MARINA COAST WATER DISTRICT

MARINA, CA

IOP B SIDE IMPROVEMENTS PROJECT

CIP # WD-2401

VOLUME 3 OF 3

DRAWINGS

October 4, 2024

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT

MARINA — CALIFORNIA

MATERIALS

- CONCRETE
- CERAMIC TILE OR TILE PAVERS IN PLAN VIEW (SEE FINISH SCHEDULE)
- MASONRY
- BATT INSULATION IN SECTION
- RIGID INSULATION IN SECTION
- FINISH WOOD MEMBER IN SECTION
- CONTINUOUS WOOD MEMBER IN SECTION
- WOOD BLOCKING BETWEEN FRAMING MEMBERS IN SECTION
- PLYWOOD IN SECTION
- STEEL IN SECTION
- ACCOUSTIC TILE CEILING MATERIAL IN SECTION
- EARTH IN SECTION
- SAND
- ROCKFILL

SEE FLOOR PLANS & SECTIONS FOR ADDITIONAL LEGENDS

PROJECT DIRECTORY

PROJECT OWNER:	MARINA COAST WATER DISTRICT 11 RESERVATION RD MARINA, CA. 93933 (831) 384-6131 PHONE (831) 883-5995 FAX
PROJECT ARCHITECT	THE PAUL DAVIS PARTNERSHIP 286 ELDORADO STREET MONTEREY, CA. 93940 (831) 373-2784 PHONE (831) 373-7459 FAX paulw@pauldavispartnership.com CONTACT: PAUL W. DAVIS, A.I.A.
STRUCTURAL ENGINEER	HOWARD CARTER & ASSOCIATES 9600 BLUE LARKSPUR LN, SUITE 202 MONTEREY, CA 93940 (831) 373-3119 PHONE (831) 373-5872 FAX CONTACT: CSILLA FOSS
MECHANICAL ENGINEER	AXIOM ENGINEERS 2511 GARDEN ROAD, SUITE 140 MONTEREY, CA 93940 (831) 649-8000 PHONE (831) 649-8038 FAX CONTACT: BILL ESTES
ELECTRICAL ENGINEER	AURUM CONSULTING ENGINEERS 404 W. FRANKLIN ST., SUITE 100 MONTEREY, CA 93940 (831) 646-3330 PHONE (831) 646-3336 FAX CONTACT: ELDRIDGE BELL

CALGREEN NOTES

Per CALGreen 301.3.1 and California Civil code Section 1101.5, all non-compliant plumbing fixtures in any commercial real property shall be replaced with water-conserving plumbing fixtures.

A. Any toilet manufactured to use more than 1.6 gpf will need to be replaced with a toilet of 1.25 gpf maximum.

B. Any urinal manufactured to use more than 1.0 gpf will need to be replaced with a urinal 0.125 gpf for a wall-mounted urinal or 0.5 gpf for a floor-mounted urinal, maximum.

C. Any showerhead manufactured to use more than 2.5 gpm will need to be replaced with a showerhead of 1.8 gpm maximum.

D. Any interior faucet that emits more than 2.2 gpm will need to be replaced with a faucet of 0.5 gpm for lavatory faucets and 1.8 gpm for kitchen faucets, maximum.

DEVELOPMENT ANALYSIS

ASSESSOR'S PARCEL NUMBERS:

PARCEL 1 (Bldgs A & B):	031-251-037
PARCEL 2 (Bldg C):	031-251-038
PARCEL 3 (Bldg D):	031-025-039
PARCEL 4 (Bldg E):	031-025-040

ADDRESSES:
910 Bldg A Second Avenue- Marina, Ca 93933: Conference Center
910 Bldg B Second Avenue- Marina, Ca 93933: Carpenter's Union Local 605
920 Second Avenue- Marina, Ca 93933: Fort Ord Reuse Authority
930 Second Avenue- Marina, Ca 93933: Builder's Exchange of the Central Coast
940 Second Avenue- Marina, Ca 93933: Bureau of Land Management

ZONING: Planned Commercial (PC)

SITE AREA: 5.14 acres or 223,504.70 square feet (Total Parcel)
PARCEL 1: 1.66 acres or 72,137.38 square feet
PARCEL 2: 1.26 acres or 54,913.86 square feet
PARCEL 3: 1.15 acres or 49,969.54 square feet
PARCEL 4: 1.07 acres or 46,483.95 square feet

SITE COVERAGE:

BUILDINGS:	48,416 sf (21.7%)
PARKING & DRIVEWAYS:	69,784 sf (31.2%)
WALKS & COURTYARDS:	22,580 sf (10.0%)
LANDSCAPING:	83,067 sf (37.2%)

BUILDING AREAS:

A (Conference Center)	6,888 sf
Trash Enclosure Area:	719 sf
B (Carpenter's Union Local 605)	3,421 sf
Subtotal Habitable Space	*10,309 sf*
C (F.O.R.A. Offices):	8,796 sf
New Tenant Improvement:	6,204 sf
Trash Enclosure Area:	131 sf
Subtotal Habitable Space	*15,000 sf*
D (Builder's Exchange Offices):	4,321 sf
Office Condo Space:	8,174 sf
Trash Enclosure Area:	165 sf
Subtotal Habitable Space	*12,495 sf*
E (B.L.M. Offices):	9,323 sf
Trash Enclosure:	274 sf
Total Habitable Building Area:	47,127 sf
Subtotal Trash Enlosure Areas:	1,289 sf
Grand Total Building Areas:	48,416 sf

AREAS FOR THIS PERMIT ONLY

PARKING ANALYSIS:

Building Space	SF	Factor	Spaces Req'd
Conference Center:	234 seats	1/4 seats	58
Office Space (B,C,D,E):	40,239	1/300	134
Total spaces required (Includes ADA spaces):			191

Provide 6 ADA parking stalls, (1 Van access. at ea. bldg.)

1 PARCEL 2:
47 Parking Spaces
Includes two (2) existing Accessible Spaces
Includes eight (8) standard EVCS per CalGreen Table 5.106.5.3.1
Includes one (1) standard Accessible EVCS per CBC Table 11B-228.3.2.1
Includes one (1) Van Accessible EVCS per CBC Table 11B-228.3.2.1

CODE ANALYSIS

BUILDING DESCRIPTION:	ONE-STORY OFFICE BUILDIING
OCCUPANCY:	B, A-3
BUILDING AREA TOTAL:	B (11,547 SF) + A-3 (3,445 SF) = 14,992 SF (3)
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	ONE
SPRINKLERED:	NFPA 13 - AUTOMATIC FIRE SPRINKLER SYSTEM
AREA OF WORK:	6,204 SF TENANT IMPROVEMENT
ROOF MATERIAL:	CONCRETE TILE (CLASS A)
AREA SEPARATION:	1-HR BETWEEN OCCUPANCY A-3 & B PER CBC TABLE 508.4
AREA INCREASE:	NO
HEIGHT INCREASE:	NO
PROJECT DESCRIPTION:	1. 6,204 SF OF TENANT IMPROVEMENT IN EXISTING BUILDING "C" 2. ADDED NEW 36" WIDE DOOR ON NORTH EAST WING.

AREA CALCULATION (demonstrates both Existing & New conditions) for Building C:

ALLOWABLE AREA DETERMINATION
(CBC Table 506.2 - Single story, single occupancy)
A-3 & B Occupancies

$A_a = At + [NS \times If]$
where:
A_a = Allowable area (square feet)
A_t = Tabular area area factor (NS, S13R or SM value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for a non-sprinklered building (regardless whether the building is sprinklered).
If = Area factor increase due to frontage as calculated in accordance with Section 506.3

A-3 Occupancy
A_a = 24,000 + [6,000 x 0.75]
A_a = 28,500 SF
Actual: 2,405 SF.

B Occupancy
A_a = 36,000 + [9,000 x 0.75]
A_a = 42,750 SF
Actual: 12,595 SF.

FRONTAGE INCREASES 2016 CBC Sect 506.3.3
If = [F/P - 0.25] W/30
where:
If = Area increase due to frontage
F = Building perimeter that fronts on a public way or open space having 20 feet open minimum width.
P = Perimeter of entire building (feet).
W = Width of public way or open space (feet) in accordance with Section 506.2.1

If = [656/656 - 0.25] 30/30
If = 1.0 - 0.25
If = 0.75

Mixed Use
(2,405 / 28,500) + (12,595 / 42,750) = .38

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APPLICABLE CODES
2022 California Administrative Code (CAC), Part 1, Title 24, California Code of Regulations (CCR)
2022 California Building Code (CBC), Part 2, Title 24, CCR.
2022 California Electrical Code (CEC), Part 3, Title 24, CCR.
2022 California Mechanical Code (CMC), Part 4, Title 24, CCR.
2022 California Plumbing Code (CPC), Part 5, Title 24, CCR.
2022 California Energy Code (CEC), Part 6, Title 24, CCR
2022 California Fire Code (CFC), Part 9, Title 24, CCR. Based on 2018 International Fire Code (IFC)
2022 California Existing Building Code (CEBC), Part 10, Title 24, CCR.
2022 California Green Building Standards Code (CALGreen), Part 11, Title 24, CCR.
2022 California Referenced Standards Code, Part 12, Title 24, CCR.
Marina Municipal Code
Title 19 C.C.R., Public Safety, SFM Regulations
NFPA 13, Automatic Sprinkler System, 2016 edition
NFPA 71, Standards for the Installation Maintenance and Use of Central Station Protective Signaling Systems for Watchman Fire Alarm and Supervisory Service
NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) 2016 Edition (See UL Standard 1971 for "Visual Devices")

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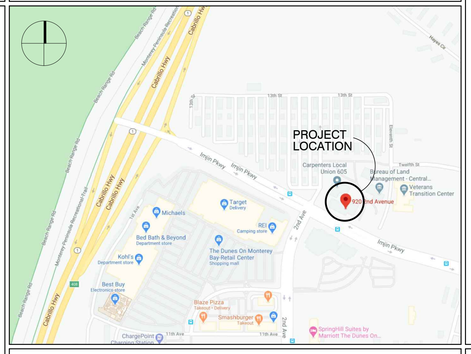
ABBREVIATIONS

&	AND	CTR.	COUNTER	H.B.	HOSE BIB	O/	OVER	SHT.	SHEET
L	ANGLE	CTSK.	COUNTERSINK	HBD.	HARDBOARD	OBS.	OBSCURE	SHTG.	SHEATHING
@	AT	CY.	CUBIC YARD	H.C.	HOLLOW CORE	O.C.	ON CENTER	SIM.	SIMILAR
℄	CENTERLINE			HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.O.H.	SIMILAR OPPOSITE HAND
℗	PLATE	DBL.	DOUBLE	HDWD.	HARDWOOD	O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL	S.S.	STAINLESS STEEL
ϕ	DIAMETER OR ROUND	DEPT.	DEPARTMENT	HDWR.	HARDWARE			S.M.	SHEET METAL
⊥	PERPENDICULAR	DET.	DETAIL	H.M.	HOLLOW METAL	OFF.	OFFICE	S.M.S.	SHEET METAL SCREW
//	PARALLEL	D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	O.H.M.S.	OVALHEAD MACHINE SCREW	SPECS.	SPECIFICATIONS
#	POUND OR NUMBER	D.H.	DOUBLE HUNG	HGT.	HEIGHT	O.H.W.S.	OVALHEAD WOOD SCREW	SQ.	SQUARE
(E)	EXISTING	DIAG.	DIAGONAL	HTG.	HEATING	OPNG.	OPENING	STL.	STEEL
		DIA.	DIAMETER	H.W.	HOT WATER	OPP.	OPPOSITE	STD.	STANDARD
A.B.	ANCHOR BOLT	DIMEN.	DIMENSION	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	O.S.B.	ORIENTED STRAND BOARD	STAG.	STAGGERED
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DISP.	DISPENSER					STOR.	STORAGE
A.C.	ASPHALTIC CONCRETE	DN.	DOWN			P.A.F.	POWDER ACTUATED FASTENER	STRUCT.	STRUCTURAL
A.C.T.	ACOUSTICAL CEILING TILE	DRWG.	DRAWING	I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	PART. BD.	PARTICLE BOARD	SUSP.	SUSPENDED
A/C	AIR CONDITIONING	D.S.	DOWNSPOUT			P.G.	PAINT GRADE	SYM.	SYMETRICAL
ACOUS.	ACOUSTICAL	DWR.	DRAWER	I.D.	INSIDE DIAMETER	PERF.	PERFORATED	SYS.	SYSTEM
ADJ.	ADJUSTABLE, ADJACENT			INCL.	INCLUDED, INCLUDING	P.L.F.	POUNDS PER LINEAL FOOT	T.	
AGGR.	AGGREGATE	E.	EAST	INSUL.	INSULATION	P.L.	PROPERTY LINE.		TREAD (S)
ALUM.	ALUMINUM	EA.	EACH	INT.	INTERIOR	PL. LAM.	PLASTIC LAMINATE	T.B.	TOWEL BAR
ANOD.	ANODIZED	ELEV.	ELEVATION, ELEVATOR	INV.	INVERT	PLAS.	PLASTER	T.C.	TOP OF CURB
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	ELEC.	ELETRIC (AL)			PLY.	PLYWOOD	TEL.	TELEPHONE
		EMER.	EMERGENCY	JAN.	JANITOR	PR.	PAIR	TEMP.	TEMPERED
APPROX.	APPROXIMATE	ENCL.	ENCLOSURE	J.H.	JOIST HANGER	P.S.F.	POUNDS PER SQUARE FOOT	T.E.N.	TYPICAL EDGE NAILING
ARCH.	ARCHITECT (URAL)	EQUIP.	EQUIPMENT	JT.	JOINT	P.S.I.	POUNDS PER SQUARE INCH	T & G	TONGUE AND GROOVE
		EXIST. (E)	EXISTING			P.T.	PRESSURE TREADED	T.GR.	TOP OF GRATE
BD.	BOARD	EXH.	EXHAUST	KIT.	KITCHEN	PART.	PARTITION	THK.	THICK (NESS)
BIT.	BITUMINOUS	EXP.	EXPOSED, EXPANSION			P.T.D.	PAPER TOWEL DISPENSER	THRESH.	THRESHOLD
BLDG.	BUILDING	EXT.	EXTERIOR	L.	LONG, LENGTH	P.V.C.	POLYVINYL CHLORIDE	T.O.	TOP OF
BLK.	BLOCK			LAM.	LAMINATE, LAMINATED			T.P.	TOP OF PAVEMENT
BLKG.	BLOCKING	F.A.	FIRE ALARM	LAV.	LAVATORY	R.	RISER (S)	T.P.H.	TOILET PAPER HOLDER
B.M.	BENCH MARK	FAST.	FASTENER	L.B.	LAG BOLT	R.A.	RETURN AIR	TV	TELEVISION
BM.	BEAM	F.B.	FLAT BAR	LOC.	LOCATE, LOCATION	RAD.	RADIUS	T.W.	TOP OF WALL
BOT.	BOTTOM	F.D.	FLOOR DRAIN	L.W.	LIGHT WEIGHT	R.D.	ROOF DRAIN	TYP.	TYPICAL
BRG.	BEARING	FDN.	FOUNDATION			REG.	REGISTER		
BTWN.	BETWEEN	F.E.C.	FIRE EXTINGUISHER CABINET	MAS.	MASONRY	REF.	REFRIGERATOR	U.B.C.	UNIFORM BUILDING CODE
B.W.	BOTH WAYS	FIBERGL	FIBERGLASS	MAT.	MATERIAL (S)	REINF.	REINFORCED, REINFORCING	U.L.	UNDERWRITER'S LABORATORIES
		FIN.	FINISH (ED)	MAX.	MAXIMUM	REQ'D.	REQUIRED	U.O.N.	UNLESS OTHERWISE NOTED
CAB.	CABINET	F.H.M.S.	FLAT HEAD MACHINE SCREW	M.B.	MACHINE BOLT	REQMT.	REQUIREMENT	UR.	URINAL
C.B.	CATCH BASIN	F.H.W.S.	FLAT HEAD WOOD SCREW	M.C.	MEDICINE CABINET	RESIL.	RESILIENT		
C.C.B.R.	CLOSED CELL BACKER ROD	FLASH.	FLASHING	M.H.	MAN HOLE	R.H.M.S.	ROUND HEAD METAL SCREW	V.B.	VAPOR BARRIER
CEM.	CEMENT	FLR.	FLOOR (ING)	MECH.	MECHANICAL	R.H.W.S.	ROUND HEAD WOOD SCREW	VAR.	VARIES
CER.	CERAMIC	FLUOR.	FLUORESCENT	MEMB.	MEMBRANE	RM.	ROOM	VERT.	VERTICAL
C.F.	CUBIC FOOT	F.O.	FACE OF	MEZZ.	MEZZANINE	R.O.	ROUGH OPENING	V.G.	VERTICAL GRAIN
C.I.	CAST IRON	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURE (ER)	R.O.W.	RIGHT OF WAY	V.T.	VINYL TILE
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MIN.	MINIMUM	R.S.	RESAWN	W.	WEST
CLG.	CEILING	F.O.M.	FACE OF MASONRY	MIR.	MIRROR	RUB.	RUBBER	W.	WIDE, WIDTH
CL.	CLOSET	F.O.S.	FACE OF STUDS	MISC.	MISCELLANEOUS	RWD.	REDWOOD	W/	WITH
CLR.	CLEAR (ANCE)	F.P.	FIREPLACE	MLDG.	MOULDING	R.W.L.	RAIN WATER LEADER	W.C.	WATER CLOSET
COL.	COLUMN	F.S.	FULL SIZE	M.I.W.	MALLEABLE IRON WASHER			WD.	WOOD
COMP.	COMPOSITION	FT.	FOOT OR FEET	M.O.	MASONRY OPENING	S.	SOUTH	WDW.	WINDOW
CONC.	CONCRETE	FTG.	FOOTING	MTD.	MOUNTED	S.A.M.	SELF ADHERING MEMBRANE	W.H.	WATER HEATER
CONN.	CONNECT (ION)	FURR.	FURRED (ING)	MTL.	METAL	S.B.	SOLID BLOCKING	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONSTR.	CONSTRUCT (ION)			MULL.	MULLION	S.C.	SOLID CORE		
CONT.	CONTINUOUS	GA.	GAUGE			SCHED.	SCHEDULE	W/O	WITHOUT
CORR.	CORRUGATED	GALV.	GALVANIZED	N.	NORTH	S.D.	STORM DRAIN	W.P.	WATERPROOF
CSMT.	CASEMENT	G.B.	GRAB BAR	(N)	NEW	SECT.	SECTION	W.R.	WATER RESISTANT
CSWK.	CASEWORK	G.I.	GALVANIZED IRON	NAT.	NATURAL	SERV.	SERVICE	W.R.B.	WATER RESISTANT BARRIER
C.T.	CERAMIC TILE	GL.	GLASS, GLAZING	N.I.C.	NOT IN CONTRACT	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
		GR.	GRADE, GRADING	NOM.	NOMINAL	S.G.	STAIN GRADE	WSCT.	WAINSCOT
		G.W.B.	GYPSUM WALLBOARD	N.T.S.	NOT TO SCALE	SH.	SHELF, SHELVING	WT.	WEIGHT
						SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH

SYMBOLS

- 2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
- A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER
- C / A8 — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER; ARROWS INDICATE ELEVATIONS SHOWN
- OFFICE / B201 — ROOM NAME, ROOM NUMBER
- WORK POINT, CONTROL POINT, OR DATUM POINT
- MATCHLINE
- 8 — SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
- 101C — DOOR NUMBER (SEE DOOR SCHEDULE)
- D — WINDOW SYMBOL (SEE WINDOW SCHEDULE)
- 1 / 1 — SIGNAGE SYMBOL
- 2 — REVISION

VICINITY MAP



DEFERRED SUBMITTALS:

Per CSBC Sec. 106.3.4.2:
Deferred submittals are defined as those portions of the design that are not submitted at the time of application and that are to be submitted to the building official within a specified period.

Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be fabricated, delivered or installed until their design and submittal documents have been approved by the building official and or fire department having jurisdiction. Submittals to be prepared by qualified individuals and stamped/signed by state licensed individuals qualified for subject work. The Deferred Submittals for this project are as follows:

1. NFPA 13 automatic fire sprinkler system
2. Fire Sprinkler Alarm System - NFPA 72
3. Building Fire Alarm System 72

MARINA COAST WATER DISTRICT

Marina Coast Water District

Reviewed By:_____ Date:_____

District Engineer: _____ Date:_____
Carl Niizawa, PE, BCEE

*For Sheets _____ only

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT — PAUL W. DAVIS — No. C-15182 — REN. 12-31-25 — STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1	Plan Check	08.23.2023
2	Plan Check	10.13.2023
3	Plan Check	11.06.2023
	BID SET	01.08.2024

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Sheet Title:
COVER SHEET

Sheet Number:
A0.1

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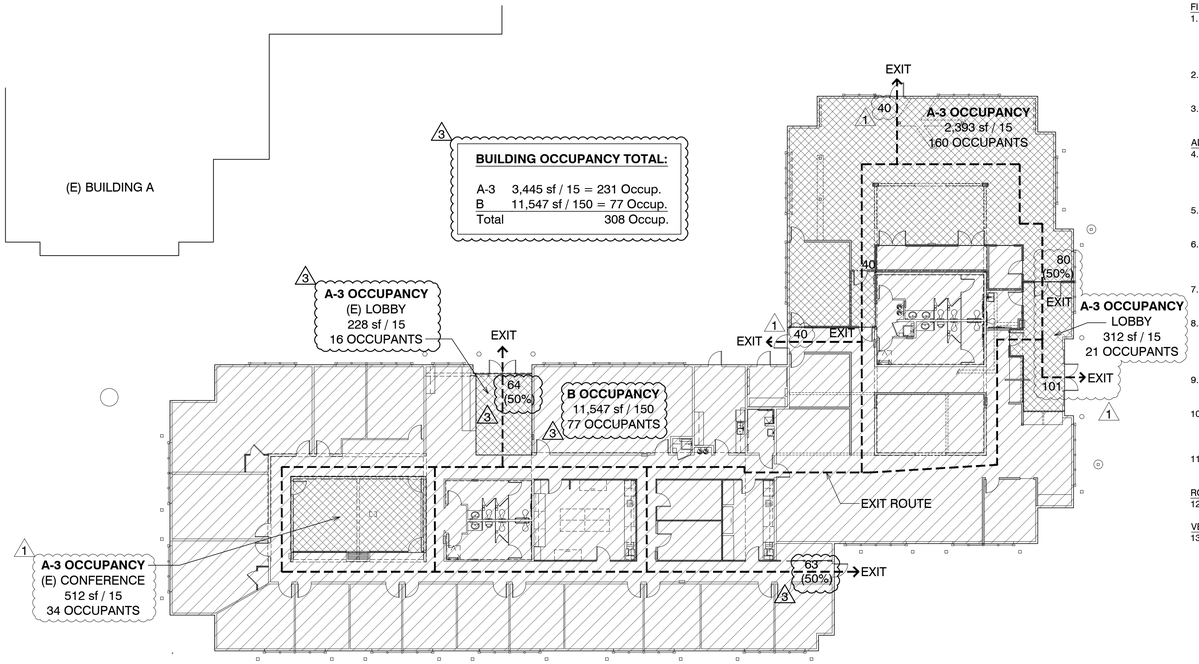
CODE COMPLIANCE / EXITING EXHIBIT



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PLUMBING MEASURES CPC TABLE 422.1

A-3 OCCUP.	3,455	OCCUP/15 =	231 OCCUP. LOAD	
B OCCUP.	11,547	OCCUP/150 =	77 OCCUP. LOAD	
A-3 OCCUP.	TLT	LAV	URINAL	
FEMALE 160 oocup.	3	1		
MALE 160 occup.	1	1	1	
B OCCUP.	TLT	LAV	URINAL	
FEMALE 39 occup.	4	2		
MALE 39 occup.	2	2	1	
	10	6	2	
REQUIRED:	TLT	LAV	URINAL	
FEMALE	7	3		
MALE	3	2	3	
PROVIDED				
FEMALE	6	3		
MALE	4	2	2*	
SINGLE ACCOM	1	1	-	
	11	6	2	

*PROPOSED URINAL COUNT APPROVED BY BUILDING OFFICIAL

FIRE DEPARTMENT NOTES

FIRE SPRINKLER NOTES:

1. INSTALLATION, APPROVAL AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13 AND LOCAL AMENDMENTS, THE EDITION(S) OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION.
2. PLANS FOR FIRE SPRINKLER SYSTEM MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION.
3. ROUGH-IN INSPECTIONS MUST BE COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION FROM THE BUILDING DEPARTMENT.

ADDRESS MARKER NOTES:

4. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCIES SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS.
5. THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER.
6. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MIN OF 6-INCH HEIGHT, 1" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC.
7. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL.
8. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. THEY SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. AT A ONE-WAY ROAD CONDITION, THE SIGN SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
9. WHERE MULTIPLE ADDRESSES ARE REQ'D AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN.
10. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE.
11. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

ROOFING

12. PROVIDE ROOFING OF CLASS A TYPE.

VEGETATION

13. ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL, AT ALL TIMES, MAINTAIN A CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING.

ACCESS ROADWAYS AND DRIVEWAYS:

14. DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET.
15. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED.
16. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS.
17. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED.
18. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF
19. SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

MARINA WATER COAST DISTRICT

1. TOILETS SHALL BE ULTRA LOW FLOW TOILET (1.28 GPF) OR PROVIDE DUAL FLUSH VALVES.
2. URINALS SHALL BE WATERLESS.
3. ALL SHOWER HEADS SHALL BE 1 1.8 GALLONS PER MINUTE MINIMUM at 80 PSI - SEE SPECIFICATIONS.
4. ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSYEM- COORDINATE WITH MECHANICAL DRAWINGS.
5. LANDSCAPING SHALL APPLY XERISCAPE PRINCIPLES, INCLUDING SUCH TECHNIQUES AND MATERIALS AS NATIVE OR LOW WATER USE PLANTS AND LOW PRECIPITATION SPRINKLER HEADS, BUBBLERS, DRIP IRRIGATION SYSTEMS AND TIMING DEVICES WHEREVER POSSIBLE- SEE LANDSCAPE DWGS.

GENERAL NOTES

1. ALL PORTIONS OF THE PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE 2022 CBC, CBSC, CMC, CPC, CEC, TITLE 24 ENERGY AND 2022 NEC.
2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VISITING THE JOB SITE AND OBTAINING ALL CORRECT INFORMATION FOR THE COMPLETION OF THE CONTRACT.
4. GENERAL DIMENSIONING GUIDELINES:
   - 4.a. ALL DIMENSIONS LOCATING EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
   - 4.b. DIMENSIONS LOCATING INTERIOR WALLS ARE TO FACE OF STUD OR CENTERLINE OF STUD WHERE INDICATED.
5. IN THE EVENT THAT CERTAIN DETAILS OF THE CONSTRUCTION ARE NOT FULLY SHOWN OR NOTED ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, THEIR CONSTRUCTION SHALL BE OF THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN OR NOTED.
6. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMFUL FROM ALL LIABILITY , REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
7. THE ARCHITECT 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.
8. ONLY WORKING DRAWINGS STAMPED "ISSUED FOR CONSTRUCTION" ARE PERMITTED TO BE USED FOR CONSTRUCTION OF THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE. CONTRACTORS USING INCORRECT DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE DRAWINGS ISSUED FOR CONSTRUCTION.
9. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
10. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.
11. NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLE AVAILABLE SOURCE OF RECLAIMED OR OTHER SUB-POTABLE WATER APPROVED BY THE MONTEREY COUNTY HEALTH DEPARTMENT AND APPROPRIATE FOR SUCH USE.
12. THE USE OF SOLDERS CONTAINING MORE THAN TWO-TENTHS OF ONE PERCENT OF LEAD IN MAKING JOINTS IN WATER SUPPLY SYSTEM IS PROHIBITED.
13. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES AND RELATED PRODUCTS (SUCH AS DOORS, WINDOWS, DAMPERS, ETC.) SHALL BE KEPT ON SITE BY THE CONTRACTOR FOR REVIEW BY THE BUILDING DEPARTMENT.

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:

GENERAL NOTES
FIRE DEPT. NOTES
WATER RES. NOTES
EXITING EXHIBIT

Sheet Number:

A0.2

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

SECTION 303 PHASED PROJECTS

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

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

ABBREVIATION DEFINITIONS:

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

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

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

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

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.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

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 visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, 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. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-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] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating 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. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[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

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

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

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

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

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

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible 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).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 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:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(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 subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet 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 5.106.5.4.1
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 equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be 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 5.106.5.4.1.

TABLE 5.106.5.4.1 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
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

5.106.8 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.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

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.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:
1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re--use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
CALGREEN NON-RESIDENTIAL CHECKLIST

Sheet Number:
A0.3

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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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

Y	N/A	RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

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

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

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

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

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

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

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

5.303.3.2 Urinals.

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

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

5.303.3.3 Showerheads. [BSC-CG]

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

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

5.303.3.4 Faucets and fountains.

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

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

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

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

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

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

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

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

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

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

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 shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

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.

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.

TEST. A procedure to determine quantitative performance of a system or equipment

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/

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 5.410 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. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^{0} 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.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSJ). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14., the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^{3}/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re–use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
CALGREEN NON-RESIDENTIAL CHECKLIST

Sheet Number:
A0.4

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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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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

Y	N/A	RESPON. PARTY
☒	☐	

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

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

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

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

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.

Y	N/A	RESPON. PARTY

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

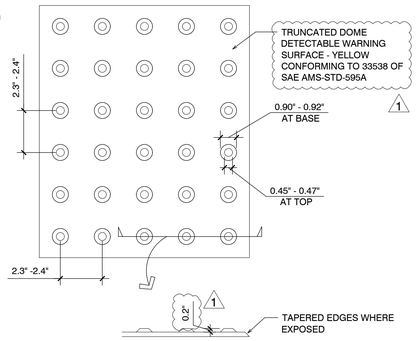
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

Y	N/A	RESPON. PARTY

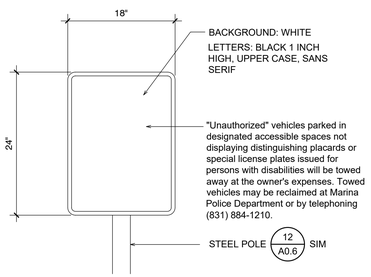
02-06_TruncDomes



17 (E) TRUNCATED DOMES

SCALE: 3" = 1'-0"

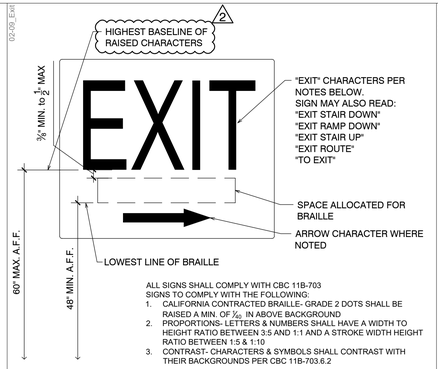
TOW-AWAY SIGN



13 (E) TOW-AWAY SIGN

SCALE: 1" = 1'-0"

02-09_Exit



9 EXIT SIGN DETAIL

SCALE: 3" = 1'-0"

02-09_ISA

A. MIN. 5" x 5" SHALL BE LOCATED AT PRIMARY ENTRANCE TO BUILDING ON WALL SURFACE 60" A.F.F. TO CENTER LINE OF SIGN AND 15" FROM EDGE OF STRIKE SIDE TO CENTER OF SIGN.

B. MIN. 36" x 36" PAINTED SYMBOL ON PAVEMENT BEYOND ACCESSIBLE PARKING STALL(S).

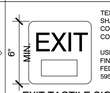
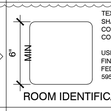
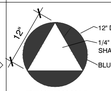
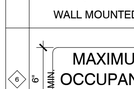
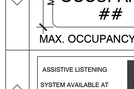
C. BACKGROUND TO BE BLUE (EQUAL TO COLOR #15090 IN FEDERAL STANDARD 595C, WHEELCHAIR SYMBOL TO BE WHITE (TYP. U.O.N.)

D. REFER TO CBC FIGURE 11B-703.7.2.1

5 INT'L SYMBOL of ACCESSIBILITY (ISA)

SCALE: 6" = 1'-0"

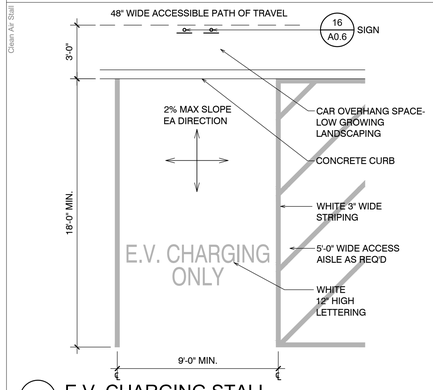
SIGN SCHEDULE

	TYPE	MOUNTING	NOTES:
1	BLDG ACCESSIBILITY	4 SCREWS INTO WALL NEAR DOORS OR DECAL o/ DOOR.	PROPORTIONS, FINISH, CONTRAST, & CHARACTER HEIGHT SHALL BE PER CBC 11B-703.7.2.1
2a	 EXIT TACTILE SIGNAGE	LATCH SIDE OF DOOR WHERE POSSIBLE	INSTALL ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ADJACENT TO THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
2b			
3	 ROOM IDENTIFICATION	LATCH SIDE OF DOOR WHERE POSSIBLE	INSTALL ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ADJACENT TO THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. SEE PLAN FOR SIGN COPY.
4	 RESTROOM DOOR MOUNTED ISA		COLOR & CONRAST OF SIGN SHALL DISTINCTLY CONTRAST w/ COLOR OF DOOR (TYP) ½" THICK GEOMETRIC SHAPES (TYP)
5A 5B 5C	WALL MOUNTED ISA	LATCH SIDE OF DOOR WHERE POSSIBLE	CHARACTERS AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. COLOR AND CONTRAST OF SIGN SHALL DISTINCTIVELY CONTRAST WITH COLOR OF THE WALL. HEIGHT OF LETTERING SHALL A MIN. OF ⅝" AND A MAX. OF 2". PROVIDE RAISED LETTERING ⅛". SEE CBC FIGURE 11B-703.4.2
6	 MAX. OCCUPANCY SIGNAGE	LATCH SIDE OF DOOR WHERE POSSIBLE	PROPORTIONS, FINISH, CONTRAST, & CHARACTER HEIGHT SHALL BE PER CBC SECTION 11B-703
7		14 ---	MOUNTING HEIGHT SHALL BE 60" A.F.F. TO CENTER LINE OF SIGN. PROPORTIONS, FINISH, CONTRAST, & CHARACTER HEIGHT SHALL BE PER CBC 11B-703
8	ENTRANCE SIGNAGE FOR PARKING	12 --- 13 ---	POSTED AT ENTRANCE OF SITE
9		ABOVE ENTRY DOOR	SIGN SHALL READ: **"DOORS MUST REMAIN UNLOCKED WHEN THIS BUILDING IS OCCUPIED"** LETTERS MIN. 1" HIGH ON CONTRASTING BACKGROUND

ACCESSIBLE SIGNAGE NOTES

1. All signs shall comply with Title 24 & CBC. Section 11B - 703.
2. Room identification signage to comply with the following:
   Braille - Per CBC 11B-703.3 & Table 11B-703.3.1.
   Proportions - Letters and numbers shall comply with CBC11B-703.2.
   CHARACTER HEIGHT - CBC 11B-703.2.5.
   CONTRAST - Characters and symbols shall contrast with their background CBC 11B-703.5.1.
3. International symbol of accessibility to conform to CBC 11B-703.7.2.1 and Figure 11B-703.7.2.1.

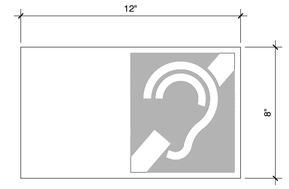
Clean Air Stall



18 E.V. CHARGING STALL

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

1B-01_ALD



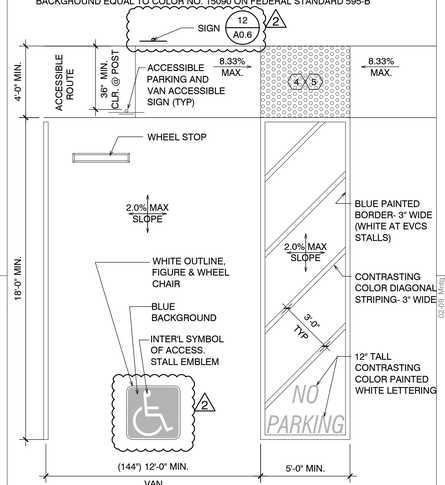
14 ASSISTIVE LISTENING DEVICE SIGN

SCALE: 1" = 1'-0"

02-06_Plng-Stall-Van

SIGN NOTES:

1. SIGN MUST BE LOCATED AT THE INTERIOR END OF THE ACCESSIBLE STALL, WITH BOTTOM AT 80" A.F.F.
2. SIGNS MUST BE REFLECTORIZED, 70 SQ. IN. MIN., WITH A WHITE INT'L SIGN OF ACCESSIBILITY ON BLUE BACKGROUND.
3. VAN STALLS MUST HAVE ADDITIONAL SIGNAGE STATING "VAN ACCESSIBLE" BELOW THE INT'L SIGN OF ACCESSIBILITY.
4. INT'L SIGN of ACCESSIBILITY SHALL BE PAINTED ON PAVING WITH WHITE ON BLUE BACKGROUND EQUAL TO COLOR NO. 15090 ON FEDERAL STANDARD 595-B



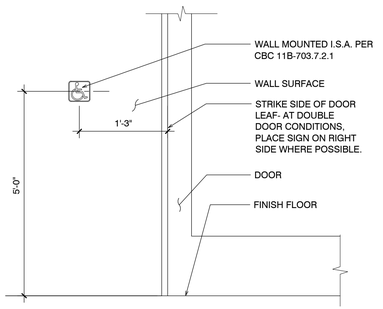
NOTES:

1. TRANSITIONS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
2. SIDEWALK THICKNESS SHALL BE 4" MIN.
3. DETECTABLE SURFACE
4. SEE CIVIL FOR GRADING
5. VAN PARKING SPACES SHALL BE PERMITTED TO BE 108" WIDE MINIMUM WHERE THE ACCESS AISLE IS 96" WIDE MINIMUM. CBC 11B-502.2 "Exception". 2

11 (E) VAN ACCESSIBLE PARKING STALL

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

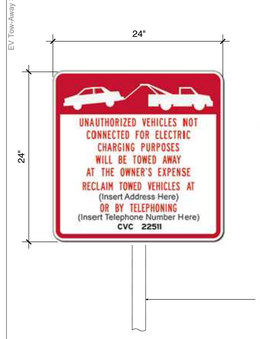
02-06_Bldg-Acce-Sign



6 BLDG ACCESSIBILITY SIGN (ELEV)

SCALE: 1" = 1'-0"

EV Tow-Away Sign

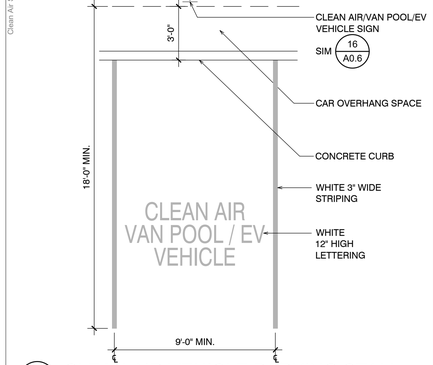


"UNAUTHORIZED VEHICLES NOT CONNECTED FOR ELECTRIC CHARGING PURPOSES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. RECLAIM TOWED VEHICLES AT MARINA POLICE DEPT. OR BY TELEPHONING (831) 884-1210"

19 ELECTRIC VEHICLE SIGNS

SCALE: N.T.S.

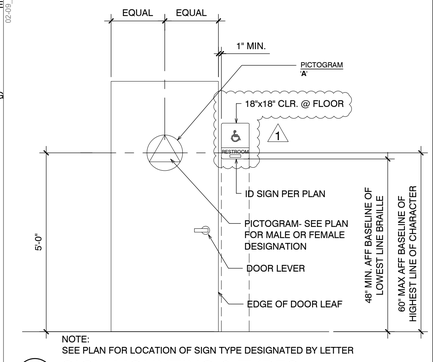
Clean Air Stall



15 CLEAN AIR PARKING STALL

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

02-09_MntgTyp

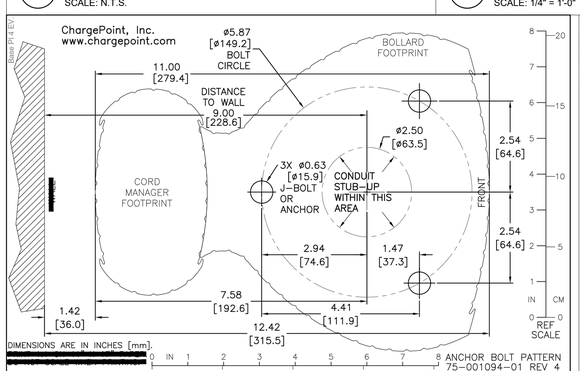


NOTE:
SEE PLAN FOR LOCATION OF SIGN TYPE DESIGNATED BY LETTER

7 SIGN MOUNTING & TYPES

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

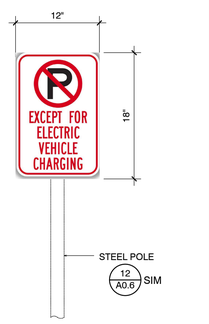
State PV & EV



20 BASE PLATE FOR CHARGING STATION

SCALE: 6" = 1'-0"

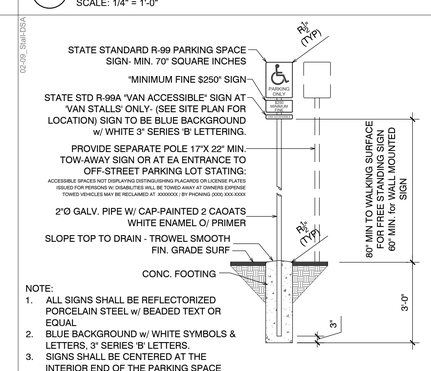
EV Tow-Away Sign



16 ELECTRIC VEHICLE SIGNS

SCALE: N.T.S.

02-09_Stall-DSA

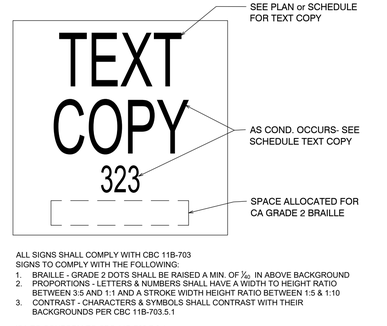


NOTE:
1. ALL SIGNS SHALL BE RECTANGULAR PORCELAIN STEEL w/ BEADED TEXT OR EQUAL
2. BLUE BACKGROUND w/ WHITE SYMBOLS & LETTERS, 3" SERIES 'B' LETTERS.
3. SIGNS SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE

12 (E) PARKING SIGN DETAIL

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

02-09_RoomID



ALL SIGNS SHALL COMPLY WITH CBC 11B-703
SIGNS TO COMPLY WITH THE FOLLOWING:
1. BRAILLE - GRADE 2 DOTS SHALL BE RAISED A MIN. OF 1/20 IN ABOVE BACKGROUND
2. PROPORTIONS - LETTERS & NUMBERS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH HEIGHT RATIO BETWEEN 1:5 & 1:10
3. CONTRAST - CHARACTERS & SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUNDS PER CBC 11B-703.5.1

ISA TO CONFORM TO CBC 11B-703.7.2.1

8 IDENTIFICATION SIGN

SCALE: 3" = 1'-0"

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:
1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

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TYPICAL DETAIL ASSEMBLY OF MATERIALS SHOWN W/ SPACE FOR LAYERS. ASSEMBLY IS TIGHT.

Sheet Title:
SIGN DETAILS

Sheet Number:
A0.6

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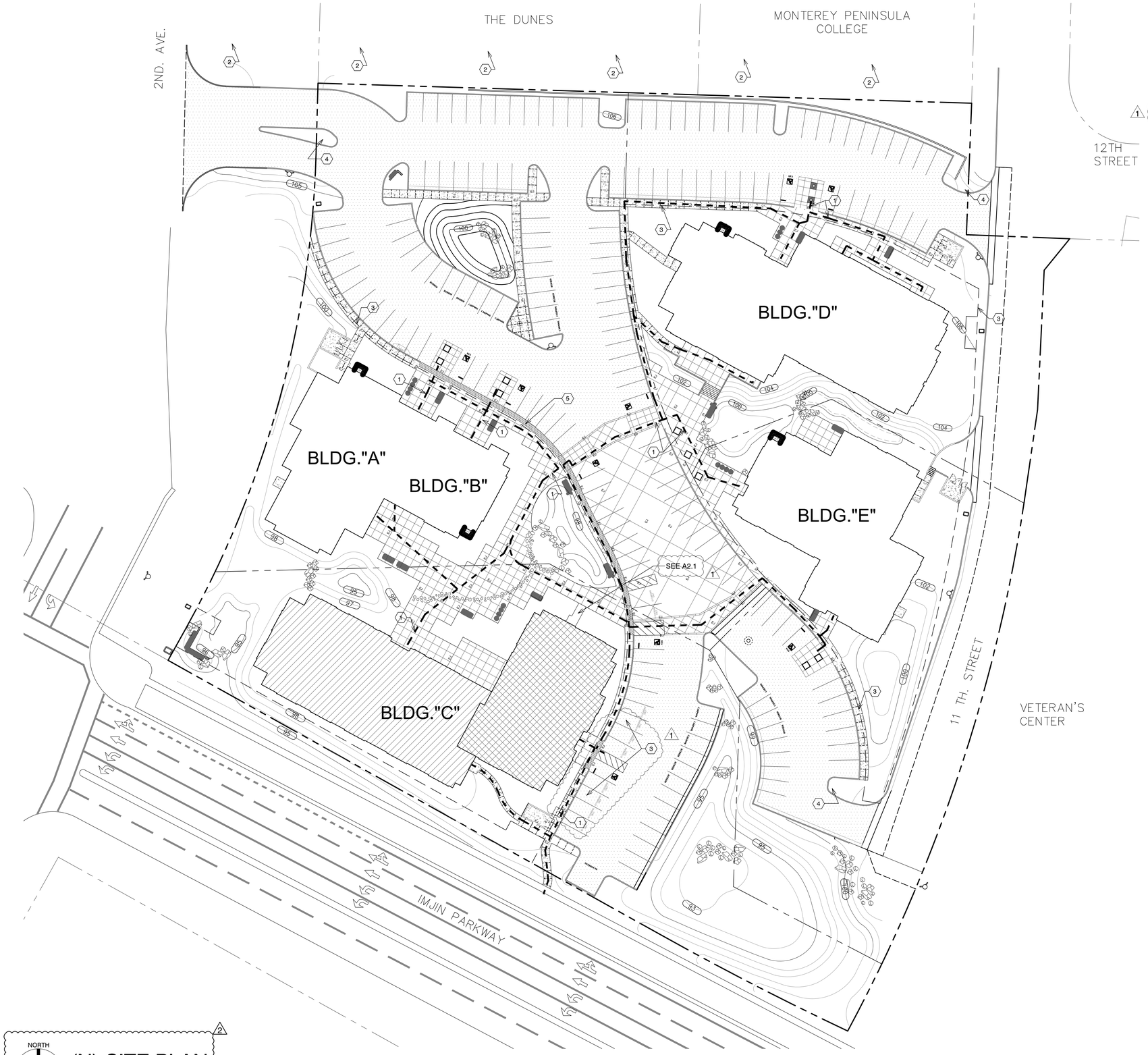

SHEET NOTES

1. ACCESSIBLE PATH OF TRAVEL - SEE NOTES BELOW
2. EXISTING BUILDING ON ADJACENT PROPERTY
3. NEW EV PARKING SPACE - SEE A1.2
4. UNAUTHORIZED VEHICLE PARKING SIGN - SEE 13/A0.6 19/A0.6
5. EXISTING TRUNCATED DOMES - SEE 17/A0.6

NORTH

(N) SITE PLAN

SCALE: 1" = 30'-0"

0 7.5 15 30 60

SCALE: 1" = 30'-0"

SIGNAGE, SEE SHEET A0.6

ACCESSIBLE PATH OF TRAVEL (POT) NOTES:

1. Accessible path of travel as indicated (— — —) shall be a barrier free access route without any abrupt level changes exceeding ½" beveled at 1:2 max. slope, or verical level changes not exceeding ¼" max. and at least 48" wide. Surface is slip resitant, stable firm, and smooth.
2. Cross slope shall not exceed 2% and slope in the direction of travel shall be less than 5% unless otherwise indicated on plans.

Project / Owner:

MARINA COAST WATER DISTRICT

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MARINA ,CA 93933

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Sheet Title: (N) SITE PLAN

Sheet Number: A1.1

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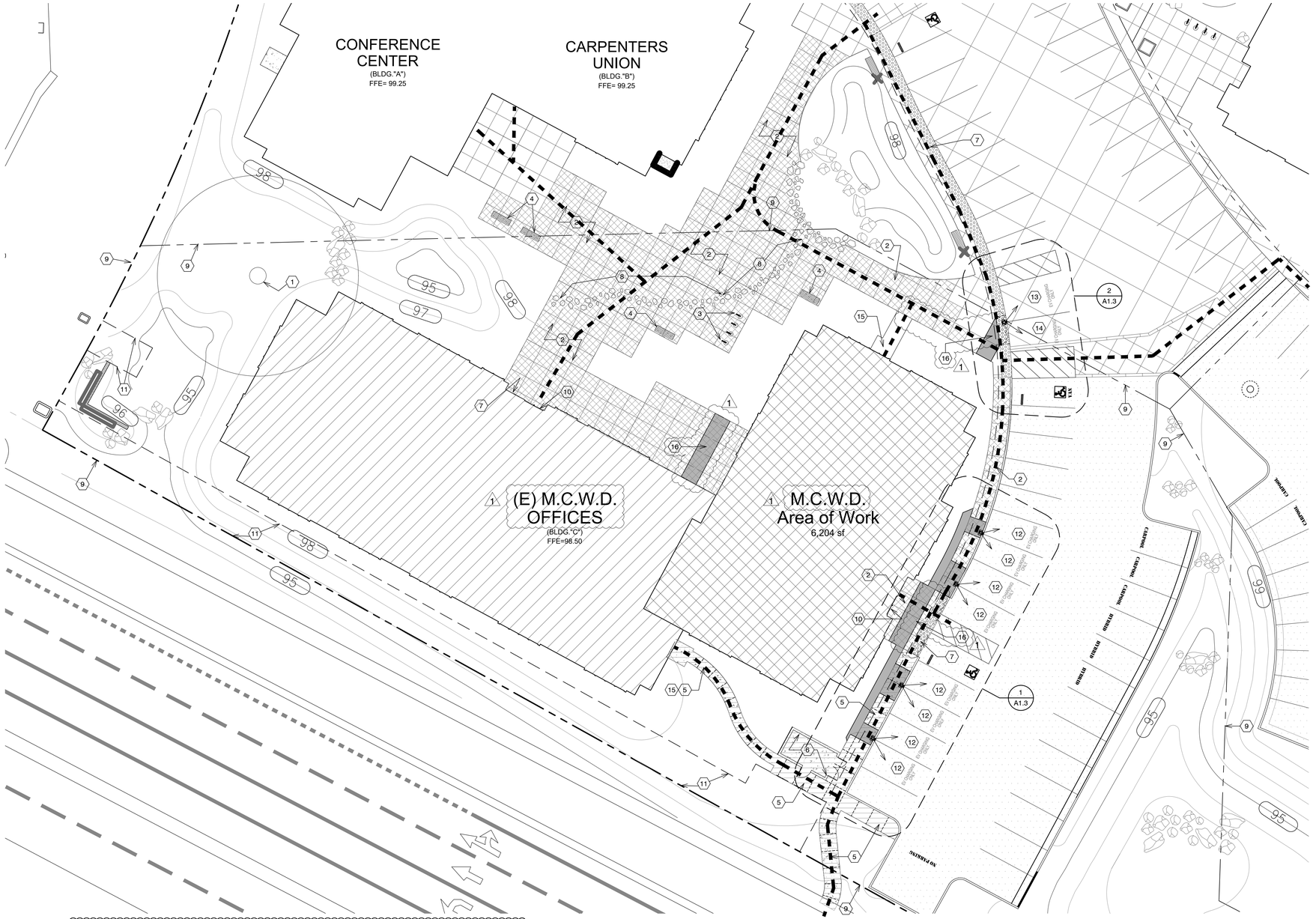

2 NORTH

ENLARGED PARTIAL (N) SITE PLAN

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

0 4 8 16 32

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

SHEET NOTES

1. EXISTING TREE
2. EXISTING CONCRETE PAVING
3. EXISTING BIKE RACK
4. EXISTING SITE BENCH
5. EXISTING CONCRETE FLATWORK
6. EXISTING TRASH ENCLOSURE & UTILITIES AREA WALLS
7. EXISTING TRUNCATED DOME PAVERS, SEE DTL 17/A0.6
8. EXISTING FLAGSTONE PAVERS
9. PROPERTY LINE
10. EXISTING "KNOX BOX" NEAR ENTRANCE TO DOOR FOR FIRE DEPT EMERGENCY ACCESS.
11. UTILITIES EASEMENT
12. (N) ELECTRIC VEHICLE CHARGING STATION (EVCS)
13. (N) VAN ACCESSIBLE EVCS
14. (N) STANDARD ACCESSIBLE EVCS
15. (N) CONC PAVING
16. TRENCH THRU (E) CONC PAVING & REPAIR (DASHED & SHADED). SEE ELEC DWGS FOR CONDUIT REQ'S

ACCESSIBLE PATH OF TRAVEL (POT) NOTES:

1. Accessible path of travel as indicated (▬ ▬ ▬) shall be a barrier free access route without any abrupt level changes exceeding ½" beveled at 1:2 max. slope, or verical level changes not exceeding ¼" max. and at least 48" wide. Surface is slip reisitant, stable firm, and smooth.
2. Cross slope shall not exceed 2% and slope in the direction of travel shall be less than 5% unless otherwise indicated on plans.

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

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STATE OF CALIFORNIA

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Sheet Title:
ENLARGED PARTIAL (N) SITE PLAN

Sheet Number:

A1.2

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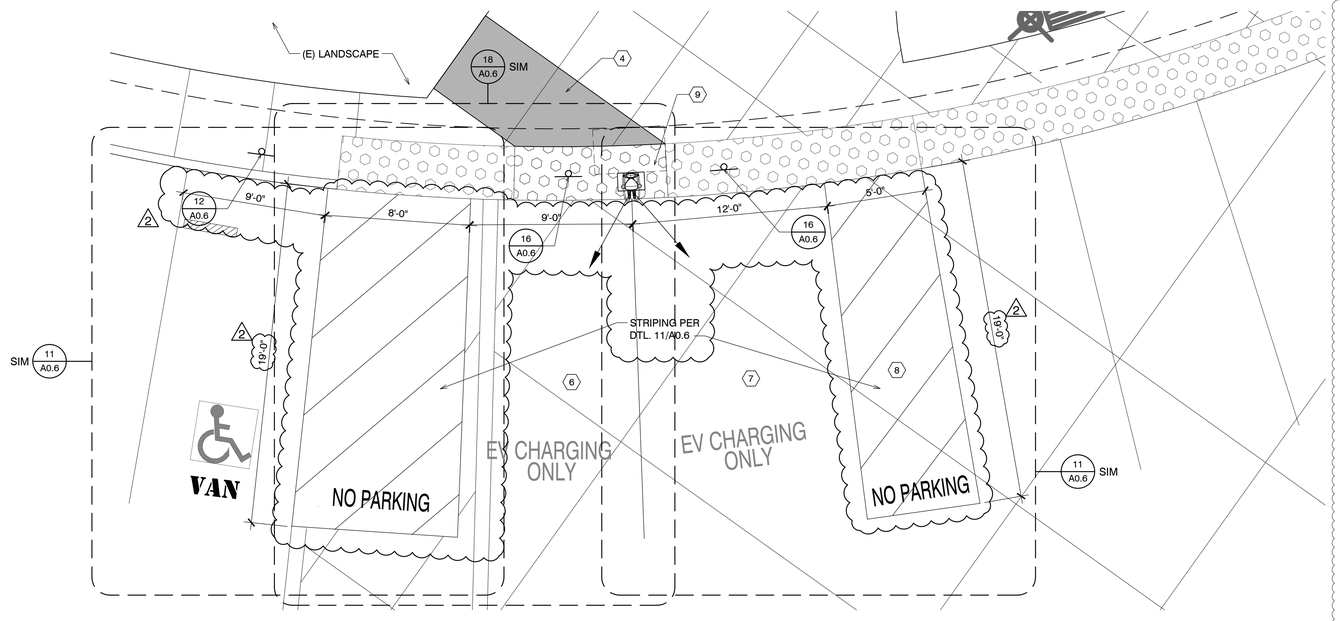


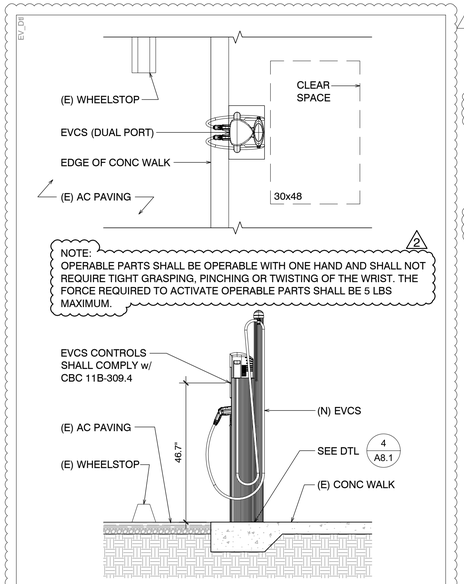
NORTH

2 ENLARGED NEW EVCS PARKING

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

0 1 2 4 8

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

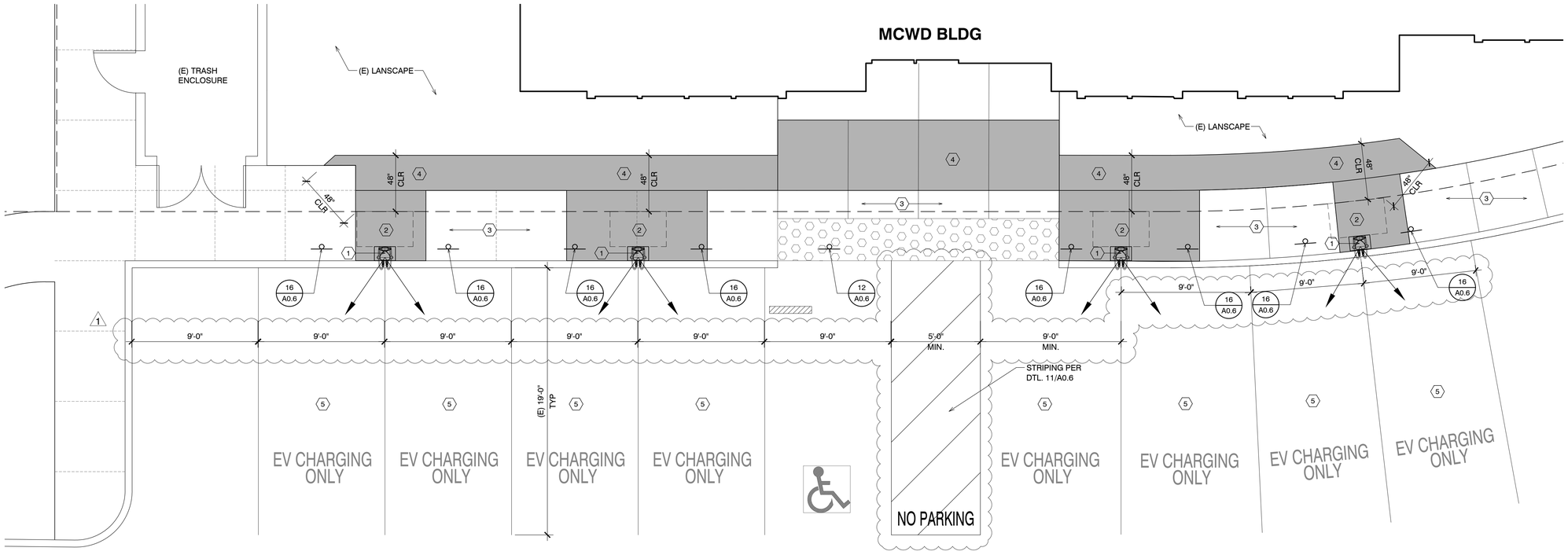


1 EVCS - CLEARANCE & CONTROLS

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

SHEET NOTES

1. (N) DUAL PORT ELECTRIC VEHICLE CHARGING STATION, SEE 20/A0.6 & 1/A1.3
2. 30"x48" CLEAR FLOOR SPACE
3. (E) CONC FLATWORK
4. (N) CONC FLATWORK TO MATCH EXISTING COLOR OF EXPOSED CONCRETE
5. (N) STANDARD EVCS PARKING SPACE
6. (N) ACCESSIBLE EVCS PARKING SPACE
7. (N) VAN ACCESSIBLE EVCS PARKING SPACE
8. (N) ACCESS AISLE STRIPING
9. REMOVE PARTIAL TRUNCATED DOMES TO INSTALL (N) EVCS & REINSTALL AFTER COMPLETING EVCS INSTALL



NORTH

1 ENLARGED NEW EVCS PARKING

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

0 1 2 4 8

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

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

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ARCHITECTS & PLANNERS

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Sheet Title:
ENLARGED
NEW EVCS PARKING

Sheet Number:

A1.3

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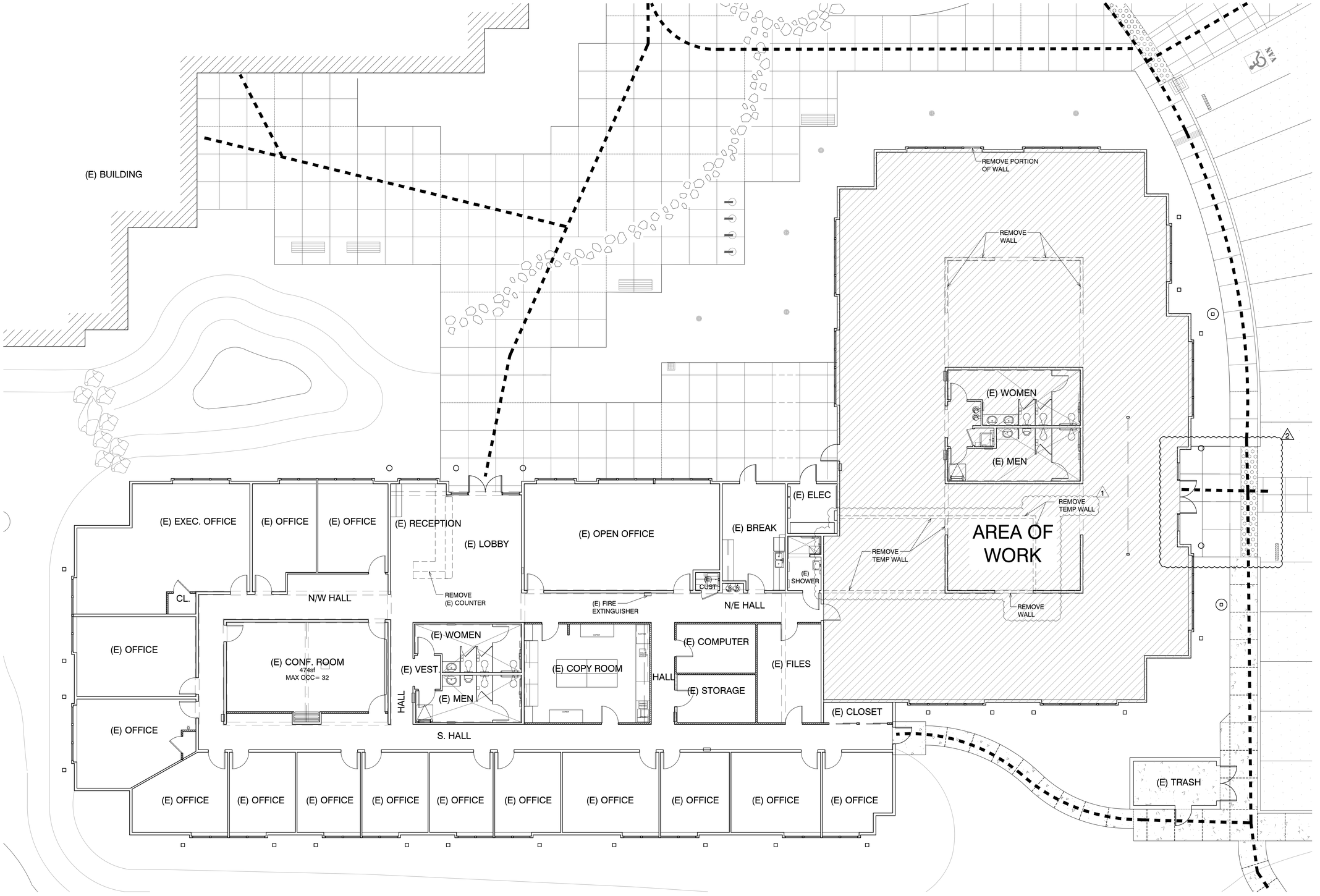

ACCESSIBLE PATH OF TRAVEL (POT) NOTES:

1. Accessible path of travel as indicated (— — —) shall be a barrier free access route without any abrupt level changes exceeding ½" beveled at 1:2 max. slope, or verical level changes not exceeding ¼" max. and at least 48" wide. Surface is slip reisitant, stable firm, and smooth.
2. Cross slope shall not exceed 2% and slope in the direction of travel shall be less than 5% unless otherwise indicated on plans.

WALL LEGEND

- (E) WALL
- (E) PARTIAL HEIGHT WALL (8'-0" TALL NO CEILING)
- (N) WALL
- (N) 1-HR RATED WALL

NORTH

EXISTING / DEMO FLOOR PLAN

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

0 2 4 8 16

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

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

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Sheet Title:
EXISTING / DEMO FLOOR PLAN

Sheet Number:

A2.0

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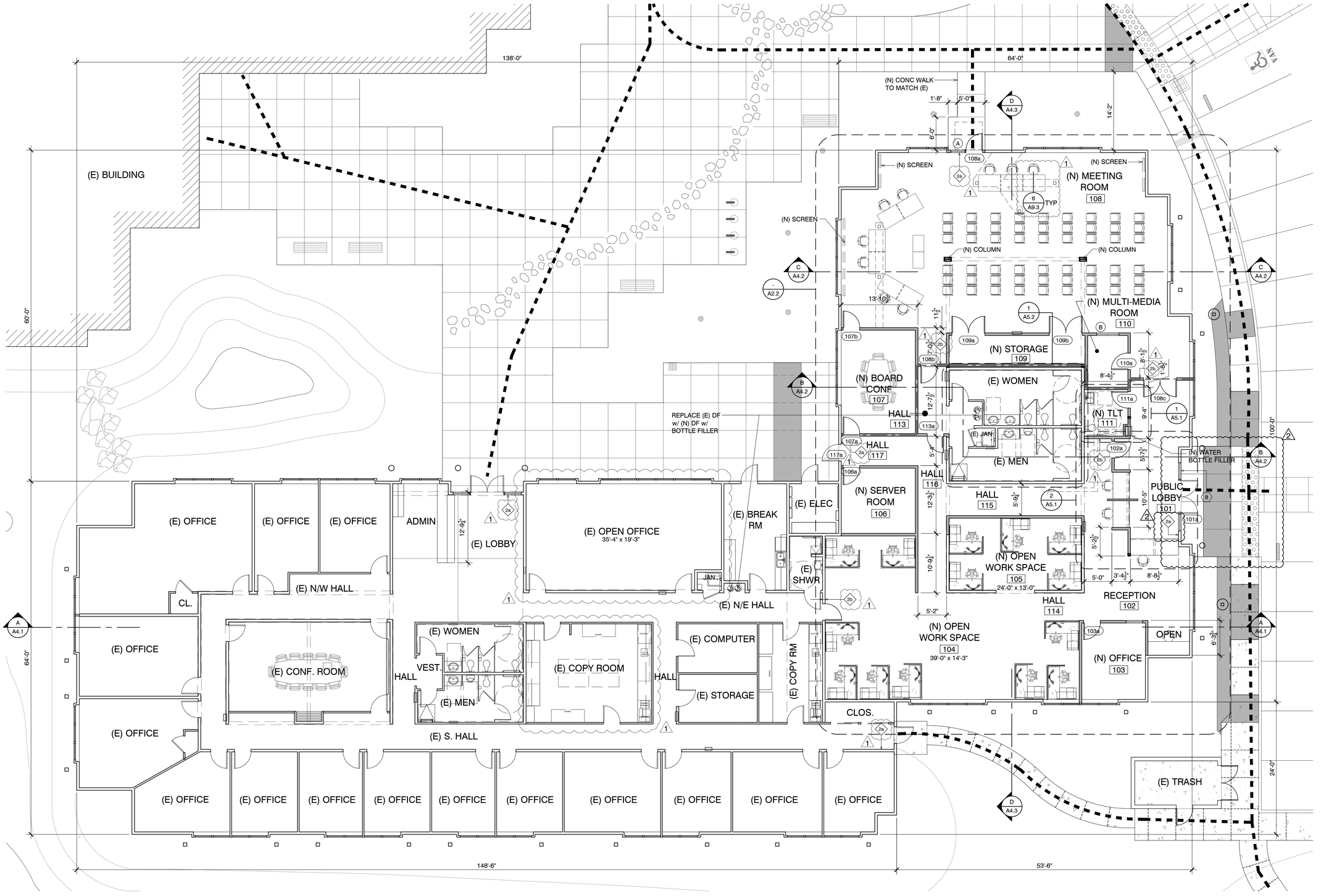

ALL DOORS & WINDOWS EXISTING UNLESS OTHERWISE NOTED

ACCESSIBLE PATH OF TRAVEL (POT) NOTES:

1. Accessible path of travel as indicated (— — —) shall be a barrier free access route without any abrupt level changes exceeding ½" beveled at 1:2 max. slope, or verical level changes not exceeding ¼" max. and at least 48" wide. Surface is slip reisitant, stable firm, and smooth.
2. Cross slope shall not exceed 2% and slope in the direction of travel shall be less than 5% unless otherwise indicated on plans.

WALL LEGEND

- (E) WALL
- (E) PARTIAL HEIGHT WALL (8'-0" TALL NO CEILING)
- (N) WALL
- (N) 1-HR RATED WALL

NEW FLOOR PLAN

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

0 2 4 8 16

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

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT — PAUL W. DAVIS — No. C-15182 — REN. 12-31-25 — STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1	Plan Check	08.23.2023
2	Plan Check	10.13.2023
3	Plan Check	11.06.2023
	BID SET	01.08.2024

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Sheet Title:
(N) FLOOR PLAN

Sheet Number:

A2.1

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SHEET NOTES

1. ALL EXISTING WALLS TO HAVE NEW GWB FINISHES
2. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SEE DTL 20/A9.1
3. SAWCUT (E) CONC FOR CONDUIT / PLUMBING. PATCH / REPAIR TO MATCH EXISTING
4. (N) WATER BOTTLE FILLER

ALL DOORS & WINDOWS EXISTING UNLESS OTHERWISE NOTED

SIGNAGE, SEE SHEET A0.6

WALL LEGEND

- (E) WALL
- (E) PARTIAL HEIGHT WALL (8'-0" TALL NO CEILING)
- (N) WALL
- (N) 1-HR RATED WALL
- (N) PARTIAL HEIGHT WALL

COLORS

WALLS	SW 6112 BISCUIT
TRIM	SW 7039 TAUPE
ACCENT	SW 6211 RAINWASHED

NORTH

ENLARGED PARTIAL FLOOR PLAN

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

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

Project / Owner:

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Sheet Title:
ENLARGED PARTIAL FLOO PLAN

Sheet Number:

A2.2

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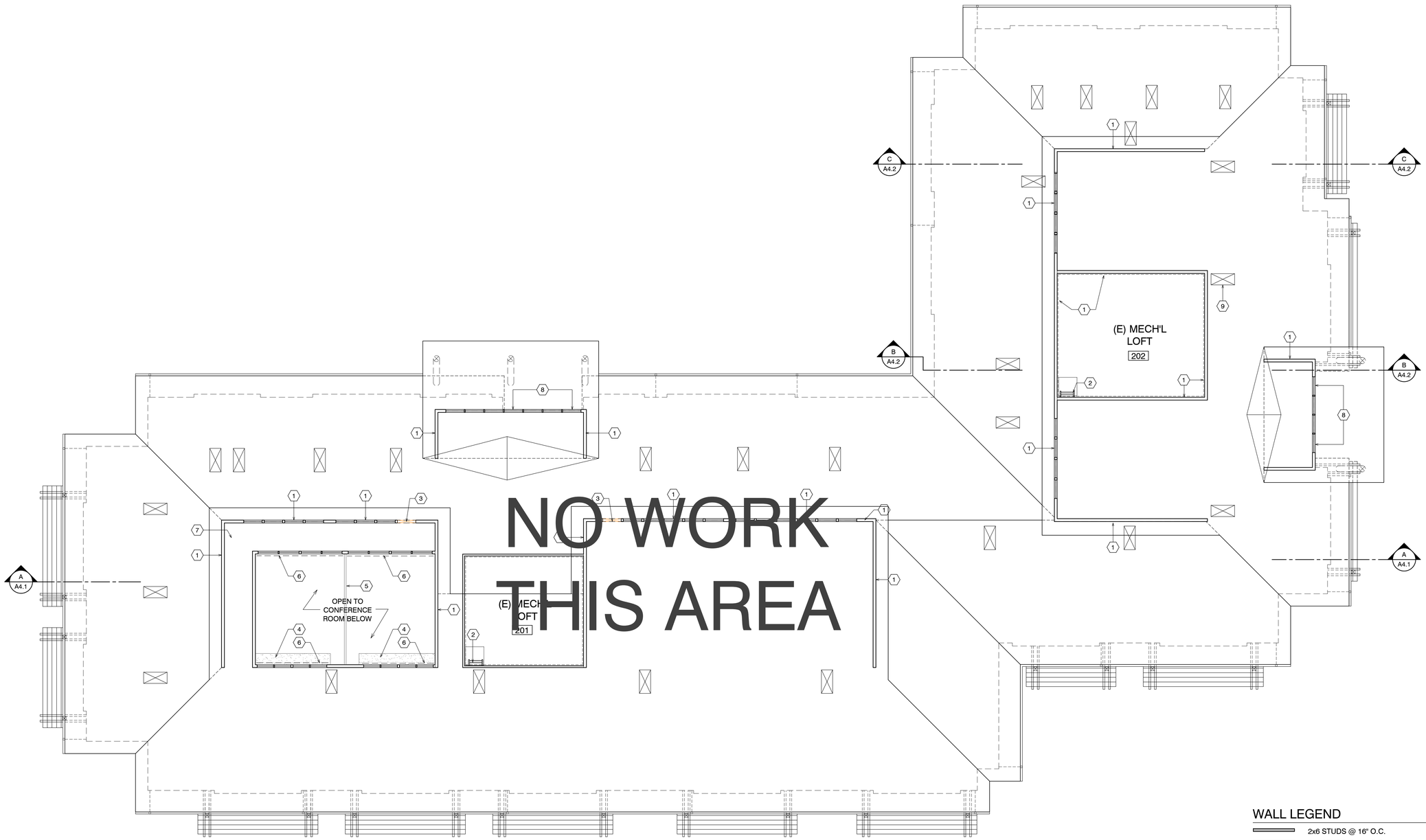
SHEET NOTES

1. (E) CLERESTORY WALL & WINDOWS
2. (E) WALL MOUNTED METAL LADDER
3. SEE MECH'L DRAWINGS
4. (E) SLOPING SHELF @ CONF. ROOM BELOW
5. (E) CRIPPLE WALL & FOLDABLE WALL TRACK
6. (E) WINDOW COVERINGS - MOUNTED ABOVE T-BAR CEILING
7. OPEN TO HALL AREA BELOW
8. (E) ALUM. STOREFRONT ENTRANCE TRANSOMS
9. (E) SKYLIGHT, TYP



NO WORK THIS AREA

EXISTING MECHANICAL LOFT PLAN

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

WALL LEGEND

2x6 STUDS @ 16" O.C.
2x4 STUDS @ 16" O.C.

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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Sheet Title:
EXISTING MECHANICAL LOFT PLAN

Sheet Number:

A2.3

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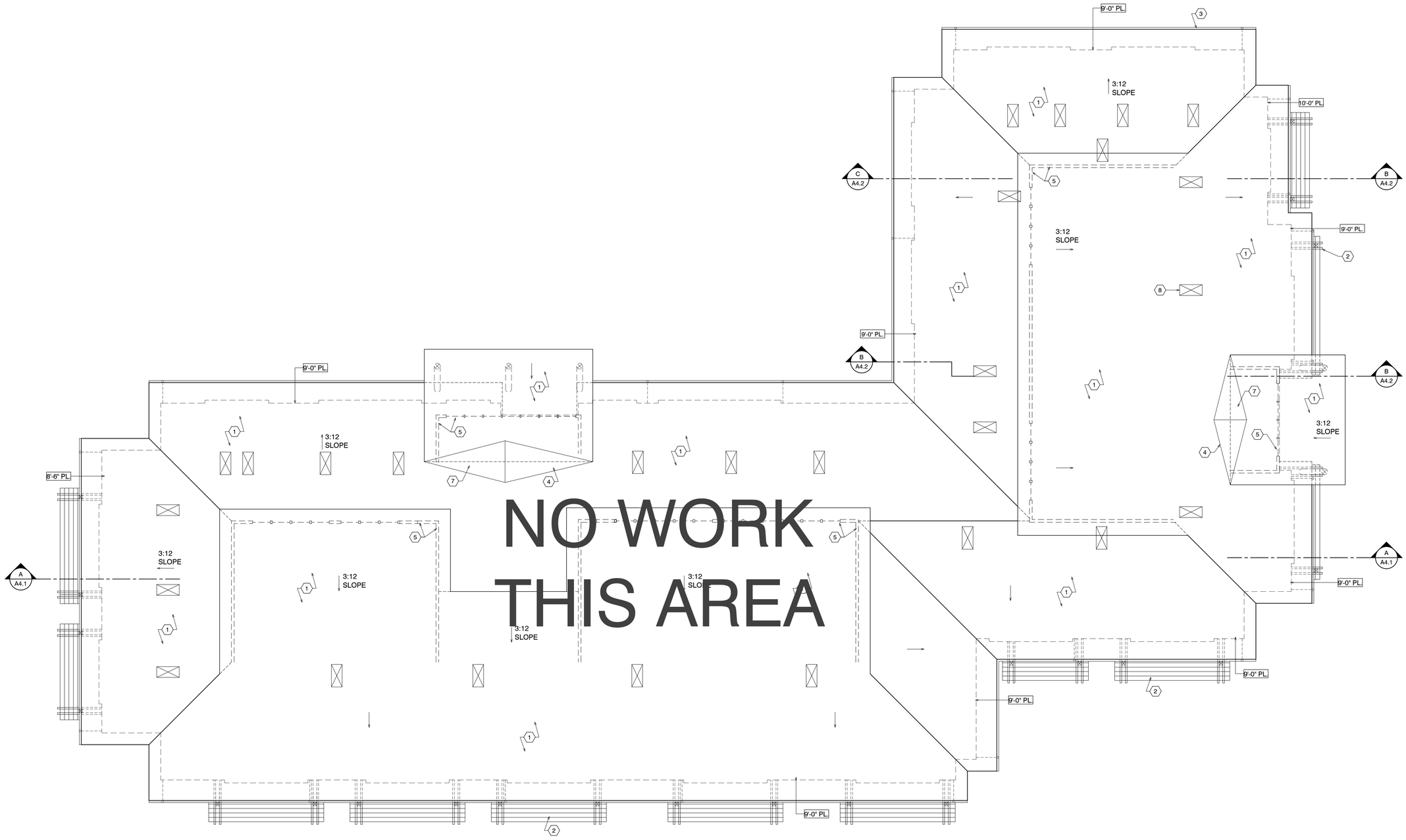
SHEET NOTES

1. (E) CONCRETE ROOF TILE o/ (2) LAYERS 30# BUILDING FELT (TYP.)
2. (E) STAINED CEDAR TRELLIS MEMBERS
3. (E) COPPER GUTTERS & DOWNSPOUTS
4. FLOW LINE OF SLOPE: ¼" PER FOOT MINIMUM
5. (E) LINE OF CLEAR STORY WALLS BELOW
6. (E) LINE OF GROUND LEVEL WALLS BELOW
7. (E) MINERAL CAP SHEET ROOFING o/ CRICKET FRAMING
8. (E) SKYLIGHT, TYP



NORTH

EXISTING ROOF PLAN

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

0 2 4 8 16

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

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Sheet Title:
EXISTING ROOF PLAN

Sheet Number:

A2.4

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ROOM FINISH SCHEDULE

ROOM NUMBER	N / W / E / S	FINISHES								REMARKS
		FLOOR	BASE	WALLS				CLG	CLG HT	
				N	E	S	W			
101	PUBLIC LOBBY	F1	B1	W1	W1	W1	W1	C1	VARIES	
102	RECEPTION	F1	B1	W1	W1	W1	W1	C1	VARIES	
103	OFFICE (CS SUPERVISOR)	F1	B1	W1	W1	W1	W1	C1	VARIES	
104	OPEN WORK SPACE	F1	B1	W1	W1	W1	W1	C1	VARIES	
105	OPEN WORK SPACE	F1	B1	W1	W1	W1	W1	C1	VARIES	
106	SERVER ROOM 1	F2	B1	W1	W1	W1	W1	C1	VARIES	
107	BOARD CONF. ROOM	F1	B1	W1	W1	W1	W1	C1	VARIES	
108	MEETING ROOM	F1	B1	W1	W1	W1	W1	C1	VARIES	
109	STORAGE ROOM	F1	B1	W1	W1	W1	W1	C1	9'-0"	
110	MULTI-MEDIA ROOM	F1	B1	W1	W1	W1	W1	C2	9'-0"	
111	TOILET	F3	B3	W2	W2	W2	W2	C2	9'-0"	
1 112	~~OPEN WORK SPACE~~	~~F1~~	~~B1~~	~~W1~~	~~W1~~	~~W1~~	~~W1~~		~~VARIES~~	
113	HALL	F1	B1	W1	W1	W1	W1	C1	VARIES	
114	HALL	F1	B1	W1	W1	W1	W1	C1	VARIES	
115	HALL	F1	B1	W1	W1	W1	W1	C1	VARIES	
116	HALL	F1	B1	W1	W1	W1	W1	C1	VARIES	
117	HALL	F1	B1	W1	W1	W1	W1	C1	VARIES	
								1		

GENERAL NOTES

1. Wall and ceiling materials shall not exceed the flame spread classification in CBC Table 803.9

ROOM FINISH MATERIAL KEY

FLOORS		BASE		WALLS		CEILING	
F1	CARPET	B1	6" RUBBER	W1	GWB / LEVEL 5 FINISH	C1	SUSPENDED ACOUSTICAL CEILING
F2	RESILIENT FLOOR	~~B2~~	~~COVED RESILIENT~~ 1	W2	CERAMIC TILE W/ LEVEL 4 GWB ABOVE	C2	GWB w/ LEVEL 5 FINISH
F3	CERAMIC TILE	B3	COVED TILE BASE				
F4		~~B4~~	~~VINYL~~ 1				
F5							

DOOR SCHEDULE

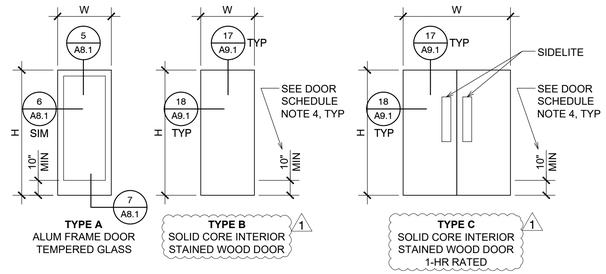
1

NO.	TYPE	SIZE			DOOR MATERIAL	FRAME TYPE	HDWR GROUP	DETAILS			FIRE RATING	REMARKS
		WIDTH	HEIGHT	THK.				HEAD	JAMB	THRESH.		
101a	EXISTING	PR 3'-0"	7'-0"	1 3/4"	AL	AL	-	-	-	7/A8.1		(E) DOOR / PANIC HARDWARE
102a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		
103a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		
104a	EXISTING	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		(E) DOOR
106a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		
107a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-	60 MIN	
107b	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		
108a	A	3'-0"	8'-0"	1 3/4"	ALUM	ALUM	-	5/A8.1	6/A8.1	7/A8.1		PANIC HARDWARE
108b	B	3'-0"	7'-0"	1 3/4"	WD	WD	-	5/A8.1	6/A8.1	-	60 MIN	
108c	C	PR 3'-0"	7'-0"	1 3/4"	WD	WD	-	5/A8.1	6/A8.1	7/A8.1	60 MIN	PANIC HARDWARE
109a	B	PR 3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-	-	
109b	B	PR 3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-	-	
110a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-	-	
111a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-	-	
113a	B	3'-0"	7'-0"	1 3/4"	WD	HM	-	17/A9.1	18/A9.1	-		
117a	EXISTING	3'-0"	8'-0"	1 3/4"	ALUM	ALUM	-	-	-	7/A8.1		

ABBREVIATIONS: ALUM = ALUMINUM GL = GLASS HC = HOLLOW CORE SC = SOLID CORE WD = WOOD MTL = METAL HM = HOLLOW METAL (GALV.)

DOOR SCHEDULE NOTES

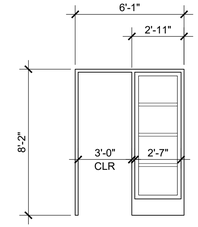
1. All exit doors shall be operable from the inside without the use of a key, special knowledge or effort per. The unlatching of any leaf should not require more than one operation and must be operable without requiring the ability of grasping the openable hardware per CBC 11B-309.4.
2. Landings at doors - floor levels are required at each side of door regardless of occupant load.
3. All door closers to be adjustable with max. effort to operate door per CBC 11B-404.2.9, maximum 5 lbs maximum at exterior and interior doors. Fire doors 15 lbs max.
4. The bottom 10" of all doors shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or a hazardous condition per CBC 11B-404.2.10. Exception: Tempered glass doors without stiles and having a bottom rail with the top leading edge tapered at 60° min. from horizontal shall not be required to meet the 10" bottom smooth surface height requirement per CBC 11B-404.2.10
5. Door hardware (handles, pulls, latches, locks and operable parts) shall be 34" minimum and 44" maximum above finish floor or ground per CBC 11B-404.2.7.
6. Floor mounted door stops and similar obstructions are allowed to be installed at a maximum of four inches from the face of the wall or partition.



DOOR TYPES

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

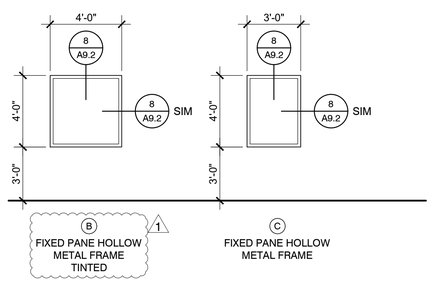
SCALE: 1/4" = 1'-0"



STOREFRONT

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

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



WINDOW TYPES

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

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

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Sheet Title:
DOOR / WINDOW & FINISH SCHEDULES

Sheet Number:

A2.5

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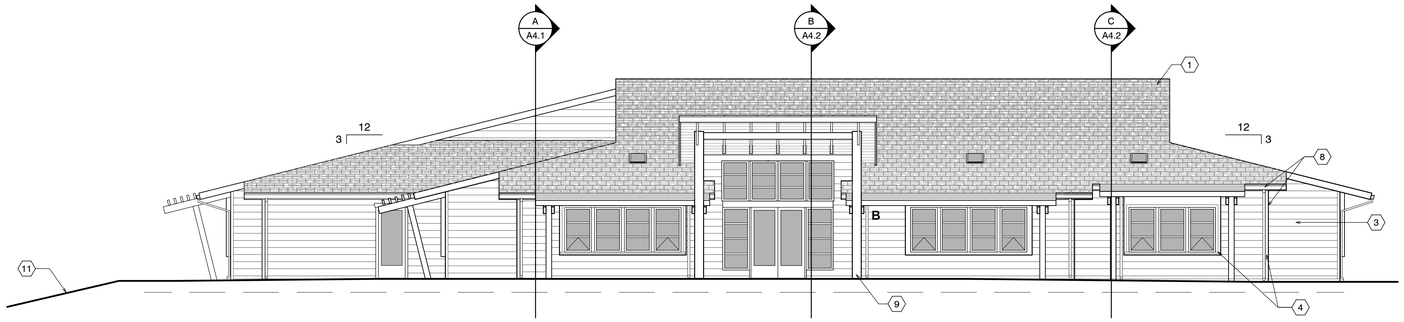
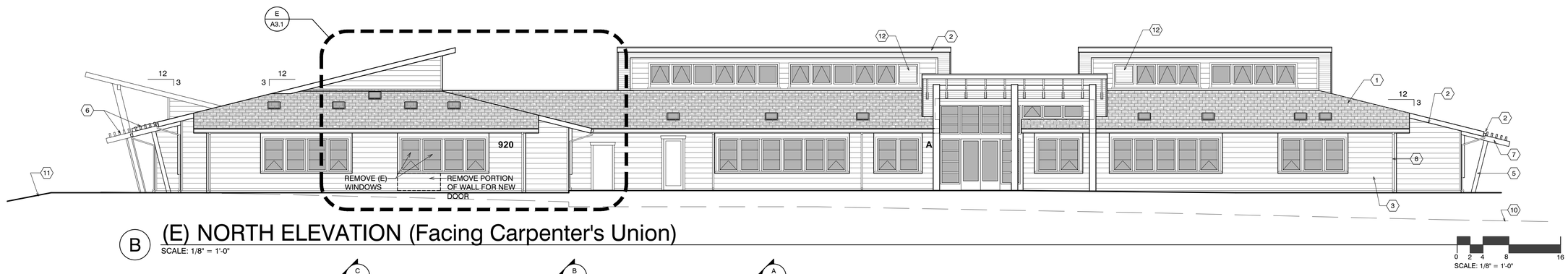


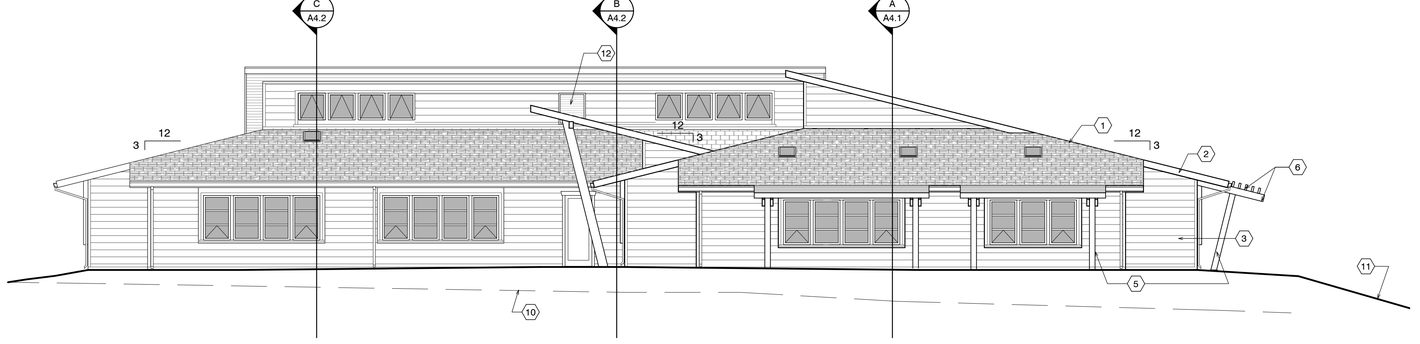
A (E) EAST ELEVATION (Facing Veteran's Center Bldg) - No Work

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



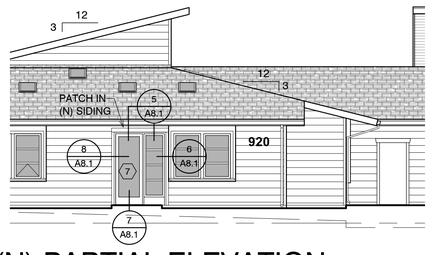
B (E) NORTH ELEVATION (Facing Carpenter's Union)

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



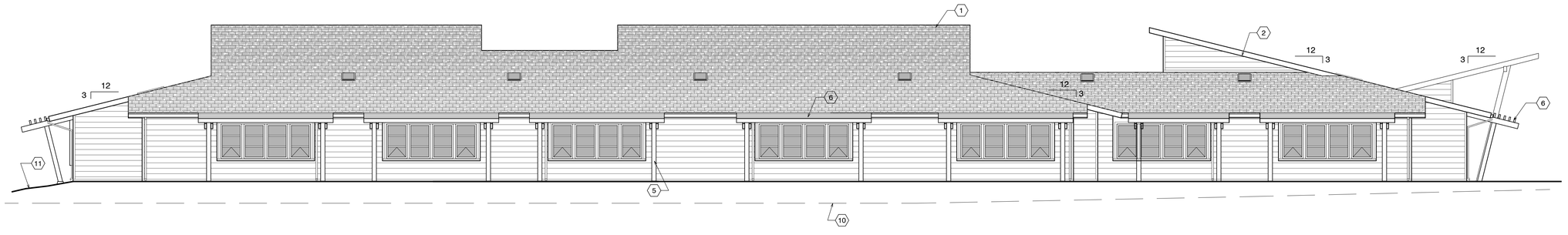
C (E) WEST ELEVATION (Facing 2nd Ave.) - No Work

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



E (N) PARTIAL ELEVATION

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



D (E) SOUTH ELEVATION (Facing Imjin Parkway)

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

SHEET NOTES

1. (E) CONCRETE TILE ROOFING o/ (2) LAYERS 30# BLDG FELT
2. (E) PAINTED WOOD FASCIA
3. (E) CEMENT FIBER HORIZ. SIDING
4. (E) 2x CEDAR TRIM (TYP.)
5. (E) PAINTED ALASKAN YELLOW CEDAR POST
6. (E) NON - INCISED P.T.D.F. TRELLIS- STAINED
7. (N) 3'0x8'0 EXTERIOR DOOR w/ SIDELITE, TEMPERED GLAZING TO MATCH EXISTING
8. (E) COPPER DOWNSPOUTS- DAYLIGHT ONTO SPLASH BLOCKS- TYP
9. (E) LOG POLE- STAINED
10. (E) GRADE
11. (E) FINISH GRADE
12. (E) LOUVER

Project / Owner:

MARINA COAST WATER DISTRICT

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Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:

A3.1

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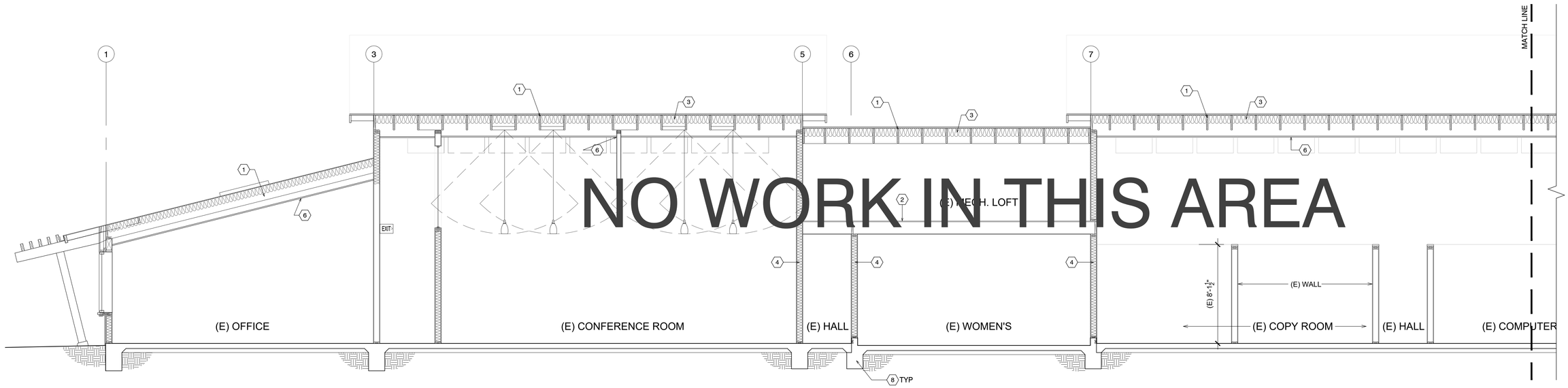
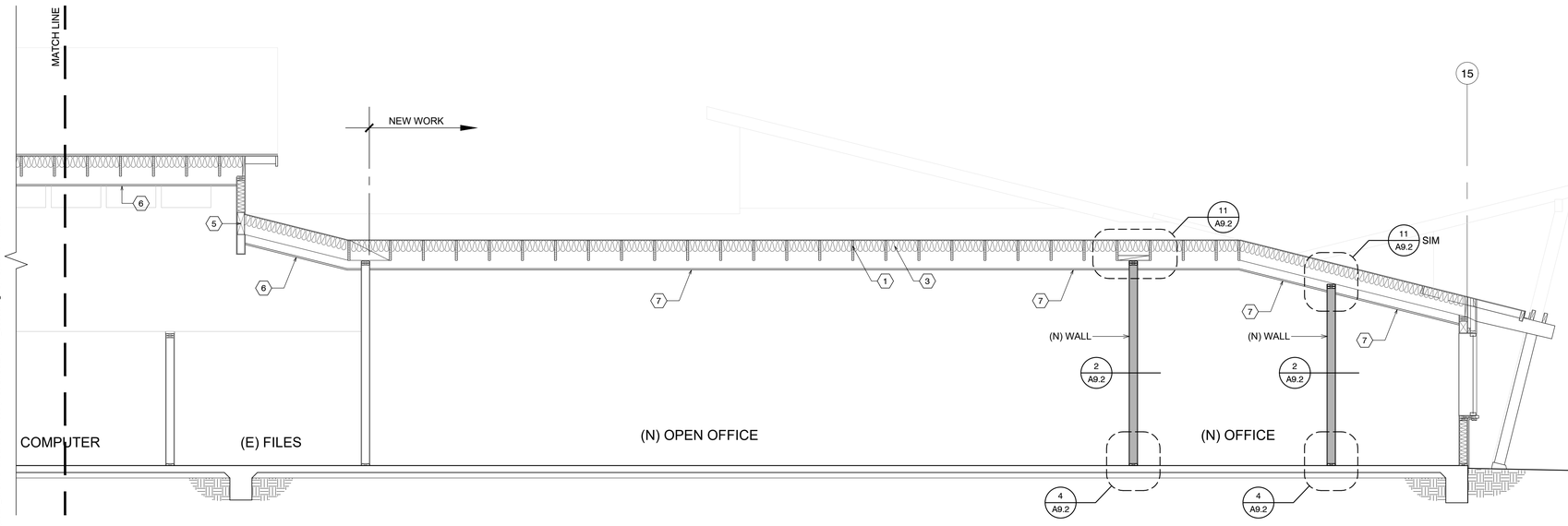
SHEET NOTES

1. (E) ROOF JOISTS
2. (E) FLOOR JOISTS @ MECH
3. (E) THERMAL INSULATION BETWEEN. ROOF JOISTS @ ROOF SHT'G.- SEE MECH'L.'L. DWG's. FOR R-VALUE.
4. (E) SOUND INSULATION
5. (E) BEAM
6. (E) SUSPENDED T-BAR CEILING w/ ACOUSTICAL TILES
7. (N) SUSPENDED T-BAR CEILING w/ ACOUSTICAL TILES
8. (E) FOOTING, TYP





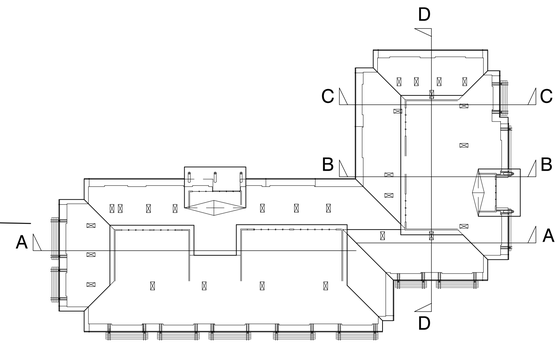
A BUILDING SECITON
SCALE: 1/4" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

WALL LEGEND

(E) WALL
(N) WALL

KEY PLAN



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PAUL W. DAVIS
No. C-15182
REN. 12-31-25
STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

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Sheet Title:
BUILDING SECTIONS

Sheet Number:

A4.1

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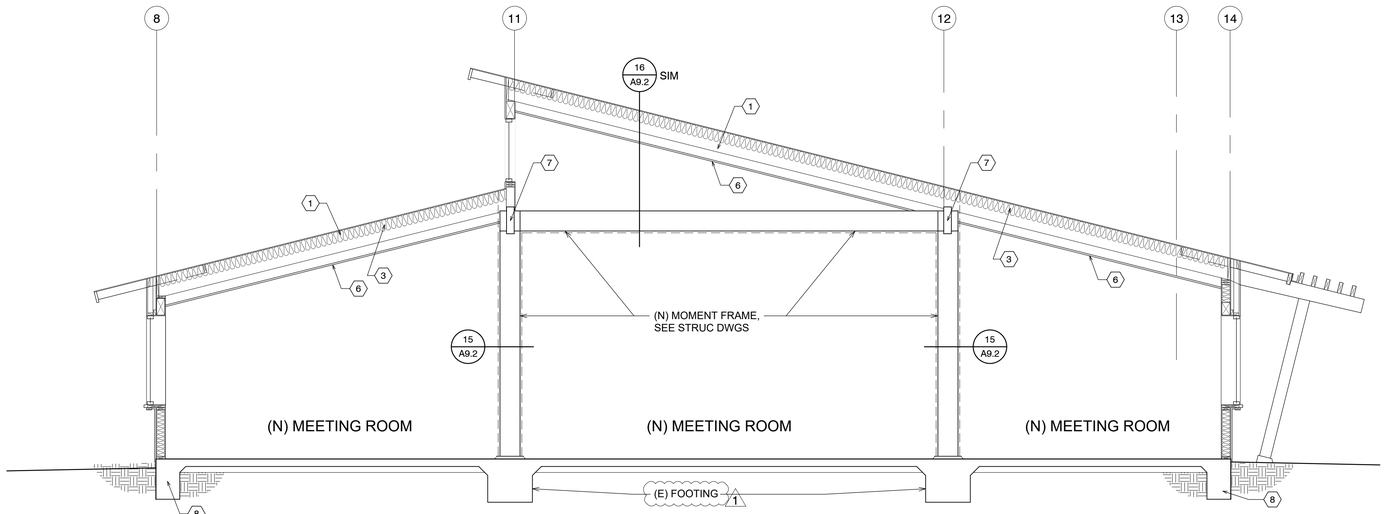
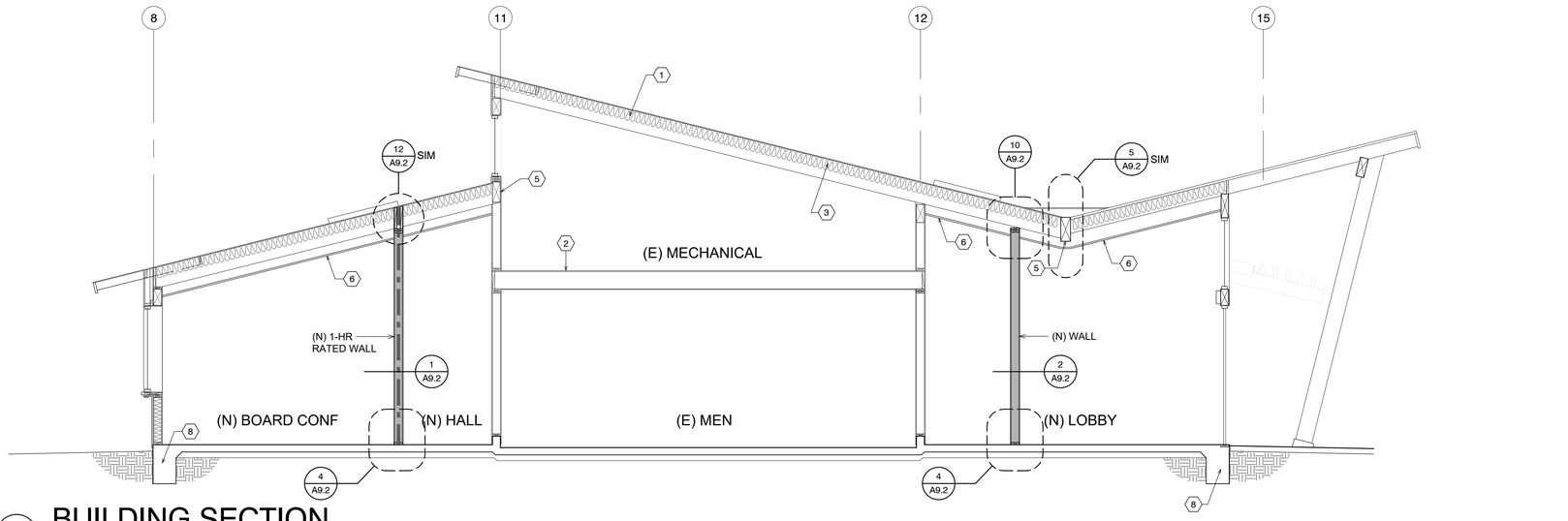


C BUILDING SECTION

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

0 1 2 4 8

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



B BUILDING SECTION

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

0 2 4 8 16

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

SHEET NOTES

1. (E) ROOF JOISTS
2. (E) FLOOR JOISTS @ MECH
3. (E) THERMAL INSULATION BETWEEN. ROOF JOISTS @ ROOF SHT'G.- SEE MECH'L.'L. DWG's. FOR R-VALUE.
4. (E) SOUND INSULATION
5. (E) BEAM
6. (N) SUSPENDED T-BAR CEILING w/ ACOUSTICAL TILES
7. (N) BEAM, SEE STRUC DWGS
8. (E) FOOTING, TYP

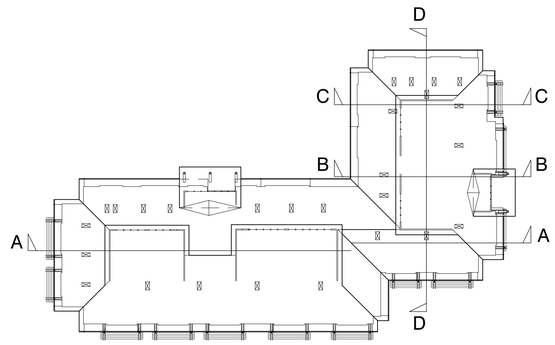
WALL LEGEND

(E) WALL

(N) WALL

(N) 1-HR RATED WALL

KEY PLAN



Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
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STATE OF CALIFORNIA

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Sheet Title:
BUILDING SECTIONS

Sheet Number:

A4.2

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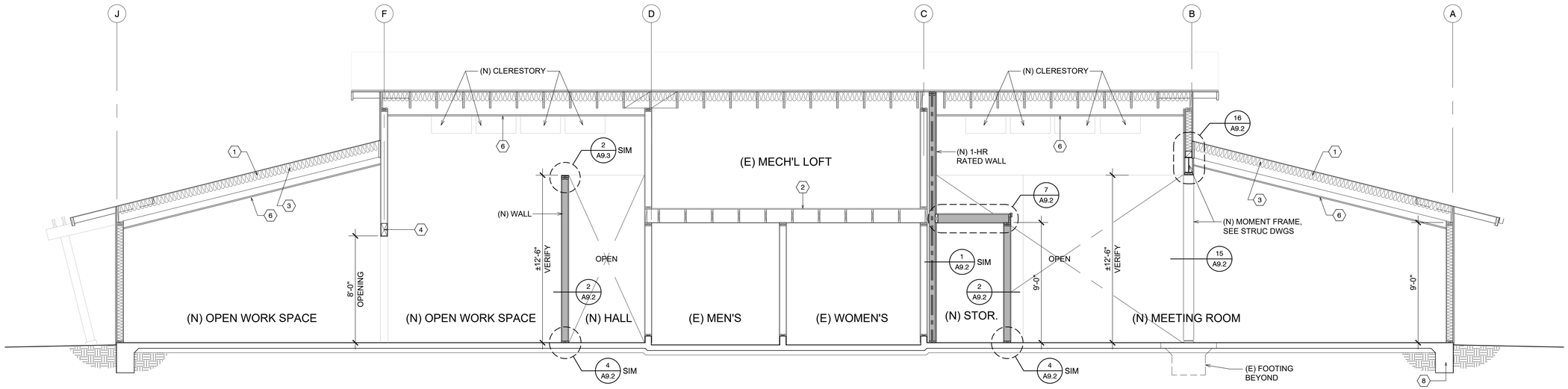
SHEET NOTES

1. (E) ROOF JOISTS
2. (E) FLOOR JOISTS @ MECH
3. (E) THERMAL INSULATION BETWEEN. ROOF JOISTS @ ROOF SHT'G.- SEE MECH'L.'L. DWG's. FOR R-VALUE.
4. (E) 6x12 BEAM 1
5. (E) BEAM
6. (N) SUSPENDED T-BAR CEILING w/ ACOUSTICAL TILES
7. (N) BEAM, SEE STRUC DWGS
8. (E) FOOTING, TYP



D BUILDING SECTION

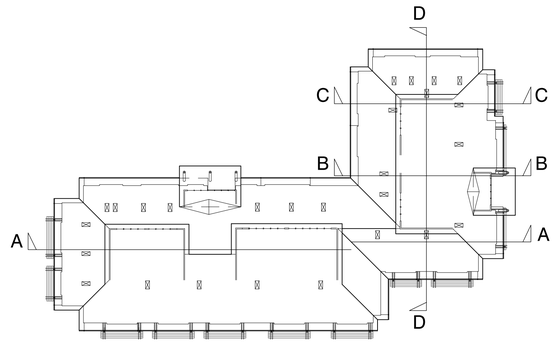
SCALE: 1/4" = 1'-0"

0 1 2 4 8
SCALE: 1/4" = 1'-0"

WALL LEGEND

- (E) WALL
- (N) WALL
- (N) 1-HR RATED WALL

KEY PLAN



Project / Owner:

MARINA COAST WATER DISTRICT

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LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

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Sheet Title:
BUILDING SECTIONS

Sheet Number:

A4.3

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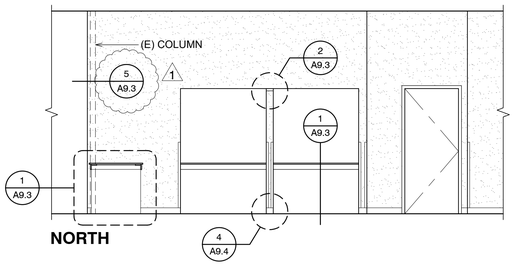
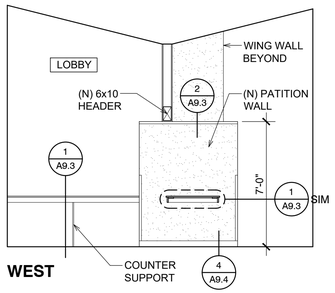


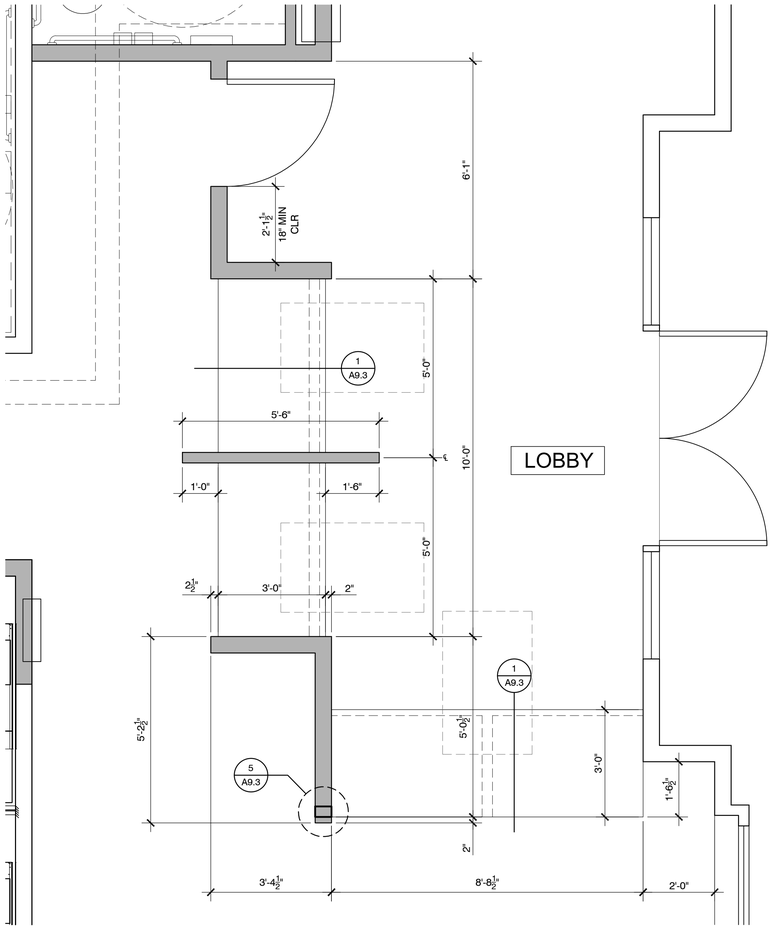


B PUBLIC LOBBY 101

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

0 1 2 4 8

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



2 PUBLIC LOBBY 101

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

0 .5 1 2 4

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

TILE LEGEND

(A) FLOOR TILE: MARBLE D325
SQUARE RANDOM PATTERN
GROUT: #145 LIGHT SMOKE

(B) COVE BASE TILE: URBAN PUTTY 0161
6" COVE
GROUT: #145 LIGHT SMOKE

(C) WALL TILE: MAYAN WHITE 0400
4 ¼" x 4 ¼" FIELD
GROUT: #381 BRIGHT WHITE

(D) ACCENT TILE: ALMOND 0135
3x6, 2-ROWS, SUBWAY PATTERN
GROUT: #381 BRIGHT WHITE

SHEET NOTES

1. (N) 36" LONG, 1½"Ø GRAB BAR
2. (N) 48" LONG, 1½"Ø GRAB BAR
3. (N) SEMI-RECESSED TRASH RECEPTACLE & PAPER TOWEL DISPENSER COMBINATION
4. (N) TOILET PAPER DISPENSER
5. (N) SEAT COVER DISPENSER
6. (N) SANITARY NAPKIN DISPOSAL
7. (N) SOAP DISPENSER
8. (N) CERAMIC TILE
9. (N) COVED CERAMIC TILE BASE 6"
10. (N) WALL HUNG SINK
11. (N) MIRROR
12. (N) TOILET
13. (N) 30x48 MIN. CLR. SPACE
14. (N) 3'0 x 7'0 DOOR
15. SAWCUT (E) CONC FOR PLUMBING TIE-IN 1

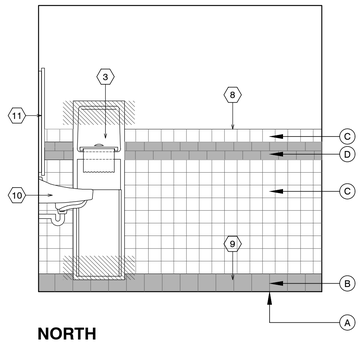
WAINSCOTING w/ (2) ROWS ACCENT TILES at TOP

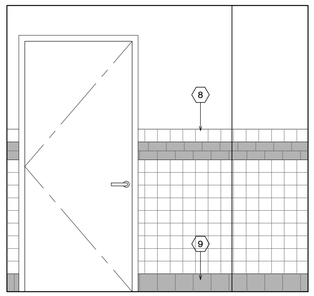
ACCESSIBILITY NOTES: (SEE ALSO CBC 11B-603)

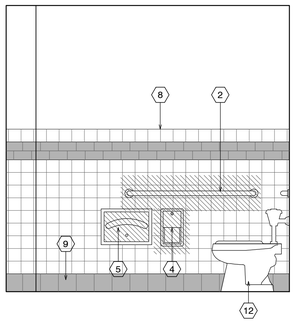
1. W.C. FLUSH VALVE TO BE ON OPEN SIDE OF TOILET AREA.
2. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING.
3. TOP OF GRAB BAR TO BE @ 33" A.F.F. EXCEPT WHERE TANK TYPE IS USED WHICH OBSTRUCTS 33" A.F.F.; 36" MAX TOP OF GRAB BAR IS ACCEPTABLE.
4. BACK GRAB BAR TO BE 36" LONG.
5. SIDE GRAB BAR TO BE AT LEAST 42" LONG U.O.N. ON PLANS OR ELEVATIONS.
6. GRAB BARS ARE NOT TO TURN OR TWIST.
7. SPACE BETWEEN GRAB BAR AND ADJACENT FINISH OF WALL TO BE 1-1/2" CLR.
8. GRAB BARS TO BE 1½"Ø MIN.- SEE SPECIFICATIONS.
9. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
10. ANY SURFACE MOUNTED ITEM OR ACCESSORY SHALL HAVE MIN. 2x SOLID BLOCKING AS INDICATED DIAGRAMMATICALLY ON ELEVATIONS BY ANGLED HATCH LINES. SEE DETAIL 5 2 SHEET A9.1, FOR FURTHER INFO. 1
11. COORDINATE WITH ACCESSORY AND FIXTURE SPECIFICATIONS AND CUT SHEETS FOR INSTALLATION RECOMMENDATIONS PRIOR TO MOUNTING.
12. COORDINATE SUBCONTRACTORS FOR REQUIRED BACKING, RECESSED MOUNTING, WALL FINISH, ETC. PRIOR TO INSTALLATION OF MATERIALS.
13. HOT /COLD WATER AND ALL DRAIN PIPES MUST BE INSULATED OR OTHERWISE PROTECTED FROM SCALDING UPON CONTACT.

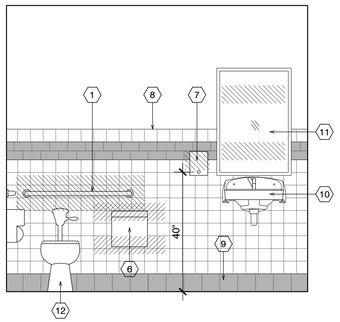
ACCESSIBLE MOUNTING DIMENSIONS - CBC TABLE 11B-603	
DIMENSION	INCHES
Toilet center from wall	17-18
Toilet seat height/ Dimensions to top of seat	17-19
Urinal lip height	17 max.
Urinal lip flush handle height	44 max.
Grab bar height from top to finish floor*	33*
Toilet paper in front of toilet (centerline)	7-9
Toilet Paper above floor (centerline)	19 max.
Feminine tissue disposal height	(same as W.C. seat height)
Feminine tissue disposal dist. from W.C. rim	12 max.
Mirror glazing height (not edge of frame)	40 max.
Lavatory/sink top height	34 max.
Lavatory/sink knee clearance	27 min.
Lavatory apron clearance	29 min.
Knee clearance	27 min.
Handrail height for ramps or stairs	34-38
Soap dispenser or mirror height	40 max.
Paper towel dispenser (to center of controls)	40 max.
Toilet Seat Cover (to center of dispenser)	40 max.
Drinking Fountain bubbler height	36 max.
Drinking Fountain knee clearance	27 min. (19 deep, 30 wide)
Fixed or built-in seating table top height	28-34 (19 deep, 30 wide)
Fixed or built-in seating table and knee clr.	27 min.(19 deep, 30 wide)

*Where a tank-type toilet is used which obstructs placement at 33", the back grab bar may be 36" max. o.c. a.f.f.









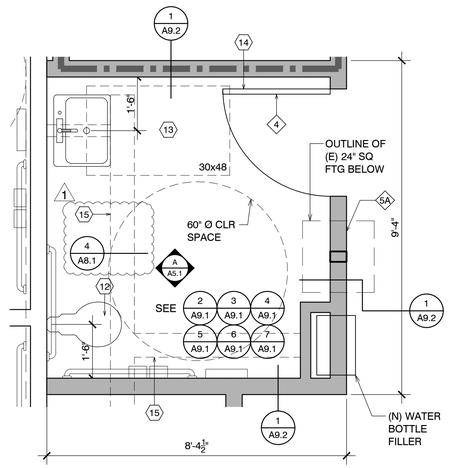
SEE 2 A9.1 | 3 A9.1 | 4 A9.1 | 5 A9.1 | 6 A9.1 | 7 A9.1

A TOILET 111

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

0 .5 1 2 4

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



1 TOILET 111

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

0 .5 1 2 4

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

Project / Owner:

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TENANT IMPROVEMENT

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LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

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Sheet Title:
INTERIOR ELEVATIONS

Sheet Number:

A5.1

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ACCESSIBILITY NOTES: (SEE ALSO CBC 11B-603)

1. W.C. FLUSH VALVE TO BE ON OPEN SIDE OF TOILET AREA.
2. ALL FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND & NOT REQUIRE TIGHT GRASPING.
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7. SPACE BETWEEN GRAB BAR AND ADJACENT FINISH OF WALL TO BE 1-1/2" CLR.
8. GRAB BARS TO BE 1½"Ø MIN.- SEE SPECIFICATIONS.
9. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
10. ANY SURFACE MOUNTED ITEM OR ACCESSORY SHALL HAVE MIN. 2x S.B. AS INDICATED DIAGRAMMATICALLY ON ELEVATIONS BY ANGLED HATCH LINES. SEE DETAIL 15, THIS SHEET, FOR FURTHER INFO.
11. COORDINATE WITH ACCESSORY AND FIXTURE SPECIFICATIONS AND CUT SHEETS FOR INSTALLATION RECOMMENDATIONS PRIOR TO MOUNTING.
12. COORDINATE SUBCONTRACTORS FOR REQUIRED BACKING, RECESSED MOUNTING, WALL FINISH, ETC. PRIOR TO INSTALLATION OF MATERIALS.
13. HOT /COLD WATER AND ALL DRAIN PIPES MUST BE INSULATED OR OTHERWISE PROTECTED FROM SCALDING UPON CONTACT.

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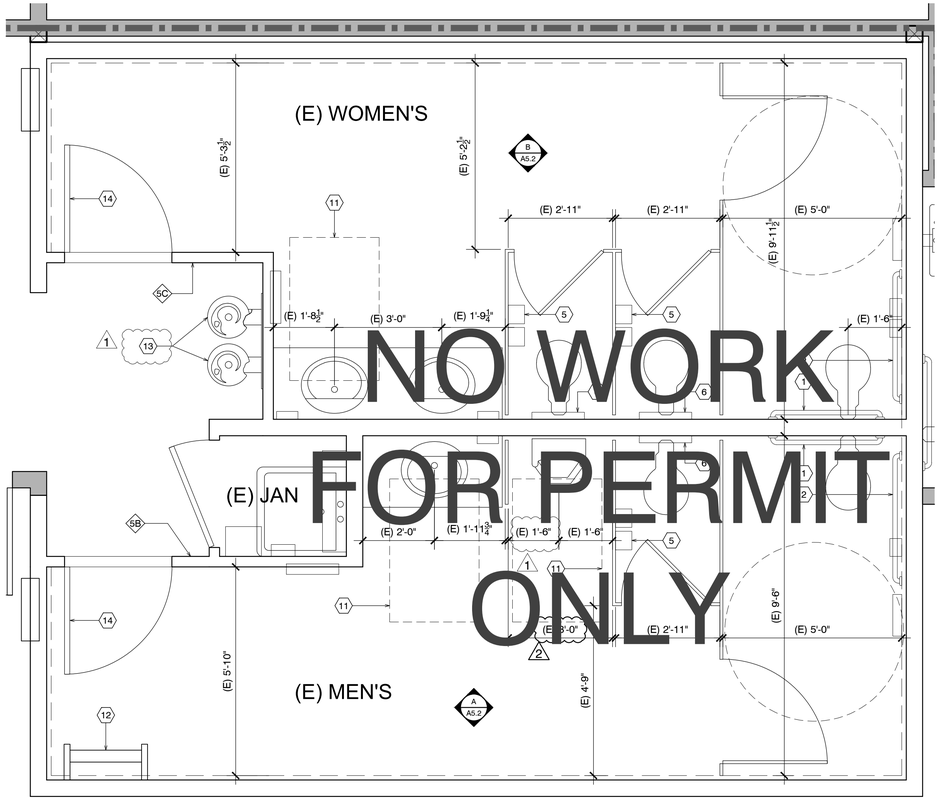
Grab bar height from top to finish floor*	33*
Toilet paper in front of toilet (centerline)	7-9
Toilet Paper above floor (centerline)	19 max.
Feminine tissue disposal height	(same as W.C. seat height)
Feminine tissue disposal dist. from W.C. rim	12 max.
Mirror glazing height (not edge of frame)	40 max.
Lavatory/sink top height	34 max.
Lavatory/sink knee clearance	27 min.
Lavatory apron clearance	29 min.
Knee clearance	27 min.
Handrail height for ramps or stairs	34-38
Soap dispenser or mirror height	40 max.
Paper towel dispenser (to center of controls)	40 max.
Toilet Seat Cover (to center of dispenser)	40 max.
Drinking Fountain bubbler height	36 max.
Drinking Fountain knee clearance	27 min. (19 deep, 30 wide)
Fixed or built-in seating table top height	28-34 (19 deep, 30 wide)
Fixed or built-in seating table and knee clr.	27 min.(19 deep, 30 wide)

*Where a tank-type toilet is used which obstructs placement at 33", the back grab bar may be 36" max. o.c. a.f.f.

SHEET NOTES

1. (E) 36" LONG, 1½"Ø GRAB BAR
2. (E) 42" LONG, 1½"Ø GRAB BAR
3. (E) SEMI-RECESSED TRASH RECEPTACLE & PAPER TOWEL DISPENSER COMBINATION
4. (E) RECESSED TOILET PAPER DISPENSER
5. (E) TOILET PAPER DISPENSER
6. (E) SEAT COVER DISPENSER
7. (E) SANITARY NAPKIN DISPOSAL
8. (E) SOAP DISPENSER
9. (E) CERAMIC TILE WAINSCOTING w/ (2) ROWS ACCENT TILES at TOP
10. (E) COVED CERAMIC TILE BASE 6"
11. (E) 30x48 MIN. CLR. SPACE
12. (E) ACCESS LADDER
13. (E) DRINKING FOUNTAIN, SEE DTL 14/A9.1
14. (E) 3'0 x 7'0 DOOR

EXISTING MEN'S & WOMEN'S RESTROOM COMPLY WITH 2022 CBC CODE & REQUIRED CLEARANCES

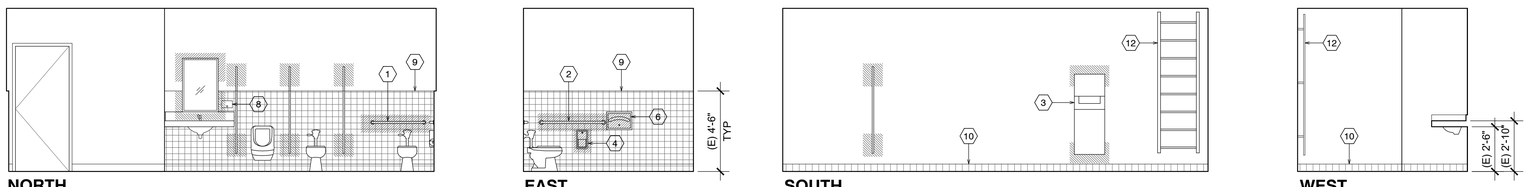


SEE 2 A9.1 | 3 A9.1 | 4 A9.1 | 5 A9.1 | 6 A9.1 | 7 A9.1 | 14 A9.1 | 16 A9.1

1 (E) MEN'S/WOMEN'S RESTROOM PLAN

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

0 .5 1 2 4
SCALE: 1/2" = 1'-0"

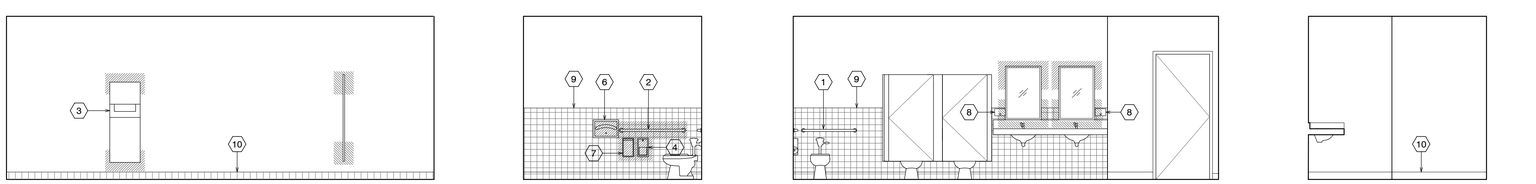


SEE 2 A9.1 | 3 A9.1 | 4 A9.1 | 5 A9.1 | 6 A9.1 | 7 A9.1 | 16 A9.1

A EXISTING MEN'S RESTROOM - INTERIOR ELEVATIONS

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"



SEE 2 A9.1 | 3 A9.1 | 4 A9.1 | 5 A9.1 | 6 A9.1 | 7 A9.1 | 16 A9.1

B EXISTING WOMEN'S RESTROOM - INTERIOR ELEVATIONS

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

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Sheet Title:
INTERIOR ELEVATIONS

Sheet Number:

A5.2

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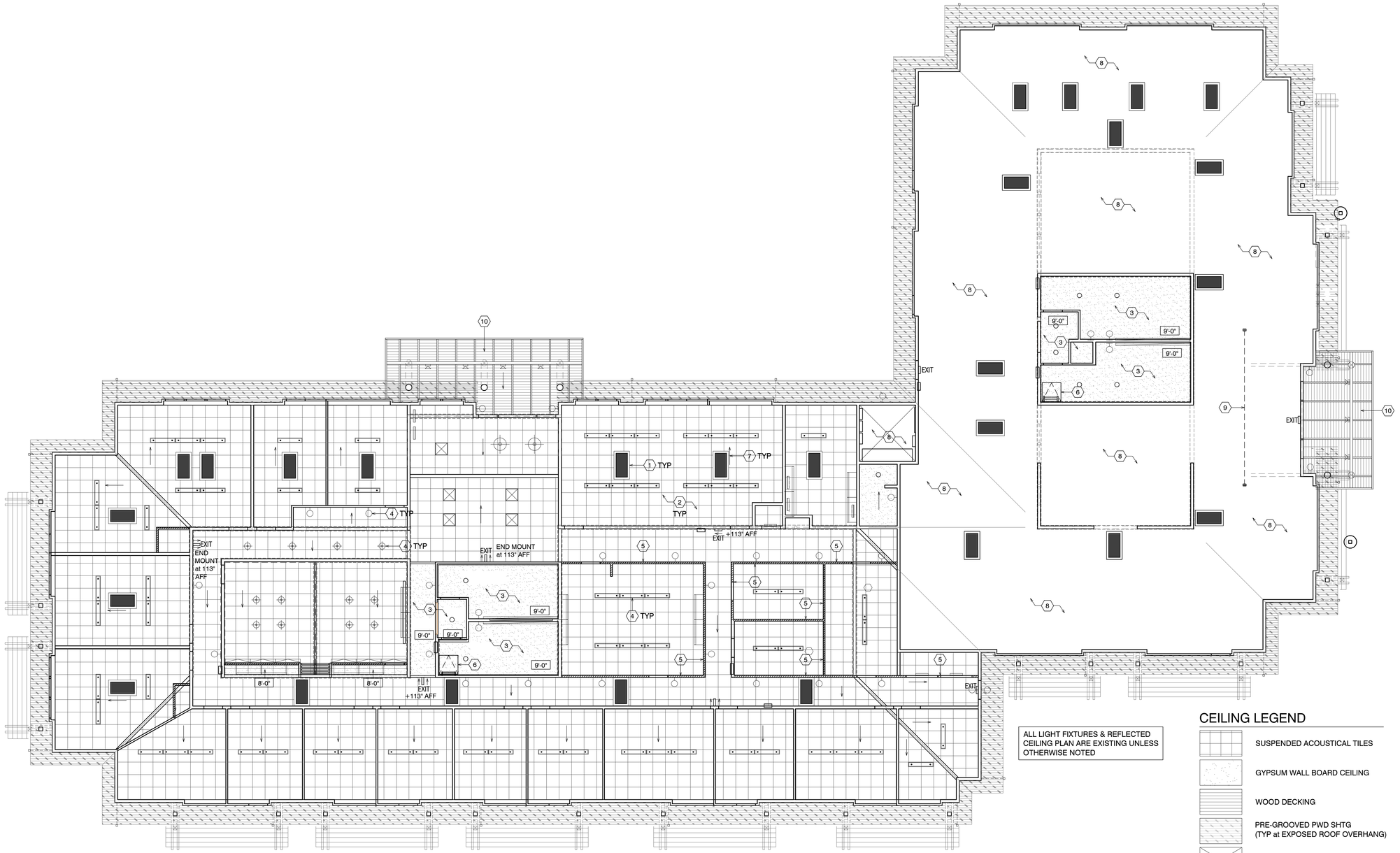
SHEET NOTES

1. (E) SKYLIGHT, TYP
2. (E) ACOUSTICAL CEILING TILE
3. (E) GWB CEILING
4. (E) LIGHT FIXTURE, TYP
5. (E) PARTIAL HEIGHT WALL BELOW
6. (E) ATTIC ACCESS
7. CEILING SLOPE DIRECTION, TYP
8. (E) EXPOSED TO STRUCTURE ABOVE
9. (E) BEAM
10. (E) CANOPY



ALL LIGHT FIXTURES & REFLECTED CEILING PLAN ARE EXISTING UNLESS OTHERWISE NOTED

CEILING LEGEND

- SUSPENDED ACOUSTICAL TILES
- GYPSUM WALL BOARD CEILING
- WOOD DECKING
- PRE-GROOVED PWD SHTG (TYP at EXPOSED ROOF OVERHANG)
- OPEN TO STRUCTURE

- Recessed Downlight
- Wall Sconce
- Decorative Pendant.
- Under Cabinet Task Light
- Wall Mounted Linear Fluorescent Wallwasher
- Cantilevered linear sconce
- Linear Indirect Direct Pendant
- Linear Fluorescent Uplight
- Recessed 2'x2'
- Recessed Linear Slot
- Adjustable Spotlight

NOTE: FIRE SPRINKLER HEADS SHALL BE CENTERED ON TILES

NORTH

EXISTING REFLECTED CEILING PLAN

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

0 2 4 8 16

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

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT — PAUL W. DAVIS — No. C-15182 — REN. 12-31-25 — STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

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Sheet Title:
EXISTING REFLECTED CEILING PLAN

Sheet Number:

A6.0

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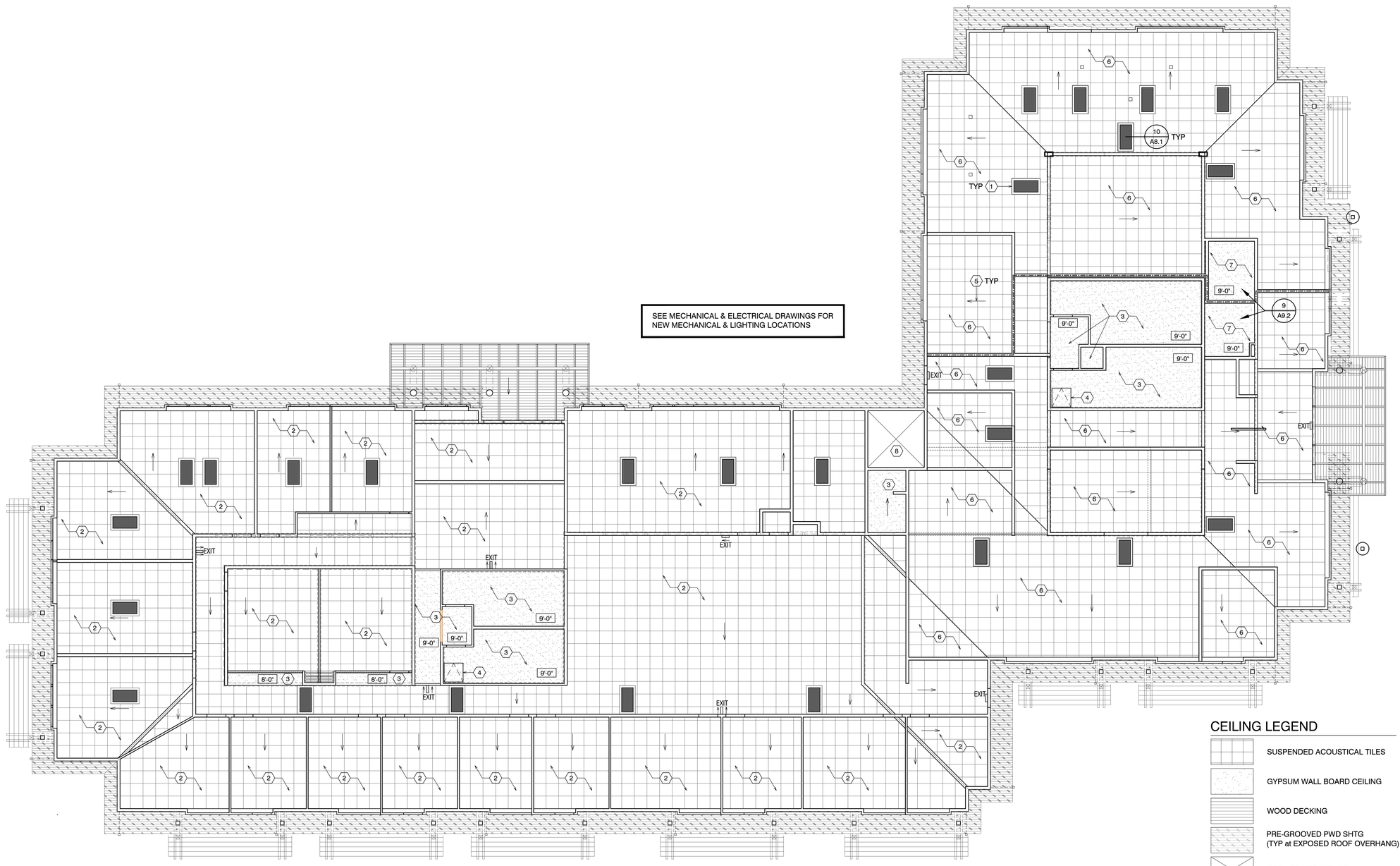
SHEET NOTES

1. (E) SKYLIGHT, TYP. SEE DTL 10/A8.1
2. (E) ACOUSTICAL CEILING TILE
3. (E) GWB CEILING
4. (E) ATTIC ACCESS
5. CEILING SLOPE DIRECTION, TYP
6. (N) ACOUSTICAL CEILING TILE. SEE DTLS 14, 17 & 18 ON SHT A9.2
7. (N) GWB CEILING, SEE DTL 9/A9.2
8. OPEN TO STRUCTURE

SEE MECHANICAL & ELECTRICAL DRAWINGS FOR NEW MECHANICAL & LIGHTING LOCATIONS



NORTH

NEW REFLECTED CEILING PLAN

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

CEILING LEGEND

- SUSPENDED ACOUSTICAL TILES
- GYPSUM WALL BOARD CEILING
- WOOD DECKING
- PRE-GROOVED PWD SHTG (TYP at EXPOSED ROOF OVERHANG)
- OPEN TO STRUCTURE

NOTE: FIRE SPRINKLER HEADS SHALL BE CENTERED ON TILES

0 2 4 8 16
SCALE: 1/8" = 1'-0"

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17

13

18

14

19

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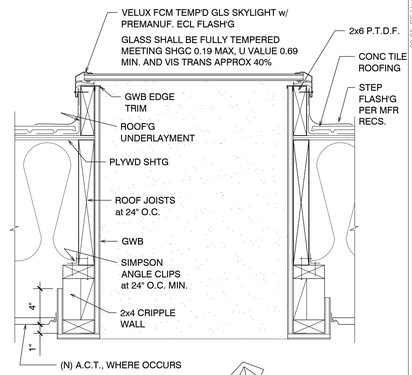
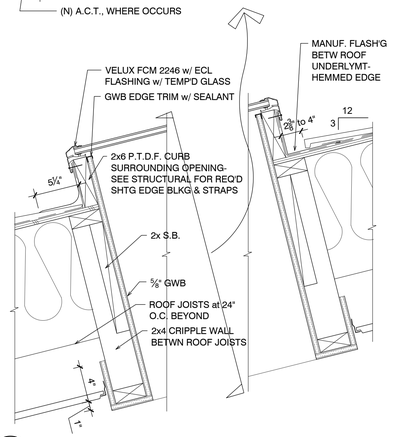
20

16

08-12_Skylight

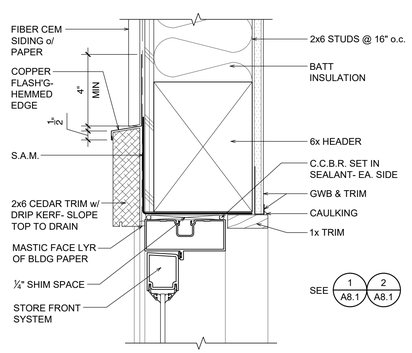




10 SKYLIGHT DETAIL

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

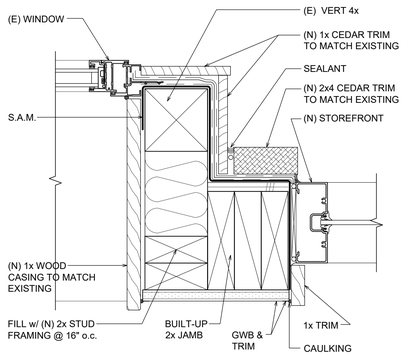
08-05_SF-Head



5 STOREFRONT HEAD

SCALE: 3" = 1'-0"

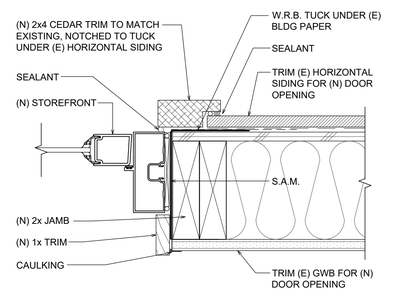
08-05_SF-Jamb



6 STOREFRONT JAMB

SCALE: 3" = 1'-0"

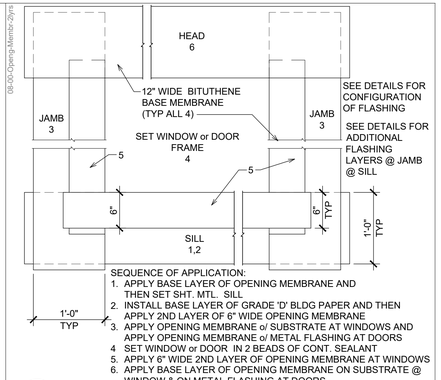
08-05_SF-Jamb2



8 STOREFRONT JAMB

SCALE: 3" = 1'-0"

08-00-Openg-Membr-2pys



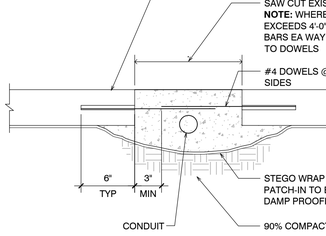
SEQUENCE OF APPLICATION:

1. APPLY BASE LAYER OF OPENING MEMBRANE AND THEN SET SHT. MTL. SILL
2. INSTALL BASE LAYER OF GRADE 'D' BLDG PAPER AND THEN APPLY 2ND LAYER OF 6" WIDE OPENING MEMBRANE
3. APPLY OPENING MEMBRANE o/ SUBSTRATE AT WINDOWS AND APPLY OPENING MEMBRANE o/ METAL FLASHING AT DOORS
4. SET WINDOW or DOOR IN 2 BEADS OF CONT. SEALANT
5. APPLY 6" WIDE 2ND LAYER OF OPENING MEMBRANE AT WINDOWS
6. APPLY BASE LAYER OF OPENING MEMBRANE ON SUBSTRATE @ WINDOW & ON METAL FLASHING AT DOORS

1 OPENING MEMBRANE-SELF ADHERING

SCALE: 1" = 1'-0"

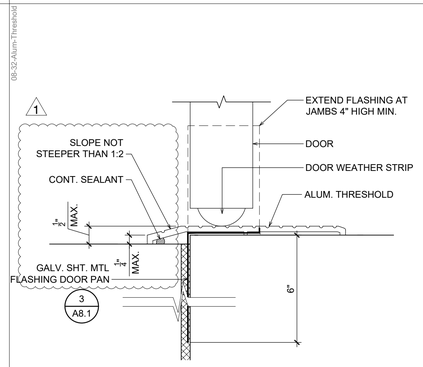
Door Head Flashing



2 DOOR HEAD FLASHING

SCALE: 3" = 1'-0"

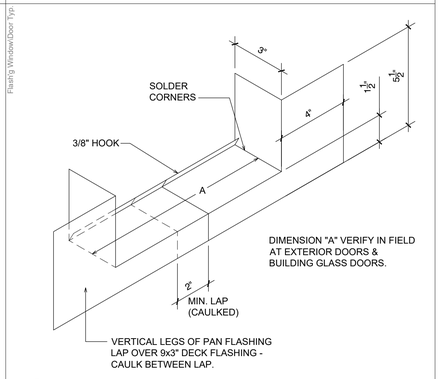
08-32-Alum-Threshold



7 THRESHOLD

SCALE: 6" = 1'-0"

Flash'g Window/Door Typ.



3 DOOR PAN FLASHING

SCALE: 3" = 1'-0"

03-04_Slag-Repair

4 SLAB REPAIR

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

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Sheet Title:
EXTERIOR DETAILS

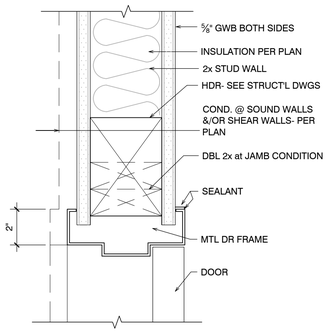
TYPICAL DETAIL ASSEMBLY OF MATERIALS SHOWN W/ SPACE FOR LAYERS. ASSEMBLY IS TIGHT.

Sheet Number:

A8.1

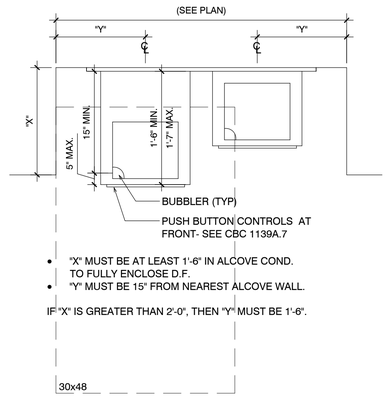
Z:\Projects\Projects 2020\2027_MCWD District Offices\Plot Sheets\A8.1.dwg, 8/16/2024 11:04:39 AM

08-01-DrHdr,Inter



17 INTERIOR DOOR HEAD / JAMB
SCALE: 3" = 1'-0"

12_DP-Plan-Elev

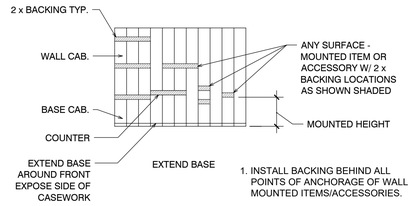


- "X" MUST BE AT LEAST 1'-6" IN ALCOVE COND. TO FULLY ENCLOSE D.F.
- "Y" MUST BE 15" FROM NEAREST ALCOVE WALL.

IF "X" IS GREATER THAN 2'-0", THEN "Y" MUST BE 1'-6".

9

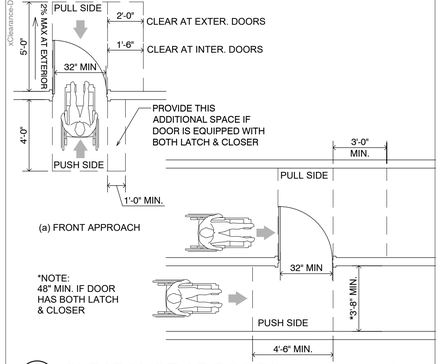
Mounting Blocking



1. INSTALL BACKING BEHIND ALL POINTS OF ANCHORAGE OF WALL MOUNTED ITEMS/ACCESSORIES.
2. BEFORE INSTALLATION VERIFY W/MANUFACTURER OF WALL ACCESSORY LOCATION OF BLOCKING AND MOUNTING HEIGHTS.

5 MOUNTING BLOCKING
SCALE: 1-1/2" = 1'-0"

10_Clearance-Doors



1 CLEARANCE AT DOORS
SCALE: 1/4" = 1'-0"

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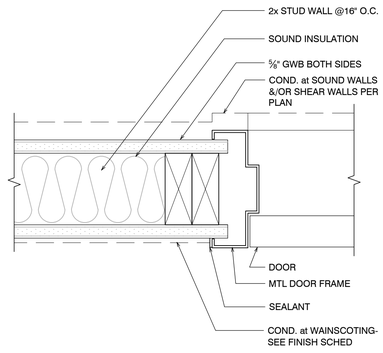
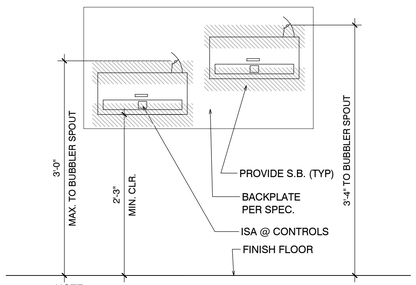
08-01-DrJamb,Inter



18 DOOR JAMB
SCALE: 3" = 1'-0"

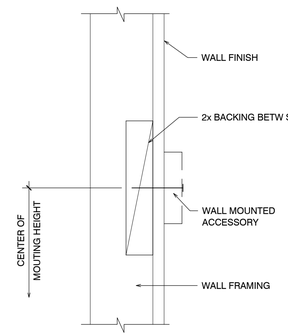


NOTE:
FOUNTAIN SHOWN IS DIAGRAMMATIC ONLY- REFER TO SPECIFICATIONS FOR MODEL & TYPE.

14 DRINKING FOUNTAIN PLAN & ELEV.
SCALE: 1" = 1'-0"

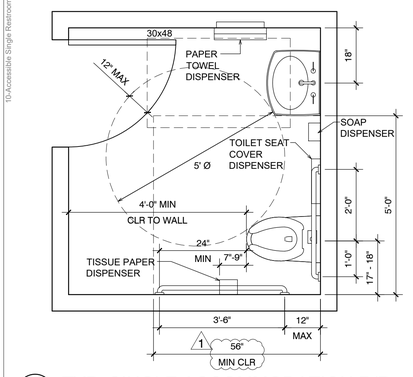
10

(File Name)



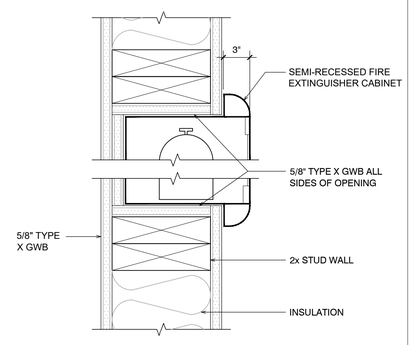
6 ACCESSORY ANCHORAGE
SCALE: 3" = 1'-0"

10-Accessible Single Restroom



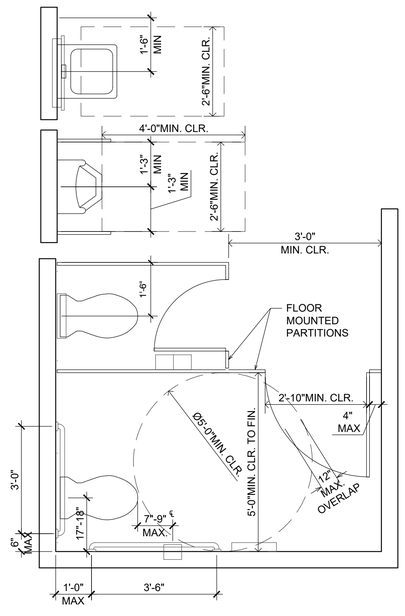
2 TYP. SINGLE ACCOMMODATION R/R
SCALE: 1/2" = 1'-0"

19



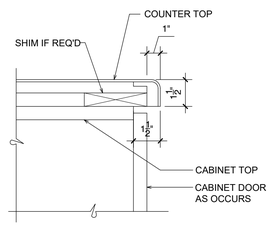
20 FIRE EXTINGUISHER CABINET
SCALE: 3" = 1'-0"

(File Name)



16 ACCESSIBLE RESTROOM CLEARANCE
SCALE: 1/2" = 1'-0"

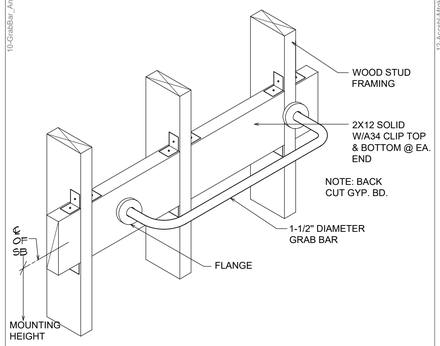
08-71-CH-Edge



11 COUNTER TOP EDGE DETAIL
SCALE: 3" = 1'-0"

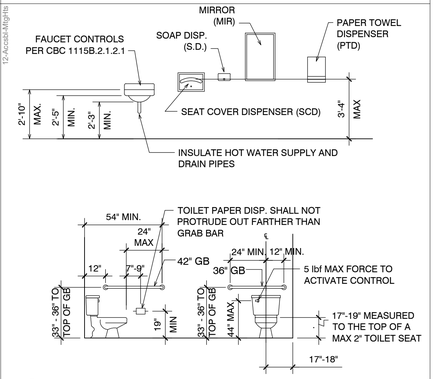
12

10-GrabBar_Anch



7 GRAB BAR ANCHORAGE DIAGRAM
SCALE: 3" = 1'-0"

12-Accabl-Mtghts



3 TYP. ACCESSIBLE MTG FIXTURE HTS
NO SCALE

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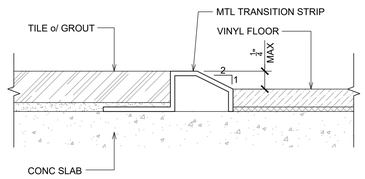
Sheet Number:

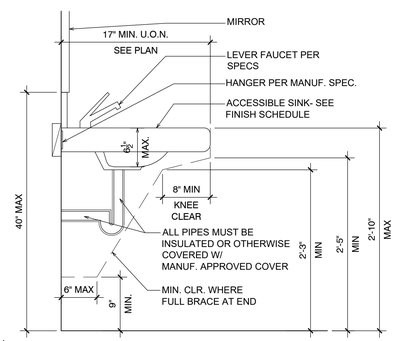
A9.1

09-01-FFloor-Trans



8 TRANSITION DETAIL - TILE TO VINYL
SCALE: 1" = 1"

06-71-Acss-Sink



4 ACCESSIBLE WALL-HUNG LAV DETAIL
SCALE: 1" = 1'-0"

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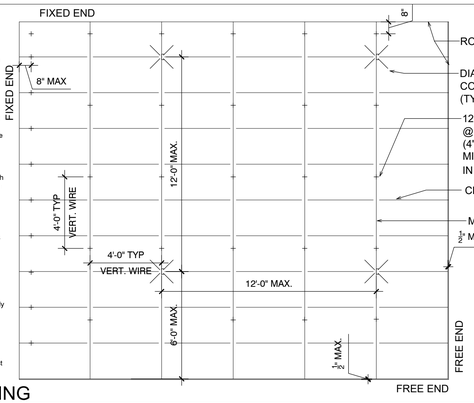
09-03-01_Diagram

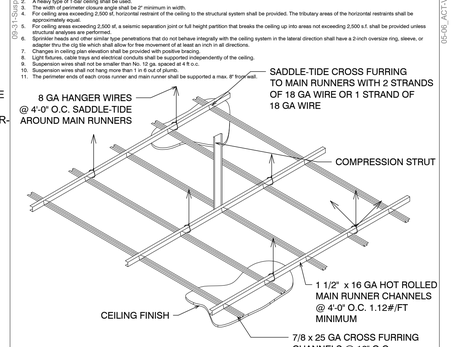
1. Suspended ceilings in structures shall be designed and installed in accordance with ASTM C 635, ASTM C 636, and the CISCA for seismic zones 3-4.
2. A heavy type of T-bar ceiling shall be used.
3. The width of perimeter closure angle shall be 2" minimum in width.
4. In each orthogonal horizontal direction, one end of ceiling grid shall be attached to the closure angle. The other end in each horizontal direction shall have a minimum 0.75" clearance from the wall and shall rest upon and be free to slide on a closure angle.
5. For ceiling area exceeding 1,000 sf, horizontal restraint of the ceiling to the structural system shall be provided. The tributary areas of the horizontal restraints shall be approximately equal.
6. For ceiling area exceeding 2,500 sf, a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2,500 s.f. shall be provided unless structural analyses are performed. The prescribed seismic forces that demonstrate ceiling system penetrations and closure angles provide sufficient clearance to accommodate the anticipated lateral displacement.
   6.1. The smaller, broken-up areas shall comply with items 3, 4 &5
7. Sprinkler heads and other similar type penetrations that do not behave integrally with the ceiling system in the lateral direction shall have a 2-inch oversize ring, sleeve, or adapter thru the clg tile which shall allow for free movement of at least an inch in all directions.
   7.1. Except where rigid braces are used to limit lateral deflections.
   7.2. As an alternate swing joint accommodating an inch of ceiling movement in all horiz directions may be used at the top of the sprinkler head extension.
8. Changes in ceiling plan elevation shall be provided with positive bracing.
9. Cable trays and electrical conduits shall be supported independently of the ceiling.
10. A strut is to be attached to the suspension system and to the structure above at each bracing.
11. Attachment of the bracing wires to the main beam and the structure should support the greater 200# or the actual design load with a safety factor of 2.
12. If partitions are attached to the suspending system, them must be laterally braced to the building structure.
13. Light Fixtures:
    13.1. Pendant mounted fixtures must be supported from the structure. They may not use the ceiling suspension system for support.
    13.2. Must be positively attached to withstand 100% of the fix weight.
    13.3. There must be two 12-ga. wires attached at diag. corners if the fixture is 56#s or less. If the fixture is more than 56#s, support must be independently supported from the building structure.



17 DIAGRAMMATIC CEILING
SCALE: 1/4" = 1'-0"

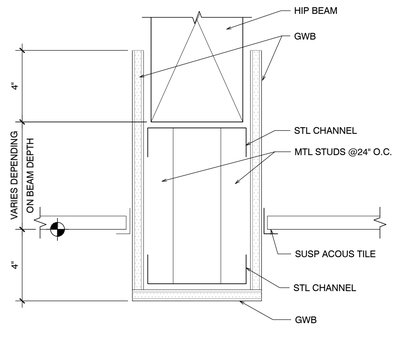
09-13-1_SuspCeiling

1. Suspended ceilings shall comply with Section 808.1 and ASCE 7-10 Section 13.5.6 and designed & installed in accordance with ASTM C635, C636, and E580 for seismic Design Cats D, E and F.
2. A heavy type of T-bar ceiling shall be used.
3. The width of perimeter closure angle shall be 2" minimum in width.
4. For ceiling area exceeding 2,500 sf, horizontal restraint of the ceiling to the structural system shall be provided. The tributary areas of the horizontal restraints shall be approximately equal.
5. For ceiling areas exceeding 2,500 sf, a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2,500 s.f. shall be provided unless structural analyses are performed.
6. Sprinkler heads and other similar type penetrations that do not behave integrally with the ceiling system in the lateral direction shall have a 2-inch oversize ring, sleeve, or adapter thru the clg tile which shall allow for free movement of at least an inch in all directions.
7. Changes in ceiling plan elevation shall be provided with positive bracing.
8. Light fixtures, cable trays and electrical conduits shall be supported independently of the ceiling.
9. Suspension wires shall not be smaller than No. 12 ga. spaced at 4 ft o.c.
10. Suspension wires shall not hang more than 1 in 6 out of plumb.
11. The perimeter ends of each cross runner and main runner shall be supported a max. 8" from wall.



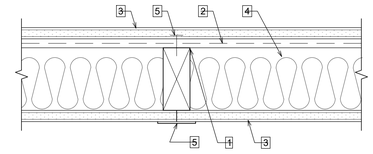
9 SUSPENDED CEILING
SCALE: N.T.S.

05-09_ACT-Valley



5 VALLEY / HIP TO ACOUS. CEILING
SCALE: 3" = 1'-0"

06-23_1HR-Inter-U311-etc



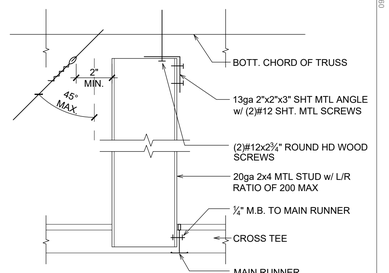
1. **Wood Studs**- Nom 2x4 in., spaced 16 or 24 OC. Effectively cross braced
2. **Resilient Channel**- 25 MSG galv steel. Resilient channels spaced vert 24 in. OC. flange portion screw attached to one side of the studs with 1⅛ in. long diamond shaped point, double lead Phillips head steel screws.
3. **Gypsum Board*** - 5/8 in. thick, 4 ft wide. Screw attached one side to furring channels with 1 in. long self-drilling, self-tapping steel screws spaced 12 in. OC, vert joints located midway betw studs and back blocked with furring channels, attached with 1 in. long self-drilling, self-tapping steel screws spaced 12 in. OC., along each edge. Wall board attached other side to studs with 1⅛ in. long diamond shaped pint, double lead Phillips head steel screws spaced 12 in. OC, vertical joints located over studs.
4. **Batts & Blankets*** - 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with stapeles placed 24 in. OC.
5. **Joints & Screwheads**- Wallboard covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

*Bearing the UL Classification Mark

GA FILE No. WP3240
UL DESIGN U311
UL FIRE TEST R1319-93
STC 50-54

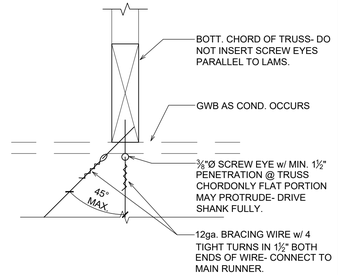
1 1 HR / SOUND RATED WALL
SCALE: 3" = 1'-0"

09-03-01_Tile



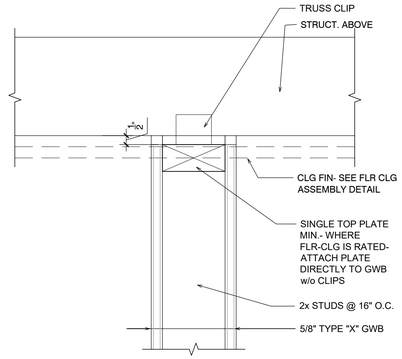
18 SUSP. CLG STRUT ATTACHMENT
SCALE: 3" = 1'-0"

06-23-NB-Clg



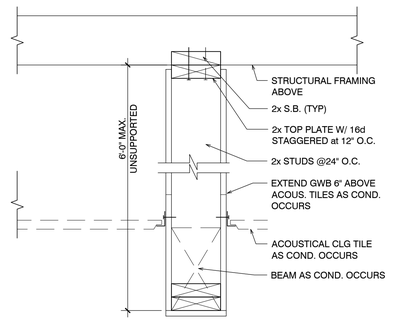
14 CEILING TILE ATTACHMENT
SCALE: 3" = 1'-0"

06-23-NB-Clg



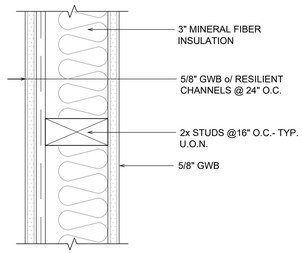
10 NON-BEARING WALL AT CEILING
SCALE: 3" = 1'-0"

06-23_CripleWall



6 CRIPPLE WALL DETAIL
SCALE: 1-1/2" = 1'-0"

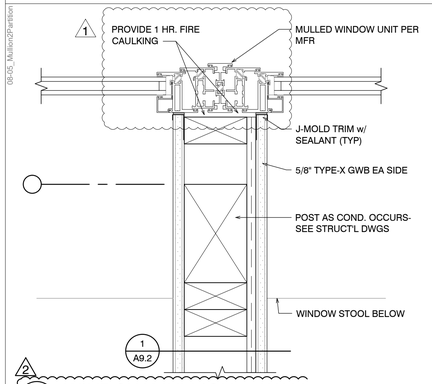
06-24-STC-54



GA FILE WP 3240
UL DESIGN No. U305
STC 50 to 54

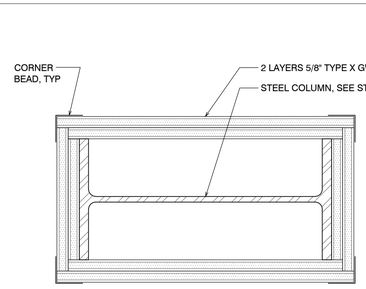
2 INTERIOR SOUND WALL
SCALE: 3" = 1'-0"

08-05_MullionPartition



19 WINDOW MULLION to WALL
SCALE: 3" = 1'-0"

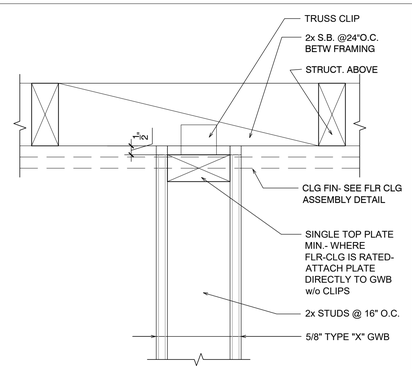
Col_1-Hr



GA FILE NO. CM 1002
FIRE TEST: SEE CM 1000 (UL DESIGN X526)

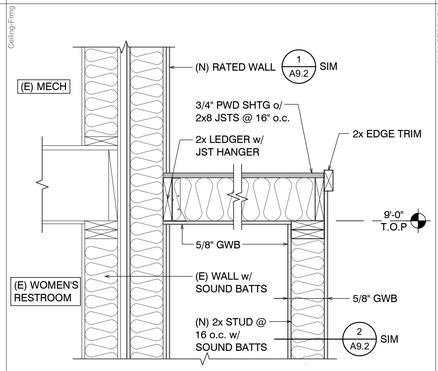
15 1-HR RATED COLUMN
SCALE: 3" = 1'-0"

06-23-NB-Clg-Panel



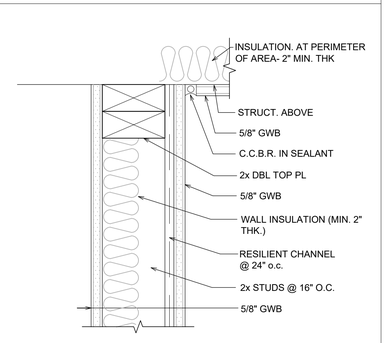
11 NON-BEARING WALL AT CEILING
SCALE: 3" = 1'-0"

Ceiling-Fring



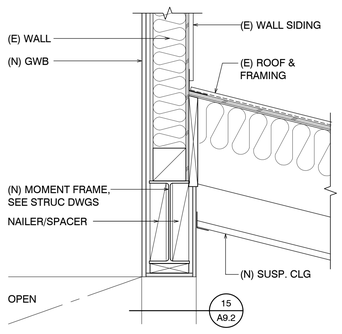
7 CEILING FRAMING AT (N) TOILET
SCALE: 1" = 1'-0"

06-24-STC54-Clg



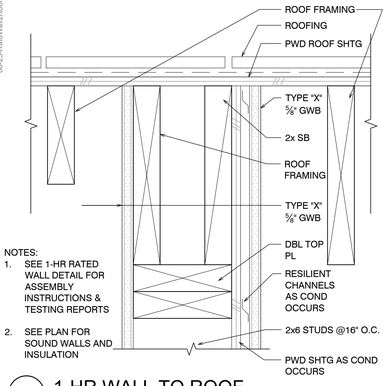
3 INTERIOR WALL @ CEILING
SCALE: 3" = 1'-0"

Soffit



16 SOFFIT
SCALE: 1" = 1'-0"

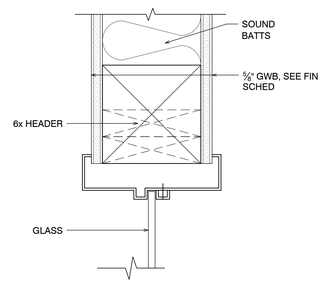
06-23-RatedWall2Roof



NOTES:
1. SEE 1-HR RATED WALL DETAIL FOR ASSEMBLY INSTRUCTIONS & TESTING REPORTS
2. SEE PLAN FOR SOUND WALLS AND INSULATION

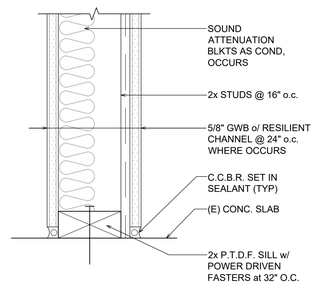
12 1-HR WALL TO ROOF
SCALE: 3" = 1'-0"

Wdw_Head_Glazing-Sides



8 WINDOW HEAD (JAMB SIM)
SCALE: 3" = 1'-0"

06-23-Wall-Anchorage



4 INTERIOR WALL ANCHORAGE
SCALE: 3" = 1'-0"

20

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT PAUL W. DAVIS No. C-15182 REN. 12-31-25 STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:
1 Plan Check 08.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.06.2023
BID SET 01.08.2024

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Sheet Title:
INTERIOR DETAILS

TYPICAL DETAIL ASSEMBLY OF MATERIALS SHOWN W/ SPACE FOR LAYERS. ASSEMBLY IS TIGHT.

Sheet Number:

A9.2

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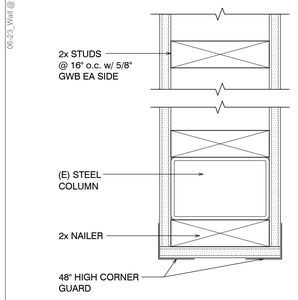
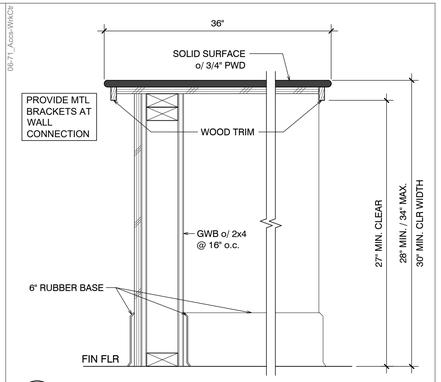


5 WALL AT (E) COLUMN
SCALE: 3" = 1'-0"



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

18

14

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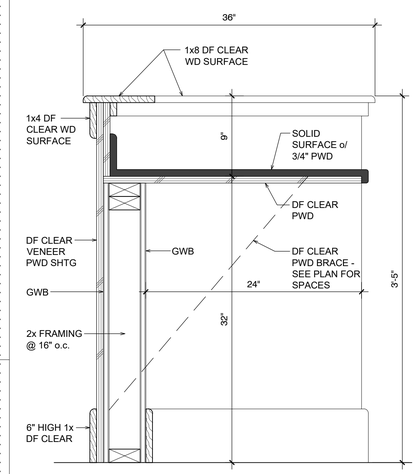
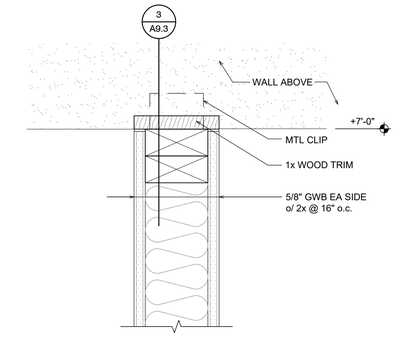


6 SECTION AT DAIS
SCALE: 1-1/2" = 1'-0"



2 PARTITION WALL TOP
SCALE: 3" = 1'-0"

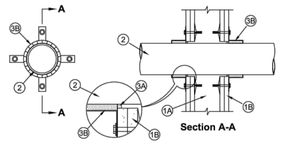
19

15

11

Classified by
Underwriters Laboratories, Inc.
to ASTM/UL1479 (ASTM E814)

System No. W-L-2237
F Ratings - 1 and 2 Hr (See Item 1)
T Ratings - 1 and 2 Hr (See Item 1)



1. **Wall Assembly -** The 1 or 2 hr fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. **Studs -** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-5/8 in. wide and spaced max 24 in. OC.
   B. **Gypsum Board* -** Thickness, type, number of layers and fasteners as required in the individual Wall and Partition Designs. For nom 2-1/2 in. diam and smaller pipes and conduits, diam of opening shall be max 1/4 in. larger than nom pipe diam. For pipes and conduits greater than nom 2-1/2 in. diam of opening shall be max 1/2 in. larger than nom pipe diam.
   The hourly F and T Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed.
2. **Through Penetrants -** One nonmetallic pipe or conduit to be centered within opening with a max annular space between pipe or conduit and perjphery of 1/8 in. for nom 2-1/2 in. diam and smaller pipes and conduits and 1/4 in. for pipes and conduits greater than 2-1/2 in. diam. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes and conduits may be used.
   A. **Polyvinyl Chloride (PVC) Pipe -** Nom 4 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   B. **Chlorinated Polyvinyl Chloride (CPVC) Pipe -** Nom 4 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. **Acrylonitrile Butadiene Styrene (ABS) Pipe -** Nom 4 in. diam (or smaller) Schedule 40 solid or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. **Rigid Nonmetallic Conduit* -** Nom 4 in. diam (or smaller) Schedule 40 PVC conduit installed in accordance with Article 347 of the National Electrical Code (NFPA 70).
3. **Firestop System -** The firestop system consists of the following:
   A. **Fill, Void or Cavity Material* - Sealant -** Min 1/4 in. thickness applied within annulus, flush with both surfaces of wall.
   SPECIFIED TECHNOLOGIES INC - SpecSeal LCI Sealant
   B. **Firestop Device* -** Galv steel collar lined with an intumescent material sized to fit the specific diam of the through penetrant. Device shall be installed around through penetrant in accordance with the accompanying installation instructions. Device incorporates anchor tabs for securement to both surfaces of wall assembly by means of 3/16 in. diam steel toggle bolts in conjunction with min 1-1/4 in. diam steel fender washers.
   SPECIFIED TECHNOLOGIES INC - SpecSeal LCC Collar or SpecSeal SSC Collar
   * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
   ✓Bearing the UL Listing Mark

STI

Specified Technologies Inc. 210 Evans Way Somerville, NJ 08876
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Created or Revised: January 23, 2014
(800)992-1180 • (908)526-8000 • FAX (908)231-8415 • E-Mail:techserv@stifirestop.com • Website:www.stifirestop.com

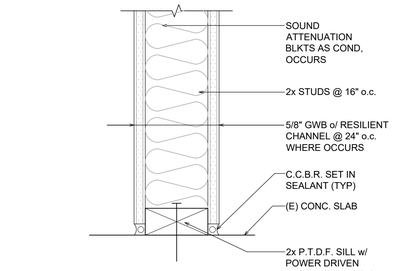
W-L-2237
PAGE 1 OF 1

8 1-HR or 2-HR WALL (4" or less) PENETRATION FIRE STOP
NOT TO SCALE

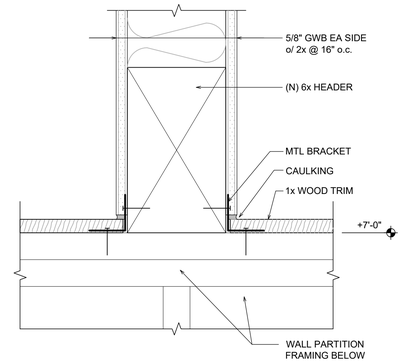
20

16

12



4 PARTITION WALL ANCHORAGE
SCALE: 3" = 1'-0"



3 PARTITION WALL TOP
SCALE: 3" = 1'-0"

Project / Owner:

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286 Eldorado Street
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EMAIL: info@pauldavispartnership.com

LICENSED ARCHITECT
PAUL W. DAVIS
No. C-15182
REN. 12-31-25
STATE OF CALIFORNIA

Drawn By: VQ

Drawing Date: 06.15.2022

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Revisions:

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Sheet Title:
INTERIOR DETAILS

TYPICAL DETAIL ASSEMBLY OF MATERIALS SHOWN W/ SPACE FOR LAYERS. ASSEMBLY IS TIGHT.

Sheet Number:

A9.3

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GENERAL NOTES AND SPECIFICATIONS

1. CODE REQUIREMENTS
ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE **2022 CALIFORNIA BUILDING CODE** AND ANY LOCAL CODE REQUIREMENTS. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS OTHERWISE NOTED, U.O.N. DIMENSIONS ARE GOVERNED BY THE ARCHITECTURAL PLAN. ALL DIMENSIONS SHOWN IN THE STRUCTURAL PLANS SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.

2. CONTRACTOR RESPONSIBILITIES
ALL SUBMITTALS SHALL BE TO THE CONTRACTING OFFICER REPRESENTATIVE. REFER TO SPECIFICATIONS FOR ADDITIONAL SUBMITTALS AND/OR CLARIFICATION OF SUBMITTALS. CHECK ALL DIMENSIONS IN RELATION TO SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CONTRACTING OFFICER REPRESENTATIVE AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. SEE ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR DUCTS PIPES AND CONDUITS AND ITEMS EMBEDDED IN CONCRETE. DURING CONSTRUCTION PHASE THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF BUILDING AND PERSONNEL. PROVIDE ADEQUATE SHORING, BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

3. FOUNDATION DESIGN
BASED ON SOILS REPORT **NO. 5428-09.06** PREPARED BY **GRICE ENGINEERING & GEOLOGY, INC., DATED 06-11-09.** IN PREPARATION OF SITE THE SOIL REPORT AND SPECIFICATIONS OF THE REPORT SHALL BE USED AS DIRECTED BY THE SOIL ENGINEER. A COPY OF THE SOIL REPORT SHALL BE KEPT ON THE JOB SITE. FOUNDATION SHALL BE CONVENTIONAL CONTINUOUS AND SPREAD PAD FOOTINGS AS DETAILED AND IS DESIGNED PER THE ABOVE NOTED REPORT FOR:
TOTAL LOAD BEARING VALUE OF ISOLATED FOOTINGS = **2,000 PSF (DL), 2,700 PSF (DL+LL)**
TOTAL LOAD BEARING VALUE OF CONTINUOUS FOOTINGS = **1,500 PSF (DL), 2,700 PSF (DL+LL)**
ENGINEERED FILL AND FOUNDATION EXCAVATIONS SHALL BE CERTIFIED BY THE SOIL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL OR CONCRETE.

4. STRUCTURAL STEEL
FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE CURRENT AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

A. ROLLED W SHAPES SHALL BE ASTM A992, U.O.N..
B. ROLLED HP SHAPES SHALL BE A572, GR. 50
C. ROLLED STEEL PLATES, M SHAPES, S SHAPES AND BARS SHALL BE ASTM A36, U.O.N..
D. ANGLES, CHANNELS AND MC SHAPES SHALL BE ASTM A36.
E. HSS RECTANGULAR STEEL TUBE SHALL BE ASTM A500 GRADE 'B', Fy = 46 KSI
F. HSS ROUND STEEL TUBE SHALL BE ASTM A500 GRADE 'B', Fy = 42 KSI
G. STEEL PIPE SHALL BE ASTM A53, GRADE 'B'.
H. BOLTS SHALL BE ASTM A325 BOLTS, U.O.N. ON PLANS. INSTALL SNUG TIGHT PER RCSC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS", U.O.N.
J. HEAVY-HEX NUTS SHALL BE ASTM A563.
K. WASHERS SHALL BE ASTM F436, U.O.N..
L. THREADED ROD SHALL BE A36, U.O.N..

ALL BOLT HOLES SHALL BE PUNCHED OR DRILLED AND BE 1/16" OVERSIZE OF BOLT DIAMETER. BURNING OF HOLES SHALL NOT BE PERMITTED. HOLES AT BASE PLATES TO BE PER TABLE 14-2 OF AISC "STEEL CONSTRUCTION MANUAL", THIRTEENTH EDITION.
ALL CONNECTIONS NOT SHOWN SHALL BE DETAILED AND FABRICATED AS PER DESIGN PROVISIONS FOR STANDARD CONNECTIONS OF THE LATEST EDITION OF THE AISC SPECIFICATIONS USING MINIMUM 3/4" DIAMETER BOLTS, OR EQUIVALENT WELDED FRAMING CONNECTIONS.
SUBMIT 5 SETS OF STRUCTURAL STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. ALL STRUCTURAL STEEL SHAPES, CONNECTIONS, AND ASSEMBLIES NOT EMBEDDED IN CONCRETE SHALL BE PAINTED WITH ONE SHOP COAT OF RUST INHIBITIVE METAL PRIMER, U.O.N. STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED, U.O.N.
WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS. WELDERS SHALL BE AWS CERTIFIED OPERATORS. WELDING SHALL CONFORM WITH AWS D1.1 "STRUCTURAL WELDING CODE." ELECTRODES SHALL BE E-70 SERIES, UNLESS OTHERWISE NOTED AND SHALL CONFORM WITH AISC SPECIFICATIONS.
NON-SHRINK GROUT BELOW BASEPLATES SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI MINIMUM, U.O.N

5. CARPENTRY AND TIMBER:

A. STRUCTURAL LUMBER GRADING SHALL BE WCLB STANDARD GRADING RULES FOR WEST COAST LUMBER #17. PLYWOOD SHALL CONFORM TO U.S. CURRENT PRODUCT STANDARD PS-1.
B. BEAMS, HEADERS, POSTS, TOP PLATES, RAFTERS AND JOISTS SHALL BE DOUGLAS FIR #1 U.O.N. STUDS, SILLS AND BLOCKING SHALL BE D.F. #2 OR BETTER (S4S).
C. WOOD SILLS IN DIRECT CONTACT WITH CONCRETE SLAB OR FOUNDATIONS SHALL BE DOUGLAS FIR PRESSURE TREATED FOR GROUND CONTACT.
D. BOLTS IN WOOD SHALL CONFORM TO ASTM F1554. BOLT HOLES SHALL BE DRILLED 1/16" OVERSIZE OF BOLT. USE STANDARD WASHER ON ALL BEARING OF HEADS AND NUTS AGAINST WOOD, U.O.N. BOLTS, NUTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL WHERE EXPOSED TO WEATHER AND IN CONTACT WITH PRESSURE TREATED WOOD. BOLTS WITH UPSET THREADS ARE NOT ALLOWED.
E. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 AND SHALL HAVE A BOLT HEAD OR AN EQUAL DEFORMITY AT THE EMBEDDED END UNLESS NOTED OTHERWISE. 3"X3"X¼" ℄ WASHERS SHALL BE USED IN ALL BEARING OF NUTS AGAINST WOOD. A.B.'S SHALL BE RIGIDLY HELD IN PLACE DURING THE CONCRETE POUR.
F. BOLT TIGHTENING: ALL NUTS SHALL BE TIGHTENED WHEN PLACED AND RETIGHTENED AT COMPLETION OF PROJECT, OR IMMEDIATELY BEFORE FINISHING OF CONSTRUCTION WHICH WILL MAKE THEM INACCESSIBLE.
G. HOLES IN WOOD SILLS AND PLATES OF SHEAR AND BEARING WALLS SHALL BE PLACED NEATLY IN THE CENTER OF THE PIECE AND SHALL NOT BE GREATER IN DIAMETER THAN ONE-THIRD OF THE WIDTH OF THE SILL OR PLATE. NOTCHING WILL NOT BE ALLOWED.
H. STUD WALLS: HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN 10 FT. IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE POST UNDER BEAMS, U.O.N.
I. DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP OF 4 FT. AT SPLICES AND BE NAILED WITH NO LESS THAN 16 - 16d NAILS, U.O.N.. ALL CUTS FOR SPLICES IN PLATES SHALL OCCUR OVER STUDS. WHERE TOP PLATE IS NOT CONTINUOUS INFORM THE STRUCTURAL ENGINEER IF NOT DETAILED IN PLANS.
J. CUTTING, NOTCHING AND DRILLING JOISTS AND BEAMS FOR PIPES SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-FIFTH THE JOIST DEPTH FROM THE TOP AND LOCATED NOT FURTHER FROM THE END THAN THREE TIMES THE JOIST DEPTH UNLESS FULLY DETAILED ON PLANS.
K. WOOD FRAMING EMBEDDED IN OR ADJACENT TO CONCRETE OR MASONRY WALLS SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED FOR ABOVE GROUND USE, ACCORDING TO AWPA C-2. SUBMIT TYPE OF PRESERVATIVE TO BE USED FOR APPROVAL. FIELD CUTS AND HOLES SHALL BE FIELD TREATED IN ACCORDANCE WITH CURRENT AWPA M-4.
L. FRAMING HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR EQUIVALENT. NOTATIONS ON THE DRAWINGS REFER TO ITEMS SHOWN IN THEIR LATEST CATALOG. THEY SHALL BE INSTALLED WITH THE NAILS AND BOLTS CALLED FOR IN THE TABLES IN THE CATALOG. IF OTHER BRANDS ARE USED, THEY MUST BE EQUIVALENT IN ALL STRUCTURAL ASPECTS. A COPY OF THE CATALOG MUST BE KEPT AT THE JOB SITE. SUBMIT A COPY OF MANUFACTURERS CATALOG FOR APPROVAL.
M. NAILING: ALL NAILS SHALL BE COMMON WIRE NAILS, U.O.N. OR SHOWN. WHERE THERE IS A DANGER OF SPLITTING, NAIL HOLES SHALL FIRST BE SUBDRILLED. HOT DIPPED GALVANIZED OR STAINLESS STEEL NAILS SHALL BE USED FOR ALL DETAILS THAT ARE EXPOSED ON THE EXTERIOR OF THE FINISHED STRUCTURE OR IN CONTACT WITH PRESSURE TREATED WOOD. FOR NAILING SEE "SHEATHING SCHEDULE", AND TABLES 2306.2(1) AND 2306.2(2) OF THE 2022 CBC.
N. LINTELS OVER OPENINGS SHALL CONSIST OF A SOLID MEMBER THE WIDTH OF THE STUDS AND A NOMINAL DEPTH AS GIVEN BELOW, U.O.N:

MAXIMUM SPAN	NOMINAL DEPTH
4'-0"	6"
6'-0"	8"
8'-0"	10"

6. PLYWOOD
PLYWOOD SHALL BE DOUGLAS FIR APA RATED SHEATHING, EXPOSURE 1 WITH CDX VENEER GRADE (U.O.N.) WITH THICKNESS AS NOTED ON THE PLANS AND CONFORM TO U.S. CURRENT PRODUCT STANDARD PS-1. SHEATHING USED AT FLOORS SHALL BE DOUGLAS FIR APA RATED STURD-I-FLOOR, EXPOSURE 1 WITH CDX VENEER GRADE AND HAVE TONGUE-AND-GROOVE EDGES WITH THICKNESS AS NOTED ON PLANS. PANELS SHALL BE ORIENTATED FOR FACE GRAIN TO BE PERPENDICULAR TO SUPPORTS AND SPAN ACROSS TWO SUPPORT MEMBERS MINIMUM.
ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD IN AREAS OF STRUCTURE NOT PERMANENTLY EXPOSED TO THE WEATHER UPON APPROVAL FROM ENGINEER OF RECORD. SUBMIT MANUFACTURERS SPECIFICATIONS OF PRODUCT TO ENGINEER.
OSB SHALL BE STRUCTURAL 1 SHEATHING SPAN, EXPOSURE I FOR ROOF AND SHEAR WALLS WITH THICKNESS AS NOTED ON PLANS. SHEATHING USED AT FLOORS SHALL BE RATED FOR FLOOR SPANS, EXPOSURE I AND HAVE TONGUE & GROOVE EDGES WITH THICKNESS NOTED ON PLANS.

7. GLUE-LAMINATED (G.L.B.) BEAMS
A. DOUGLAS FIR COMBINATION 24F-V8 FOR CANTILEVERED AND CONTINOUS BEAMS
B. DOUGLAS FIR 24F-V4 FOR SINGLE SPAN BEAMS AND AS OTHERWISE NOTED IN DRAWINGS
ALL G.L.B. MEMBERS SHALL HAVE WET USE TYPE LAMINATING ADHESIVE AND SHALL HAVE 1-1/2" LAMINATIONS. ALL EXPOSED OR PARTIALLY EXPOSED G.L.B. SHALL HAVE ARCHITECTURAL APPEARANCE GRADE. ALL CONCEALED G.L.B. SHALL HAVE INDUSTRIAL APPEARANCE GRADE. SUBMIT 5 SETS OF GLULAM SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. WRAP ALL G.L.B. BEAMS FOR SHIPPING AND FURNISH CERTIFICATE OF INSPECTION FOR MANUFACTURE AND FOR SLOPE OF GRAIN OF INDIVIDUAL MEMBERS. HOLES FOR CONDUITS MAY BE BORED IN GLUED LAMINATED BEAMS PROVIDED NO BORING IS DONE IN THE TOP OR BOTTOM 20% OF LAMINATIONS. LIMIT SIZE OF HOLES TO 1-1/2" DIAMETER MAXIMUM. DO NOT NOTCH OR DRILL HOLES IN CANTILEVER PORTIONS OF BEAMS. CANTILEVER AND CONTINUOUS BEAMS SHALL HAVE TENSION LAMINATIONS TOP AND BOTTOM.

8. WEDGE ANCHORS
SHALL BE HILTI "KWIK-BOLT 3" (ESR-2302) SERIES OR EQUAL OF THE SIZE AND EMBEDMENT INDICATED ON THE DRAWINGS U.O.N.. WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD. SUBMIT MANUFACTURERS DATA.

9. EPOXY ANCHORS
INTO CONCRETE: SHALL BE "SIMPSON AT-XP" (ER-0263) OR OTHER TYPE WITH EQUIVALENT VALUES. SUBMIT MANUFACTURERS DATA, MINIMUM EDGE DISTANCE=1¾".

INTO MASONRY: SHALL BE "SIMPSON SET" (ESR-1772) OR OTHER TYPE WITH EQUIVALENT VALUES. SUBMIT MANUFACTURERS DATA. MINIMUM EDGE DISTANCE=3".

BASIS OF DESIGN

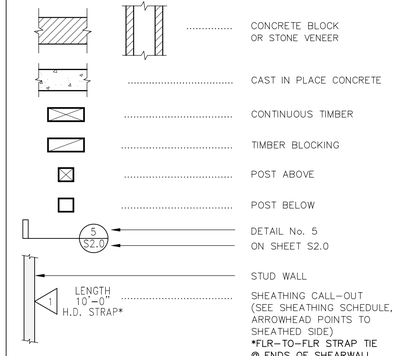
WIND DESIGN DATA:
METHOD #1
BASIC WIND SPEED = **95 MPH**
WIND IMPORTANCE FACTOR Iw = 1.0
OCCUPANCY CATEGORY = II
WIND EXPOSURE = B
INTERNAL PRESSURE COEFFICIENT = ±0.18
COMPONENTS & CLADDING WIND PRESSURE = ±10 PSF

SEISMIC DESIGN DATA:
IMPORTANCE FACTOR I = **1.0**
S_S = **1.289 g**
S_1 = **0.561 g**
SITE CLASS = **D**
S_{DS} = **0.859 g**
S_{D1} = **0.561 g**
ANALYSIS METHOD = "ASCE 7-22 12.4 "SEISMIC LOAD EFFECTS AND COMBINATIONS"
SEISMIC DESIGN CATAGORY = **D**
SEISMIC FORCE RESISTING SYSTEM = **[Table 12.2-1 (A)15]**
R = **6.5** <------**BEARING WALL SYSTEM (SHEARWALLS)**
R = **3.5** <------**STEEL MOMENT FRAME (ORDINARY)**
p = **1.3**
C_S = **0.132** **ASD--> [0.7*p*C_S = 0.10 Wt]**

DESIGN LOADS:

MAIN ROOF DEAD LOAD	**= 25 PSF**
ROOF LIVE LOAD	= 20 PSF
MECH PLATFORM DEAD LOAD	**= 12 PSF**
MECH PLATFORM LIVE LOAD	= 125 PSF
EXTERIOR WALLS DEAD LOAD	**= 15 PSF**
INTERIOR WALLS DEAD LOAD & MOVABLE PARTITIONS	= 8 PSF

SYMBOLS



STRUCTURAL TESTS AND INSPECTIONS

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO IBC 1704. SPECIAL INSPECTION AGENCIES AND/OR INDIVUDUALS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS SEE SPCIFICATIONS AND/ OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ENGINEER.

ITEM	SPECIAL INSPECTION		E.O.R. OBSERVATION	REMARKS	INSPECTION BY
	REQ'D	NOT REQ'D	REQ'D		
SHOP WELDING	X			CONTINUOUS	SPECIAL AGENT
EPOXY INSERTS (IF REQUIRED)	X			CONTINUOUS	SPECIAL AGENT
ROOF & FLOOR DIAPHRAGMS NAILING		X	X	AFTER COMPLETION	STRUCTURAL ENGINEER OF RECORD
SHEAR WALL SHEATHING NAILING		X	X	AFTER COMPLETION	STRUCTURAL ENGINEER OF RECORD
SEISMIC STRAPPING (LOCATION, NAILING)		X	X	FINAL PLACEMENT	STRUCTURAL ENGINEER OF RECORD
HOLDOWNS (LOCATION. ANCHOR BOLT. ETC.)		X	X	FINAL PLACEMENT	STRUCTURAL ENGINEER OF RECORD
SHEAR TRANSFER ELEMENTS		X	X	FINAL PLACEMENT	STRUCTURAL ENGINEER OF RECORD

STRUCTURAL ENGINEER OBSERVATION IS REQUIRED FOR THIS PROJECT. THE OWNER SHALL RETAIN THE STRUCTURAL ENGINEER TO PERFORM OBSERVATIONS AS DEFINED IN CBC, SECTION 110. OBSERVED DEFICIENCIES SHALL BE REPORTED TO THE OWNER, CONTRACTOR, AND BUILDING OFFICIAL. STRUCTURAL OBSERVER SHALL SUBMIT A FINAL SUMMARY REPORT STATING THAT SITE VISITS HAVE BEEN MADE IDENTIFYING ANY DEFICIENCIES AND THAT CORRECTIVE WORK HAS BEEN COMPLETED AND CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS AND APPLICABLE CODES.
SEE INSPECTION SCHEDULE ABOVE FOR ADDITIONAL EXTENDED LIST OF THE STRUCTURAL ENGINEER FIELD OBSERVATION.

CONTRACTOR SHALL GIVE A MINIMUM 24 HOUR NOTICE TO STRUCTURAL ENGINEER FOR SCHEDULING STRUCTURAL OBSERVATIONS.
ALL STRUCTURAL ITEMS WHICH ARE INTENDED TO HAVE A DEFFERED SUBMITTAL SHALL BE FIRST SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND COORDINATION THEN SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. A LETTER OR STAMPED REVIEWED SHOP DRAWINGS SHALL BE INCLUDED FOR THE BUILDING DEPARTMENT STATING THAT REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLIED WITH THE PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS AND ALL HAS BEEN FOUND ACCEPTABLE (e.g. GEOMETRY. LOAD CONDITIONS ETC.) WITH NO EXCEPTIONS.

SHEATHING SCHEDULE

	MARK	SHEATHING [1,4,5]	SHEATHING NAILING [3,5] EDGE (T.E.N.)	SHEATHING NAILING [3,5] FIELD	PLATE [1] NAILING	SILL [1,6,9] TO CONCRETE	SHEAR TRANSFER [1,8] CLIPS	ALLOW. SHEAR #/FT. [1]	NOTES [1]
	R1 [10] ROOF SHEATHING U.O.N.	5/8" CDX OSB	8d @ 6"o.c.	8d @ 12"o.c.	N . A .	N . A .	A35 @ 24"o.c. MINIMUM, U.O.N.	**240** [2] **180**	ROOF SHEATHING
	F1 FLOOR SHEATHING U.O.N.	3/4" CDX T&G OSB GLUED & NAILED	10d @ 6"o.c.	10d @ 12"o.c.	N . A .	N . A .	A35 @ 24"o.c. MINIMUM, U.O.N.	**285** [2] **215**	BLOCK EDGES IF T&G NOT USED
*	1 * TYP. ALL EXT. SHTG. U.O.N.	1/2" CDX OSB	8d @ 6"o.c.	8d @ 12"o.c.	16d @ 6"o.c.	5/8"ø12" A.B.'s @ 48"o.c.	A35 OR LTP4 @ 24"o.c., MIN.	**250** [3]	SOLID BLOCKED
	2	1/2" CDX OSB	8d @ 4"o.c.	8d @ 12"o.c.	16d @ 4"o.c.	3/4"ø12" A.B.'s @ 48"o.c.	A35 OR LTP4 @ 16"o.c., MIN.	**350** [3]	SOLID BLOCKED
	3 [7]	1/2" CDX OSB	8d @ 3"o.c.	8d @ 12"o.c.	16d @ 3"o.c. STAGGERED (3x P.T. SILL ℄)	3/4"ø16" A.B.'s @ 32"o.c. (3x P.T. SILL ℄)	A35 OR LTP4 @ 12"o.c., MIN.	**455** [3]	SOLID BLOCKED
	4 [7] SHEATHING ON EA. FACE OF WALL	1/2" CDX OSB DOUBLE SIDED SHEATHING	8d @ 4"o.c.	8d @ 12"o.c.	SDS ¼ x 3½" @ 4"o.c. STAGG. (3x P.T. SILL ℄)	3/4"ø16" A.B.'s @ 24"o.c. (3x P.T. SILL ℄)	A35 OR LTP4 @ 6"o.c., MIN.	**740** [3]	SOLID BLOCKED

1 - UNLESS OTHERWISE SPECIFIED IN DRAWINGS.
2 - **CBC TABLE 2306.3.1**
3 - **CBC TABLE 2306.4.1**
4 - ROOF, FLOOR & WALL SHEATHING SHALL BE APPLIED FACE GRAIN PERPENDICULAR TO FRAMING - TYP.
5 - CONTINUE SHEATHING AND NAILING OVER SIDE OF POST AT END OF SHEARWALL.
6 - ALL SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR, (U.O.N.) FASTENERS FOR TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER, PLYWOOD JOINTS AND SILL ℄ NAILING SHALL BE STAGGERED IN ALL CASES.
7 - WHERE ALLOWABLE SHEAR IS GREATER THAN 350 #/FT. (i.e. 3 ABOVE), FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECIEVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3x NOMINAL MEMBER. PLYWOOD JOINTS & SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
8 - AT LEVEL ABOVE FROM BLOCKING TO DOUBLE TOP PLATE.
9 - **ALL A.B.'s SHALL HAVE 3"x3"x¼" ℄ WASHERS. THE HOLE IN THE ℄ WASHER MAY BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 5/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1¾", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE ℄ WASHER AND THE NUT. ALL BOLTS SHALL BE HELD IN PLACE PRIOR TO INSPECTION.** ALL BOLTS SHALL HAVE A MINIMUM 8" EMBEDMENT IN CONCRETE. (2)-BOLT MIN. PER ℄ WITH AT LEAST 5" & NO MORE THAN 12" DISTANCE FROM END OF ℄.
10 - USE PLYWOOD CLIPS @ 24"o.c. @ UNSUPPORTED EDGES.

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA, CA 93933

REGISTERED PROFESSIONAL ENGINEER CESAR V. GARCIA No. 089324 Exp.06-30-24 CIVIL STATE OF CALIFORNIA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

HOWARD CARTER ASSOCIATES, INC.
STRUCTURAL ENGINEERS
9600 BLUE LARKSPUR LANE
MONTEREY, CALIFORNIA
(831)373-3119 FAX(831)373-5872

HCA JOB NO. 2005-146CX

Drawn By: CG

Drawing Date: 6-30-2023

Project Number: 2005-146R

Revisions:
1 Plan Check Dated: 08.23.2023
2 Plan Check Dated: 10.13.2023
3 Plan Check Dated: 11.06.2023
BID SET 01.08.2024

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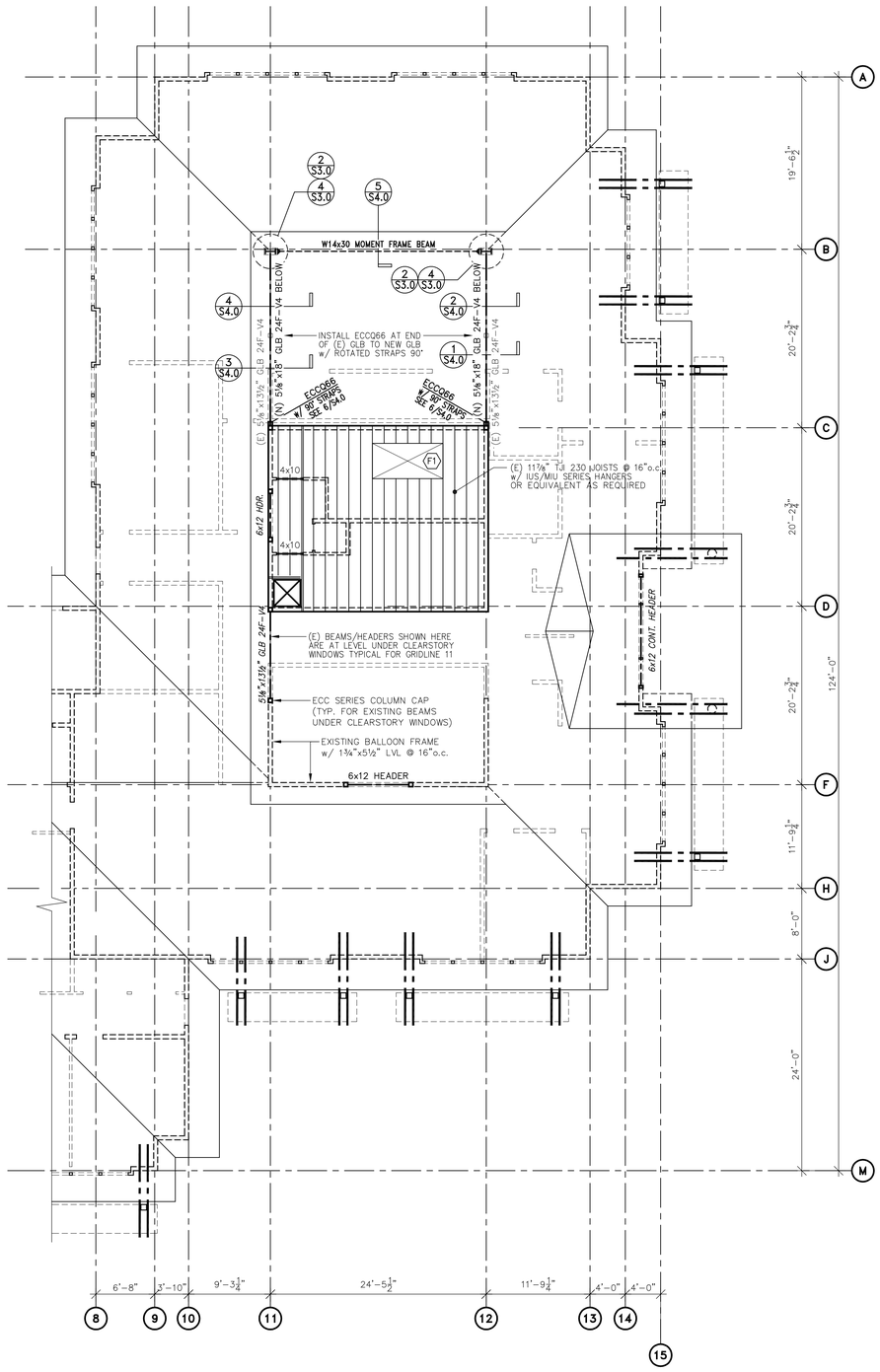
Sheet Title:
GENERAL NOTES & DETAILS

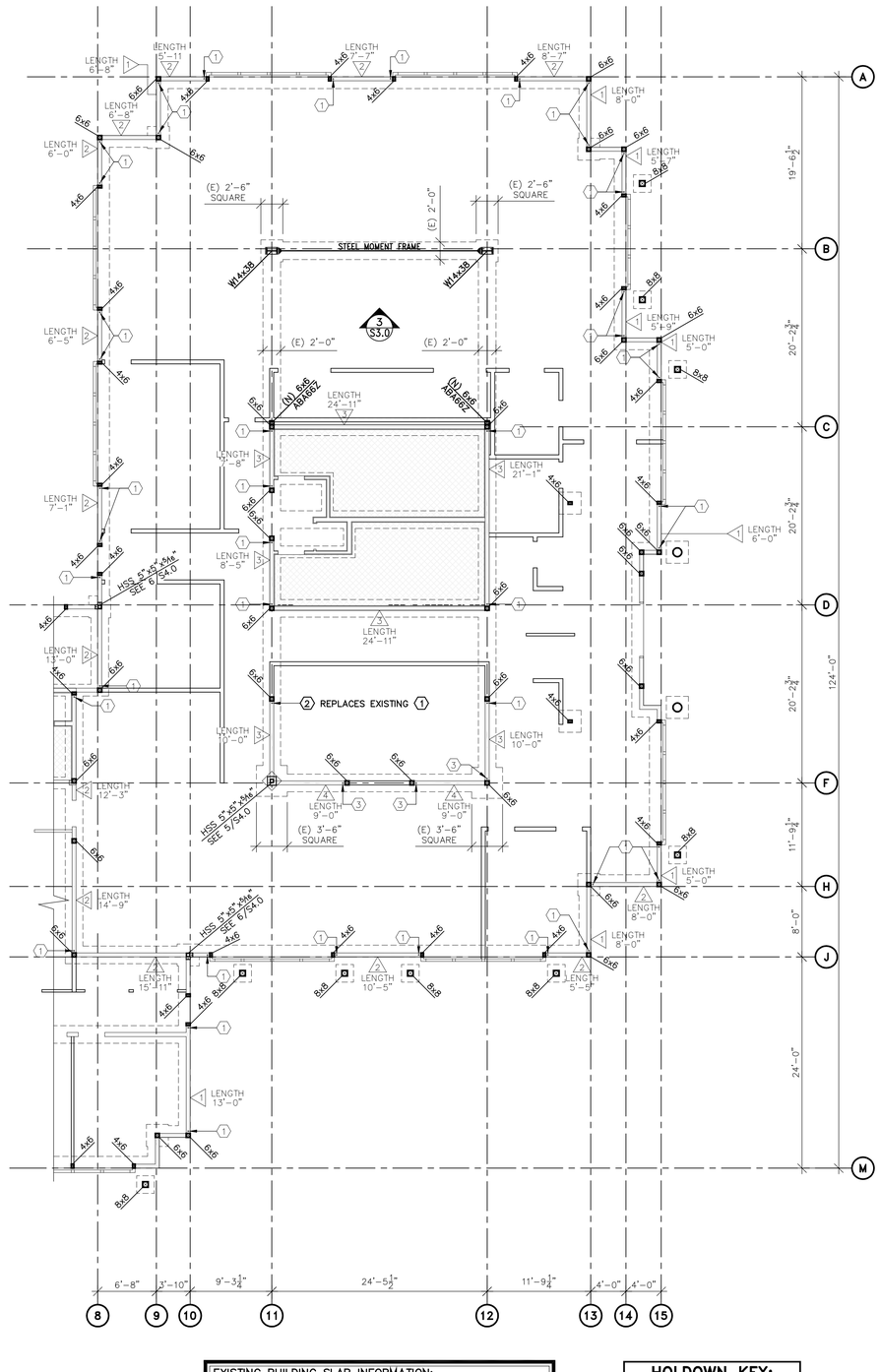
Sheet Number:
S1.0



Partial Mechanical Loft Level Framing Plan

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

PLAN NORTH



EXISTING BUILDING SLAB INFORMATION:
5" SLAB ON GRADE w/ #4 BARS @ 16"o.c. EA. WAY, CNTR'D IN SLAB OVER ±2" SAND o/ MOISTOP 10 mil o/ 4" OPEN GRADED ROCK OVER COMPACTED SUBGRADE. VERIFY ALL INFO WITH SOILS REPORT BY GRICE ENGINEERING, INC. DATED JUNE 2009

HOLDOWN KEY:

1. HDU2-SDS2.5 HOLDOWN w/ SSTB20(L) ANCHOR
2. HDU4-SDS2.5 HOLDOWN w/ SSTB20(L) ANCHOR

Partial Foundation Plan

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

PLAN NORTH

Project / Owner:

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MARINA, CA 93933

REGISTERED PROFESSIONAL ENGINEER
CESAR V. GARCIA
No. C69324
Exp.06-30-24
CIVIL
STATE OF CALIFORNIA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

HOWARD CARTER ASSOCIATES, INC.
STRUCTURAL ENGINEERS

9600 BLUE LARKSPUR LANE
MONTEREY, CALIFORNIA
(831)373-3119 FAX(831)373-5872

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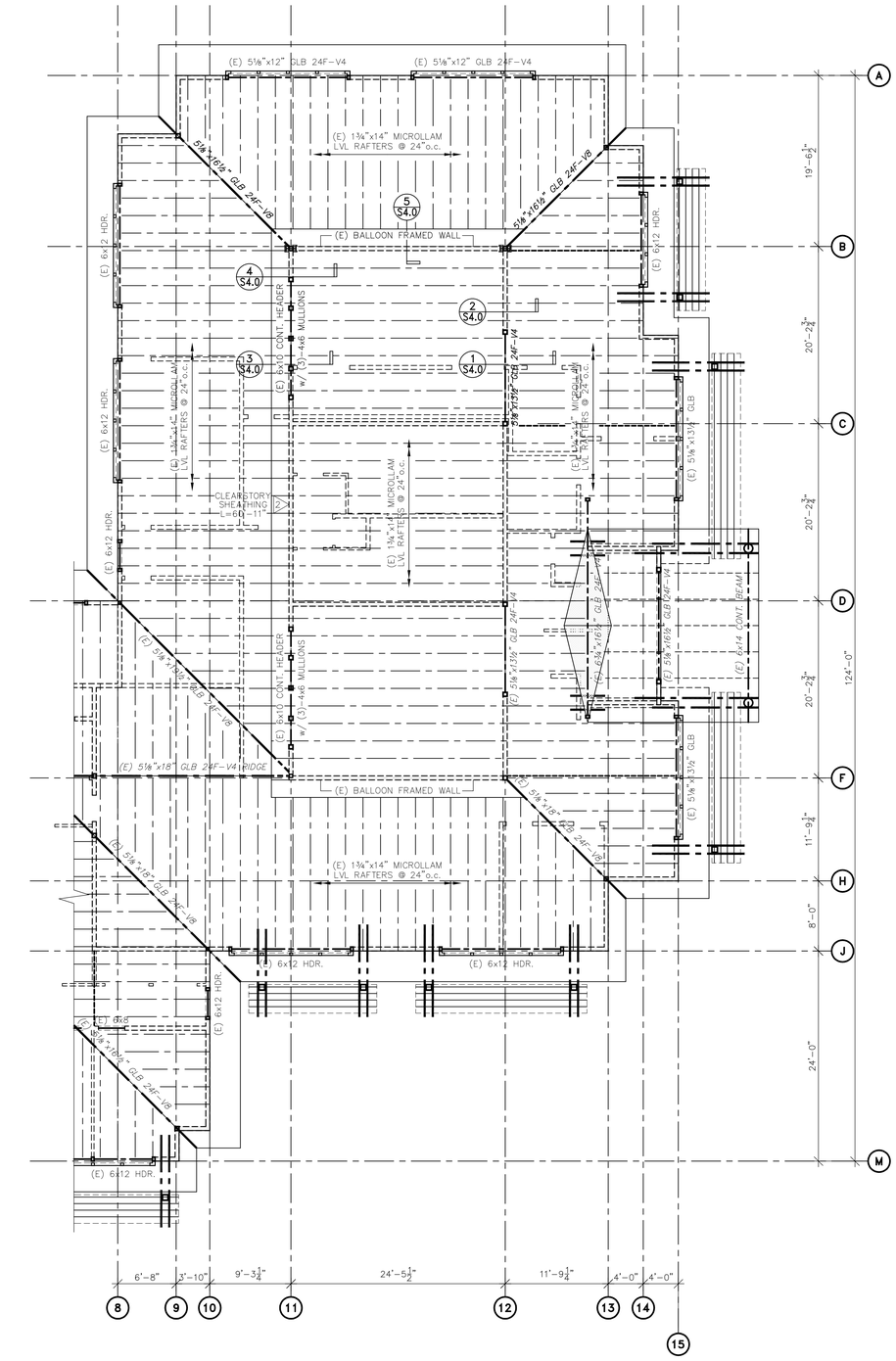
Sheet Title:
FOUNDATION & MECHANICAL LOFT PLANS

Sheet Number:

S2.0



Partial Roof Framing Plan

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

PLAN NORTH

Project / Owner:

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TENANT IMPROVEMENT
920 2ND AVENUE
MARINA, CA 93933

REGISTERED PROFESSIONAL ENGINEER
CESAR V. GARCIA
No. C69324
Exp.06-30-24
CIVIL
STATE OF CALIFORNIA

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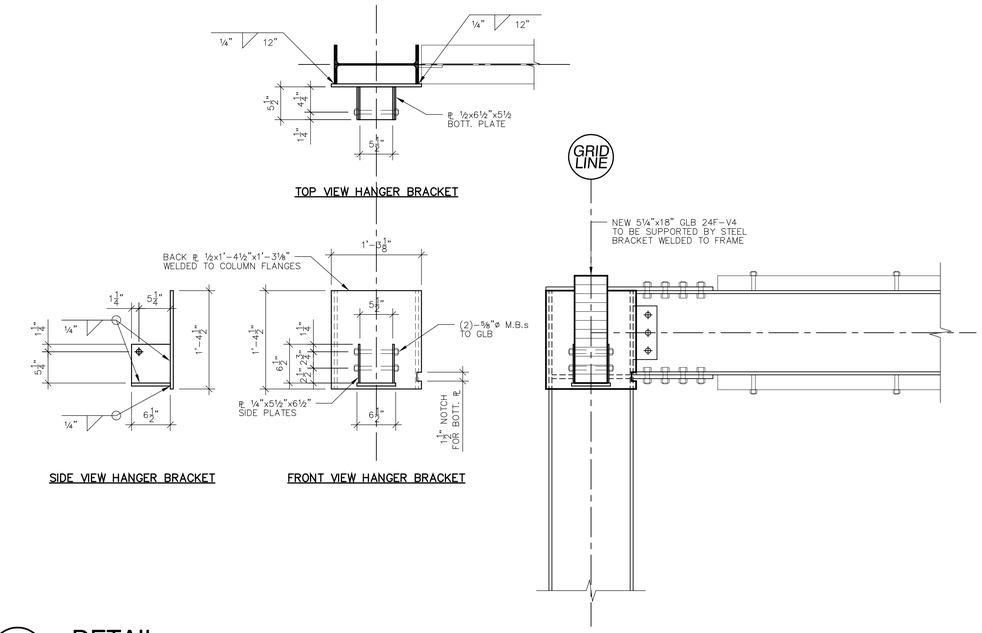
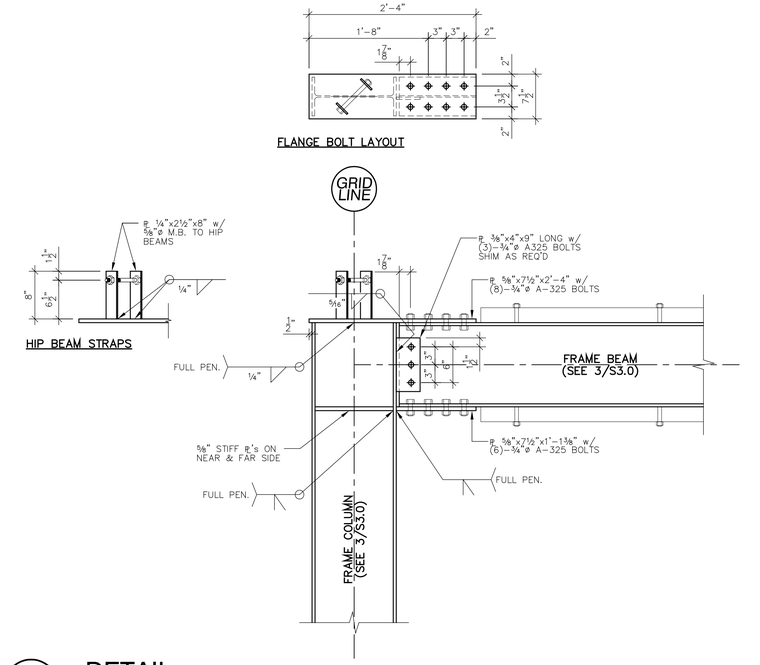
Sheet Title:
PARTIAL ROOF FRAMING PLAN

Sheet Number:

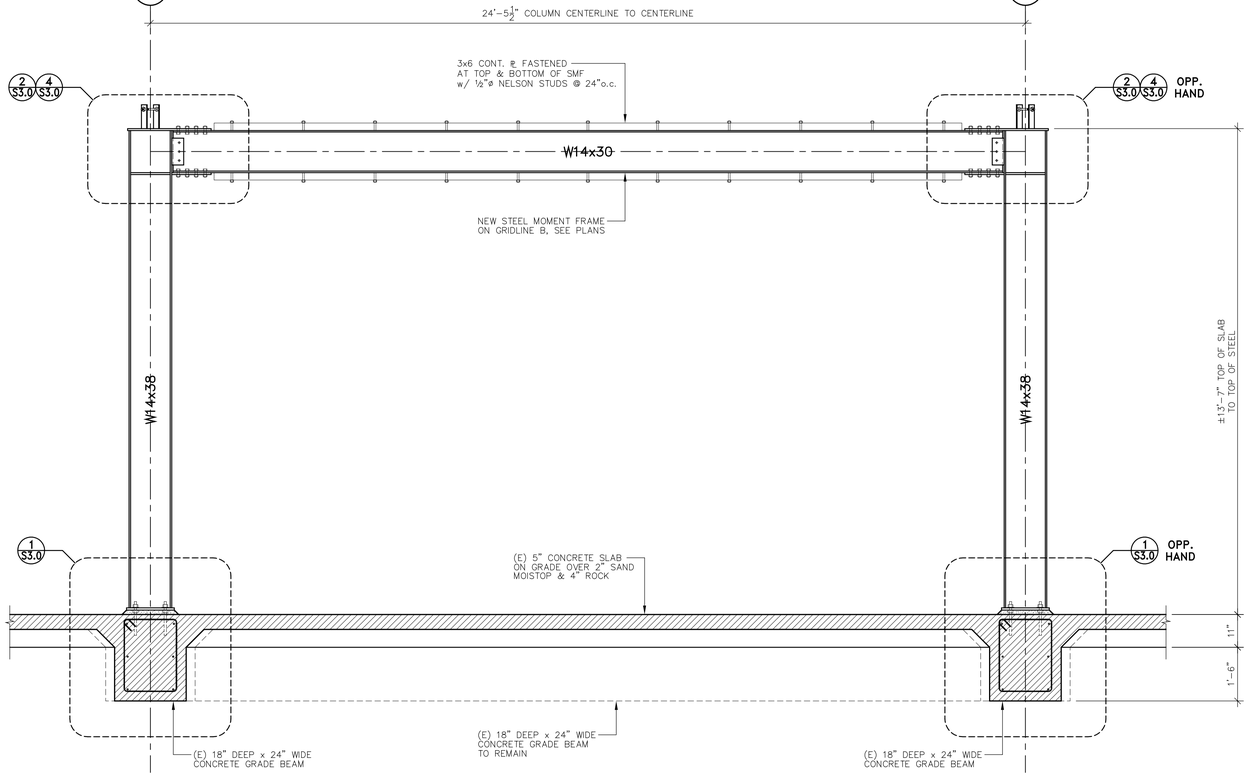
S2.1



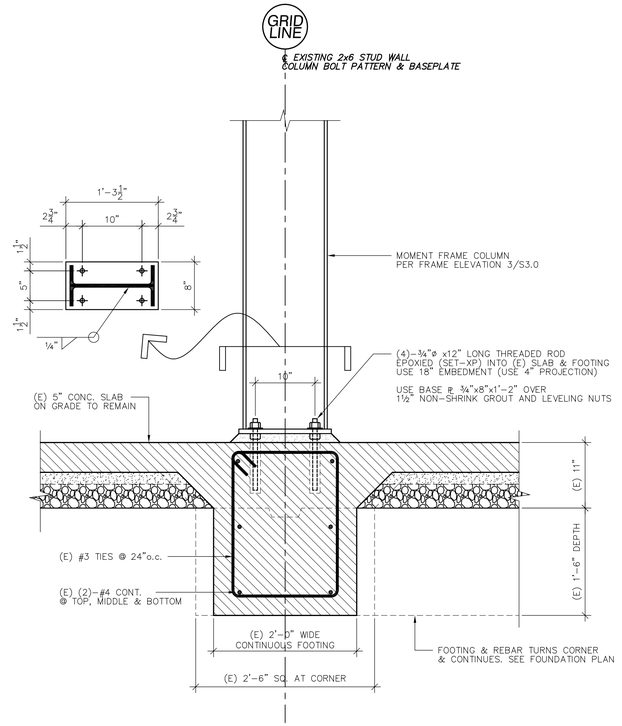
4 S3.0 **DETAIL**
SCALE : 1" = 1'-0"



2 S3.0 **DETAIL**
SCALE : 1" = 1'-0"



3 S3.0 **Moment Frame Elevation**
SCALE : 1/2" = 1'-0"



1 S3.0 **DETAIL**
SCALE : 1" = 1'-0"

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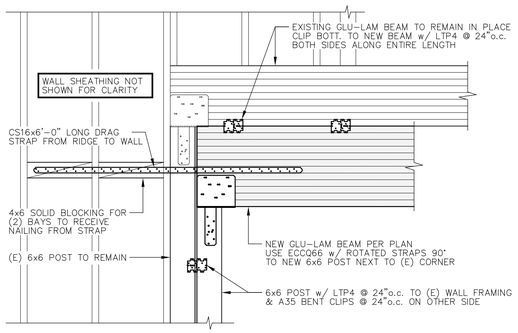
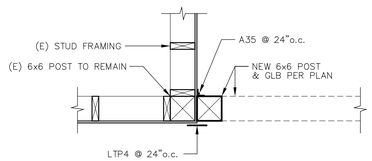
Sheet Title:
MOMENT FRAME ELEVATION & DETAILS

Sheet Number:

S3.0

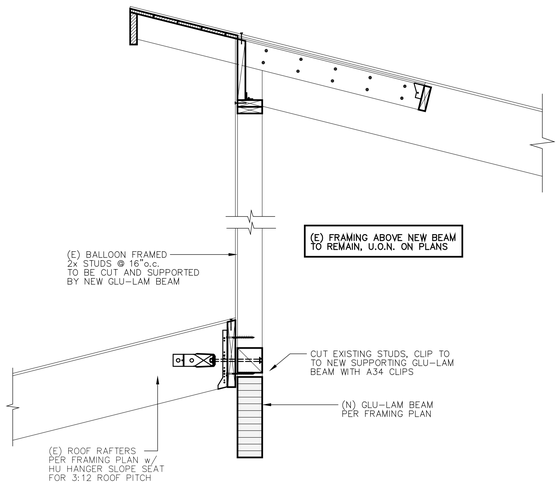


FRAMING ELEVATION

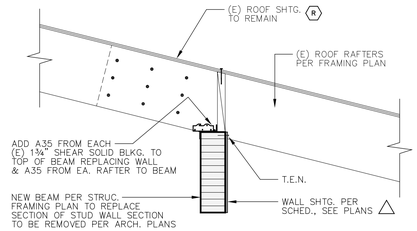


PLAN VIEW OF CORNER

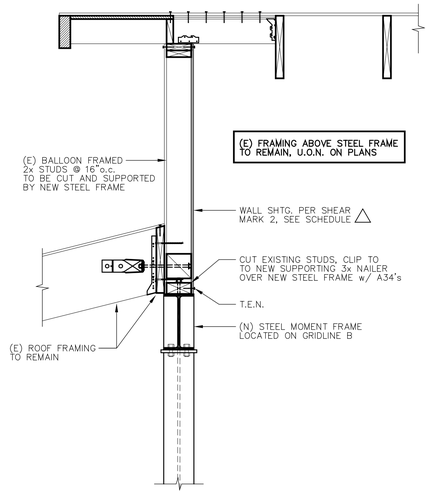
6 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"



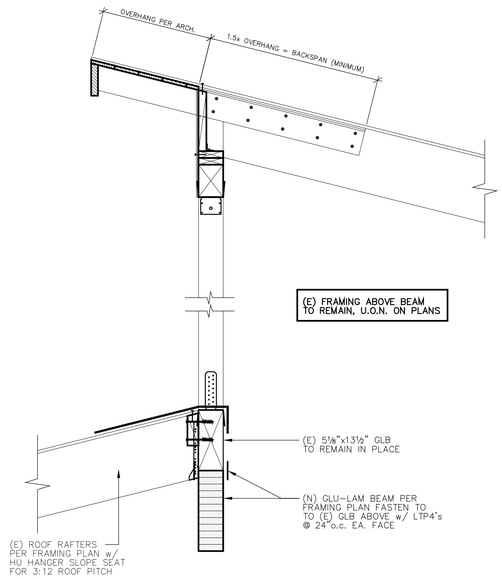
4 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"



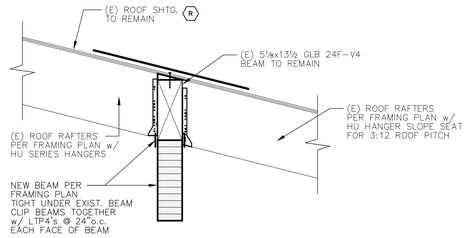
2 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"



5 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"



3 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"



1 S4.0 **DETAIL**
SCALE : 3/4" = 1'-0"

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA, CA 93933

REGISTERED PROFESSIONAL ENGINEER CESAR V. GARCIA No. C69324 Exp.06-30-24 CIVIL STATE OF CALIFORNIA

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

HOWARD CARTER ASSOCIATES, INC.
STRUCTURAL ENGINEERS
9600 BLUE LARKSPUR LANE
MONTEREY, CALIFORNIA
(831)373-3119 FAX(831)373-5872

HCA JOB NO. 2005-146CX

Drawn By: CG

Drawing Date: 6-30-2023

Project Number: 2005-146R

Revisions:
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2 Plan Check Dated: 10.13.2023
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Sheet Title:
FRAMING DETAILS

Sheet Number:

S4.0

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FANS

MARK	LOCATION	(E) CFM	(N) CFM	ESP	MOTOR HP	MOTOR V/PH	FAN RPM	WT LBS	MAKE & MODEL	REMARKS
(E) EF-2	MECH ATTIC	475	550	0.5"	1/4	120/1	1620	90	TWIN CITY BSI100A	(1)

(1) REBALANCE (E) FAN TO NEW AIRFLOW RATE LISTED.

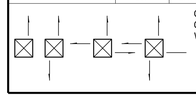
AIR DISTRIBUTION

MARK	TYPE	MAKE & MODEL	REMARKS
SG-1	SPIRAL DUCT MOUNTED SUPPLY	TITUS TS300FS	(1) (2)
SG-2	SIDEWALL MOUNTED SUPPLY	TITUS 300RL	(3)
RG-1	SIDEWALL MOUNTED RETURN	TITUS 350RL	(3)
EG-1	CEILING MOUNTED EXHAUST	TITUS 50F	(4)
TG-1	CEILING MOUNTED TRANSFER	TITUS 50F	(4)
TG-2	CEILING MOUNTED TRANSFER	TITUS MCD	(4)

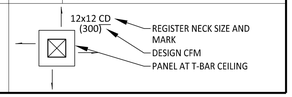
(1) FOR MOUNTING, SEE 1/M6.1.
(2) PROVIDE OPTIONAL OPPOSED BLADE DAMPER
(3) FOR MOUNTING, SEE 3/M6.1.
(4) FOR MOUNTING, SEE 4/M6.1.

HVAC LEGEND

SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
		AIR DUCT	HP	HORSEPOWER
	BD	BALANCING DAMPER	LBS	POUNDS
		AIR FROM DEVICE	MAX	MAXIMUM
		AIR TO DEVICE	MBH	1000 BTU PER HOUR
		SECTION THROUGH SUPPLY	MECH	MECHANICAL
		SECTION THROUGH RETURN	MFR	MANUFACTURER
		SECTION THROUGH EXHAUST	MIN	MINIMUM
T	TSTAT	THERMOSTAT	(N)	NEW
S		CO2 (CARBON MONOXIDE) SENSOR	OA	OUTSIDE AIR
BT		BYPASS TIMER	OBD	OPPOSED BLADE DAMPER
	POC	POINT OF CONNECTION	OC	ON CENTER
	°F	DEGREES FAHRENHEIT	OD	OUTSIDE DIAMETER
	AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	OV	OUTLET VELOCITY
	ARCH	ARCHITECT/ARCHITECTURAL	PC	PLUMBING CONTRACTOR
	BLDG	BUILDING	PD	PRESSURE DROP
	BTUH	BRITISH THERMAL UNITS PER HOUR	PH	PHASE
	CFM	CUBIC FEET PER MINUTE	RA	RETURN AIR
	CLG	CEILING	RM	ROOM
	CONN	CONNECTION	RPM	REVOLUTIONS PER MINUTE
	CONT	CONTINUED, CONTINUATION	SA	SUPPLY AIR
	COORD	COORDINATE	SC	SENSIBLE COOLING
	DN	DOWN	TV	TURNING VANES
	DWGS	DRAWINGS	TYP	TYPICAL
	(E)	EXISTING	V	VOLT
	EER	ENERGY EFFICIENCY RATIO	W/	WITH
	ESP	EXTERNAL STATIC PRESSURE	WT	WEIGHT



CEILING DIFFUSER - ONE, TWO, THREE AND FOUR WAY THROW



GENERAL NOTES:

1. THIS PROJECT IS A REMODEL. THE PLANS AND SPECIFICATIONS INDICATE THE GENERAL EXTENT OF THE WORK BASED ON OWNER PROVIDED RECORD DRAWINGS AND LIMITED FIELD VERIFICATION. CONTRACTOR SHALL VISIT SITE, VERIFY EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES NOTED TO THE ARCHITECT PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION AND RECONNECTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS NECESSARY TO ACCOMPLISH THE WORK WHETHER OR NOT SPECIFIED AND/OR INDICATED.
2. MECHANICAL CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR TO REPAIR WALL, FLOOR, AND CEILING SURFACES AS REQUIRED DUE TO DEMOLITION OR INSTALLATION WORK.
3. REMOVE ALL ABANDONED PIPING, DUCT WORK, WIRING, EQUIPMENT, AND FIXTURES INTERFERING WITH NEW WORK WHETHER NEW WORK IS ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL.
4. CUTTING OR CORING OF STRUCTURAL MEMBERS OR FOOTINGS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND THE ARCHITECT.
5. ALL CONTROL WIRING SHALL BE IN CONDUIT. CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR. PROVIDE AND INSTALL RIGID CONDUIT IN AREAS EXPOSED TO THE ELEMENTS. IN AREAS WITH LAY-IN CEILINGS, PLENUM RATED CABLE SUSPENDED FROM J-HOOKS MAY BE USED IN LIEU OF WIRING IN CONDUIT.
6. PROVIDE SHOP DRAWINGS OF ALL MECHANICAL LAYOUTS SHOWING EQUIPMENT, DUCTWORK, REGISTERS, PIPING, FILTER RACKS, CONTROL DAMPERS, LIGHTS, ACCESS PANELS AND ACCESS SPACES, ETC.. OBTAIN AND COORDINATE WITH APPROVED FIRE SPRINKLER PLUMBING, ELECTRICAL, CASE WORK AND OTHER TRADES SHOP DRAWINGS PRIOR TO MECHANICAL DRAWING SUBMITTAL.
7. COORDINATE EXACT GRILLE, DIFFUSER AND ACCESS DOOR LAYOUT WITH LIGHTS AND SPRINKLERS.
8. PROVIDE STEEL DUCTS ABOVE RATED CEILINGS AND MINIMUM 18" BEYOND RATED WALLS.
9. SUPPORT DUCTS TIGHT BELOW STRUCTURE WHEREVER POSSIBLE.
10. ALL TRANSITIONS IN DUCTWORK SHALL BE MADE AT 15 DEGREES MAXIMUM EACH FACE UNLESS OTHERWISE NOTED OR SPECIFICALLY APPROVED.
11. ALL DUCTWORK IS CONCEALED UNLESS OTHERWISE NOTED.
12. PRIME AND PAINT ALL EXPOSED DUCTWORK PER ARCHITECTURAL SPECIFICATIONS. PAINT SHALL NOT EXCEED THE FOLLOWING VOLATILE ORGANIC COMPOUND CONTENT LIMITS: FLATS < 50 GRAMS PER LITER, NON-FLATS < 100 GRAMS PER LITER.
13. ALL DUCTS, REGISTERS, EQUIPMENT, ETC. SHOWN IS NEW UNLESS OTHERWISE NOTED.
14. ADHESIVES, SEALANTS AND CAULKS USED INDOORS SHALL NOT EXCEED THE FOLLOWING VOLATILE ORGANIC COMPOUND LIMITS PER TITLE 24, PART 11, SECTION 5.504.
    - METAL TO METAL < 30 GRAMS PER LITER
    - FIBERGLASS < 80 GRAMS PER LITER
    - CONTACT ADHESIVE < 80 GRAMS PER LITER
    - MASTICS < 100 GRAMS PER LITER
    - ZINC-RICH PRIMERS < 340 GRAMS PER LITER
    - FIRE RESISTANT COATINGS < 350 GRAMS PER LITER
26. HVAC EQUIPMENT SHALL NOT CONTAIN CFC'S OR HALONS PER TITLE 24, PART 11, SECTION 5.508.
27. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC OR SHEET METAL TO PROTECT THE AIR DISTRIBUTION SYSTEM FROM CONTAMINATION WITH DUST AND DEBRIS.

LIST OF GOVERNING CODES:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2022 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24, C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

COLEBREIT ENGINEERING
+
AXIOM ENGINEERS
BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ
CBE/AE #20210041

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD
Drawing Date: 06.15.2022
Project Number: 2027

Revisions:
1 Plan Check 01.23.2023
2 Plan Check 10.13.2023
3 Plan Check 11.26.2023
BID SET 01.08.2024

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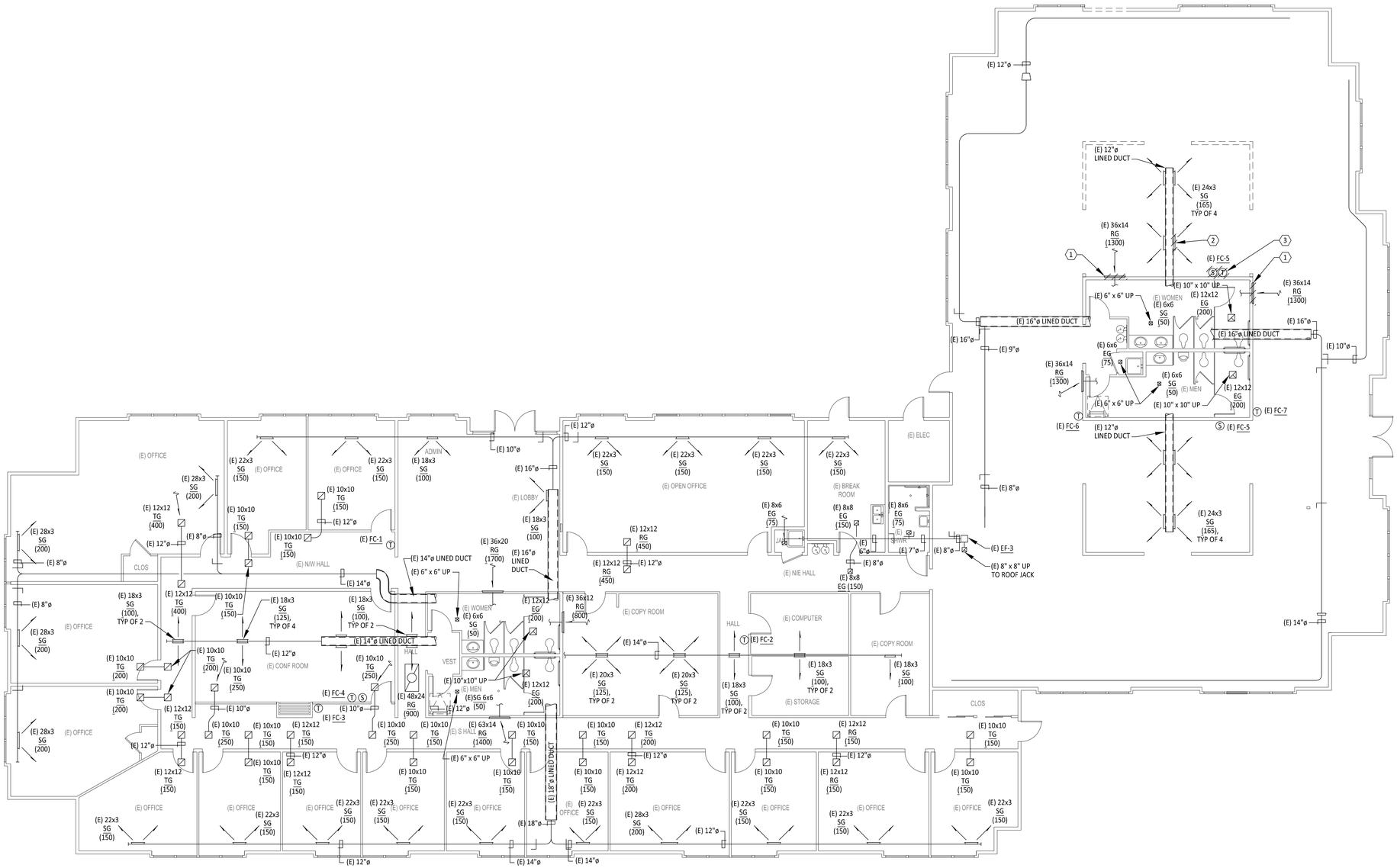
Sheet Title:
LEGENDS, SCHEDULES, AND NOTES MECHANICAL

Sheet Number:
M0.1

DEMOLITION KEYNOTES

1. REMOVE EXISTING WALL MOUNTED RETURN AIR GRILLE. EXISTING PENETRATION TO BE REUSED.
2. REMOVE EXISTING DUCT MOUNTED SUPPLY DIFFUSER. PATCH OPENING IN EXISTING DUCTWORK.
3. REMOVE EXISTING THERMOSTAT, EXISTING CO2 SENSOR AND EXISTING WINDOW CONTROL MODULE. PROTECT SENSOR AND CONTROL COMPONENTS FOR REINSTALLATION AT NEW LOCATION SHOWN ON M2.1.



FLOOR PLAN - MECHANICAL DEMOLITION

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

NORTH

8' 0 8 16

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorada Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 06.15.2022

Project Number: 2027

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Sheet Title:

FLOOR PLAN MECHANICAL DEMOLITION

COLEBREIT ENGINEERING + AXIOM ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — WILLIAM M. COLEBREIT — No. M24908 — EXP. SEPT 30, 2025 — MECHANICAL — STATE OF CALIFORNIA

BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ

CBE/AE #20210041

Sheet Number:

M1.1

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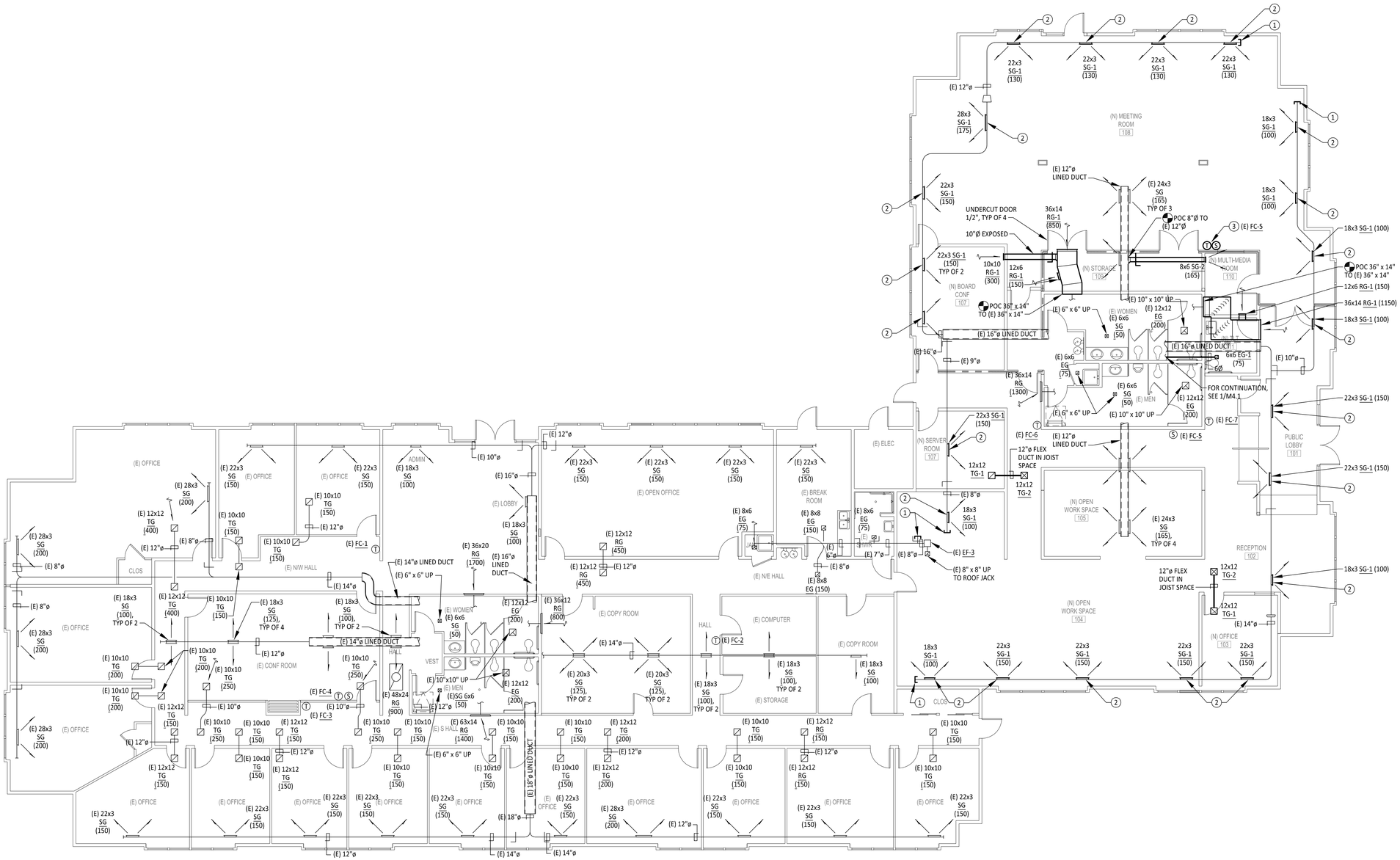
KEYNOTES:

1. FURNISH AND INSTALL ROUND CAP OVER OPEN END OF EXISTING SUPPLY DUCT.
2. INSTALL DIFFUSER IN EXISTING SUPPLY DUCT. DO NOT CUT SPIRAL SEAM OF EXISTING DUCT.
3. INSTALL EXISTING THERMOSTAT, EXISTING CO2 SENSOR AND EXISTING WINDOW CONTROLLER AT THIS LOCATION.

NOTE:

1. PRIME AND PAINT ALL EXPOSED DUCTWORK AND GRILLES WITHIN TI SPACE. COLOR PER ARCHITECT.
2. AIR VOLUMES AT EXISTING REGISTERS ARE SHOWN FOR REFERENCE ONLY.



FLOOR PLAN - MECHANICAL

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

NORTH

8' 0 8 16

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

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Sheet Title:

FLOOR PLAN MECHANICAL

REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. COLEBREIT
No. M24908
EXP. SEPT 30, 2025
MECHANICAL
STATE OF CALIFORNIA

COLEBREIT ENGINEERING + AXIOM ENGINEERS

BEND | CORVALLIS | MEDFORD
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CBE/AE #20210041

Sheet Number:

M2.1

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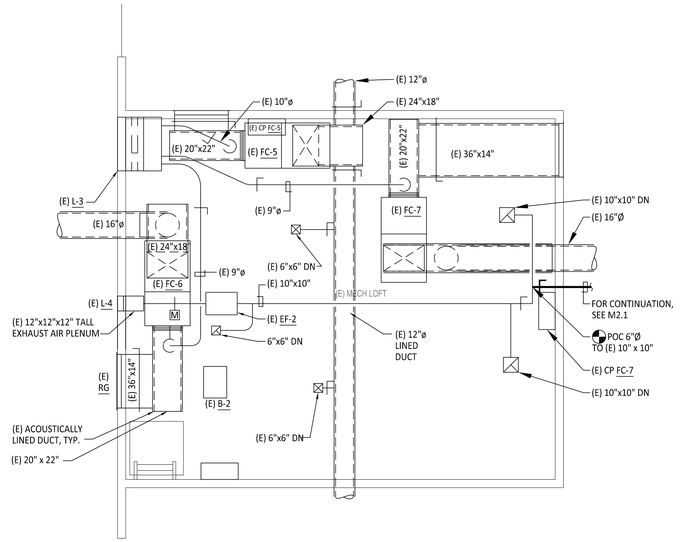

1
M4.1

PARTIAL PLAN MECHANICAL LOFT - MECHANICAL

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

4' 0 4 8

NORTH

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorada Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 06.15.2022

Project Number: 2027

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Sheet Title:
PARTIAL PLAN MECHANICAL LOFT MECHANICAL

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AXIOM ENGINEERS
BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ
CBE/AE #20210041

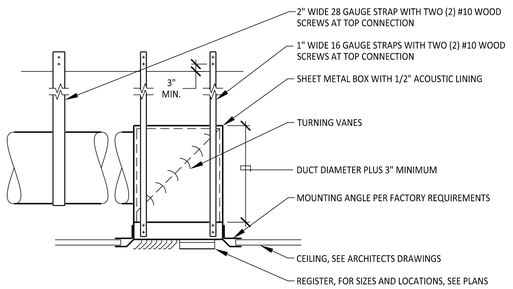
REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. COLEBREIT
No. M24908
EXP. SEPT 30, 2025
MECHANICAL
STATE OF CALIFORNIA

Sheet Number:

M4.1

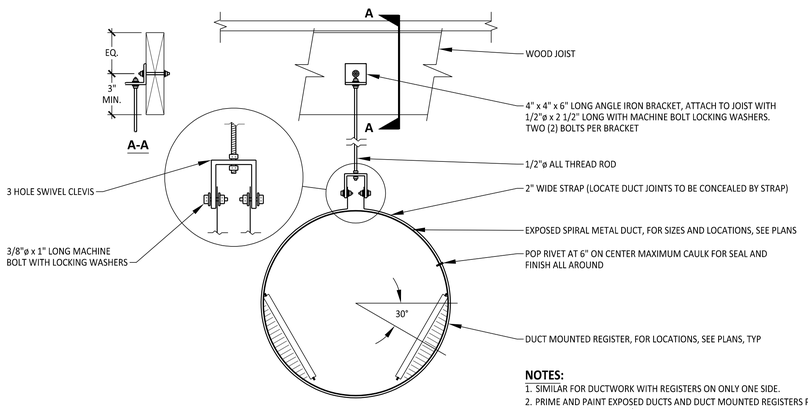
NOTES:

1. EXTEND DUCT MINIMUM THREE DIAMETERS BEFORE BEND.
2. RETURN, EXHAUST AND TRANSFER GRILLES SIMILAR.



4 M6.1 DIFFUSER MOUNTING HARD CEILING

NO SCALE



NOTES:

1. SIMILAR FOR DUCTWORK WITH REGISTERS ON ONLY ONE SIDE.
2. PRIME AND PAINT EXPOSED DUCTS AND DUCT MOUNTED REGISTERS PER ARCHITECTS DRAWINGS/SPECIFICATIONS.
3. DUCT TO BE 28"Ø MAXIMUM.

1 M6.1 DUCT MOUNTED REGISTERS AND DUCT HANGER

NO SCALE

MINIMUM HANGER SIZES FOR RECTANGULAR DUCT								
MAX. HALF OF DUCT PERIMETER	PAIR AT 10'-0"		PAIR AT 8'-0"		PAIR AT 5'-0"		PAIR AT 4'-0"	
	STRAP	WIRE ROD	STRAP	WIRE ROD	STRAP	WIRE ROD	STRAP	WIRE ROD
P/2=30"	1"x22 GAUGE	10 GAUGE	1"x22 GAUGE	10 GAUGE	1"x22 GAUGE	12 GAUGE	1"x22 GAUGE	12 GAUGE
P/2=72"	1"x18 GAUGE	3/8" DIA.	1"x20 GAUGE	1/4" DIA.	1"x22 GAUGE	1/4" DIA.	1"x22 GAUGE	1/4" DIA.
P/2=96"	1"x16 GAUGE	3/8" DIA.	1"x18 GAUGE	3/8" DIA.	1"x20 GAUGE	3/8" DIA.	1"x22 GAUGE	1/4" DIA.
P/2=120"	1 1/2"x16 GAUGE	1/2" DIA.	1"x16 GAUGE	3/8" DIA.	1"x18 GAUGE	3/8" DIA.	1"x20 GAUGE	1/4" DIA.
P/2=168"	1 1/2"x16 GAUGE	1/2" DIA.	1 1/2"x16 GAUGE	1/2" DIA.	1"x16 GAUGE	3/8" DIA.	1"x18 GAUGE	3/8" DIA.
P/2=192"	NOT GIVEN	1/2" DIA.	1 1/2"x16 GAUGE	1/2" DIA.	1"x16 GAUGE	3/8" DIA.	1"x16 GAUGE	3/8" DIA.
P/2=193" AND UP	SPECIAL ANALYSIS REQUIRED							

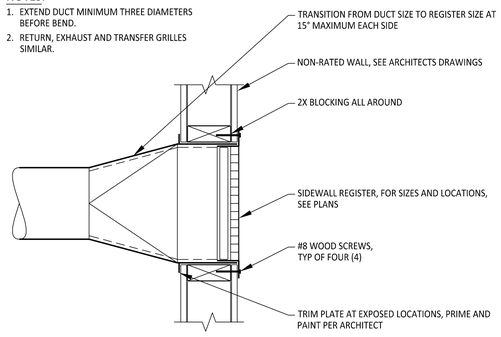
MINIMUM HANGER SIZES FOR ROUND DUCT				
DUCT DIAMETER	MAX. SPACING	WIRE DIAMETER	ROD DIAMETER	STRAP
10" AND LESS	12'-0"	ONE (1) 12 GAUGE	1/4"	1"x22 GAUGE
11"-18"	12'-0"	TWO (2) 12 GAUGE OR ONE (1) 8 GAUGE	1/4"	1"x22 GAUGE
19"-24"	12'-0"	TWO (2) 10 GAUGE	1/4"	1"x22 GAUGE
25"-36"	12'-0"	TWO (2) 8 GAUGE	3/8"	1"x20 GAUGE
37"-50"	12'-0"	-	TWO (2) 3/8"	TWO (2) 1"x20 GAUGE
51"-60"	12'-0"	-	TWO (2) 3/8"	TWO (2) 1"x18 GAUGE
61"-84"	12'-0"	-	TWO (2) 3/8"	TWO (2) 1"x16 GAUGE
85"-96"	12'-0"	-	TWO (2) 1/2"	TWO (2) 1 1/2"x16 GAUGE

2 M6.1 MINIMUM DUCT HANGER SIZE AND MAXIMUM SPACING

NO SCALE

NOTES:

1. EXTEND DUCT MINIMUM THREE DIAMETERS BEFORE BEND.
2. RETURN, EXHAUST AND TRANSFER GRILLES SIMILAR.



3 M6.1 SIDEWALL MOUNTING

NO SCALE

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

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Sheet Title:

DETAILS MECHANICAL

Sheet Number:

M6.1

COLEBREIT ENGINEERING + AXIOM ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — WILLIAM M. COLEBREIT — No. M24908 — EXP. SEPT 30, 2025 — MECHANICAL — STATE OF CALIFORNIA

BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ

CBE/AE #20210041

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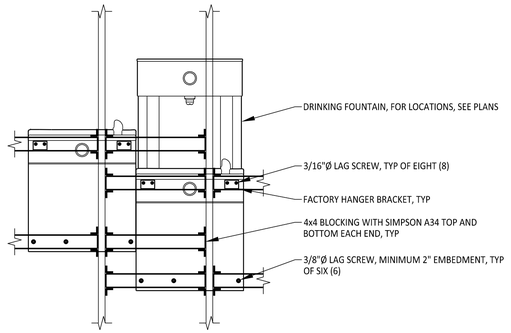
PLUMBING CONNECTIONS/FIXTURE LIST

FIXT. NO.	FIXTURE	MAKE & MODEL	MIN BRANCH SIZE W	MIN BRANCH SIZE V	MIN BRANCH SIZE CW	MIN BRANCH SIZE HW	TRAP	CARRIER	SEAT	FLUSH VALVE	STOP/ SUPPLY	FAUCET OR CONTROL	ACCESSIBLE INSUL. KIT	DRAIN ASSEMBLY	MOUNTING STD	MOUNTING ADA	REMARKS
WC-1	WATER CLOSET	KOHLER K-96057	4"	2"	1"	-	INTEGRAL	-	OLSONITE 10SSCT	SLOAN WES-111	-	-	-	-	-	X	
L-1	LAVATORY	KOHLER K-1728	2"	1 1/2"	1/2"	1/2"	DEARBORN BRASS 710-1	JR SMITH FIG 0700	-	-	MCGUIRE LF2165	SLOAN OPTIMA ETF-600-8-BOX-BDM-CP-0.5GPM-MLM-IR-FCT	TRUBRO LAVGUARD2	MCGUIRE 155WC	-	X	
DF-1	DRINKING FOUNTAIN	ELKAY LZSTL8WSSP-W1	2"	1 1/2"	1/2"	-	1 1/2"	INCLUDED WITH FIXTURE	-	-	BRASSCRAFT G2CR14X C	-	-	INCLUDED WITH FIXTURE	-	X	(1)
BF-1	BOTTLE FILLER	ELKAY LZWSM8K	2"	1 1/2"	1/2"	-	1 1/2"	INCLUDED WITH FIXTURE	-	-	BRASSCRAFT G2CR14X C	-	-	INCLUDED WITH FIXTURE	-	X	(2)

(1) POWER: 115/60HZ; 5 FLA.

(2) POWER: 115/60HZ; 5 FLA; 870 W.



3 P0.1 DRINKING FOUNTAIN

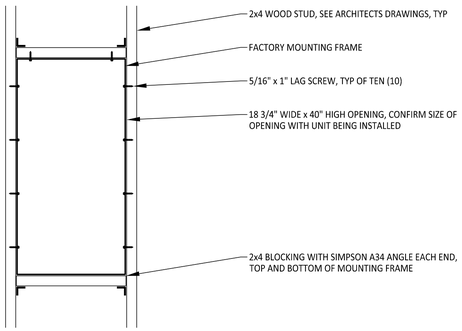
NO SCALE

MINIMUM HANGER SIZES	
PIPE SIZE INCHES	ROD SIZE DIAMETER
1/2" - 4"	3/8"
5" - 8"	1/2"

MAXIMUM HANGER SPACING			
MATERIALS	TYPE OF JOINTS	HORIZONTAL	VERTICAL
CAST IRON HUBLESS	SHIELDED COUPLING	EVERY OTHER JOINT, UNLESS OVER 4'-0", THEN SUPPORT EACH JOINT	BASE AND EACH FLOOR NOT TO EXCEED 15'-0"
COPPER TUBE AND PIPE	SOLDERED BRAZED OR WELDED	1 1/2" AND SMALLER: 6'-0" 2" AND LARGER: 10'-0"	EACH FLOOR NOT TO EXCEED 10'-0"
STEEL AND BRASS PIPE FOR WATER OR DWV	THREADED OR WELDED	3/4" AND SMALLER: 10'-0" 1" AND LARGER: 12'-0"	EVERY OTHER FLOOR NOT TO EXCEED 25'-0"
STEEL, BRASS AND TINNED COPPER PIPE	THREADED OR WELDED	1/2": 6'-0", 3/4" AND 1": 8'-0", 1 1/4" AND LARGER: 10'-0"	1/2": 6'-0", 3/4" AND 1": 8'-0", 1 1/4" AND LARGER: EVERY FLOOR

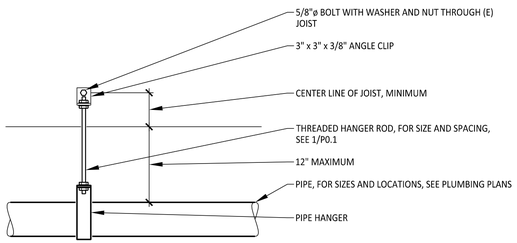
1 P0.1 MINIMUM PIPE HANGER SIZE AND MAXIMUM SPACING

NO SCALE (UNLESS OTHERWISE SPECIFIED)



4 P0.1 BOTTLE FILLER MOUNTING

NO SCALE



2 P0.1 PIPE HANGER

NO SCALE

LIST OF GOVERNING CODES:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24, C.C.R.
2022 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24, C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24, C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24, C.C.R.
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24, C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.
TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

PLUMBING LEGEND

SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
		REMOVE EXISTING	ELEV	ELEVATION
	CW	COLD WATER (DOMESTIC)	EQUIP	EQUIPMENT
	HW	HOT WATER	EXT	EXTERIOR
	HWR	HOT WATER RETURN	FD	FLOOR DRAIN
	V	VENT	FFE	FINISHED FLOOR ELEVATION
TP	TP	TRAP PRIMER LINE	FLA	FULL LOAD AMPS
F	F	FIRE WATER	FLEX	FLEXIBLE
G	G	GAS (7"WC)	FLR	FLOOR
MPG	MPG	MEDIUM PRESSURE GAS	FPM	FEET PER MINUTE
W	S OR W	SOIL OR WASTE ABOVE GRADE	FT	FEET
W	S OR W	SOIL OR WASTE BELOW GRADE	GPM	GALLONS PER MINUTE
CD	CD	CONDENSATE DRAIN	HP	HORSEPOWER
		CAP	HR	HOUR
	CONT	CONTINUATION	HZ	HERTZ
OR		GATE VALVE	IE	INVERT ELEVATION
			IN	INCH
	SOV	SHUT-OFF VALVE	INV	INVERT
			KW	KILOWATTS
		BUTTERFLY VALVE	LBS	POUNDS
		BALL VALVE	LVG	LEAVING
	CKV	CHECK VALVE	MAX	MAXIMUM
			MBH	1000 BTU PER HOUR
		STRAINER	MCA	MINIMUM CIRCUIT AMPS
	GPR	GAS PRESSURE REGULATOR	MFR	MANUFACTURER
		UNION	MIN	MINIMUM
	FC	FLEXIBLE CONNECTION	MOCP	MAXIMUM OVERCURRENT PROTECTION
T	WHA	WATER HAMMER ARRESTOR	(N)	NEW
	HB	HOSE BIBB	NC	NORMALLY CLOSED
	GCO/FCO	GRADE CLEANOUT/FLOOR CLEANOUT	NO	NORMALLY OPEN
	WCO	WALL CLEANOUT	NTS	NOT TO SCALE
		CIRCULATION PUMP (DOMESTIC)	OC	ON CENTER
T		TEMPERATURE GAUGE	PH	PHASE
	POC	POINT OF CONNECTION	P/N	PART NUMBER
Ø	DIA	DIAMETER	PRESS	PRESSURE
	&	AND	PRV	PRESSURE REDUCING VALVE
	@	AT	PSI	POUNDS PER SQUARE INCH
	°F	DEGREES FAHRENHEIT	QTY	QUANTITY
	AC	AIR CONDITIONER	REQD	REQUIRED
	AFF	ABOVE FINISH FLOOR	REQS	REQUIREMENTS
	AMP	AMPERE	RM	ROOM
	APPROX	APPROXIMATE	RPM	REVOLUTIONS PER MINUTE
	ARCH	ARCHITECT/ARCHITECTURAL	SOV	SHUT-OFF VALVE
	BHP	BRAKE HORSEPOWER	SPEC	SPECIFICATION
	BLDG	BUILDING	SQ	SQUARE
	BTU	BRITISH THERMAL UNIT	STD	STANDARD
	CFH	CUBIC FEET PER HOUR	STRUCT	STRUCTURAL
	CIRC	CIRCULATING	TEMP	TEMPERATURE
	CLG	CEILING	TYP	TYPICAL
	CONC	CONCRETE	UL	UNDERWRITER'S LABORATORIES
	CONN	CONNECTION	UON	UNLESS OTHERWISE NOTED
	COORD	COORDINATE	V	VOLT
	CONST	CONSTRUCTION	VTR	VENT THROUGH ROOF
	DF	DRINKING FOUNTAIN	W/	WITH
	DN	DOWN	WC	WATER COLUMN
	DWGS	DRAWINGS	WH	WATER HEATER
	(E)	EXISTING	WT	WEIGHT
	ELEC	ELECTRICAL		

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL. THE PLANS AND SPECIFICATIONS INDICATE THE GENERAL EXTENT OF THE WORK BASED ON OWNER PROVIDED RECORD DRAWINGS AND LIMITED FIELD VERIFICATION. CONTRACTOR SHALL VISIT SITE, VERIFY EXISTING CONDITIONS, AND REPORT ANY DISCREPANCIES NOTED TO THE ARCHITECT PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION AND RECONNECTION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS NECESSARY TO ACCOMPLISH THE WORK WHETHER OR NOT SPECIFIED AND/OR INDICATED.
2. ASBESTOS ABATEMENT BY OTHERS ON THIS PROJECT. ANY REQUIRED ASBESTOS ABATEMENT WORK WILL BE PROVIDED BY OTHERS. AREAS SUSPECTED OF ASBESTOS CONTAMINATION WHICH INTERFERE WITH WORK UNDER THIS PROJECT SHALL BE IDENTIFIED DURING THE EARLY PHASES OF CONSTRUCTION IN ORDER TO PROVIDE FOR TIMELY DISPOSITION. NO DELAYS IN CONSTRUCTION SCHEDULE WILL BE ALLOWED DUE TO IMPROPER COORDINATION.
3. PLUMBING CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR TO REPAIR WALL, FLOOR, AND CEILING SURFACES AS REQUIRED DUE TO DEMOLITION OR INSTALLATION WORK.
4. REMOVE ALL ABANDONED PIPING, EQUIPMENT, AND FIXTURES INTERFERING WITH NEW WORK WHETHER NEW WORK IS ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL.
5. ABANDON IN PLACE ALL PIPING NOT INTERFERING WITH NEW WORK UNLESS REQUIRED FOR CONTINUED SERVICE.
6. CONTRACTOR SHALL SAW-CUT SLAB AS REQUIRED FOR INSTALLATION OF WASTE AND VENT PIPING BELOW FLOOR.
7. CUTTING OR CORING OF STRUCTURAL MEMBERS OR FOOTINGS IS PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF THE STRUCTURAL ENGINEER AND THE ARCHITECT.
8. CONTRACTOR SHALL VERIFY THAT THE ELECTRICAL CONNECTIONS TO THE UNITS, INCLUDING CIRCUIT PROTECTION, CONFORM TO UNIT LABELS AND MANUFACTURER'S DIRECTIONS. WHERE WIRE SIZES SHOWN ON DRAWING EXCEED MANUFACTURER'S RECOMMENDATIONS, THE DRAWINGS SHALL GOVERN.
9. FLASHING AND WEATHERPROOFING AT EXTERIOR PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS.
10. COORDINATE WITH OWNER ON SPACE REQUIRED AND TIME SCHEDULE FOR DELIVERY OF ALL ITEMS WHICH ARE TO BE GIVEN TO THE OWNER FOR HIS DISPOSITION.
11. PRIME AND PAINT ALL EXPOSED PIPING PER ARCHITECTURAL SPECIFICATIONS. PAINT SHALL NOT EXCEED THE FOLLOWING VOLATILE ORGANIC COMPOUND CONTENT LIMITS: FLATS < 50 GRAMS PER LITER, NON-FLATS < 100 GRAMS PER LITER.
12. COORDINATE WITH ELECTRICAL ON REQUIRED POWER OUTLETS AND LIGHT SWITCHES NEAR PLUMBING EQUIPMENT.
13. BRACE ALL PIPING IN MECHANICAL ROOMS THAT IS 1 1/4" NOMINAL OR LARGER. BRACE ALL PIPING 2 1/2" NOMINAL OR LARGER. PIPING SUSPENDED BY INDIVIDUAL HANGERS 12" OR LESS IN LENGTH AS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE SUPPORT WHERE THE HANGER IS ATTACHED, NEED NOT BE BRACED.
14. ALL PIPING, VALVES, EQUIPMENT, ETC. SHOWN IS NEW UNLESS OTHERWISE NOTED.

REGISTERED PROFESSIONAL ENGINEER — WILLIAM M. FEENEY — No. M24908 — EXP. SEPT 30, 2025 — MECHANICAL — STATE OF CALIFORNIA

COLEBREIT ENGINEERING + AXIOM ENGINEERS

BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ

CBE/AE #20210041

Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

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Sheet Title:
LEGENDS, SCHEDULES, NOTES, AND DETAILS PLUMBING

Sheet Number:
P0.1

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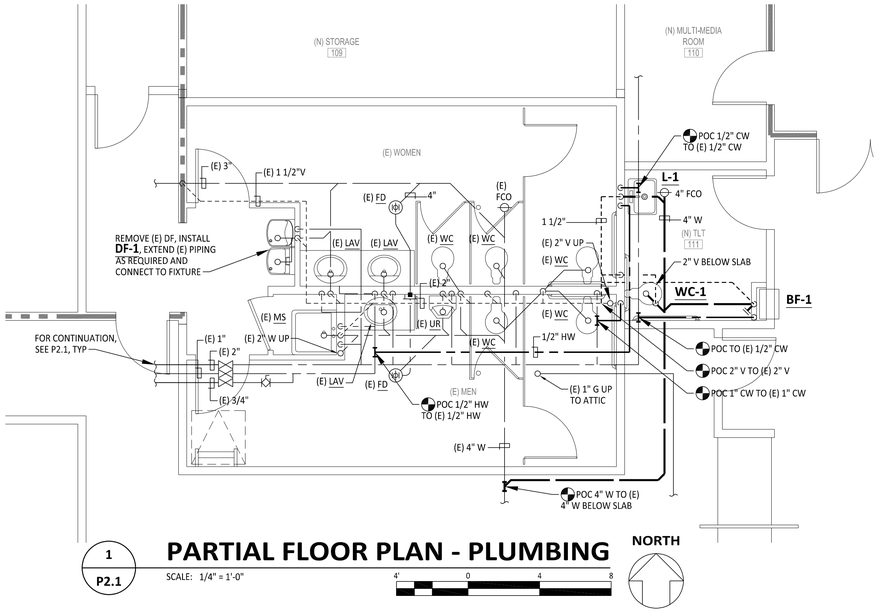

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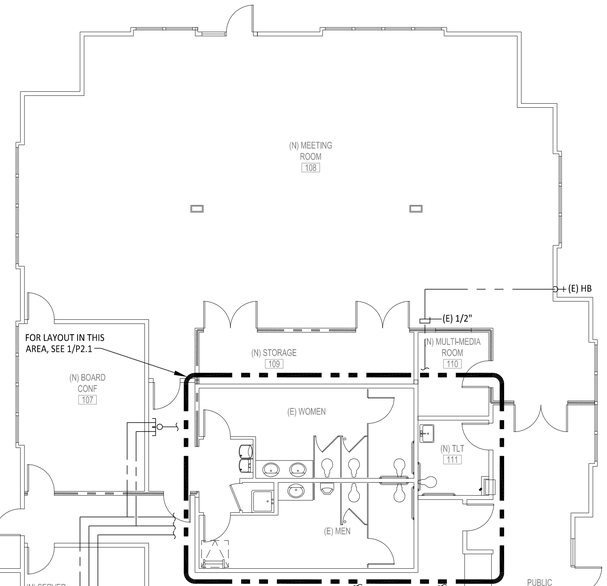
P2.1

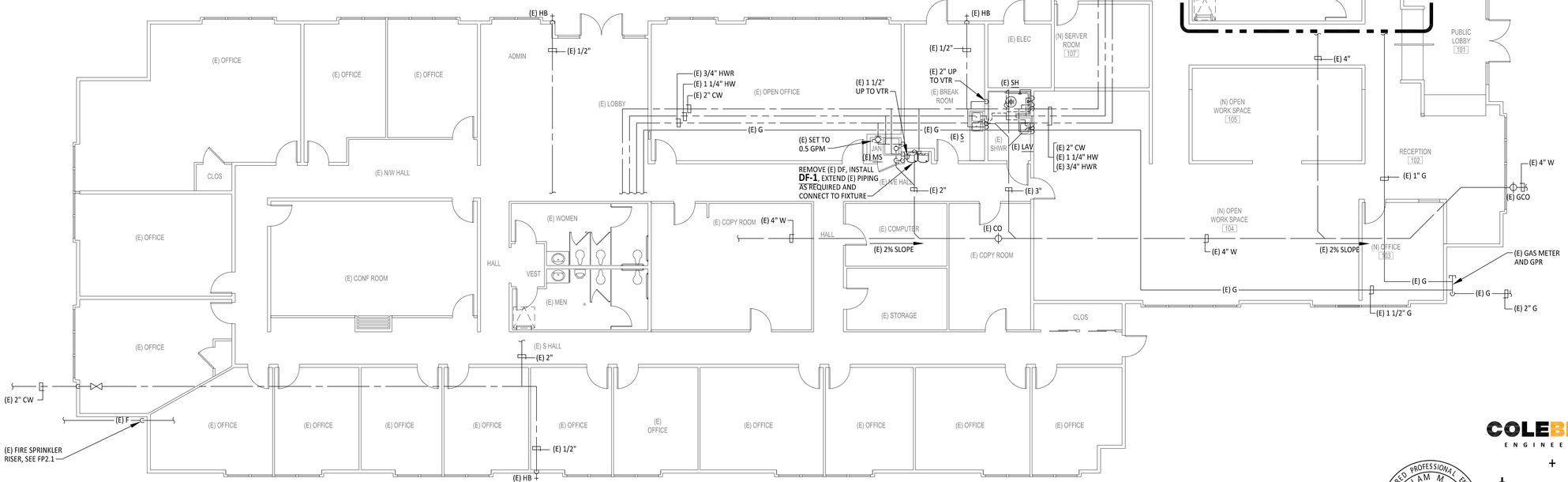
PARTIAL FLOOR PLAN - PLUMBING

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

4' 0 4 8

NORTH





FLOOR PLAN - PLUMBING

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

8' 0 8 16

NORTH

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MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

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Sheet Title:
FLOOR PLANS
PLUMBING

Sheet Number:
P2.1

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+
AXIOM ENGINEERS
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MONTEREY | NAPA | SANTA CRUZ
CBE/AE #20210041

REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. FAHEY
No. M24908
EXP. SEPT 30, 2025
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STATE OF CALIFORNIA

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OVERHEAD FIRE SPRINKLER SYSTEM GENERAL NOTES:

NFPA 13 (2022) SEC. 9.2.1.3.3.4 WHERE FLEXIBLE SPRINKLER HOSE FITTINGS ARE USED TO CONNECT SPRINKLERS TO BRANCH LINES IN SUSPENDED CEILINGS, A LABEL LIMITING RELOCATION OF THE SPRINKLER SHALL BE PROVIDED ON THE ANCHORING COMPONENT.

NFPA 13 (2022) SEC. 10.10.2.2 ALL INTERIOR PIPING AND APPURTENANCES SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATIC ALLY TESTED AT 200 PSI AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS. LOCAL FIRE DEPARTMENT SHOULD BE NOTIFIED OF DATE AND TESTING SO THEY MAY OBSERVE TESTING.

NFPA 13 (2022) SEC. 6.2.9 PROVIDE SPARE SPRINKLER HEAD CABINET, SPRINKLER WRENCH, AND NO FEWER THAT A TOTAL OF 6 SPARE HEADS MATCHING THE TYPES AND TEMPERATURE RATINGS IN EACH PROTECTED BUILDING FOR SYSTEMS LESS THAN 300 SPRINKLERS AND FEWER THAN 12 FOR SYSTEMS HAVING 300 TO 1000 SPRINKLERS.

NFPA 13 (2022) SEC. 9.3.6.1 PROVIDE RESTRAINT OF BRANCH LINES BY USING ONE OF THE FOLLOWING:
(1) LISTED SWAY BRACE ASSEMBLY
(2) WRAPAROUND U-HOOK SATISFYING THE REQUIREMENTS OF 9.3.5.5.11
(3) NO. 12, 440LB (200KG) WIRE INSTALLED AT LEAST 45 DEGREES FROM THE VERTICAL PLANE AND ANCHORED ON BOTH SIDES OF THE PIPE.
(4) CPVC HANGERS LISTED TO PROVIDE RESTRAINT
(5) HANGER NOT LESS THAN 45 DEGREES FROM VERTICAL INSTALLED WITHIN 6IN. OF THE VERTICAL HANGER ARRANGED FOR RESTRAINT AGAINST UPWARD MOVEMENT, PROVIDED IT IS UTILIZED SUCH THAT L/R DOES NOT EXCEED 400, WHERE THE ROD EXTENDS TO THE PIPE OR A SURGE CLIP HAS BEEN INSTALLED.

NFPA 72 (2022) SEC. 17.12.2 SPRINKLER FLOW SWITCH SHALL BE TESTED BY IOR TO CONFIRM THAT WHEN THE INSPECTOR'S TEST VALVE IS ACTIVATED AN ALARM WILL SOUND IN NOT MORE THAN 90 SECONDS.

NFPA 13 (2022) SEC. 6.9.3 FLOW SWITCH SHALL BE CONNECTED TO AN OUTSIDE ALARM BELL FOR EACH RISER. APPROVED IDENTIFICATION SIGN SHALL BE PROVIDED FOR OUTSIDE ALARM BELL "SPRINKLER FIRE ALARM - WHEN BELL RINGS CALL 911/FIRE DEPARTMENT".

THE PLANS SHALL INCLUDE THE INFORMATION ON THE HYDRAULIC DESIGN INFORMATION SIGN, IN COMPLIANCE WITH NFPA 13 SECTION 23.1.3 ITEM 31 AND CBC CHAPTER 35 AMENDMENTS TO NFPA 13 SECTION 25.5.1 AND 25.5.2

NFPA 13 (2022) SEC. 25.1 (3) SPRINKLER CONTRACTOR (C16) SHALL COMPLETE AND SIGN CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR THE OVERHEAD SPRINKLER SYSTEM USING FORM IN FIGURE 25.1. THIS COMPLETED FORM SHALL BE GIVEN TO THE APPROVING AUTHORITY, OWNER, AND CONTRACTOR.

NFPA 13 (2022) SEC. 25.2.3.4.1 THE MAIN DRAIN VALVE SHALL BE OPENED AND REMAIN OPENED UNTIL THE SYSTEM PRESSURE STABILIZES. THE STATIC AND RESIDUAL PRESSURES SHALL BE RECORDED ON THE CONTRACTOR'S TEST CERTIFICATE.

TITLE 19 ARTICLE (A) A LABEL OF SELF-ADHESIVE TYPE SHALL BE PLACED ON THE FIRE DEPARTMENT CONNECTION OR ON THE RISER FOR THE FIRE SPRINKLER SYSTEM WITH THE DATE OF SERVICE AND/OR DATE OF INSTALLATION WAS PREFORMED AND LICENSE NUMBER OF PERSON PERFORMING SERVICE WORK.

THE SPRINKLER CONTRACTOR SHALL HAVE A REPRESENTATIVE PRESENT AT THE ROUGH-IN/HYDRO INSPECTION.

NFPA 13 (2022) SEC. 9.3.4.2 WHERE PIPE PASSES THROUGH HOLES IN PLATFORMS, FOUNDATIONS, WALLS, OR FLOORS, THE HOLES SHALL BE SIZED SUCH THAT THE DIAMETER OF THE HOLE IS NOMINALLY 2" LARGER THAN THE PIPE FOR PIPE 1" NOMINAL TO 3 1/2" NOMINAL AND 4" LARGER THAN PIPE FOR PIPE 4" NOMINAL AND LARGER.

FIRE PROTECTION NOTES

FIRE SPRINKLER SYSTEMS

1. FIRE SPRINKLER SYSTEMS AND ALL COMPONENTS SHALL CONFORM TO NFPS 13 MINIMUM STANDARD AND SHALL BE REVIEWED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED, APPROVED PLANS MUST BE KEPT ON SITE FOR FIRE INSPECTOR.
   A. SUBMITTAL SHALL INCLUDE AT LEAST TWO SETS OF PLANS AND CALCULATIONS WITH ALL DETAILS PER NFPA 13.
   B. CONTRACTOR IS REQUIRED TO SUBMIT A SET OF "AS-BUILT" DOCUMENTS/DRAWINGS FOR APPROVAL PRIOR TO FINAL INSPECTION WHEN NOT INSTALLED PER PLAN.
   C. TEST REQUIRED: NEW SYSTEM, 200 PSI FOR TWO HOURS.
2. FIRE DEPARTMENT CONNECTION (FDC) THREADS SHALL BE PROTECTED WITH APPROVED METAL OR PLASTIC SCREW-IN PLUGS.
3. ALL CHECK VALVES SHALL BE LISTED AND SHALL BE INSTALLED IN EACH CONNECTION.
4. ALL CONTROL VALVES SHALL BE LISTED INDICATING OR LISTED NON-INDICATING TYPE.

SPRINKLER SYSTEM DESIGN CRITERIA

1. ALL SPRINKLER PIPING IN FINISHED AREAS SHALL BE CONCEALED ABOVE CEILING OR IN WALLS.
2. SPRINKLER HEADS IN FINISHED AREAS SHALL BE CONCEALED TYPE.
3. SPRINKLER HEADS IN UNFINISHED AREAS TO BE UPRIGHT TYPE.
4. PROVIDE SPRINKLER COVERAGE OVER ENTIRE BUILDING, INCLUDING LEASE SPACE.

LIGHT HAZARD AREAS - OFFICE, CONFERENCE, BREAK ROOM

DESIGN DENSITY:	0.10 GPM/SQ. FT
DESIGN AREA:	1500 SQ. FT
MAX. SPACING:	168 SQ. FT. PER HEAD
TEMPERATURE RATING:	155°F

ORDINARY HAZARD (GROUP 1) - MECHANICAL, STORAGE ATTIC, ELECTRICAL

DESIGN DENSITY:	0.15 GPM/SQ. FT
DESIGN AREA:	1500 SQ. FT
MAX. SPACING:	150 SQ. FT. PER HEAD
TEMPERATURE RATING:	155° F (ALL EXCEPT ELECTRICAL) 212° F ELECTRICAL, TELE/DATA

FIRE PROTECTION LEGEND

SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.	IDENTIFICATION
F	F	FIRE WATER	FLR	FLOOR
SPKR	SPKR	SPRINKLER	FS	FLOOR SINK
DSPKR	DSPKR	DRY SPRINKLER	FPM	FEET PER MINUTE
SPKR(D)	SPKR(D)	DELUGE SPRINKLER	FT	FEET
WSP	WSP	WET STAND PIPE	FT HD	FEET HEAD
DSP	DSP	DRY STAND PIPE	GPM	GALLONS PER MINUTE
		PRESSURE/TEMPERATURE PLUG	GALV	GALVANIZED
	BV	BALL VALVE	GA	GAUGE
	CHVA	CHECK VALVE	GC	GENERAL CONTRACTOR
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE	HP	HORSEPOWER
	BV/SOV	BALANCING/SHUT-OFF VALVES	HR	HOUR
		GATE VALVE	HZ	HERTZ
	T&PRV	TEMP & PRESS RELIEF VALVE	ID	INSIDE DIAMETER
	GV	GLOBE VALVE	IE	INVERT ELEVATION
		SOLENOID VALVE	IN	INCH
			INT	INTERIOR
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER	INV	INVERT
		UNION	KW	KILOWATTS
P		PRESSURE GAUGE	LBS	POUNDS
		CENTRIFUGAL WATER PUMP	LG	LONG
	FC	FLEXIBLE CONNECTION	LRA	LOCKED ROTOR AMPS
		HYDROSTATIC RELIEF VALVE	LVG	LEAVING
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER	MAX	MAXIMUM
			MC	MECHANICAL CONTRACTOR
	FH	FIRE HYDRANT	MCA	MINIMUM CIRCUIT AMPS
	FSR	FIRE SPRINKLER RISER	MECH	MECHANICAL
P	PIV	POST INDICATING VALVE	MFR	MANUFACTURER
	EQB	FOUR WAY EQUIPMENT BRACING	MIN	MINIMUM
AD	AD	ACCESS DOOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
Ø	DIA	DIAMETER	(N)	NEW
	P.O.C.	POINT OF CONNECTION	NC	NORMALLY CLOSED
℄		CENTERLINE	NIC	NOT IN CONTRACT
	&	AND	NO	NORMALLY OPEN
	@	AT	NTS	NOT TO SCALE
	°F	DEGREES FAHRENHEIT	OC	ON CENTER
	AD	AREA DRAIN	OD	OUTSIDE DIAMETER
	AFF	ABOVE FINISH FLOOR	PC	PLUMBING CONTRACTOR
	AGGR	AGGREGATE	PD	PRESSURE DROP
	AMP	AMPERE	PH	PHASE
	APPROX	APPROXIMATE	P/N	PART NUMBER
	ARCH	ARCHITECT/ARCHITECTURAL	PRESS	PRESSURE
	BHP	BRAKE HORSEPOWER	PRV	PRESSURE REDUCING VALVE
	BJ	BETWEEN JOISTS	PSI	POUNDS PER SQUARE INCH
	BLDG	BUILDING	P/T	PRESSURE/TEMPERATURE
	BTU	BRITISH THERMAL UNIT	QTY	QUANTITY
	CFH	CUBIC FEET PER HOUR	REQD	REQUIRED
	CI	CAST IRON	REQS	REQUIREMENTS
	CIRC	CIRCULATING	RLA	RATED/RUNNING LOAD AMPS
	CLG	CEILING	RM	ROOM
	CONC	CONCRETE	RPM	REVOLUTIONS PER MINUTE
	CONN	CONNECTION	RV	RELIEF VALVE
	CONT	CONTINUED	SM	SHEETMETAL
	COORD	COORDINATE	SOV	SHUT-OFF VALVE
	CONST	CONSTRUCTION	SPEC	SPECIFICATION
	DN	DOWN	SQ	SQUARE
	DWGS	DRAWINGS	STD	STANDARD
	(E)	EXISTING	STRUCT	STRUCTURAL
	EC	ELECTRICAL CONTRACTOR	STSL	STAINLESS STEEL
	ELEC	ELECTRICAL	TDH	TOTAL DYNAMIC HEAD
	ELEV	ELEVATION	TEMP	TEMPERATURE
	EMBT	EMBEDMENT	TYP	TYPICAL
	EQUIP	EQUIPMENT	UL	UNDERWRITER'S LABORATORIES
	EXT	EXTERIOR	UON	UNLESS OTHERWISE NOTED
	FD	FLOOR DRAIN	V	VOLT
	FFE	FINISHED FLOOR ELEVATION	W/	WITH
	FLA	FULL LOAD AMPS	WC	WATER COLUMN
	FLEX	FLEXIBLE	WT	WEIGHT

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorada Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 06.15.2022

Project Number: 2027

Revisions:

1	Plan Check	01.23.2023
2	Plan Check	10.13.2023
3	Plan Check	11.26.2023
	BID SET	01.08.2024

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Sheet Title:

LEGENDS AND NOTES
FIRE PROTECTION

COLEBREIT ENGINEERING
+
AXIOM ENGINEERS
BEND | CORVALLIS | MEDFORD
MONTEREY | NAPA | SANTA CRUZ
CBE/AE #20210041

REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. FERRY
No. M24908
EXP. SEPT 30, 2025
MECHANICAL
STATE OF CALIFORNIA

Sheet Number:

FP0.1

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KEYNOTES:

1. MODIFY EXISTING FIRE SPRINKLERS IN THIS AREA TO PROVIDE FULL SPRINKLER COVERAGE IN NEW UNISEX RESTROOMS.
2. THIS AREA IS CURRENTLY PROTECTED WITH EXISTING UPRIGHT SPRINKLER HEADS. INSTALL NEW SEMI-RECESSED PENDANT SPRINKLER HEADS AND BRANCH PIPING TO PROVIDE COVERAGE BELOW NEW LAY-IN CEILINGS.

FLOOR PLAN - FIRE PROTECTION

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

8' 0 8 16

NORTH

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

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Sheet Title:
FLOOR PLAN
FIRE PROTECTION

REGISTERED PROFESSIONAL ENGINEER
WILLIAM M. COLE
No. M24908
EXP. SEPT 30, 2025
MECHANICAL
STATE OF CALIFORNIA

COLEBREIT ENGINEERING
+
AXIOM ENGINEERS
BEND | CORVALLIS | MEDFORD
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CBE/AE #20210041

Sheet Number:

FP2.1

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L. LISTED AND LABELED FOR THE APPLICATION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
3. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING AND ALLOW FOR ALL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN INFORMATION AND BE FAMILIAR WITH ALL OTHER TRADES WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY AND PERSONAL, PROPERTY DAMAGE, TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS ACCEPTABLE TO THE ARCHITECT.
6. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
7. CONTRACTOR SHALL PROVIDE TO THE ARCHITECT A CONSTRUCTION SCHEDULE OF ELECTRICAL WORK. THE CONSTRUCTION SCHEDULE SHALL IDENTIFY ALL SIGNIFICANT MILESTONES WITH COMPLETION DATES.
8. CONTRACTOR SHALL PROVIDE ALL REQUIRED "CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS" NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
10. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM: TWO (2) #12s WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR ROUGH ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
11. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS. SHARED NEUTRALS ON MULTIWIRE CIRCUITS IS NOT ALLOWED.
12. ALL 120/277V LIGHT SWITCHES AND WALL OCCUPANT SENSORS SHALL HAVE A NEUTRAL INSTALLED TO THE DEVICE BOX EXCEPT WHERE A CONDUIT OR SURFACE RACEWAY SYSTEM IS INSTALLED.
13. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
14. SEE ARCHITECTURAL DOCUMENTS FOR EXACT PLACEMENT OF LIGHTING FIXTURES AND DEVICES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF CEILING TYPES FROM ARCHITECTURAL DOCUMENTS AND PROVIDE AND INSTALL ALL REQUIRED FIXTURE MOUNTING HARDWARE. PROVIDE AND INSTALL U.L. LISTED FIRE STOP ENCLOSURES FOR ALL RECESSED FIXTURES IN FIRE RATED CEILINGS.
15. FROM ALL NEW FLUSH MOUNT PANELS; THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
16. CONTRACTOR SHALL PROVIDE IN EVERY NEW EMPTY CONDUIT A DRAW STRING FOR USE IN FUTURE CONSTRUCTION.
17. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. CUT AND PATCH EXISTING WALLS WHERE NECESSARY. WHERE IT IS NECESSARY TO CUT OR BORE EXISTING STRUCTURAL WALLS FOR NEW ELECTRICAL WORK OBTAIN PERMISSION FROM THE ARCHITECT PRIOR TO STARTING WORK. REUSE EXISTING CONDUIT WHERE POSSIBLE.
18. WHERE IT IS NOT POSSIBLE TO REUSE EXISTING CONDUIT OR RUN NEW CONCEALED CONDUIT USE NON-METALLIC SURFACE RACEWAY AND BOXES. ROUTING OF ALL NON-METALLIC RACEWAYS SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.
19. EXTENSION RINGS OR RESET BOXES TO BE FLUSH WITH NEW WALL THICKNESS.
20. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.
21. WHERE NON-METALLIC SHEATHED CONDUCTORS ARE FOUND, THE CONTRACTOR SHALL REMOVE TO FULLEST EXTENT PER THE GENERAL DEMOLITION NOTES AND REPLACE WITH CONDUIT. METAL CLAD CABLE WILL BE PERMITTED ON A CASE-BY-CASE BASIS ONLY BY WRITTEN APPROVAL FROM THE ARCHITECT.
22. ALL INSTALLATION OF EXPOSED SURFACE MOUNTED RACEWAY IN PUBLIC AREAS SHALL BE REVIEWED BY ARCHITECT BEFORE ROUGH-IN. CONTRACTOR IS TO DETERMINE THE ACCESSIBILITY OF ATTIC, FURRED SPACE, HOLLOW MULLIONS, ETC. IN EACH AREA AND REVIEW WITH ARCHITECT. IF SYSTEM CAN BE ROUTED CONCEALED EITHER BY FISHING OR ACCESSIBILITY, CONTRACTOR IS TO DO SO. IF INACCESSIBILITY IS DETERMINED, CONTRACTOR SHALL INSTALL SURFACE MOUNTED RACEWAY IN THE MOST AESTHETICALLY PLEASING MEANS AS DETERMINED BY THE ARCHITECT]. NO ALLOWANCE FOR ADDITIONAL COMPENSATION DUE TO ROUTING AS DIRECTED BY THE ARCHITECT WILL BE MADE.

ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC — DIMMER ROOM CONTROLLER
- PC — PLUG LOAD CONTROLLER
- RC — ROOM LIGHTING CONTROLLER
- LCP — LIGHTING CONTROL PANEL
- DL — DIGITAL DAYLIGHT SENSOR
- SINGLE POLE SWITCH ★★
- SINGLE POLE SWITCH, ★★ a = CIRCUIT CONTROLLED
- THREE WAY SWITCH★★
- FOUR WAY SWITCH★★
- MANUAL MOTOR STARTER
- KEY OPERATED SWITCH★★
- LIGHTING DIMMER★★
- DIGITAL ON/OFF SWITCH ★★
- DIGITAL DIMMER SWITCH ★★
- DIGITAL MULTI SCENE LIGHTING SWITCH ★★
- DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR★★
- WALL OCCUPANCY SENSOR ★★
- DOUBLE SWITCHED WALL OCCUPANCY SENSOR ★★
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR ★★
- SECURITY DOOR CONTACTS
- MD — SECURITY MOTION DETECTOR
- SC — CCTV CAMERA
- KP — SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH — DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX ★
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX★
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX★
- HALF SWITCHED DUPLEX RECEPTACLE ★
- SINGLE RECEPTACLE★
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC — LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE ★
- C — LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE ★
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE★
- POWER POLE
- WALL TELEPHONE OUTLET ★★
- [#] — VOICE/DATA WALL OUTLET ★
- [#] — VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] — SURFACE MOUNTED VOICE/DATA WALL OUTLET ★
- [#] — SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] — VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET ★
- [#] — VOICE/DATA OUTLET - CEILING MOUNTED
- S — INTERIOR SPEAKERS CEILING MOUNTED
- HS — INTERIOR SPEAKERS WALL MOUNTED
- HC — CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION
- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M — METER W/ CURRENT TRANSFORMER
- J/J — JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - EXISTING
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. AS INDICATED RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG. (#10)
- 2 — SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 — SCHEDULE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 2 — DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- 1 / E3.0 — DETAIL NUMBER; DETAIL OR SECTION REFERENCE; SHEET NUMBER
- F301 — FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- 1 / 2 — INDICATES QUANTITY OF TELEPHONE OUTLETS; INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI	GROUND FAULT INTERRUPTING	OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	PA	PUBLIC ADDRESS
BKR	BREAKER	IC	INTERCOM	PB	PULL BOX
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PF	POWER FACTOR
CATV	CABLE TV	INCAND	INCANDESCENT	PH	PHASE
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PIR	PASSIVE INFRARED
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PNL	PANEL
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PV	PHOTOVOLTAIC
CL	CENTER LINE	KW	KILOWATT	PVC	POLYVINYL CHLORIDE
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PWR	POWER
C.O.	CONDUIT ONLY	LTG	LIGHTING	(R)	EXISTING TO BE REMOVED
CTR	CENTER	LV	LOW VOLTAGE	(RP)	REMOVABLE POLE
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	RECPT'S	RECEPTACLES
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	REQD	REQUIRED
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	REQMT'S	REQUIREMENT(S)
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME	SHT	SHEET
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SLD	SINGLE LINE DIAGRAM
(EL)	EVENING LIGHT	MH	METAL HALIDE	STC	SYSTEMS TERMINATION CABINET
EM	EMERGENCY	MLO	MAIN LUGS ONLY	SW	SWITCH
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	SWBD	SWITCHBOARD
EQUIP	EQUIPMENT	MTD	MOUNTED	TTB	TELEPHONE TERMINAL BACKBOARD
EV	ELECTRICAL VEHICLE	MTG	MOUNTING	TYP	TYPICAL
FA	FIRE ALARM	MOCP	MAXIMUM OVER CURRENT PROTECTION	UON	UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	(N)	NEW	UG	UNDERGROUND
FC	FOOT CANDLE	NIC	NOT IN CONTRACT	V	VOLT
FIN	FINISH	NIEC	NOT IN ELECTRICAL CONTRACT	VD	VOLTAGE DROP
FL	FLOOR	(NL)	NIGHT LIGHT	W	WATT
FLA	FULL LOAD AMPS	NO.	NUMBER	W/	WITH
FLUOR	FLUORESCENT	NOM	NOMINAL	WP	WEATHERPROOF
(F)	FUTURE			XFMR	TRANSFORMER
GC	GENERAL CONTRACTOR				

FIRE ALARM

NOTE: SEE FIRE ALARM DRAWINGS FOR QUANTITIES AND MOUNTING HEIGHTS.

- P — MANUAL PULL STATION
- STROBE ONLY
- HORN ONLY
- M — MINI HORN
- HORN/STROBE
- CHIME/STROBE
- HEAT DETECTOR
- SMOKE DETECTOR
- CO — CARBON MONOXIDE ALARM
- DUCT SMOKE DETECTOR
- TAMPER SWITCH
- FLOW SWITCH
- POST INDICATING VALVE
- FIRE SMOKE DAMPER
- BELL (GONG)
- FCP — FIRE ALARM CONTROL PANEL
- APS — AUXILIARY POWER SUPPLY
- FSA — FIRE SYSTEM ANNUNCIATOR
- FTR — FIRE ALARM TRANSPONDER OR TRANSMITTER
- ESR — ELEVATOR STATUS/RECALL
- FAC — FIRE ALARM COMMUNICATOR
- ANN — REMOTE ANNUNCIATORS
- EOL — END OF LINE

★ +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
★★ +48" A.F.F. TO TOP OF BOX, U.O.N.

[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3500° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
A	9" W x 28'-0" L x 3" D CABLE SUSPENDED LED FIXTURE, DIE-FORMED STEEL HOUSING, CURVED ENDCAPS, PLV SHIELDING, 5000 LUMEN OUTPUT, 20%-UP & 80%-DOWN, SINGLE CIRCUIT, FINISH PER ARCHITECT, 0-10V DIMMING LED DRIVER,120V.	LED 320W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A1	SAME AS FIXTURE TYPE 'A' EXCEPT DUAL 0-10V CIRCUIT CONTROLS.	LED 320W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A2	SAME AS FIXTURE TYPE 'A' EXCEPT 4000 LUMEN OUTPUT.	LED 256W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A3	SAME AS FIXTURE TYPE 'A' EXCEPT 20'-0" LENGTH.	LED 228W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A4	SAME AS FIXTURE TYPE 'A' EXCEPT 8'-0" LENGTH AND DUAL 0-10V CIRCUIT CONTROLS.	LED 92W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A5	SAME AS FIXTURE TYPE 'A' EXCEPT 8'-0" LENGTH AND 4000 LUMEN OUTPUT.	LED 73W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
A6	SAME AS FIXTURE TYPE 'A' EXCEPT 4'-0" LENGTH AND 5000 LUMEN OUTPUT.	LED 46W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE
B	6 5/16" W x 4'-0" L x 2 1/2" H WALL MOUNTED LED FIXTURE, DIE-FORMED STEEL HOUSING, CURVED ENDCAPS, PLV SHIELDING, VERY HIGH LIGHT OUTPUT, CLEAR TOP OPTIC, STANDARD SURFACE MOUNT, SINGLE CIRCUIT, FINISH PER ARCHITECT, 0-10V DIMMING LED DRIVER,120V.	LED 46W 3500°K	FINELITE SERIES 12 - 4E LIGHT ENGINE

LIGHT FIXTURE SCHEDULE CONTINUED

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
C	4" W x 2' L x 4" D WALL MOUNTED LED FIXTURE, DIE-FORMED STEEL HOUSING, VERTICAL SHAPE, PERFORATED FASCIA, VERY HIGH OUTPUT LIGHT ENGINE, FINISH PER ARCHITECT, 0-10V DIMMING LED DRIVER,120V.	LED 38W 3500°K	FINELITE SERIES 17
C1	SAME AS FIXTURE TYPE 'C' EXCEPT 3'-0" LENGTH.	LED 28W 3500°K	FINELITE SERIES 17
D	3" DIA. x 5" DEEP RECESSED LED DOWNLIGHT. ALUMINUM HOUSING, FLAT ENDCAP, TRIM FINISH PER ARCHITECT, 900 LUMENS, WIDE BEAM OPTICS, 0-10V DIMMING LED DRIVER, 120V. ROUND LENS COVER # F-1328	LED 10W 3500°K	ELITE LIGHTING ER3 -LED SERIES
DE	SAME AS FIXTURE TYPE 'D' EXCEPT WITH BACKUP EMERGENCY BATTERY.	LED 10W 3500°K	ELITE LIGHTING ER3 -LED SERIES
E	EXIT SIGN, WHITE THERMOPLASTIC HOUSING, GREEN LETTERS, LED LAMPS, EMERGENCY BATTERY BACK-UP, BATTERY CHARGER AND SELF-TESTING ELECTRONICS, SEE PLANS FOR NUMBER OF FACES, ARROWS AND MOUNTING REQUIRED, 120/277V.	(LED INCLUDED)	EMERGI-LITE PREMIER LED EXIT SERIES
F	2" W x 10'-0" L WALL MOUNTED LED LIGHT FIXTURE. ALUMINUM HOUSING, FLAT ENDCAP FINISH PER ARCHITECT, BOOSTED UPLIGHT ONLY, TOP GLOW UPLIGHT OPTICS, SINGLE CIRCUIT, 0-10V DIMMING DRIVER, 120V.	LED 70W 3500°K	FINELITE HP-2 WM INDIRECT SERIES
F1	SAME AS FIXTURE TYPE 'F' EXCEPT 6'-0" LENGTH AND DIRECT/INDIRECT MODEL, BOOSTED UPLIGHT, HIGH DOWNLIGHT, TOP GLOW UPLIGHT OPTICS, FLUSH DOWNLIGHT OPTICS, SINGLE CIRCUIT.	LED 69W 3500°K	FINELITE HP-2 WM ID SERIES
F2	SAME AS FIXTURE TYPE 'F1' EXCEPT 3'-0" LENGTH.	LED 35W 3500°K	FINELITE HP-2 WM ID SERIES
G	2 3/4" W x 4'-0" L x 3" D SURFACE MOUNTED LED STRIP LIGHT FIXTURE, SQUARE ACRYLIC LENS, 3000 LUMEN PACKAGE, 0-10V DIMMING DRIVER, 120-277V.	LED 20W 3500°K	H.E. WILLIAMS 7SS SERIES
G1	SAME AS FIXTURE TYPE 'G' EXCEPT 2'-0" LENGTH AND 1500 LUMEN PACKAGE.	LED 11W 3500°K	H.E. WILLIAMS 7SS SERIES
P	24" DIA DECORATIVE PENDANT	LED XW 3500°K	TBD X

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
7. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
8. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
9. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
10. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
11. NATIONAL FIRE ALARM CODE (NFPA 72) 2019.
12. CITY OF MARINA ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E0.1	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES, STANDARDS, & NOTES.
E0.2	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR).
E1.1	ELECTRICAL SINGLE LINE DIAGRAM, PANELBOARD SCHEDULE, & DETAILS.
E2.1	ELECTRICAL SITE PLAN.
E3.1	ELECTRICAL DEMOLITION PLAN.
E4.1	POWER & SYSTEMS PLAN.
E5.1	LIGHTING PLAN.
E6.1	ELECTRICAL DETAILS.
E6.2	ELECTRICAL DETAILS & PANEL SCHEDULE.
E7.1	ELECTRICAL SPECIFICATIONS.

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17780
EXP. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.
Project No. 20-442.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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Project / Owner:

MARINA COAST WATER DISTRICT
TENANT IMPROVEMENT
920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS
The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD
Drawing Date: 08.16.2024
Project Number: 2027
Revisions:

The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Sheet Title:
ELECTRICAL COVER SHEET

Sheet Number:
E0.1

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2f for indoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: Marina Coast Water District Tenant Improvement	**Report Page:** (Page 1 of 10)
Project Address: 920 2nd Avenue, Marina, CA. 93933	**Date Prepared:** 2023-06-14T17:10:09-04:00

A. GENERAL INFORMATION

01	Project Location (city)	04	Total Conditioned Floor Area (ft²)	7,204
02	Climate Zone	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):	06	# of Stories (Habitable Above Grade)	1

● Office

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☐ New Lighting System	N/A	0	N/A	0
☐ New Lighting System - Parking Garage	N/A	0	N/A	0
☒ Altered Lighting System	Area Category Method	7204	N/A	0
Total Area of Work (ft²)	7204			

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

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C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)						Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)						Compliance Results
	01	02	03	04		05	06	07		08			09
	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-)	=	**Total Adjusted** (Watts) *Includes Adjustments		**05 must be >= 08 140.6 / 170.2(e)**
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)				
Conditioned		4,587.89			=	4,587.89	≥	3,635		=	3635		COMPLIES
Unconditioned					=		≥			=			
Controls Compliance (See Table H for Details)													COMPLIES
Rated Power Reduction Compliance (See Table Q for Details)													

D. EXCEPTIONAL CONDITIONS

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

E. ADDITIONAL REMARKS

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

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-E
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F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10	
									Field Inspector	
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[1]	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Pass	Fail
A	Cable suspended LED	No	NA	320	Mfr. Spec	1	No	320	☐	☐
A1	Cable suspended LED	No	NA	320	Mfr. Spec	3	No	960	☐	☐
A2	Cable suspended LED	No	NA	256	Mfr. Spec	2	No	512	☐	☐
A3	Cable suspended LED	No	NA	228	Mfr. Spec	1	No	228	☐	☐
A4	Cable suspended LED	No	NA	92	Mfr. Spec	4	No	368	☐	☐
A5	Cable suspended LED	No	NA	73	Mfr. Spec	4	No	292	☐	☐
A6	Cable suspended LED	No	NA	46	Mfr. Spec	1	No	46	☐	☐
B	WALL MOUNTED LED	No	NA	46	Mfr. Spec	2	No	92	☐	☐
C	WALL MOUNTED LED	No	NA	38	Mfr. Spec	6	No	228	☐	☐
C1	WALL MOUNTED LED	No	NA	28	Mfr. Spec	2	No	56	☐	☐
D	DEEP RECESSED LED	No	NA	10	Mfr. Spec	1	No	10	☐	☐
DE	DEEP RECESSED LED	No	NA	10	Mfr. Spec	5	No	50	☐	☐
F	WALL MOUNTED LED	No	NA	70	Mfr. Spec	2	No	140	☐	☐
F1	WALL MOUNTED LED	No	NA	69	Mfr. Spec	1	No	69	☐	☐
f2	WALL MOUNTED LED	No	NA	35	Mfr. Spec	4	No	140	☐	☐
G	SURFACE MOUNTED LED	No	NA	20	Mfr. Spec	4	No	80	☐	☐
G1	SURFACE MOUNTED LED	No	NA	11	Mfr. Spec	4	No	44	☐	☐
							Total Designed Watts: CONDITIONED SPACES	3,635		

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75%. /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*

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[1] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

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

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12	
								Field Inspector	
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) // 160.5(b)4C	Primary/Sky lit Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 130.1(d) / 160.5(b)4D	Interlocked Systems 140.6(a)1/ 170.2(e)2A	Pass	Fail
MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
STORAGE	Commercial Industrial Storage Shipping	Readily Accessible	NA: General Ltg <= 0.5W/SF	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
MUTI MEDIA ROOM	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible	NA: Enclosed area <1005F	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
BOARD CONFERENCE	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
CORRIDOR	Convention, Conference, Multipurpose and Meeting Center	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
OPEN WORK SPACE	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
RESTROOM	Restroom	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
COPY ROOM	Copy Room	Readily Accessible	Dimmer	Occupancy Sensor	NA: Not daylit zone	NA: Not daylit zone	No	☐	☐
WORK SPACE	Office (>250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐
RECEPTION	Office (>250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	Included	Included	No	☐	☐

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H. INDOOR LIGHTING CONTROLS (Not including PAFs)

LOBBY	Main Entry Lobby	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	No	☐	☐
COPY ROOM	Copy Room	Readily Accessible	Dimmer	Occupancy Sensor	Included	NA: Not daylit zone	No	☐	☐

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Plan Sheet Showing Daylit Zones:

E5.1

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used .

Conditioned Spaces

01	02	03	04	05	06	
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment	
					Area Category	PAF
WORK SPACE	Office (>250 square feet)	0.6	949	569.4	No	No
METER ROOM	Electrical Mechancial Telephone Room	0.4	169	67.59	No	No
OPEN WORK SPACE	Office (<=250 square feet)	0.65	1,078	700.7	No	No
COPY ROOM	Copy Room	0.5	420	210	No	No
BOARD CONFERENCE	Convention, Conference, Multipurpose and Meeting Center	0.75	262	196.5	No	No
RECEPTION	Office (>250 square feet)	0.6	388	232.8	No	No
LOBBY	Main Entry Lobby	0.7	336	235.2	No	No
RESTROOM	Restroom	0.65	828	538.2	No	No
MEETING ROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	2,090	1,567.5	No	No
CORRIDOR	Convention, Conference, Multipurpose and Meeting Center	0.75	284	213	No	No

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I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

MUTI MEDIA ROOM	Convention, Conference, Multipurpose and Meeting Center	0.75	76	57	No	No
		TOTALS:	6,880	4,587.89	See Tables J, or P for detail	

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

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Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

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

STATE OF CALIFORNIA
Indoor Lighting
CALIFORNIA ENERGY COMMISSION

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V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	MEETING ROOM ; STORAGE ; MUTI MEDIA ROOM; BOARD CONFERENCE; CORRIDOR; OPEN WORK SPACE; RESTROOM; COPY ROOM ; WORK SPACE ; RECEPTION ; LOBBY; COPY ROOM
NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	MEETING ROOM ; WORK SPACE ; RECEPTION ; LOBBY; COPY ROOM

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Project Address: 920 2nd Avenue, Marina, CA. 93933	**Date Prepared:** 2023-06-14T17:10:09-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Signature Date: 06/14/23
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Eldridge O. Bell	Responsible Designer Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Date Signed: 06/14/23
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/24
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 08.16.2024

Project Number: 2027

Revisions:

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 20-442.00
404 W. Franklin St. ● Suite 100 ● Monterey, CA 93940
T.831.646.3330 ● F.831.646.3336 ● www.acemb.com

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Sheet Title:
CALIFORNIA ENERGY COMPLIANCE - TITLE 24

Sheet Number:
E0.2

PANELBOARD SCHEDULES

(E) PANEL M

Voltage:	120/208V,3ø
Wire:	4W
Type:	NEMA 1
Mains:	M.L.O.
Bussing:	250A
Feed:	TOP
Mounting:	SURFACE
A.I.C.	10,000

	Load	A	B	C	Bkr	Ck	abc	Ck	Bkr	A	B	C	Load	
	FC-6					1		2					(E) LOAD	
	FC-6				15/3	3		4	15/3				(E) LOAD	
	FC-6					5		6					(E) LOAD	
	FC-7					7		8					P-3	
	FC-7				15/3	9		10	15/3				P-3	
	FC-7					11		12					P-3	
	FC-5					13		14	20/1				P-2	
	FC-5				15/3	15		16	20/1				MOTORIZED WINDOWS	
	FC-5					17		18	20/1				RECEPTS - TTB	
	EF-2				20/1	19		20	20/1				RECEPTS - TTB	
	B-2				20/1	21		22	40/2		3328		EVCS #1	2
	LTG - TENANT LOFT				20/1	23		24				3328	EVCS #1	2
	LOFT LV CONTROL				20/1	25		26	40/2	3328			EVCS #2	2
2	EVCS #3		3328		40/2	27		28			3328		EVCS #2	2
2	EVCS #3			3328		29		30	40/2			3328	EVCS #5	2
2	EVCS #4	3328			40/2	31		32		3328			EVCS #5	2
2	EVCS #4		3328			33		34	40/2		3328		EVCS #6	2
	SPACE				-	35		36				3328	EVCS #6	2
	SPACE				-	37		38	-				SPACE	
	SPACE				-	39		40	-				SPACE	
	SPACE				-	41		42	-				SPACE	
		3328	6656	3328	-					6656	9984	9984		

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 PROVIDE 4 INSTALL (N) BREAKER. (N) BREAKER SHALL MATCH (E) IN TYPE AND AIC RATING

KVA Phase A	10.0
KVA Phase B	16.6
KVA Phase C	13.3
Total Connected Load KVA	39.9
Total Load Amperes	111

(E) PANEL C

Voltage:	120/208V,3ø
Wire:	4W
Type:	NEMA 1
Mains:	M.L.O.
Bussing:	250A
Feed:	TOP
Mounting:	SURFACE
A.I.C.	10,000

	Load	A	B	C	Bkr	Ck	abc	Ck	Bkr	A	B	C	Load	
	SPARE				20/1	1		2	20/1	540			RECEPTS - STORAGE	2
	SPARE				20/1	3		4	20/1		540		RECEPTS - RESTROOM	2
	LTG - RESTROOM			315	20/1	5		6	20/1			360	RECEPTS - MULTIMEDIA ROOM	2
	LTG	4384			20/1	7		8	20/1	360			RECEPTS - MULTIMEDIA ROOM	2
	LTG - STORAGE		40		20/1	9		10	20/1		1260		RECEPTS - (N) BOARD ROOM	2
	LTG - CORRIDOR			529	20/1	11		12	20/1			1080	RECEPTS - COPY ROOM	2
2	EVCS #10	3328			40/2	13		14	20/1	180			RECEPTS - MEETING ROOM	2
2	EVCS #10		3328			15		16	20/1		180		RECEPTS - MULTIMEDIA AV RACK	2
	SPARE				20/1	17		18	40/2			3328	EVCS #9	2
	SPARE				20/1	19		20		3328			EVCS #9	2
	SPARE				20/1	21		22	20/1				SPARE	
	SPARE				20/1	23		24	20/1				SPARE	
	SPARE				20/1	25		26	20/1				SPARE	
	SPARE				20/1	27		28	20/1				SPARE	
	SPARE				20/1	29		30	20/1				SPARE	
	SPACE ONLY				-	31		32	20/1				SPARE	
	SPACE ONLY				-	33		34	-				SPACE ONLY	
	SPACE ONLY				-	35		36	-				SPACE ONLY	
	SPACE ONLY				-	37		38	-				SPACE ONLY	
	SPACE ONLY				-	39		40	-				SPACE ONLY	
	SPACE ONLY				-	41		42	-				SPACE ONLY	
		7712	3368	844						4408	1980	4768		

1 SUBMITTAL SHALL MATCH EXACT BREAKER LOCATIONS SHOWN.
2 CONNECT LOAD TO EXISTING SPARE BREAKER.

KVA Phase A	12.1
KVA Phase B	5.3
KVA Phase C	5.6
Total Connected Load KVA	23.1
Total Load Amperes	64

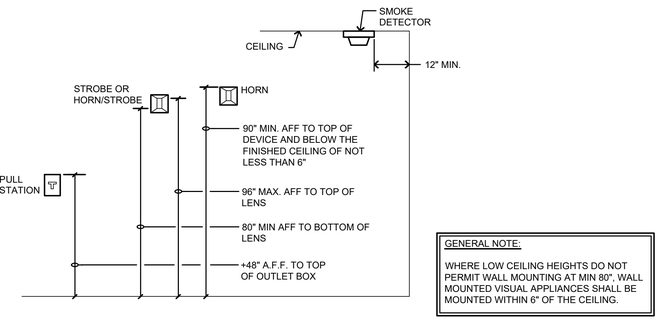
(E) PANEL D

Voltage:	120/208V,3ø
Wire:	4W
Type:	NEMA 1
Mains:	M.L.O.
Bussing:	250A
Feed:	TOP
Mounting:	SURFACE
A.I.C.	10,000

	Load	A	B	C	Bkr	Ck	abc	Ck	Bkr	A	B	C	Load	
2	RECEPT. SUPERVISOR	540			20/1	1		2	20/1	600			FOUNTAIN/BOTTLE FILLER	2
2	RECEPT. RECEPTION		900		20/1	3		4	20/1		600		FOUNTAIN/BOTTLE FILLER	2
2	RECEPT - WORKSPACE			900	20/1	5		6	20/1			600	BOTTLE FILLER	2
2	RECEPT - WORKSPACE	720			20/1	7		8	20/1				SPARE	
2	RECEPT - METER		720		20/1	9		10	20/1				SPARE	
2	RECEPT - OPEN WORKSPACE			720	20/1	11		12	20/1				SPARE	
2	RECEPT - OPEN WORKSPACE	720			20/1	13		14	20/1				SPARE	
2	RECEPT - PUBLIC LOBBY		540		20/1	15		16	20/1				SPARE	
2	RECEPT - PUBLIC LOBBY			720	20/1	17		18	20/1				SPARE	
2	RECEPT - RESTROOM	360			20/1	19		20	20/1				SPARE	
2	RECEPT MEETING ROOM		720		20/1	21		22	20/1				SPARE	
2	RECEPT MEETING ROOM			360	20/1	23		24	20/1				SPARE	
2	RECEPT MEETING ROOM	540			20/1	25		26	20/1				SPARE	
	SPARE				20/1	27		28	20/1				SPARE	
	SPARE				20/1	29		30	20/1				SPARE	
	SPACE ONLY				-	31		32	20/1				SPARE	
	SPACE ONLY				-	33		34	-				SPACE ONLY	
	SPACE ONLY				-	35		36	-				SPACE ONLY	
	SPACE ONLY				-	37		38	-				SPACE ONLY	
	SPACE ONLY				-	39		40	-				SPACE ONLY	
	SPACE ONLY				-	41		42	-				SPACE ONLY	
		2880	2880	2700						600	600	600		

1 SUBMITTAL SHAL MATCH EXACT BREAKER LOACTIONS SHOWN
2 CONNECT LOAD TO EXISTING SPARE BREAKER.

KVA Phase A	3.5
KVA Phase B	3.5
KVA Phase C	3.3
Total Connected Load KVA	10.3
Total Load Amperes	29



GENERAL NOTE:

WHERE LOW CEILING HEIGHTS DO NOT PERMIT WALL MOUNTING AT MIN 80", WALL MOUNTED VISUAL APPLIANCES SHALL BE MOUNTED WITHIN 6" OF THE CEILING.

5 F.A. DEVICE MOUNTING ELEVATION

NO SCALE

SCOPE OF WORK:

EXTENSION OF EXISTING MANUAL ADDRESSABLE FIRE ALARM SYSTEM INCLUDING ALL REQUIRED EQUIPMENT, PANELS, RACEWAYS, CONDUCTORS, CONNECTIONS, PROGRAMMING, TESTING AND APPROVAL BY THE LOCAL AUTHORITY HAVING JURISDICTION.

SEQUENCE OF OPERATION OF THE FIRE ALARM SYSTEM.

A. ACTIVATION OF ANY INITIATING DEVICE SHALL CAUSE ALL SIGNALS IN BUILDING TO ACTIVATE AND SOUND AND SIMULTANEOUSLY CAUSE AN ALARM TO BE SENT TO THE REMOTE MONITORING AGENCY.

B. THE ADDRESS CORRESPONDING TO THE INITIATION DEVICE IN ALARM SHALL APPEAR ON FIRE ALARM CONTROL PANEL LCD SCREEN.

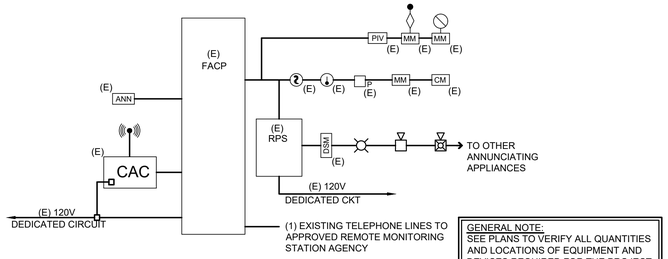
C. CLOSING THE FIRE ALARM SPRINKLER OS & Y VALVE SHALL INITIATE A TROUBLE INDICATION AT FIRE ALARM CONTROL PANEL AND MONITORING STATION.

D. SHOULD AN OPEN, GROUND OR SHORT OCCUR IN THE WIRING SYSTEM, FIRE ALARM CONTROL PANEL WILL DETECT MALFUNCTION AND INITIATE A TROUBLE ALARM INDICATOR AT PANEL AND MONITORING STATION.

E. ONCE THE SYSTEM IS BACK TO NORMAL. THE PANEL WILL RESOUND FOR PROPER RESETTING.

FIRE ALARM NOTES:

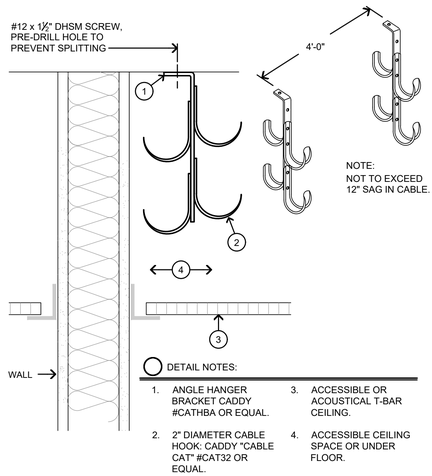
1. EXISTING ADDRESSABLE FIRE ALARM CONTROL PANEL MODEL #MS-9050UD, WITH COMMUNICATOR, INITIATING AND ANNUNCIATING DEVICES, CHARGER & BATTERIES.
2. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS, EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
3. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AS SPECIFIED IN ALL SECTIONS OF DIVISION 16 AND DIVISION 15, INCLUDING ALL OTHER WORK AND MISCELLANEOUS ITEMS NOT SPECIFICALLY MENTIONED BUT REASONABLY INFERRED FOR COMPLETE INSTALLATION.
4. ALL WIRE SHALL BE MINIMUM #12AWG FOR ANNUNCIATION CIRCUITS AND MINIMUM #16AWG TWISTED SHIELDED PAIR CABLE FOR INITIATING CIRCUITS. ALL WIRING SHALL BE ROUTED CONCEALED.
5. SUBMIT COMPLETE FIRE ALARM SYSTEM PLANS INCLUDING RISER DIAGRAMS, BATTERY CALCS, VOLT DROP CALCS, WIRING DIAGRAMS, ETC. TO LOCAL FIRE AUTHORITY REVIEW AND APPROVAL PRIOR TO START OF INSTALLATION.
6. FINAL CONNECTIONS OF DEVICES AND EQUIPMENT SHALL BE BY A FIRE ALARM CONTRACTOR WHO PERFORMS SUCH WORK ON A REGULAR BASIS.
7. FINAL TESTING SHALL BE WITNESSED BY THE LOCAL FIRE AGENCY.
8. PROVIDE MANUALS AND MINIMUM 2-HOURS OPERATING INSTRUCTION TO OWNER.
9. PROVIDE BATTERY BACKUP FOR 24 HOURS OF STANDBY & 5 MINUTES OF ALARM.
10. VERIFY COLOR (RED OR WHITE) OF NOTIFICATION APPLIANCES WITH ARCHITECT.
11. CONTRACTOR SHALL ASSIST IN ESTABLISH AN ACCOUNT WITH AN UL LISTED MONITORING AGENCY SELECTED BY THE OWNER.



GENERAL NOTE:
SEE PLANS TO VERIFY ALL QUANTITIES AND LOCATIONS OF EQUIPMENT AND DEVICES REQUIRED FOR THE PROJECT.

4 FIRE ALARM RISER DIAGRAM

NO SCALE

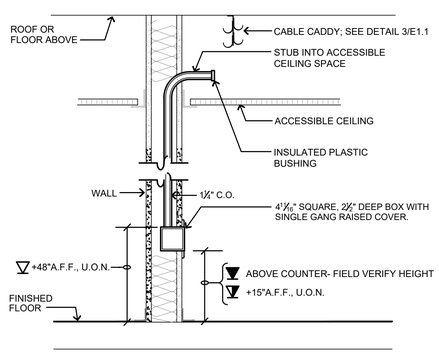


DETAIL NOTES:

1. ANGLE HANGER BRACKET CADDY #CATHBA OR EQUAL.
2. 2" DIAMETER CABLE HOOK: CADDY "CABLE CAT" #CAT32 OR EQUAL.
3. ACCESSIBLE OR ACOUSTICAL T-BAR CEILING.
4. ACCESSIBLE CEILING SPACE OR UNDER FLOOR.

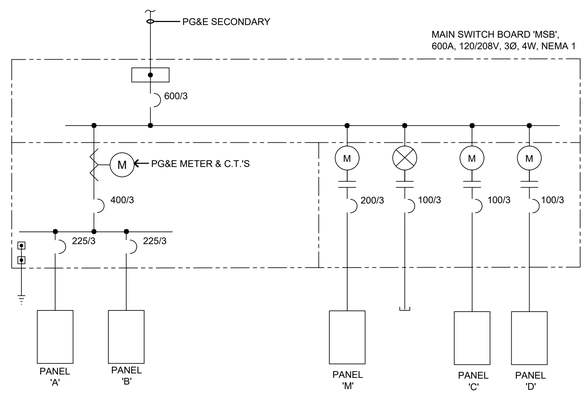
3 J-HOOK MOUNTING DETAIL

NO SCALE



2 TELE/DATA OUTLET DETAIL

NO SCALE



1 (E) SINGLE LINE DIAGRAM - FOR REFEFRENCE ONLY

NO SCALE

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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(831) 373-2784 FAX: (831) 373-7459
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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

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404 W. Franklin St • Suite 100 • Monterey, CA 93940
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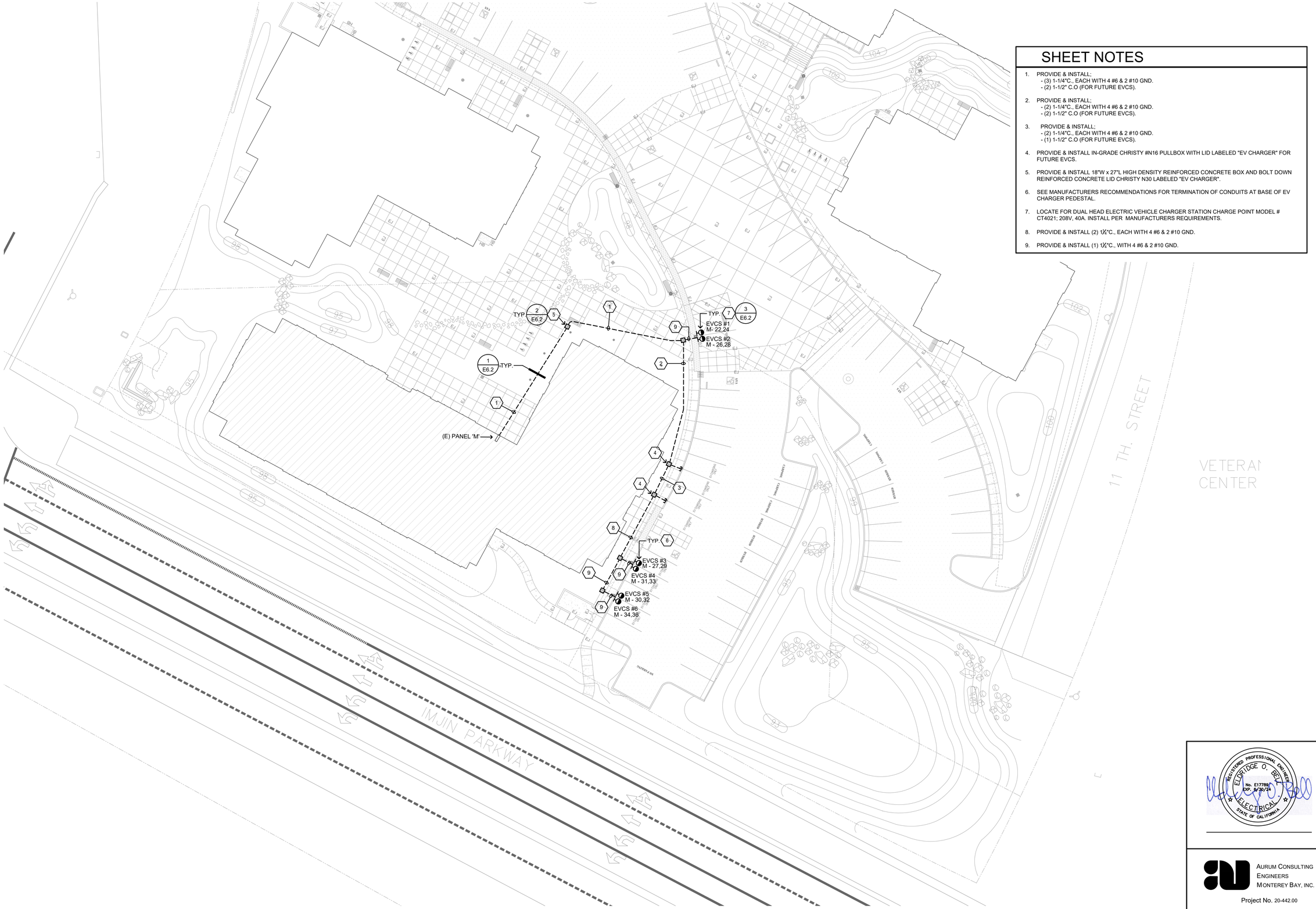
Sheet Title:
ELECTRICAL SINGLE LINE DIAGRAM - PANELBOARD SCHEDULE & DETAILS

Sheet Number:

E1.1



SHEET NOTES

1. PROVIDE & INSTALL;
   - (3) 1-1/4"C., EACH WITH 4 #6 & 2 #10 GND.
   - (2) 1-1/2" C.O (FOR FUTURE EVCS).
2. PROVIDE & INSTALL;
   - (2) 1-1/4"C., EACH WITH 4 #6 & 2 #10 GND.
   - (2) 1-1/2" C.O (FOR FUTURE EVCS).
3. PROVIDE & INSTALL;
   - (2) 1-1/4"C., EACH WITH 4 #6 & 2 #10 GND.
   - (1) 1-1/2" C.O (FOR FUTURE EVCS).
4. PROVIDE & INSTALL IN-GRADE CHRISTY #N16 PULLBOX WITH LID LABELED "EV CHARGER" FOR FUTURE EVCS.
5. PROVIDE & INSTALL 18"W x 27"L HIGH DENSITY REINFORCED CONCRETE BOX AND BOLT DOWN REINFORCED CONCRETE LID CHRISTY N30 LABELED "EV CHARGER".
6. SEE MANUFACTURERS RECOMMENDATIONS FOR TERMINATION OF CONDUITS AT BASE OF EV CHARGER PEDESTAL.
7. LOCATE FOR DUAL HEAD ELECTRIC VEHICLE CHARGER STATION CHARGE POINT MODEL # CT4021; 208V, 40A. INSTALL PER MANUFACTURERS REQUIREMENTS.
8. PROVIDE & INSTALL (2) 1½"C., EACH WITH 4 #6 & 2 #10 GND.
9. PROVIDE & INSTALL (1) 1½"C., WITH 4 #6 & 2 #10 GND.

30' 0' 15' 30'
SCALE: 1"=30'-0"

NORTH

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Sheet Title:
ELECTRICAL SITE PLAN

Sheet Number:

E2.1

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL FIELD VERIFY EXTENT OF ELECTRICAL DEMOLITION AND QUANTITIES OF ELECTRICAL TO BE REMOVED AS DICTATED BY THE REQUIREMENTS OF THE PROJECT.

B. REMOVAL SHALL INCLUDE WIRING, RACEWAY, BOXES, SWITCHES, LIGHT FIXTURES, ETC. AS INDICATED ON THE PLANS AND AS REQUIRED BY THESE DEMOLITION NOTES.

C. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE CONCEALED IN EXISTING REMAINING WALLS MAY BE ABANDONED IN PLACE. REMOVE WIRING FROM CONDUIT.

D. RACEWAYS ASSOCIATED WITH ELECTRICAL BEING DEMOLISHED WHICH ARE EXPOSED SHALL BE REMOVED.

E. WHERE REMOVAL OF EQUIPMENT OR WIRING IS INDICATED, IT SHALL INCLUDE ALL ASSOCIATED WIRING BACK TO LAST ACTIVE REMAINING OUTLET, DEVICE, FIXTURE OR PANEL.

F. ELECTRICAL CONTRACTOR SHALL INSURE THAT ALL REMAINING ACTIVE CIRCUITS, DEVICES, OUTLETS, LIGHT FIXTURES, ETC. HAVE NOT BEEN DISCONNECTED OR MADE INOPERATIVE DURING DEMOLITION. ELECTRICAL CONTRACTOR SHALL RESTORE ALL INTERRUPTED OR DISCONNECTED CIRCUITS TO OPERATION.

G. ELECTRICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL REMOVED ELECTRICAL EQUIPMENT AND MATERIAL.

H. NO REMOVED EQUIPMENT OR MATERIAL SHALL BE REUSED AS PART OF NEW WORK, U.O.N.

I. EXISTING REMAINING CONCEALED RACEWAYS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK.

J. EXISTING FLUSH OUTLETS MAY BE REUSED FOR NEW WORK PROVIDED THEY MEET ALL REQUIREMENTS OF THE SPECIFICATION FOR NEW WORK, MEET THE REQUIREMENTS OF THE CURRENT C.E.C. FOR VOLUME AND COINCIDE WITH LOCATION SHOWN FOR THE NEW WORK.

K. FLUSH OUTLET BOXES IN EXISTING WALLS TO REMAIN MAY BE ABANDONED IN PLACE. REMOVE DEVICES AND WIRING, PLUG OPENING AND PROVIDE AND INSTALL A BLANK DEVICE PLATE.

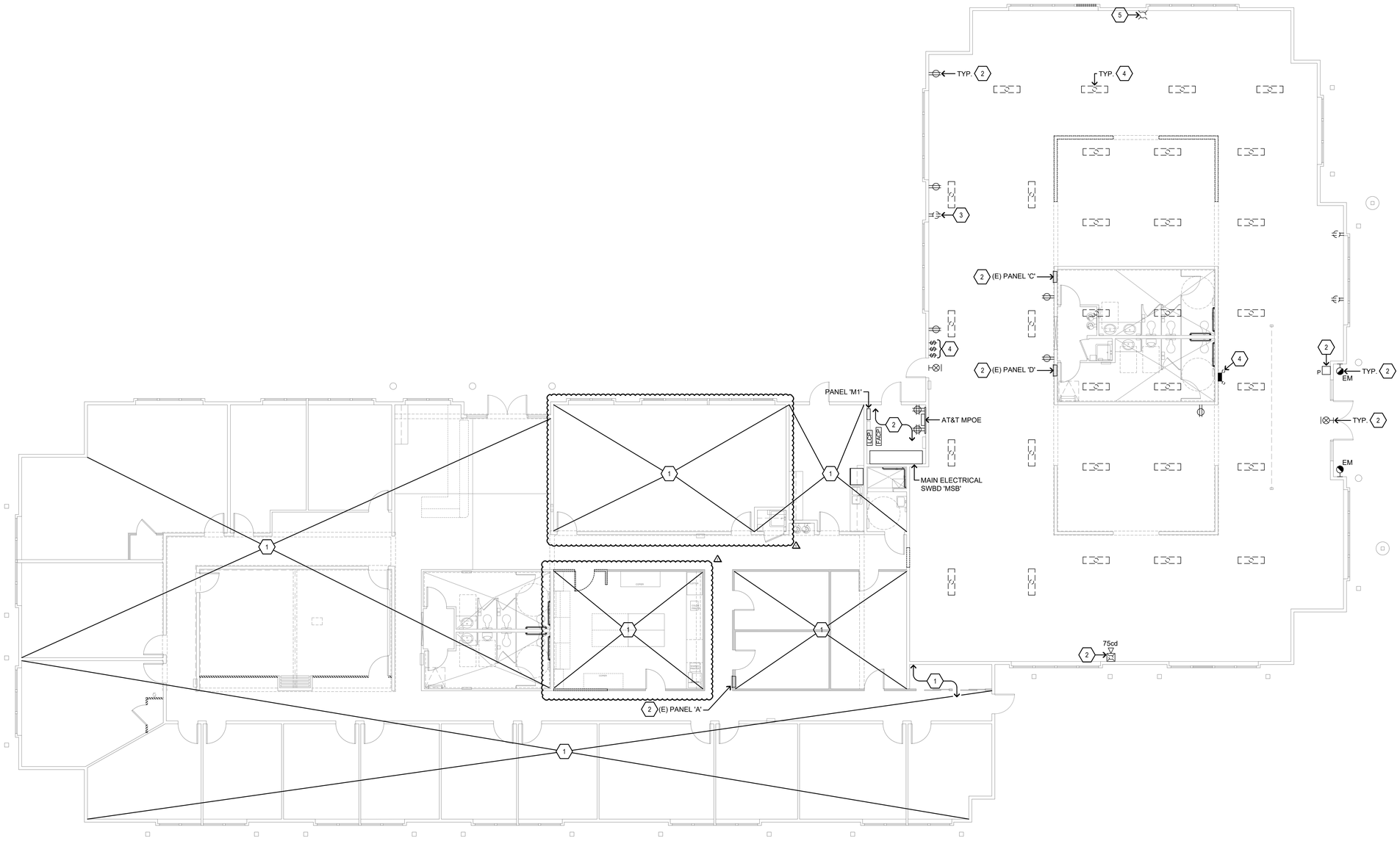
L. EXISTING WIRING SHOWN HAS BEEN TAKEN FROM OLD PLANS AND IS ASSUMED TO BE CORRECT. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS AND MAKE ADJUSTMENTS TO SUIT ACTUAL CONDITIONS AND TO MEET THE INTENT OF THE CONTRACT DOCUMENTS.

M. WHERE TELEPHONE, COMPUTER DATA, FIBER OPTICS, FIRE ALARM OR OTHER COMMUNICATIONS OUTLETS OR WIRING IS TO BE DEMOLISHED IT SHALL BE REMOVED BACK TO THE NEXT TERMINAL POINT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER OR HIS REPRESENTATIVE TO HAVE EQUIPMENT AND WIRING DESIGNATED FOR REMOVAL OR PRESERVATION PRIOR TO REMOVAL OF OUTLET BOXES, CONDUIT OR WIRING BY ELECTRICAL CONTRACTOR.

N. COORDINATE WITH OWNER PRIOR TO START OF DEMOLITION TO MINIMIZE POWER INTERRUPTIONS, WORK MAY HAVE TO OCCUR DURING NON-REGULAR BUSINESS HOURS. COORDINATE IN WRITING WITH OWNER ONE WEEK PRIOR TO PLANNED POWER INTERRUPTIONS.

SHEET NOTES

1. U.O.N., NO WORK IN AREA.
2. EXISTING TO REMAIN; PROTECT FROM DAMAGE DURING DEMOLITION.
3. DEMOLISH DEVICE PER GENERAL DEMOLITION NOTES ON SHEET E0.1.
4. DEMOLISH LIGHT FIXTURE AND ASSOCIATED CONTROLS PER GENERAL DEMOLITION NOTES ON THIS SHEET. SALVAGE UNSWITCHED LIGHTING BRANCH CIRCUITS FOR RE-USE.
5. CAREFULLY SAFE-OFF FIRE ALARM DEVICE & REMOVE PER GENERAL DEMOLITION NOTES ON THIS SHEET.
6. NOT USED



1 ELECTRICAL DEMOLITION PLAN

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

0' 2' 4' 6' 8'

NORTH

Project / Owner:

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BALL
No. E17780
EXP. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

Project No. 20-442.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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Sheet Title:
ELECTRICAL DEMOLITION PLAN

Sheet Number:

E3.1

BRANCH CIRCUIT CONDUCTOR SIZING TABLE		
CIRCUIT AMPACITY/VOLTAGE	CIRCUIT LENGTH	REQUIREMENT
20/120	56'-90'	½" C., 2 #10 & 1 #10 GND.
20/120	91'-140'	½" C., 2 #8 & 1 #10 GND.
20/277	131'-205'	½" C., 2 #10 & 1 #10 GND.
20/277	206'-330'	½" C., 2 #8 & 1 #10 GND.

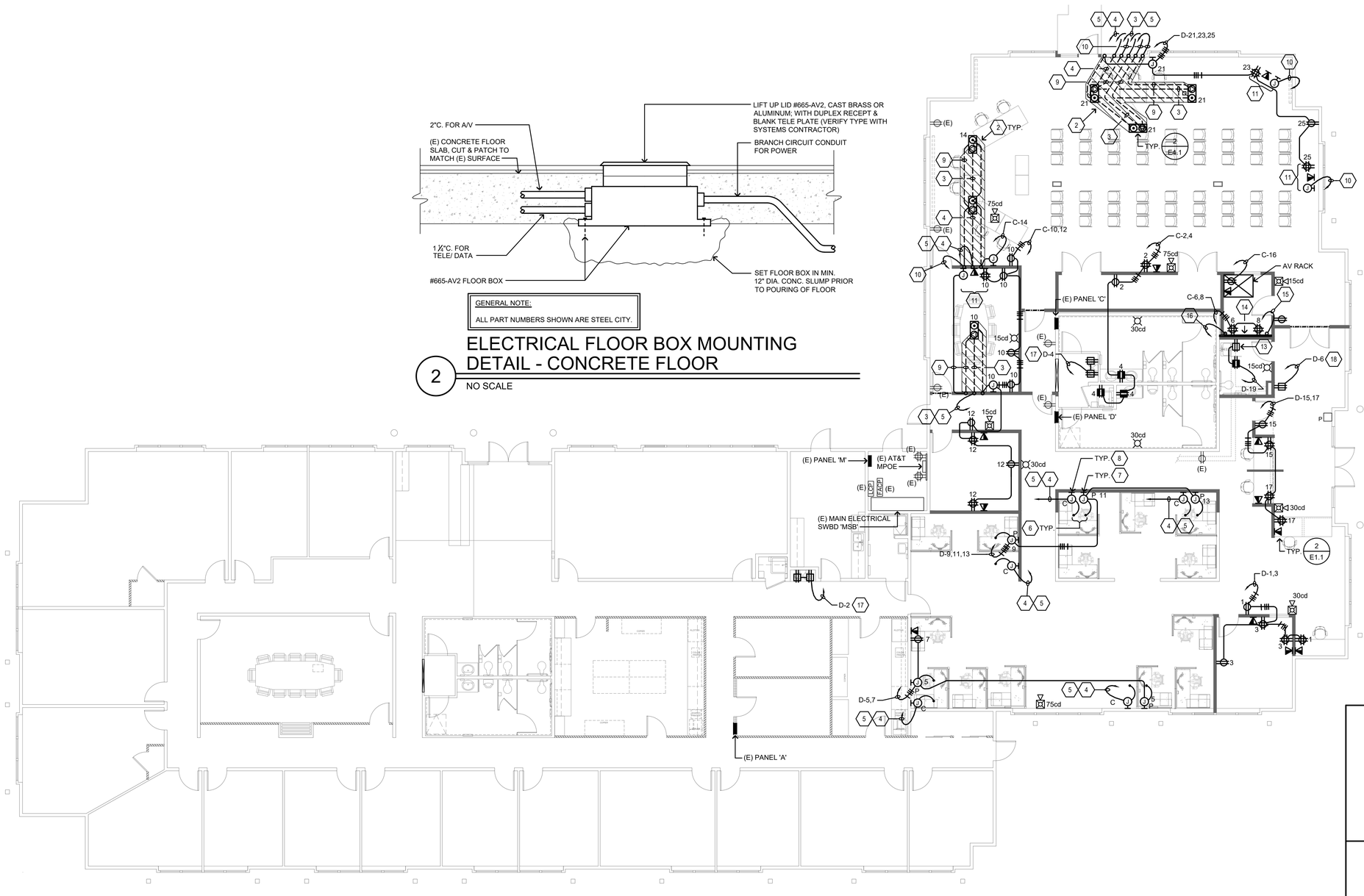
NOTE:
CONTRACTOR SHALL SIZE BRANCH CIRCUIT CONDUCTORS PER THE TABLE ABOVE AS DETERMINED BY THE CIRCUIT CONDUCTOR LENGTH, U.O.N. CONTRACTOR SHALL SPLICE TO #12 AWG WITHIN TERMINATION BOX FOR DEVICE CONNECTION IF NECESSARY.

SHEET NOTES

1. U.O.N., NO WORK IN AREA.
2. CONTRACTOR SHALL SAW-CUT EXISTING CONCRETE SLAB, TRENCH, REMOVE CONCRETE AND REPAIR CONCRETE SLAB TO EXISTING CONDITIONS; DOWEL EXISTING CONCRETE USING RE-BAR PRIOR TO POURING NEW CONCRETE.
3. (1) 1¼"C.O. FOR DATA.
4. (2) 1¼"C.O. FOR DATA.
5. HOMERUN TO PANEL AND MPOE LOCATED IN ELECTRICAL ROOM.
6. COORDINATE WITH MODULAR FURNITURE CONTRACTOR FOR EXACT CONNECTION POINT.
7. LOCATE FOR MODULAR FURNITURE POWER CONNECTION.
8. LOCATE FOR MODULAR FURNITURE DATA PATHWAY.
9. (1) 2" C.O. FOR A/V.
10. (1) 2" C.O. FOR A/V. HOMERUN TO A/V RACK.
11. MOUNT DEVICES IN 4-GANG MEDIA BOX; FSR SERIES WB-X1 OR EQUAL. COORDINATE MOUNTING HEIGHT IN FIELD.
12. EXTEND EXISTING CIRCUIT TO NEW DEVICE.
13. LOCATE FOR AUTO FAUCET SENSOR, 120V.
14. 4' x 8' x ¾" THK. EXTERIOR GRADE ONE HOUR RATED PLYWOOD.
15. 1" C. W/ 1 #6 TO GND. PANEL 'C'.
16. 2" C.O. TO MPOE IN ELECTRICAL ROOM.
17. LOCATE FOR DRINKING FOUNTAIN/BOTTLE FILLER, 120V. CONTRACTOR TO VERIFY MOUNTING HEIGHT WITH MANUFACTURER.
18. LOCATE FOR BOTTLE FILLER, 120V. CONTRACTOR TO VERIFY MOUNTING HEIGHT WITH MANUFACTURER.

GENERAL NOTE:
ALL PART NUMBERS SHOWN ARE STEEL CITY.

2 ELECTRICAL FLOOR BOX MOUNTING DETAIL - CONCRETE FLOOR
NO SCALE



1 POWER & SYSTEMS PLAN
SCALE: 1"=30'-0"

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

NORTH

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

Drawing Date: 08.16.2024

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BEAL
No. E17789
EXP. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 20-442.00

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Sheet Title:
POWER AND SYSTEMS PLAN

Sheet Number:

E4.1

INTERIOR LIGHTING CONTROLS SEQUENCE OF OPERATION

ROOM TYPE	OCCUPANCY SENSOR - MANUAL ON	OCCUPANCY SENSOR - AUTO ON	OCCUPANCY SENSOR - AUTO OFF	OCCUPANCY SENSOR - PARTIAL OFF	CONTINUOUS DIMMING TO OFF	ON/OFF SWITCH	MULTI ZONE DIMMING	AUTO TIME CLOCK OFF	AUTO TIME CLOCK ON	DAYLIGHT SENSOR AUTO DIMMING (WHERE SHOWN ON PLANS)	OVERRIDE SWITCH CONTROL	SET LIGHT LEVEL TO IES RECOMMENDATIONS	SET LIGHT LEVEL TO 100% ON	ACCEPTANCE TESTING OF CONTROLS BY CICATT	REMARKS
OPEN OFFICE		•	•		•		•	•			•	•			
PRIVATE OFFICE < 250 FT²	•		•		•					•		•			
PRIVATE OFFICE > 250 FT²	•		•		•		•			•		•			
BREAK ROOMS	•		•		•			•				•			
CORRIDORS/HALLWAYS/LIBRARY STACKS/WAREHOUSE AISLE		•		•		•		•		•			•		DIM TO 50% WHEN UNOCCUPIED.
SMALL RESTROOMS < 100 FT²	•		•			•							•		
LARGE RESTROOMS		•	•		•								•		
RECEPTION/LOBBY		•	•		•								•		
MULTI PURPOSE ROOM < 1000 FT²		•	•		•		•	•					•		
CONFERENCE ROOM		•	•		•		•						•		
PRIVATE OFFICE WITHOUT DAY LIGHTING	•		•		•					•			•		
ANY SPACE < 100 FT²	•		•			•							•		

DAYLIT ZONES LEGEND

PRIMARY DAYLIT ZONE

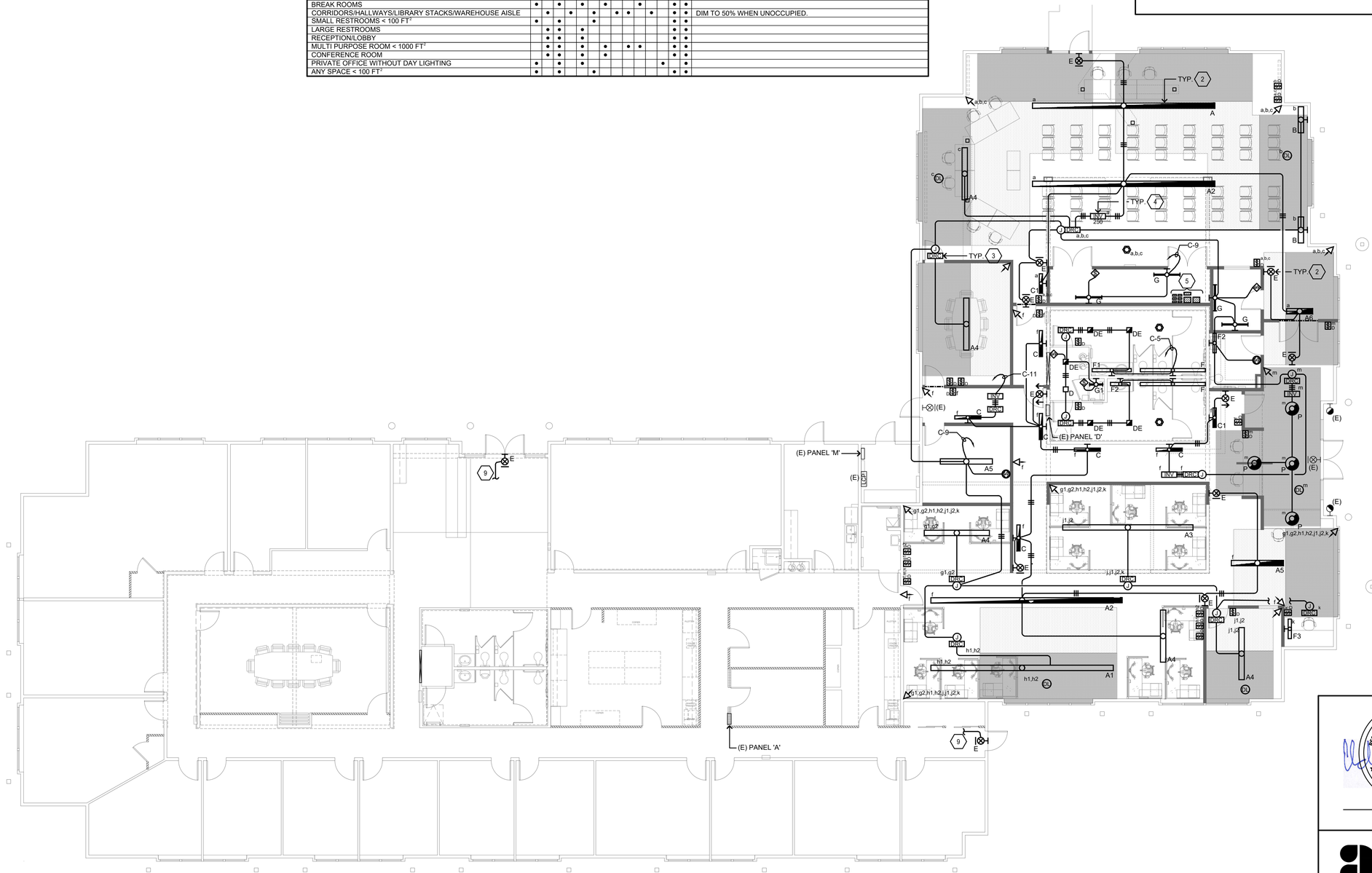
SECONDARY DAYLIT ZONE

GENERAL NOTE:

SEE SHEET E6.1 FOR LIGHTING CONTROLS.

SHEET NOTES

1. CONNECT TO AN UNSWITCHED HOT.
2. HALF-SHADED LIGHT FIXTURES ARE CONNECTED TO AUTO-DIMMING LIGHTING INVERTER AND SHALL REMAIN ILLUMINATED WHEN UTILITY POWER IS INTERRUPTED.
3. LOCATE DIMMING ROOM CONTROLER (DRC) IN STORAGE CLOSET.
4. LOCATE EXTERNAL LIGHTING INVERTER (INV) IN STORAGE CLOSET.
5. APPROXIMATE LOCATION FOR LIGHTING CONTROL EQUIPMENT. COORDINATE EXACT LOCATION WITH CLIENT AND PROVIDE BLOCKING AS REQUIRED FOR MOUNTING EQUIPMENT ON WALL.
6. CLEAN AND RE-LAMP (E) FLUORESCENT FIXTURE.
7. CONNECT TO (E) UNSWITCHED SALVAGED LIGHTING BRANCH CIRCUIT; PROVIDE NEW WIRING AS REQUIRED.
8. LOCATE DAYLIGHT SENSOR FOR CLEARSTORY WINDOWS.
9. CONNECT TO UNSWITCHED PORTION OF LIGHTING CIRCUIT WITHIN ROOM.



Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

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Sheet Title:
LIGHTING PLAN

Sheet Number:
E5.1

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BELL
No. E17789
EXP. 6/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.

Project No. 20-442.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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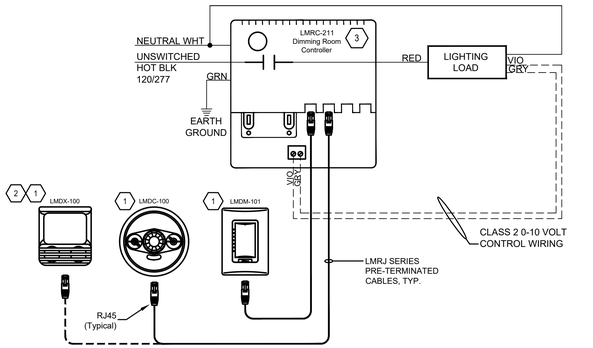
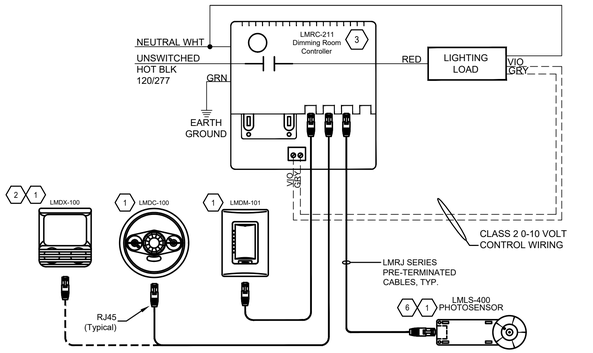
SHEET NOTES

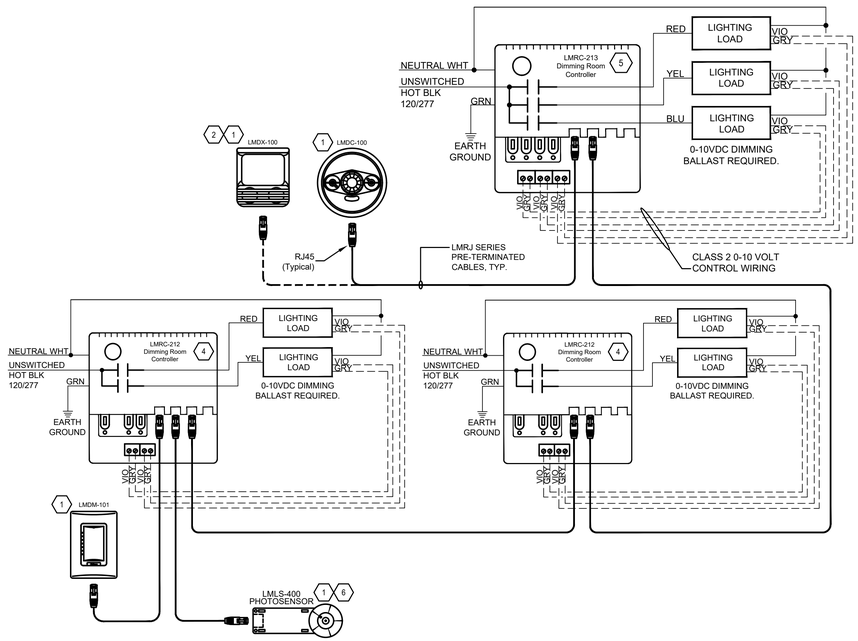
1. FOR DEVICE QUANTITY AND LOCATION; SEE LIGHTING PLANS.
2. WALL OR CORNER MOUNTED OCCUPANCY SENSOR SHALL BE INSTALLED IN ROOMS/AREAS WHERE SHOWN ON PLANS.
3. LMRC-211 IS A (1) LOAD CONTROLLER THAT WILL CONTROL A SINGLE (1) 20A CIRCUIT 0-10V CONTROL.
4. LMRC-212 IS A (2) LOAD CONTROLLER THAT WILL CONTROL A SINGLE (1) 20A CIRCUIT 0-10V CONTROL.
5. LMRC-213 IS A (3) LOAD CONTROLLER THAT WILL CONTROL A SINGLE (1) 20A CIRCUIT 0-10V CONTROL.
6. ONE ZONE DAY LIGHT PHOTOCELL: SEE PLANS FOR QUANTITIES & LOCATIONS. PROGRAM ZONE 1 (PRIMARY DAY LIT ZONE) AT 40FC AND ZONE 2 (SECONDARY DAY LIT ZONE) DIMMED TO 25% LESS THAN ZONE 1.



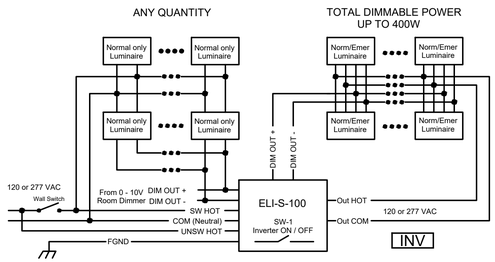
6 1-ZONE DIMMING LIGHTING CONTROL
NO SCALE



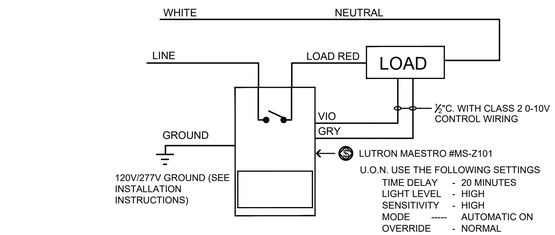
5 1-ZONE DIMMING LIGHTING CONTROL WITH DAYLIGHTING
NO SCALE



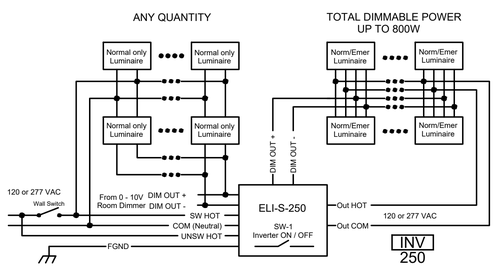
3 7-ZONE DIMMING LIGHTING CONTROL WITH DAYLIGHTING
NO SCALE



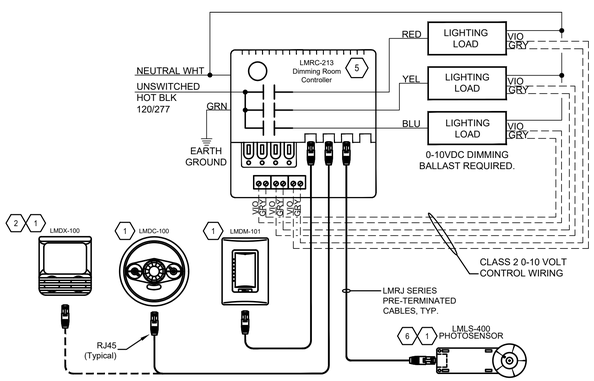
8 (ELI-S-100 400W CONNECTED INVERTER) INVERTER WIRING DIAGRAM
NO SCALE



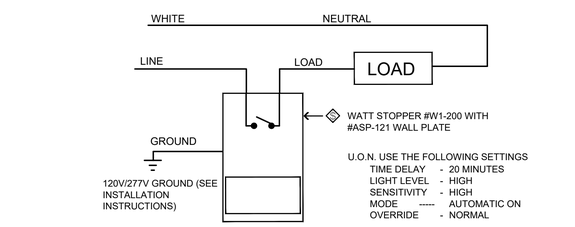
2 WALL OCCUPANCY SENSOR WIRING
NO SCALE



7 (ELI-S-250 800W CONNECTED INVERTER) INVERTER WIRING DIAGRAM
NO SCALE



4 3-ZONE DIMMING LIGHTING CONTROL WITH DAYLIGHTING
NO SCALE



1 WALL OCCUPANCY SENSOR WIRING
NO SCALE

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BECK
No. E17789
Exp. 8/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 20-442.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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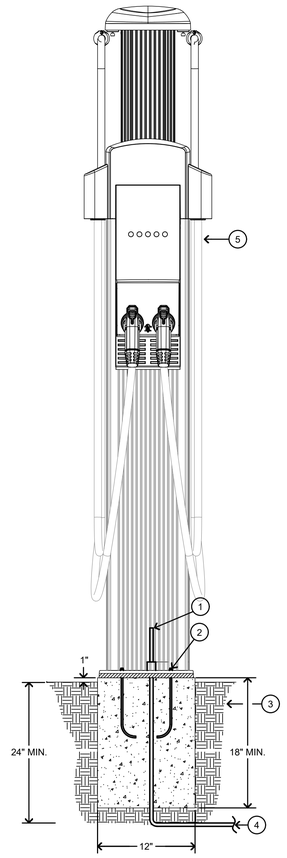
Sheet Title:
ELECTRICAL DETAILS

Sheet Number:
E6.1

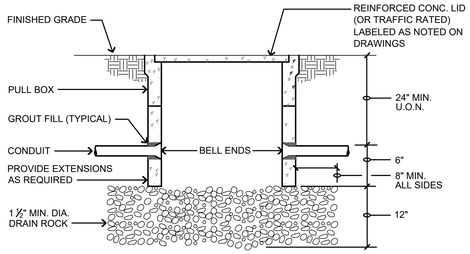


DETAIL NOTES

1. ELECTRICAL CONDUIT TO EXTEND INSIDE BOLLARD TO 3" MAX.
2. ANCHOR BOLT QUANTITY & SIZE PER MANUFACTURER.
3. FINISHED GRADE.
4. ELECTRICAL CONDUIT, TYP.
5. ELECTRICAL CHARGING STATION; SEE PLANS FOR MODEL TYPE.

3 EV CHARGING STATION MOUNTING DETAIL

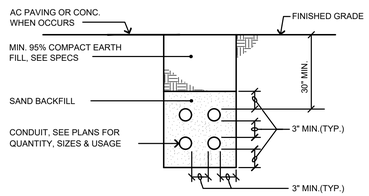
NO SCALE



GENERAL NOTE:
SIZE(S) & MFGR. AS NOTED ON DRAWINGS.

2 TYPICAL PULLBOX DETAIL

NO SCALE



GENERAL NOTES:

1. EXISTING A.C. SHALL BE CUT AND REMOVED IN SUCH A MANNER SO AS NOT TO TEAR BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL. ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO STREET CENTERLINE, WHEN PRACTICAL.
2. BASE MATERIAL TO BE REPLACED TO THE DEPTH OF EXISTING BASE AND COMPACTED TO A MIN. 95% RELATIVE COMPACTION. A.C. MAY BE SUBSTITUTED FOR BASE MATERIAL. WHEN USED AS BACKFILL, CLASS 100-E-100 P.C.C. MAY BE SUBSTITUTED FOR BASE MATERIAL.
3. A TACK COAT OF ASPHALTIC EMULSION OR PAVING ASPHALT SHALL BE APPLIED TO EXISTING A.C. AT ALL CONTACT SURFACES, PRIOR TO RESURFACING.
4. ASPHALTIC CONCRETE RESURFACING.
   A) MINIMUM TOTAL THICKNESS SHALL BE ONE INCH GREATER THAN EXISTING A.C.
   B) A.C. SHALL BE HOT PLANT MIX.
5. ALL A.C. RESURFACING SHALL BE SEAL COATED WITH AN EMULSIFIED ASPHALT AND COVERED WITH CLEAN SAND.

1 TYPICAL TRENCH SECTION

NO SCALE

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
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Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
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Sheet Title:
ELECTRICAL DETAILS & PANEL SCHEDULE

Sheet Number:

E6.2

SECTION 26 05 00

GENERAL ELECTRICAL REQUIREMENTS

PART 1 - GENERAL

1.01 Description of Work:
- A. Furnish and install all required in-place equipment, conduits, conductors, cables and any miscellaneous materials for the satisfactory interconnection and operation of all associated electrical systems.

1.02 Submittals:
- A. As specified in Division 1. Submit to the Architect shop drawings, manufacturer's data and certificates for equipment, materials and finish, and pertinent details for each system specified. Information to be submitted includes manufacturer's descriptive literature of catalogued products, equipment, drawings, diagrams, performance and characteristic curves as applicable, test data and catalog cuts. Obtain written approval before procurement, fabrication, or delivery of the items to the job site.
- B. Proposed substitutions of products will not be reviewed or approved prior to awarding of the Contract.
- C. Substitutions shall be proven to the Architect or Engineer to be equal or superior to the specified product. Architect's decision is final. The Contractor shall pay all costs incurred by the Architect and Engineer in reviewing and processing any proposed substitutions whether or not a proposed substitution is accepted.
- D. If a proposed substitution is rejected, the contractor shall furnish the specified product at no increase in contract price.
- E. If a proposed substitution is accepted, the contractor shall be completely responsible for all dimensional changes, electrical changes, or changes to other work which are a result of the substitution. The accepted substitution shall be made at no additional cost to the owner or design consultants.

1.03 Quality Assurance:
- A. Codes: All electrical equipment and materials, including installation and testing, shall conform to the latest editions of the following applicable codes:
  1. California Electrical Code (CEC).
  2. Occupational Safety and Health Act (OSHA) standards.
  3. All applicable local codes, rules and regulations.
  4. Electrical Contractor shall posses a C-10 license and all other licenses as may be required. Licenses shall be in effect at start of this contract and be maintained throughout the duration of this contract.
- B. Variances: In instances where two or more codes are at variance, the most restrictive requirement shall apply.
- C. Standards: Equipment shall conform to applicable standards of American National Standards Institute (ANSI), Electronics Industries Association (EIA), Institute of Electrical and Electronics Engineers (IEEE), and National Electrical Manufacturers Association (NEMA).
- D. Underwriter Laboratories (UL) listing is required for all equipment and materials where such listing is offered by the Underwriters Laboratories. Provide service entrance labels for all equipment required by the NEC to have such labels.
- E. The electrical contractor shall guarantee all work and materials installed under this contract for a period of one (1) year from date of acceptance by owner.
- F. All work and materials covered by this specification shall be subject to inspection at any and all times by representatives of the owner. Work shall not be closed in or covered before inspection and approval by the owner or his representative. Any material found not conforming with these specifications shall, within 3 days after being notified by the owner, be removed from premises; if said material has been installed, entire expense of removing and replacing same, including any cutting and patching that may be necessary, shall be borne by the contractor.

1.04 Contract Documents:
- A. Drawings: The Electrical Drawings shall govern the general layout of the completed construction.
  1. Locations of equipment, panels, pullboxes, conduits, stub-ups, ground connections are approximate unless dimensioned; verify locations with the Architect prior to installation.
  2. The general arrangement and location of existing conduits, piping, apparatus, etc., is approximate. The drawings and specifications are for the assistance and guidance of the contractor, exact locations, distances and elevations are governed by actual field conditions. Accuracy of data given herein and on the drawings is not guaranteed. Minor changes may be necessary to accommodate work. The contractor is responsible for verifying existing conditions. Should it be necessary to deviate from the design due to interference with existing conditions or work in progress, claims for additional compensation shall be limited to those for work required by unforeseen conditions as determined by the Architect.
  3. All drawings and divisions of these specifications shall be considered as whole. The contractor shall report any apparent discrepancies to the Architect prior to submitting bids.
  4. The contractor shall be held responsible to have examined the site and compared it with the specifications and plans and to have satisfied himself as to the conditions under which the work is to be performed. He shall be held responsible for knowledge of all existing conditions whether or not accurately described. No subsequent allowance shall be made for any extra expense due to failure to make such examination.

1.05 Closeout Submittals:
- A. Manuals: Furnish manuals for equipment where manuals are specified in the equipment specifications or are specified in Division 1.

1.06 Coordination:
- A. Coordinate the electrical work with the other trades, code authorities, utilities and the Architect.
- B. Provide and install all trenching, backfilling, conduit, pull boxes, splice boxes, etc. for all Utility Company services to the locations indicated on the Drawings. Prior to performing any work, the Electrical Contractor shall coordinate with the various Utility Companies to verify that all such work and materials shown on the Drawings are of sufficient sizes and correctly located to provide services on the site.
- C. Utility Company charges shall be paid by the Owner.
- D. Contractor shall pay all inspection and other applicable fees and procure all permits necessary for the completion of this work.
- E. Where connections must be made to existing installations, properly schedule all the required work, including the power shutdown periods.
- F. When two trades join together in an area, make certain that no electrical work is omitted.

1.07 Job Conditions:
- A. Operations: Perform all work in compliance with Division 1
  1. Keep the number and duration of power shutdown periods to a minimum.
  2. Show all proposed shutdowns and their expected duration on the construction schedule. Schedule and carry out shutdowns so as to cause the least disruption to operation of the Owner's facilities.
  3. Carry out shutdown only after the schedule has been approved, in writing, by the owner. Submit power interruption schedule 15 days prior to date of interruption.
- B. Construction Power: Unless otherwise noted in Division 1 of these specifications, contractor shall make all arrangements and provide all necessary facilities for temporary construction power from the owner's on site source. Energy costs shall be paid for by the Owner.

1.08 Safety and Indemnity:
- A. The Contractor is solely and completely responsible for conditions of the job site including safety of all persons and property during performance of the work. This requirement will apply continually and not be limited to normal working hours. The contractor shall provide and maintain throughout the work site proper safeguards including, but not limited to, enclosures, barriers, warning signs, lights, etc. to prevent accidental injury to people or damage to property.
- B. The Contractor performing work under this Division of the Specifications shall hold harmless, indemnify, and defend the Owner, the Engineer, their consultants, and each of their officers, agents and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from bodily injury, sickness, or death of a person or persons and for all damages arising out of injury to or destruction of property arising directly or indirectly out of or in connection with the performance of the work under this Division of the Specifications, and from the Contractor's negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the Owner, the Engineer, their Consultants or their officers, agents and employees.
- C. If a work area is encountered that contains hazardous materials, the contractor is advised to coordinate with the owner and it's abatement consultant for abatement of hazardous material by the Owner's Representative. "Hazardous materials" means any toxic substance regulated or controlled by OSHA, EPA, State of California or local rules, regulations and laws. Nothing herein shall be construed to create a liability for Aurum Consulting Engineers regarding hazardous materials abatement measures, or discovery of hazardous materials.

1.10 Arc Flash:
- A. The contractor shall install a clearly visible arc flash warning to the inside door of all panelboards and industrial control panels, as well as to the front of all switchboards and motor control centers that are a part of this project.
- B. The warning shall have the following wording: line 1 "WARNING" (in large letters), line 2 "Potential Arc Flash Hazard" (in medium letters), line 3 & 4 "Appropriate Personal Protective Equipment and Tools required when working on this equipment".

PART 2 - PRODUCTS

2.01 Nameplates:
- A. Identify each piece of equipment and related controls with a rigid laminated engraved plastic nameplate. Unless otherwise noted, nameplates shall be melamine plastic 0.125 inch thick, white with black center core. Surface shall be matte finish. Corners shall be square. Accurately align lettering and engrave into the core. Minimum size of nameplates shall be 0.5 by 2.5 inches unless otherwise noted. Where not otherwise specified, lettering shall be a minimum of 0.25 inch high normal block style. Engrave nameplates with the inscriptions indicated on the Drawings and, if not so indicated, with the equipment name. Securely fasten nameplates in place using two stainless steel or brass screws.

2.02 Finish requirements:
- A. Equipment: Refer to each electrical equipment section of these Specifications for painting requirements of equipment enclosures. Repair any final paint finish which has been damaged or is otherwise unsatisfactory, to the satisfaction of the Architect.
- B. Wiring System: In finished areas, paint all exposed conduits, boxes and fittings to match the color of the surface to which they are affixed.

PART 3 - EXECUTION

3.01 Workmanship:
- A. All electrical equipment and materials shall be installed in a neat and workmanship manner in accordance with the "NECA-1 Standard Practices For Good Workmanship in Electrical Contracting". Workmanship of the entire job shall be first class in every respect.

3.02 Equipment Installations:
- A. Provide the required inserts, bolts and anchors, and securely attach all equipment and materials to their supports.
- B. Do all the cutting and patching necessary for the proper installation work and repair any damage done.
- C. Earthquake restraints: all electrical equipment, including conduits over 2 inches in diameter, shall be braced or anchored to resist a horizontal force acting in any direction as per CBC Section 1616A Title 24, part 2 and ASCE7-10, section 13.3 and 13.6 and table 13.6-1.
- D. Structural work: All core drilling, bolt anchor insertion, or cutting of existing structural concrete shall be approved by a California registered structural consulting engineer prior to the execution of any construction. At all floor slabs and structural concrete walls to be drilled, cut or bolt anchors inserted, the contractor shall find and mark all reinforcing in both faces located by means of x-ray, pach-ometer, or prof-ometer. Submit sketch showing location of rebar and proposed cuts, cores, or bolt anchor locations for approval.

3.03 Field Test:
- A. Perform equipment field tests and adjustments. Properly calibrate, adjust and operationally check all circuits and components, and demonstrate as ready for service.
- B. Operational Tests: Operationally test all circuits to demonstrate that the circuits and equipment have been properly installed and adjusted and are ready for full-time service. Demonstrate the proper functioning of circuits in all modes of operation, including alarm conditions.

3.04 Records:
- A. Maintain one copy of the contract Drawing Sheets on the site of the work for recording the "as built" condition. After completion of the work, the Contractor shall carefully mark the work as actually constructed, revising, deleting and adding to the Drawing Sheets as required. As built Drawings shall be delivered to the Architect within ten (10) days of completion of construction.

3.05 Clean Up:
- A. Upon completion of electrical work, remove all surplus materials, rubbish, and debris that accumulated during the construction work. Leave the entire area neat, clean, and acceptable to the Architect.

3.06 Mechanical and Plumbing Electrical Work:
- A. The requirements for electrical power and/or devices for all mechanical and plumbing equipment supplied and/or installed under this Contract shall be coordinated and verified with the following:
  1. Mechanical and Plumbing Drawings.
  2. Mechanical and Plumbing sections of these Specifications.
  3. Manufacturers of the Mechanical and Plumbing equipment supplied.
- B. The coordination and verification shall include the voltage, ampacity, phase, location and type of disconnect, control, and connection required. Any changes that are required as a result of this coordination and verification shall be a part of this Contract.
- C. The Electrical Contractor shall furnish and install the following for all mechanical and plumbing equipment:
  1. Line voltage conduit and wiring.
  2. Disconnect switches.
  3. Manual line motor starters.
- D. Automatic line voltage controls and magnetic starters shall be furnished by the Mechanical and/or Plumbing Contractor and installed and connected by the Electrical Contractor. When subcontracted for by the Mechanical and/or Plumbing Contractor, all line voltage control wiring installed by the Electrical Contractor shall be done per directions from the Mechanical and/or Plumbing Contractor.
- E. All low voltage control wiring for Mechanical and Plumbing equipment shall be installed in conduit. Furnishing, installation and connection of all low voltage conduit, boxes, wiring and controls shall be by the Mechanical and/or Plumbing Contractor.
- F. Manual motor starters, where required, shall have toggle type operators with pilot light and melting alloy type overload relays, SQUARE D COMPANY, Class 2510, Type FG-1P (surface) or Type FS-1P (flush) or ITE, WESTINGHOUSE or GENERAL ELECTRIC equal.

SECTION 26 05 26

GROUNDING

PART 1 - EXECUTION

1.1 Grounding and Bonding:
- A. Grounding and bonding shall be as required by codes and local authorities.
- B. All electrical equipment shall be grounded, including, but not limited to, panel boards, terminal cabinets and outlet boxes.
- C. The ground pole of receptacles shall be connected to their outlet boxes by means of a copper ground wire connecting to a screw in the back of the box.
- D. A green insulated copper ground wire, sized to comply with codes, shall be installed in all conduit runs.
- E. All metal parts of pull boxes shall be grounded per code requirements.
- F. All ground conductors shall be green insulated copper.

SECTION 26 05 42

CONDUITS, RACEWAYS AND FITTINGS

PART 1 - EXECUTION

1.01 Conduit, Raceway and Fitting Installation:
- A. For conduit runs exposed to weather provide rigid metal (GRS).
- B. For conduit runs concealed in steel or wood framed walls or in ceiling spaces or exposed in interior spaces above six feet over the finished floor, install EMT.
- C. Flexible metal conduit shall be used only for the connection of recessed lighting fixtures and motor connections unless otherwise noted on the Drawings. Liquid-tight steel flexible conduit shall be used for motor connections.
- D. The minimum size raceway shall be 1/2-inch unless indicted otherwise on the Drawings.
- E. Installation shall comply with the CEC.
- F. From pull point to pull point, the sum of the angles of all of the bends and offset shall not exceed 360 degrees.
- G. Conduit Supports: Properly support all conduits as required by the NEC. Run all conduits concealed except where otherwise shown on the drawings.
  1. Exposed Conduits: Support exposed conduits within three feet of any equipment or device and at intervals not exceeding NEC requirements; wherever possible, group conduits together and support on common supports. Support exposed conduits fastened to the surface of the concrete structure by one-hole clamps, or with channels. Use conduit spacers with one-hole clamps.
     a. Conduits attached to walls or columns shall be as unobtrusive as possible and shall avoid windows. Run all exposed conduits parallel or at right angles to building lines.
     b. Group exposed conduits together. Arrange such conduits uniformly and neatly.
  2. Support all conduits within three feet of any junction box, coupling, bend or fixture.
  3. Support conduit risers in shafts with Unistrut Superstrut, or approved equal, channels and straps.
- I. Moisture Seals: Provide in accordance with NEC paragraphs 230-8 and 300-5(g).
- J. Provide a nylon pull cord in each empty raceway.
- K. Conduits shall be blown out and swabbed prior to pulling wires.

SECTION 26 05 16

LINE VOLTAGE WIRE AND CABLE

PART 1 - PRODUCTS

1.01 Conductors:
- A. Conductors shall be copper, type THHN/THWN/MTW oil and gasoline resistant, 90°C, 600 volt rated insulation.
- B. Conductors shall be stranded copper.
- C. Minimum power and control wire size shall be No. 12 AWG unless otherwise noted.
- D. All conductors used on this Project shall be of the same type and conductor material.

1.02 Terminations:
- A. Manufacturer - Terminals as manufactured by T&B, Burndy or equal.
- B. Wire Terminations - Stranded conductors shall be terminated in clamping type terminations which serve to contain all the strands of the conductor. Curling of a stranded conductor around a screw type terminal is not allowed. For screw type terminations, use a fork type stake-on termination on the stranded conductor. Use only a stake-on tab approved for the fork terminals selected.
- C. End Seals - Heat shrink plastic caps of proper size for the wire on which used.

1.03 Tape:
- A. Tape used for terminations and cable marking shall be compatible with the insulation and jacket of the cable and shall be of plastic material.

PART 2 - EXECUTION

2.01 Cable Installation:
- A. Clean Raceways - Clean all raceways prior to installation of cables as specified in Section 26 05 42 - Conduits Raceway and Fittings.
- B. All wiring including low voltage wiring shall be installed in conduit, U.O.N.
- C. All feeder conductors shall be continuous from equipment to equipment. Splices in feeders are not permitted unless specifically noted or approved by the Electrical Engineer.
- D. All branch circuit wiring shall be run concealed in ceiling spaces, walls, below floors or in crawl spaces unless noted otherwise.

2.02 Cable Terminations and Splices:
- A. Splices - UL Listed wirenuts.
- B. Terminations - Shall comply with the following:
  1. Make up and form cable and orient terminals to minimize cable strain and stress on device being terminated on.
  2. Burnish oxide from conductor prior to inserting in oxide breaking compound filled terminal.

2.03 Circuit and Conductor Identification:
- A. Color Coding - Provide color coding for all circuit conductors. Insulation color shall be white for neutrals and green for grounding conductors. Conductor colors shall be as follows:

VOLTAGE	208/120V
Phase A	Black
Phase B	Red
Phase C	Blue
Neutral	White
Ground	Green

- B. Color coding shall be in the conductor insulation for all conductors #10 AWG and smaller; for larger conductors, color shall be either in the insulation or in colored plastic tape applied at every location where the conductor is readily accessible.
- C. Circuit Identification - All underground distribution and service circuits shall be provided with plastic identification tags in each secondary box and at each termination. Tags shall identify the source transformer of the circuit and the building number(s) serviced by the circuit.

2.04 Field Tests:
- A. All systems shall test free from short circuits and grounds, shall be free from mechanical and electrical defects, and shall show an insulation resistance between phase conductors and ground of not less than the requirements of the CEC. All circuits shall be tested for proper neutral connections.
- B. Insulation Resistance Tests: perform insulation resistance tests on circuits with #2 AWG and larger conductors to be energized with a line-to-neutral voltage of 120 volts or more. Make these tests before all equipment has been connected. Test the insulation with a 500Vdc insulation resistance tester with a scale reading 100 megohms. The insulation resistance shall be 2 megohms or more. Submit results for review.
- C. Contractor shall torque all termination of feeders/circuits terminations where required per CEC and manufacturer labeling requirements at point of connection.

SECTION 26 05 33

OUTLET, JUNCTION AND PULL BOXES

PART 1 - PRODUCTS

1.01 Outlet boxes, Junction and Pull boxes
- A. Standard Outlet Boxes: Galvanized, steel, knock-out type of size and configuration best suited to the application indicated on the Drawings. Minimum box size shall be 4 inches square (octagon for most light fixtures) by 1-1/2 inches deep with mud rings as required. Boxes used with conduit 1" or larger shall be minimum 2" deep.
- B. Switch boxes: Minimum box size shall be 4 inches square by 1-1/2 inches deep with mud rings as required. Install multiple switches in standard gang boxes with raised device covers suitable for the application indicated.
- C. Conduit bodies: Cadmium plated, cast iron alloy. Conduit bodies with threaded conduit hubs and neoprene gasketed, cast iron covers. Bodies shall be used to facilitate pulling of conductors or to make changes in conduit direction only. Splices are not permitted in conduit bodies. Crouse-Hinds Form 8 Condulets, Appleton Form 35 Unilets or equal.
- D. Sheet Metal Boxes: Use standard outlet or concrete ring boxes wherever possible; otherwise use a minimum 16 gauge galvanized sheet metal, NEMA 1 box sized to Code requirements with covers secured by cadmium plated machine screws located six inches on centers. Circle AW Products, Hoffman Engineering Company or equal.
- E. Flush Mounted Pull boxes and Junction boxes: Provide overlapping covers with flush head cover retaining screws, prime coated.

PART 2 - EXECUTION

2.01 Outlet Boxes
- A. General:
  1. All outlet boxes shall finish flush with building walls, ceilings and floors except in mechanical and electrical rooms above accessible ceiling or where exposed work is called for on the Drawings.
  2. Install raised device covers (plaster rings) on all switch and receptacle outlet boxes installed in masonry or stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
  3. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
- B. Box Layout:
  1. Outlet boxes shall be installed at the locations and elevations shown on the drawings or specified herein. Make adjustments to locations as required by structural conditions and to suit coordination requirements of other trades.
  2. Locate switch outlet boxes on the latch side of doorways.
  3. Outlet boxes shall not be installed back to back nor shall through-wall boxes be permitted. Outlet boxes on opposite sides of a common wall shall be separated horizontally by at least one stud or vertical structural member.
  4. For outlets mounted above counters, benches or backsplashes, coordinate location and mounting heights with built-in units. Adjust mounting height to agree with required location for equipment served.
  5. On fire rated walls, the total face area of the outlet boxes shall not exceed 100 square inches per 100 square feet of wall area.
- C. Supports:
  1. Outlet Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
  2. Fixture outlet boxes installed in suspended ceiling of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
  3. Fixture outlet boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above where pendant mounted lighting fixture are to be installed on the box.
  4. Fixture Boxes above tile ceilings having exposed suspension systems shall be supported directly from the structure above.
  5. Outlet and / or junction boxes shall not be supported by grid or fixture hanger wires at any locations.

2.02 Junction And Pull Boxes
- A. General:
  1. Install junction or pull boxes where required to limit bends in conduit runs to not more than 360 degrees or where pulling tension achieved would exceed the maximum allowable for the cable to be installed. Note that these boxes are not shown on the Drawings.
  2. Locate pull boxes and junction boxes in concealed locations above accessible ceilings or exposed in electrical rooms, utility rooms or storage areas.
  3. Install raised covers (plaster rings) on boxes in stud walls or in furred, suspended or exposed concrete ceilings. Covers shall be of a depth to suit the wall or ceiling finish.
  4. Leave no unused openings in any box. Install close-up plugs as required to seal openings.
  5. Identify circuit numbers and panel on cover of junction box with black marker pen.
- B. Box Layouts:
  1. Boxes above hung ceilings having concealed suspension systems shall be located adjacent to openings for removable recessed lighting fixtures.
- C. Supports:
  1. Boxes installed in metal stud walls shall be equipped with brackets designed for attaching directly to the studs or shall be mounted on specified box supports.
  2. Boxes installed in suspended ceilings of gypsum board or lath and plaster construction shall be mounted to 16 gauge metal channel bars attached to main ceiling runners.
  3. Boxes installed in suspended ceilings supporting acoustical tiles or panels shall be supported directly from the structure above.
  4. Boxes mounted above suspended acoustical tile ceilings having exposed suspension systems shall be supported directly from the structure above.

SECTION 26 27 26

DEVICES WIRING

PART 1 - PRODUCTS

1.01 Receptacles:
- A. General - Receptacles shall be heavy duty, high abuse, grounding type.
- B. Duplex Receptacles:
  1. Receptacles shall be specification grade, rated 20 ampere, two-pole, 3-wire, 120 volt, NEMA 5-20 configuration, self-grounding with screw terminals. Color shall be as selected by the Architect.
  2. Devices shall have a nylon face, back and side wired.
  3. Manufacturer: Hubbell #DR20 Series, Leviton #16352 Series.
- C. GFCI Receptacles:
  1. Device shall be rated 20 ampere, 2-pole, 3-wire, 120 volt, conforming to NEMA 5-20 configuration. Face shall be nylon composition. Unit shall have an LED type red indicator light, test and reset push buttons. Color shall be as selected by the Architect.
  2. GFCI component shall meet UL 943 Class A standards with a tripping time of 1/40 second at 5 milliamperes current unbalance. Operating range shall extend from -31°F to 158°F. Unit shall have transient voltage protection and shall be ceramic encapsulated for protection against moisture.
  3. Manufacturer: Hubbell #GF20__LA Series, Leviton #7899 Series.

1.02 Switches:
- A. Switches shall be rated 20 amperes to 120/277 volts ac. Units shall be flush mounted, self-grounding, quiet operating toggle devices. Handle color shall be as selected by the Architect.
  1. Manufacturer: Hubbell #HBL1221 Series, Leviton #1221 Series
- B. Timed switches: Shall be as designed by Paragon Electric Company # ET2000f or Watt Stopper TS-400 rated for the voltage specified on drawings. Time out shall be adjustable from 5 minutes up to 12 hours. Unit shall be provided with warning alarm.

1.03 Plates:
- A. General - Plates shall be of the style and color to match the wiring devices, and of the required number of gangs. Plates shall conform with NEMA WD 1 , UL 514 and FS W-P-455A. Plates on finished walls shall be non-metallic or stainless steel. Plates on unfinished walls and on fittings shall be of zinc plated steel or case metal and shall have rounded corners and beveled edges.
- B. Non-Metallic: Plates shall be plain with beveled edges and shall be nylon or reinforced fiberglass.
- C. Stainless Steel: Plates shall be .040 inches thick with beveled edges and shall be manufactured from No. 430 alloy having a brushed or satin finish.
- D. Cast Metal: Plates shall be cast or malleable iron covers with gaskets so as to be moisture resistant or weatherproof.
- E. Blank Plates: Cover plates for future telephone outlets shall match adjacent device wall plates in appearance and construction.

PART 2 - EXECUTION

2.01 Installation of Wiring Devices:
- A. Interior Locations: In finished walls, install each device in a flush mounted box with washers as required to bring the device mounting strap level with the surface of the finished wall. On unfinished walls, surface mount boxes level and plumb.
- B. Mounting Heights: Adjust boxes so that the front edge of the box shall not be farther back from the finished wall plane than 1/4-inch. Adjust boxes so that they do not project beyond the finished wall. Height of device shall be as follows:
  1. Receptacles 15 Inches from finished floor to bottom of box unless

otherwise noted on the drawings
  2. Toggle Switches 48 Inches from finished floor to top of box
- C. Receptacles:
  1. Ground each receptacle using a grounding conductor, not a yoke or screw contact.
  2. Install receptacles with connections spliced to the branch circuit wiring in such a way that removal of the receptacle will not disrupt neutral continuity and branch circuit power will not be lost to other receptacles in the same circuit.

2.02 Installation of Wall Plates:
- A. General - Plates shall match the style of the device and shall be plumb within 1/16-inch of the vertical or horizontal.
- B. Interior Locations, Finished Walls: Install non-metallic plates so that all four edges are in continuous contact with the finished wall surfaces. Plaster filling will not be permitted. Do not use oversized plates or sectional plates.
- C. Interior Locations, Unfinished Walls: Install stainless steel or cast metal cover plates.
- D. Exterior Locations: Install cast metal plates with gaskets on wiring devices in such a manner as to provide a rain tight weatherproof installation. Cover type shall match box type. Cover shall be [Lockable] outdoor extra-duty "in-use" type.
- E. Future Locations: Install blank cover plates on all unused outlets.
- F. Labeling: All switch and receptacle plates shall be labeled on the top portion of the plate with the panelboard and circuit number serving that device. Lettering shall be $\frac{1}{8}$" minimum high, black color, on clear Mylar tape.

2.03 Tests:
- A. Receptacles:
  1. After installation of receptacles, energize circuits and test each receptacle to detect lack of ground continuity, reversed polarity, and open neutral condition.

SECTION 26 28 16

CIRCUIT BREAKERS

PART 1 - PRODUCTS

1.01 Circuit Breaker: Each circuit breaker shall consist of the following:
- A. A molded case breaker with an over center toggle-type mechanism, providing quick-make, quick-break action. Each circuit breaker shall have a permanent trip unit containing individual thermal and magnetic trip elements in each pole. Multipole circuit breakers shall have variable magnetic trip elements which are set by a single adjustment to assure uniform tripping characteristics in each pole. Circuit breakers shall be of the bolt-on type unless otherwise noted.
- B. Breaker shall be calibrated for operation in an ambient temperature of 40°C.
- C. Each circuit breaker shall have trip indication by handle position and shall be trip-free.
- D. Three pole breakers shall be common trip.
- E. The circuit breakers shall be constructed to accommodate the supply connection at either end of the circuit breaker. Circuit breaker shall be suitable for mounting and operation in any position.
- F. Breakers shall be rated as shown on Drawings.
- G. Circuit breaker and/or Fuse/circuit breaker combinations for series connected interrupting ratings shall be listed by UL as recognized component combinations for use in the end use equipment in which it is installed. Any series rated combination used shall be marked on the end use equipment per CEC section 110-22.
- H. Breakers shall be UL listed. Circuit breakers shall have removable lugs.
- I. Lugs shall be UL listed for copper and aluminum conductors.
- J. Breakers shall be UL listed for installation of mechanical screw type lugs.
- K. Circuit breakers serving HACR rated loads shall be HACR type. Circuit breakers serving other motor loads shall be motor rated.
- L. Breakers indicated as "current limiting " (CL), shall be of the non-fused type; Square D I-Limiter, Westinghouse Limit-R, or ITE Sentron only.

SECTION 26 51 00

LIGHTING

PART 1 - PRODUCTS

1.01 Fixtures
- A. Fixtures shall be of the types, wattage's and voltages shown on the Drawings and be UL classified and labeled for the intended use.
- B. Substitutions will not be considered unless the photometric distribution curve indicates the proposed fixture is equal to or exceeds the specified luminaire.
- C. Luminaire wire, and the current carrying capacity thereof shall be in accordance with the CEC.
- D. Luminaires and lighting equipment shall be delivered to the project site complete, with suspension accessories, aircraft cable, stems, canopies, hickeys, castings, sockets, holders, ballasts, diffusers, frames, and related items, including support and braces.

1.02 LED Power Supplies / Drivers:
- A. Power Supplies and Drivers shall be of the types shown on the drawings. Drivers shall be CBM certified and bear the UL label. Drivers shall be the high power factor type and have a 10% maximum total harmonic distortion.
- B. All Drivers for fixtures installed outdoors shall provide reliable operation at 0°F at 90% of the nominal line voltage.
- C. Drivers shall be Sound Rated A+ or will be rejected and shall be replaced at no expense to the Owner.

1.03 Light Sources:
- A. All LED sources shall be new at the time of acceptance; been fabricated within 12 months before installation per the date code on the module; and shall be CREE, General Electric, Osram /Sylvania, Phillips, or approved equal.
- B. Unless otherwise noted on the drawings, Light Engines shall have the highest available efficacy, 3500˚K, and 85 CRI minimum.

PART 2 - EXECUTION

2.01 Installation:
- A. General:
  1. All fixtures and luminaires shall be clean and light engines shall be operable at the time of acceptance.
  2. Install luminaires in accordance with manufacturer's instructions, complete with power supply/driver, light source and controls, ready for operation as indicated.
  3. Align, mount, and level the luminaires uniformly.
  4. Avoid interference with and provide clearance for equipment. Where an indicated position conflicts with equipment locations, change the location of the luminaire by the minimum distance necessary.
- B. Mounting and Supports:
  1. Mounting heights shall be as shown on the Drawings. Unless otherwise shown, mounting height shall be measured to the centerline of the outlet box for wall mounted fixtures and to the bottom of the fixture for suspended fixtures and to the bottom of the fixture for all other types.
  2. Luminaire supports shall be anchored to structural members.
  3. Pendant stem mounted luminaires shall be provided with ball aligners to assure a plumb installation and shall have a minimum 45 degree clean swing from horizontal in all directions. Sway bracing shall be installed as required to limit the movement of the fixture. Fixtures shall be allowed to sway a maximum of 45º without striking any object.
  4. Fixture supports shall be designed to resist earthquake forces of UBC Seismic Area.

SECTION 26 51 10

CONTROLS

PART 1 - PRODUCTS

1.01 Control Devices
- A. See details on sheet E6.1.

PART 2 - EXECUTION

2.01 Support Services:
- A. System Start Up and Commissioning
  1. Manufacturer shall provide a factory authorized technician to confirm proper installation and operation of the lighting control sensors, controllers, switches, and occupancy sensors.
  2. The technician shall provide training for the owner or their representative on the lighting control features of the system.

2.02 Optional Acceptance Testing Support Services:
- A. A certified lighting controls acceptance test technician (CLCATT) must verify the installation of the lighting control system. Manufacturer should include an extra day of factory technician's time to assist the CLCATT review the functionality and settings of the lighting control hardware per the requirements in the California State forms. It will be the CLCATT's responsibility to create and complete any forms required for the commissioning process, although the manufacturer or contractor may offer spreadsheets and/or printouts to assist the CLCATT with this task.

2.03 Lighting Control Installation Certificate Requirements:
- A. When certification is required by Title 24, Part 1, Section 10-103-A, the acceptance testing specified by Section 130.4 shall be performed by a Certified Lighting Controls Acceptance Test Technician (CLCATT) employed or hired by the electrical contractor. If the CLCATT is operating as an employee, the CLCATT shall be employed by a Certified Lighting Controls Acceptance Employer. The CLCATT shall disclose on the Certificate of Acceptance a valid CLCATT certification identification number issued by an approved Acceptance Test Technician Provider. The CLCATT shall complete all Certificate of Acceptance documentation in accordance with the applicable requirements in Section 10-103(a)4.
- B. Lighting Control Installation Certificate Requirements. To be recognized for compliance with Part 6 an Installation Certificate shall be submitted in accordance with Section 10-103(a) for any lighting control system, Energy Management Control System, track lighting integral current limiter, track lighting supplementary overcurrent protection panel, interlocked lighting system, lighting Power Adjustment Factor, or additional wattage available for videoconference studio, in accordance with the following requirements, as applicable:
  1. Certification that when a lighting control system is installed to comply with lighting control requirements in Part 6 it complies with the applicable requirements of Section 110.9; and complies with Reference Nonresidential Appendix NA7.7.1.
  2. Certification that when an Energy Management Control System is installed to function as a lighting control required by Part 6 it functionally meets all applicable requirements for each application for which it is installed, in accordance with Sections 110.9, 130.0 through 130.5, 140.6 through 150.0, and 150.2; and complies with Reference Nonresidential Appendix NA7.7.2.
  3. Certification that line-voltage track lighting current limiters comply with the applicable requirements of Section 110.9 and installed wattage has been determined in accordance with Section 130.0(c); and comply with Reference Nonresidential Appendix NA7.7.3.
  4. Certification that line-voltage track lighting supplemental overcurrent protection panels comply with the applicable requirements of Section 110.9 and installed wattage has been determined in accordance with Section 130.(c); and comply with Reference Nonresidential Appendix NA7.7.4.
  5. Certification that interlocked lighting systems used to serve an approved area comply with Section 140.6(a)1; and comply with Reference Nonresidential Appendix NA7.7.5.
  6. Certification that lighting controls installed to earn a lighting Power Adjustment Factor (PAF) comply with Section 140.6(a)2; and comply with Reference Nonresidential Appendix NA7.7.6.
  7. Certification that additional lighting wattage installed for a videoconference studio complies with Section 140.6(e)Gviii; and complies with Reference Nonresidential Appendix NA 7.7.7.

Project / Owner:

MARINA COAST WATER DISTRICT

TENANT IMPROVEMENT

920 2ND AVENUE
MARINA ,CA 93933

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

Drawn By: CADD

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REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. BEEL
No. E17789
Exp. 8/30/24
ELECTRICAL
STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS
MONTEREY BAY, INC.

Project No. 20-442.00

404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T.831.646.3330 • F.831.646.3336 • www.acemb.com

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ELECTRICAL SPECIFICATIONS

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