepared and submitted to the City Council a budget for the City of Gilroy for Fiscal Years 2025-2026 (FY26) and 2026-2027 (FY27), and the City Council carefully examined, considered, and adopted the same on June 2, 2025; and

WHEREAS, City Staff has prepared and submitted to the City Council a proposed amendment to the budget for FY26 and FY27 for the City of Gilroy in the staff report dated June 29, 2026, to award the Design-Build Construction Services of the Santa Teresa Fire Station to Zumwalt Construction, Inc; and

WHEREAS, the City Council has determined that construction of the Santa Teresa Fire Station is a necessary capital improvement to improve fire service coverage and response times and has approved award of a design-build agreement for the project; and

WHEREAS, the Santa Teresa Fire Station project is included in the City's Capital Improvement Program as CIP Project No. 800290 in the Capital Projects Fund, and the total project cost exceeds the amount currently appropriated in FY26, thereby requiring a budget amendment and temporary cashflow financing to allow the project to proceed on schedule; and

WHEREAS, under the Fourth Operating Memorandum to the Development Agreement – Glen Loma Ranch, dated October 21, 2024, Glen Loma Ranch ("GLR") is obligated to provide a total of $7,200,000 toward the City's fire station obligations, including a payment of $3,610,757 to the City upon recordation of a final map relative to Tentative Map 24-03; and

WHEREAS, the City has already received and/or secured other components of GLR's fire station funding obligation, including conveyance of the fire station parcel and earlier funding obligation steps, and the remaining $3,610,757 payment is anticipated to be received upon the occurrence of the applicable subdivision map milestone set forth in the Fourth Operating Memorandum; and

WHEREAS, in order to proceed with the Santa Teresa Fire Station project prior to receipt of the remaining GLR funding, the City Council finds it necessary and in the best interests of the City to authorize a temporary interfund loan to the Capital Projects Fund from available fund balances in the Facilities Fund and the General Fund, solely as interim financing for project cashflow needs; and

WHEREAS, City staff has determined that the Facilities Fund and the General Fund have

sufficient available fund balance to support a temporary interfund loan for this purpose, and that such loan is expected to be repaid from GLR fire station funding proceeds when received by the City pursuant to the Fourth Operating Memorandum; and

WHEREAS, the City Council desires to authorize a temporary interfund loan to the Capital Projects Fund in the total amount of $3,610,757, consisting of $1,500,000 from the Facilities Fund and $2,110,757 from the General Fund, to be repaid from future GLR fire station funding receipts or other legally available project revenues upon receipt thereof.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of City of Gilroy hereby increases the expenditure appropriations for FY26 in Capital Projects Fund by $11,942,555, decreases the expenditure appropriations for FY27 in Capital Projects Fund by $11,500,000, authorizes the transfer of $37,024 from Facilities Fund to the Capital Projects Fund, and authorizes a temporary interfund loan to the Capital Projects Fund for the Santa Teresa Fire Station project in the total amount of $3,610,757 comprised of $1,500,000 from the Facilities Fund and $2,110,757 from the General Fund.

PASSED AND ADOPTED this 29th day of June 2026 by the following roll call vote:

AYES:	**COUNCIL MEMBERS:**
NOES:	**COUNCIL MEMBERS:**
ABSTAIN:	**COUNCIL MEMBERS:**
ABSENT:	**COUNCIL MEMBERS:**

APPROVED:

_____
Greg Bozzo, Mayor

ATTEST:

_____
Kim Mancera, City Clerk