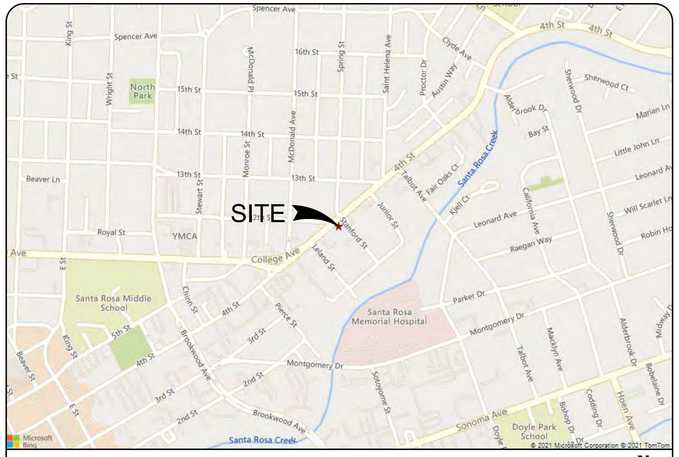
FLORA TERRA DISPENSARY

1226 4TH STREET

SANTA ROSA, CALIFORNIA 95404



VICINITY MAP

N

CALIFORNIA STATE CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFIRMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25).
- 2016 CALIFORNIA BUILDING CODE.
- CITY/ COUNTY ORDINANCES.
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA).
- 2016 MECHANICAL CALIFORNIA CODE.
- ANSI/ EIA-222-F LIFE SAFETY CODE NFPA-101.
- 2016 CALIFORNIA PLUMBING CODE.
- 2016 CALIFORNIA ELECTRICAL CODE.
- 2016 LOCAL BUILDING CODE.

CODE BLOCK

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 11"X17" OR 24"X36" FORMAT. IF THIS DRAWING SET IS NOT 11"X17" OR 24"X36", THIS SET IS NOT TO SCALE.

DRAWING SCALE

THIS PROJECT CONSIST OF THE FOLLOWING:

MODIFICATIONS TO AN EXISTING TENANT IMPROVEMENT.

- INSTALL (N) INTERIOR WALLS.
- INSTALL (N) TOILET ROOM.
- INSTALL (N) BREAK ROOM.

PROJECT DESCRIPTION

PROPERTY OWNER:
DINO AND MARIA D'ARGENIZO FAMILY TRUST

JURISDICTION:	CITY OF SANTA ROSA
EXISTING CONSTRUCTION TYPE:	TYPE V-B
PROPOSED OCCUPANCY:	B-M
EXISTING USE:	RESTURANT
PROPOSED USE:	CANNABIS RETAIL
APN:	009-112-028
SPRINKLERED:	NO.
OCCUPANT LOAD:	19

OCCUPANCY	B	=	478 SF
	M	=	703 SF
TOTAL OCCUPANCY	=		1,181 SF
OCCUPANCY LOAD	B	=	7
	M	=	12
TOTAL OCCUPANCY	=		19

SITE INFORMATION

APPLICANT:
SONOMA CHO, LLC DBA
FLORA TERRA
CONTACT: DAVID WINGARD, III
PHONE: (707) 280-6173

PROJECT ARCHITECT:
MOTIVE INFRASTRUCTURE SOLUTIONS
17260 NEWHOPE STREET
FOUNTAIN VALLEY, CALIFORNIA 92708
CONTACT: JEFFREY ROME, AIA
PHONE: (494) 463-7451
EMAIL: JRome@motiveis.com

MECHANICAL & PLUMBING ENGINEER:
SPEC PARSI ENGINEERING & CONSULTING
5 UPPER NEWPORT PLAZA, SUITE 101
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: SAMAN PARSI
PHONE: (949) 771-7732

ELECTRICAL ENGINEER:
SPEC PARSI ENGINEERING & CONSULTING
5 UPPER NEWPORT PLAZA, SUITE 101
NEWPORT BEACH, CALIFORNIA 92660
CONTACT: SAMAN PARSI
PHONE: (949) 771-7732

PROJECT TEAM

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	GENERAL NOTES
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-1.1	EXISTING FLOOR PLAN
A-1.2	FLOOR PLAN
A-1.3	REFLECTED CEILING PLAN
A-1.4	EXIT PLAN
A-1.5	POWER & SIGNAL PLAN
A-2	CAN-FILTER SPECIFICATIONS
A-2.1	ODOR CONTROL FORM
A-3	INTERIOR ELEVATIONS
A-3.1	INTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-5	DETAILS
A-6	ENLARGED TOILET FLOOR PLAN, NOTES, AND DETAILS
M	MECHANICAL PLANS
M0.1	MECHANICAL LEGEND & NOTES
M0.2	MECHANICAL SCHEDULE
M2.1	MECHANICAL FLOOR PLAN & ROOF PLAN
P	PLUMBING PLANS
P0.1	PLUMBING LEGEND & NOTES
P0.2	PLUMBING FIXTURES & CAL
P0.3	PLUMBING WATER HEATER SPECIFICATIONS
P2.1	PLUMBING FLOOR PLAN WASTE, VENT & WATER
E	ELECTRICAL PLANS
E-1.0	ELECTRICAL NOTES, APPLICABLE CODES, & DRAWING INDEX
E-1.1	ELECTRICAL SYMBOLS & LIGHTING CONTROL DIAGRAMS
E-1.2	LIGHTING FIXTURE SCHEDULE
E-2.0	LIGHTING PLAN
E-3.0	POWER PLAN
E-4.0	SINGLE LINE DIAGRAM, PANEL SCHEDULE, & TELECOM GROUNDING
E-5.0	TITLE 24 COMPLIANCE – INDOOR

SHEET INDEX

FLORA TERRA

MOTIVE

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

LICENSED ARCHITECT
Jeffrey Rome
C-20876
02/28/2023
RENEWAL DATE
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

11/15/21 90% CD'S

SHEET TITLE

TITLE SHEET

T-1

1A GENERAL REQUIREMENTS

1A–01. STANDARD GENERAL CONDITIONS
A. EXCEPT AS MODIFIED BELOW, "THE GENRAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA STANDARD FORM A–201, CURRENT EDITION, ARTICLES 1–14, IS HEREBY MADE A PART OF THESE SPECIFICATIONS TO THE SAME EXTENT AS IF HEREIN WRITTEN OUT IN FULL.

1A–02. TENANT/OWNER
A. WHEREVER THE TERMS "TENANT" AND/OR "OWNER" OCCUR IN THE DOCUMENTS, THEY SHALL REFER TO THE FOLLOWING:

METRO PCS

B. WHEREVER THE TERMS "LANDLORD" OCCUR IN THE DOCUMENTS, THEY SHALL REFER TO THE FOLLOWING:

SINLETON ENTERPRISES

1A–03. CONTRACTOR
A. WHEREVER THE TERM "CONTRACTOR" OR "GENERAL CONTRACTOR" OCCURS IN THE DOCUMENTS, IT SHALL REFER TO THE GENERAL CONTRACTOR WITH WHOM THE TEMANT/OWNER/LANDLORD ENTERS INTO A CONTRACTUAL AGREEMENT FOR THE CONSTRUCTION WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS.
B. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SHALL COOPERATE WITH ANY OTHER SEPARATE CONTRACTOR(S) EMPLOYED BY THE OWNER, SO AS TO AVOID DELAYS.
C. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, SCHEDULE AND SEQUENCING OF WORK AND CONSTRUCTION SAFETY.

1A–04. DEFINITIONS
A. "FURNISHED" AND "SUPPLIED" ARE USED INTERCHANGEABLE AND HAVE THE SAME MEANING.
B. "INSTALL" MEANS RECEIVE AND ACKNOWLEDGE DELIVERY, UNLOAD, SAFELY STORE, PROTECT, ASSEMBLE, SET IN PLACE, SECURE, AND CONNECT AS REQUIRED TO COMPLETE WORK.
C. "PROVIDE" MEANS FURNISH AND INSTALL.

1A–05. APROVALS OF WORK TO BE PERFORMED
A. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL OBTAIN IN WRITING, OR VERIFY THAT THE FOLLOWING PARTIES HAVE GRATED APPROVAL:
1. THE LANDLORD, LANDLOR'S ARCHITECTS AND ENGINEERS
2. THE LOCAL BUILDING INSPECTOR AND LOCAL FIRE MARSHALL
3. STATE AUTHORITIES AS REQUIRED

1A–06. CORRELATION AND INTENT OF CONTRACT DOCUMENTS
A. PRIOR TO HIS BID SUBMISSION, THE CONTRACTOR SHALL EXAMINE THE PRMISES, AND VERIFY EXISTING CONDITIONS, DIMENSIONS AND LANDLORD REQUIREMENTS AFFECTING THE WORK UNDER THIS CONTRACT. MINOR CHANGES OF DIMENSIONS OR CONDITIONS NECESSARY TO FIT NEW WORK TO THE EXISTING IN ACCORD WITH THE INTENT OF THE CONTRACT DOCUMENTS, MAY BE MADE ON THE JOB. IF MAJOR DISCREPANCIES ARE DISCOVERED BETWEEN DIMENSIONS OF CONDITION SHOWN IN DRAWING AND THOSE ACTUALLY EXISTING, THE CONTRACTOR SHALL REPORT TO THE OWNER, AND SHALL NOT PROCEED WITH WORK UNTIL THE CONTRACT DOCUMENTS HAVE BEEN ADJUSTED.

1A–07. BIDS & FORM OF AGREEMENT
A. STANDARD FORM OF COST BREAKDOWN WILL BE BY THE SIXTEEN DIVISION, CSI FORMAT.
B. AT THE DISCRETION OF THE OWNER, THE FORM OF THE AGREEMENT SHALL BE PREPARED BY THE CONTRACTOR AND REVIEWED/AMENDED BY OWNER.

1A–08. COMPLIANCE WITH CODES
A. ALL WORK OF THE CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO THE PROVISIONS OF ALL STATE, CITY AND COUNTY BUILDING LAWS, ORDINANCES AND REGULATIONS, AND TO LANDLORD REQUIREMENTS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
B. CONTRACTOR VERIFY AND COORDINATE ALL WORK TO MEET LANDLORD DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL GIVE THE OWNER WRITTEN NOTICE SPECIFYING THE PROPOSED DEVIATION, THE COSTS INVOLVED, AND THE REASON THEREFORE. A CHANGE ORDER SHALL BE ISSUED AS SPECIFIED IN "CHANGES IN THE WORK".
C. UNLESS THE LAW SPECIFICALLY REQUIRES THE OWNER TO DO SO, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES, GIVE ALL NECESSARY NOTICES, AND PAY COSTS OF ALL INCIDENTAL FEES.
D. CONTRACTOR TO PROVIDE LANDLORD WITH A COMPLETE SET OF 'AS–BUILTS', TYPE AS REQUIRED BY LANDLORD, AND A COPY OF THE OCCUPANCY CERTIFICATE PRIOR TO OPENING.
E. CONTRACTOR SHALL NOT PERMIT TENANT TO OCCUPY TENANT'S SPACE, MOVE IN ANY STOCK OR CONDUCT EMPOLYMENT INTERVIEWS, UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED BY THE LOCAL BUILDING AUTHORITY. CONTRACTOR WILL PROVIDE THE LANDLORD WITH A COPY OF THE CERTIFICATE PRIOR TO TURNING OVER THE SPACE TO THE TENANT.

1A–09. INSURANCE AND INDENTIFICATION
A. THE CONTRACTOR SHALL PROVIDE INSURANCE AS REQUIRED BY OWNER/LANDLORD ON OR ADJACENT TO THE PREMISES.

1A–10. HOLD HARMLESS AGREEMENT
A. THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE OWNER/LANDLORD AND THE ARCHITECT, THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITY AND DAMAGE ARISING FROM INJURIES TO PERSONS OR DAMAGE TO PROPERTY OCCASIONED BY ANY ACT OR OMISSION OF THE CONTRACTOR, HIS SUBCONTRACTORS, AGENTS OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSES, LEGAL AND OTHERWISE, WHICH MAY BE INCURRED IN THE DEFENSE OF ANY CLAIM, SETTLEMENT OF SUIT.

1A–11. BARRICADES & SERVICE INTERRUPTIONS
A. CONTRACTOR SHALL, AT HIS COST, INSTALL AND REMOVE BARICADES REQUIRED BY OWNER/LANDLORD.
B. CONTRACTOR SHALL PERFORM DEMOLITION REQUIRED BY THE WORK AND SHALL REMOVE FROM THE PREMISES RESULTING DEBRIS. DURING CONSTRUCTION, ALL DEBRIS SHALL BE CONTAINED WITHIN THE SPACE.
C. UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS, ALL EXISTING MATERIALS TO BE REMOVED AND NOT REQUIRED TO BE REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
D. SERVICES TO OCCUPIED AREAS OF THE LANDLORD, INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, AIR CONDITIONING, PLUMBING, SPRINKLER, AND TELEPHONE, MUST BE ARRANGED IN ADVANCE WITH THE LANDLORD.

1A–12. TEMPORARY UTILITIES
A. CONTRACTOR SHALL COORDINATE WITH LANDLORD ALL TEMPORARY UTILITY CONNECTIONS REQUIRED TO PERFORM THE WORK, AND SHALL PAY ALL CHARGES FOR UTILITIES DURING CONSTRUCTION.

1A–13. STORAGE
A. THE CONTRACTOR SHALL COORDINATE WITH THE LANDLORD THE STORAGE OF ALL BUILDING MATERIALS, TOOLS, AND EQUIPMENT.
B. THE CONTRACTOR SHALL COORDINATE WITH THE LANDLORD THE DELIVERY AND TRANSPORTATION OF MATERIALS THROUGH THE BUILDING TO THE STORAGE AREA.
C. ALL STORAGE TO COMPLY WITH LANDLORD REQUIREMENTS.

1A–14. SHOP DRAWINGS
A. PRIOR TO ORDERING EQUIPMENT OR FABRICATING FIXTURES, CONTRACTOR SHALL SUBMIT TO THE OWNER REPRODUCIBLE SEPIA SHOP DRAWINGS, PRODUCT DATA OR SAMPLES, IF REQUIRED, WHICH REFLECT DIMENSIONS, UTILITY REQUIREMENTS AND INSTALLATION REQUIREMENTS CONSISTENT WITH THE DRAWINGS.

1A–15. SUBSTITUTIONS
A. THE USE OF BRAND OR TRADE NAMES IN DESCRIBING MATERIALS OR PRODUCTS IS INTENDED TO SET MINIMUM.

1A–16. TAXES
A. CONTRACTOR SHALL ASSUME LIABILITY FOR (1) SALES TAXES, (2) FEDERAL AND STATE UNEMPLOYMENT COMPENSATION AND SOCIAL SECURITY PAYMENTS, AND (3) ALL OTHER FEDERAL AND STATE REQUIRED PAYMENTS.

1A–17. JOB SAFETY
A. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES AND COMPLY WITH APLICABLE PROVISIONS OF FEDERAL, SATTE AND MUNICIPAL SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES.
B. MACHINERY, EQUIPMENT AND ALL HAZARDS SHALL BE GUARDED OR ELIMINATED IN ACCORDANCE WITH SAFETY PROVISIONS OF THE "AGC MANUAL OF ACCIDENT PROVISION IN CONSTRUCTION" TO THE EXTENT THAT SUCH PROVISIONS ARE NOT CONTRARY TO APPLICABLE LAW OR REQUIREMENTS OF OSHA.

1A–18. OWNER'S RIGHT TO TERMINATE THE CONTRACT
A. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES, AND COMPLY WITH APPLICABLE PROVISIONS OF FEDERAL, STATE AND MUNICIPAL SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES.

1A–19. GUARANTEES
A. UNLESS SPECIFICALLY STATED OTHERWISE, ALL MATERIALS AND EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL BE NEW AND FREE FROM DEFECTS.
B. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY THE TENANT/OWNER. LAMPS SHALL BE BUARANTEED FOR A PERIOD OF ONE MONTH FROM ACCEPTANCE.
C. CONTRACTOR SHALL PROMPTLY CORRECT ALL DEFICIENCES THAT MAY APPEAR IN THE WORK WITHIN ONE YEAR OF ITS COMPLETION ARISING FROM DEFECTIVE OR IMPROPER MATERIAL OR WORKMANSHIP, INCLUDING ALL COSTS IN CONNECTION WITH REMOVAL OR REPLACEMENT OF THE WORK.
D. A MANUFACTURER'S WARRANTY ON ANY ITEM SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTOR FROM FULL RESPONSIBILITY UNDER ALL GUARANTEES CALLED FOR IN THE SPECIFICATIONS.
E. ALL WARRANTIES OR GUARANTEES SHALL BE WRITTEN TO THE BENEFIT OF BOTH LANDLORD AND TENANT/OWNER AS THEIR RESPECTIVE INTERESTS APPEAR, AND SHALL PERMIT ENFORCEMENT BY EITHER PARTY.
F. ORIGINAL COPIES OF ALL WARRANTIES SHALL BE FURNISHED TO THE TENANT/OWNER AT THE COMPLETION OF THE JOB.

1A–20. CLEANING UP
A. PREMISES MUST ALWAYS BE KEPT FREE FROM WASTE MATERIALS.
B. AT COMPLETION OF THE WORK, ALL FLOORS SHALL BE CLEANED. THE CONTRACTOR SHALL REMOVE HIS TOOLS, SCAFFOLDING AND DEBRIS, AND SHALL LEAVE THE PREMISES BROOM CLEAN.
C. CONTRACTOR SHALL ASSEMBLE AND TRANSMIT TO THE TENANT/OWNER, MAINTENANCE AND OPERATION MANUALS, WARRANTIES AND KEYS, AND SHALL DEMONSTRATE TO THE TENENT/OWNER, THE USAGE OF EQUIPMENT.

1A–21. OWNER – CONTRACTOR AGREEMENT
A. ALL ITEMS CONTAINED IN THE PLANS AND SPECIFICATIONS AND THE TERMS AND CONDITIONS OF THE OWNER – CONTRACTOR AGREEMENT SHALL GOVERN.

1A–22. MISCELLANEAOUS CONSTRUCTION PROCEDURES
A. THE CONTRACTOR SHALL NOT ATTACH OR CAUSE TO BE ATTACHED TO ANY WALL OR STRUCTURAL MEMBER ANY EQUIPMENT THAT MAY BE VIRTUE OF ITS SIZE AND WEIGHT, CAUSE STRUCTURAL DAMAGE. THE CONTRACTOR SHALL NOT DO ANYTHING THAT MIGHT IN ANY WAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
B. PROTECT EXISTING BUILDING FROM DAMAGE THROUGHOUT PERID. REPAIR ANY SUCH DAMAGE TO MATCH EXISTING CONSTRUCTION.
C. ALL DOORS SHALL BE MADE SECURE AT THE COMPLETION OF EACH WORKDAY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF THE SITE.
D. THE CONTRACTOR SHALL COMPLY WITH ALL LANDLORD SECURITY PROCEDURES FOR WORKERS AND VEHICLES.
E. CONTRACTOR'S CARTS, EQUIPMENT BOXES, ETC., MUST BE EQUIPPED WITH RUBBER WHEELS.

1A–21 DEMOLITION
A. CONTRACTOR IS TO REMOVE ALL PREVIOUS LEASEHOLDER'S IMPROVEMENTS, WHICH INCLUDE BUT IS NOT LIMITED TO, REMOVAL OF EXISTING INTERIORS, PARTITIONS, CABINETS AND FIXTURES, CEILINGS AND SOFFITS, ETC. AS REQUIRED, AS SHOWN OR DIRECTED.
B. COOPERATION AND COORDINATION WITH THE LANDLORD, THE OWNERS OF ADJACENT SPACES AND THE OWNER IS EXPECTED IN SCHEDULING WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY.
C. ARRANGE WITH THE LANDLORD CONVENIENT TIMES TO PERFORM DEMOLITION WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS FROM REQUIRED EXITS, INCLUDING TEMPORARY LIGHTING AND SAFETY SERVICES, ALL IN ACCORDANCE WITH GOVERNING STATE AND LOCAL CODES AND LANDLORD'S REQUIREMENTS.

2. SITE WORK
NONE IN THIS CONTRACT.

3. CONCRETE
A. LEVEL ANY UNEVENNESS IN THE EXISTING FLOOR SLAB WITH HIGH STRENGTH ARDEX K–15 SELF–LEVELING CEMENTITIOUS UNDERLAYMENT PRIOR TO INSTALLATION OF NEW FLOORING. INSTALL ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

4. MASONRY
NONE IN THIS CONTRACT.
E
5. METALS
5A–01. DECORATIVE METALS
A. ALL DECORATIVE METALS SUCH AS METAL CLADDING ON STOREFRONTS, PRE–FINISHED METAL TRIM, ACCESSORIES,
OR OTHER FINISHED METAL ITEMS SHALL BE HANDLED, STORED AND INSTALLED ACCORDING TO MANUFACTURER'S INSTUCTIONS.
B. CONTRACTOR SHALL PROVIDE ALL SUPPORTS, BACKING, BLOCKING AND ACCESSORIES NECESSARY TO COMPLETE THE INSTALLATION.

6. CARPENTRY

6A–1. GENERAL
A. ALL WALL FRAMING AND FURRING SHALL BE METAL STUDS AND CHANNELS
B. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH VERIFIED FIELD DIMENSIONS, AND TWO SAMPLES OF FINISHES FOR ALL CASEWORK TO OWNER FOR APPROVAL PRIOR TO FABRICATION.
C. THE WORK OF THIS SECTION SHALL ACCOMMODATE BUILT–IN ELECTRICAL WORK, AND PROVIDE ADEQUATE SPACE FOR LIGHTING, CONCEALED CONDUIT AND CABLE RUNS, AND REMOVABLE SECTIONS OF CASEWORK WHERE REQUIRED FOR ACCESS TO CONDUIT WIRE BOXES, BALLASTS, ETC. VERIFY LOCATION OF ALL SUCH CONCEALED ITEMS AND INDICATE SAME ON SHOP DRAWINGS. THIS WORK SHALL BE COORDINATED WITH ELECTRICAL WORK.

6A–02. MATERIALS
A. BLOCKING SHALL BE SOUTHERN YELLOW PINE, NO. 2, S4S OR CUT TO SHAPE AS REQUIRED, KILN DRIED TO 19 % MAXIMUM MOISTURE, TREATED WITH CELCURE, AND BE FIRE–RETARDANT PRESSURE TREATED.
B. ROUGH HARDWARE SHALL MEET THE STANDARDS OF THE TRADE AND THE NEEDS OF THE WORK. POWER ACTIVATED FASTENERS SHALL BE OF THE TYPE AND SIZE SUITABLE FOR THE INTENDED USE.
C. MEDIUM DENSITY FIBERBOARD (MDF), PARTICLEBOARD AND/OR PLYWOOD SHALL BE $\frac{1}{2}$" FIRE–TREATED, UNLESS OTHERWISE NOTED. ALL MATERIAL NOT AVAILABLE IN FIRE–TREATED GRADE, INCLUDING BENDING PLYWOOD, SHALL HAVE ALL SURFACES FINISHED WITH "FLAME–STOP II" PRIOR TO APPLICATION OF FINISHES.
D. MEDIUM DENSITY FIBERBOARD (MDF) SHALL BE ATTACHED TO METAL STUDS WITH STEEL SCREWS.
E. MEDIUM DENSITY FIBERBOARD (MDF) SHALL BE ATTACHED TO MASONRY WITH METAL FURRING AND SCREWS.
F. ALL PLASTIC LAMINATE CLAD CASEWORK OR FIXTURES TO BE FABRICATED WITH MEDIUM DENSITY FIBERBOARD (MDF).

6A–03. INSTALLATION
A. CARPENTRY WORK SHALL CONFORM TO THE BEST STANDARDS OF THE PRACTICE. WORK SHALL BE LAID OUT IN ACCORDANCE WITH THE DRAWINGS, AND TO ACCOMMODATE WORK OF OTHER TRADES.
B. DOORS AND HARDWARE SHALL BE INSTALLED SO THAT DOORS WILL SWING EASILY, QUIETLY AND FREELY, AND CLOSE ACCUATELY AGAINST STOPS WITHOUT BINDING. LATCH BOLTS MUST ENGAGE POSITIVELY WITH STRIKES WHEN DOORS ARE CLOSED.
C. PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR PARTITIONS, CEILINGS, PLATFORMS, ETC. WHETHER OR NOT CALLED FOR ON DRAWINGS.
D. PROVIDE ALL NECESSARY IN–WALL FRAMING AND BLOCKING REQUIRED TO CARRY SHELVING, STANDARDS, VALANCES, ETC. WHETHER OR NOT CALLED FOR ON DRAWINGS.
E. INSTALL ALL WORK PLUMB, LEVEL, TRUE, ALIGNED, AND STRAIGHT WITH TIGHT JOINTS AND NO DISTORTIONS. SHIM
AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF $\frac{1}{8}$" IN EIGHT FEET, $\frac{1}{32}$" MAX, OFFSET IN FLUSH ADJOINING SURFACES.
F. SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES.
G. INSTALL ALL EXPOSED FINISH MATERIAL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL LENGTH PIECES TO THE GREATEST POSSIBLE EXTENT.
H. ALL MILLWORK FABRICATION, FINISHING, INSTALLATION, CLEANING AND PROTECTION SHALL MEET OR EXCEED THE AMERICAN WOODWORKING INSTITUTE STANDARDS FOR CUSTOM GRADE MILLWORK.
I. ALL CABINET INTERIORS TO RECEIVE TWO COASTS OF SEMI–GLOSS ENABLE PAINT, UNLESS NOTED OTHERWISE.
J. ANCHOR TO BLOCKING OR DIRECTLY TO SUBSTRATES WITH COUNTERSUNK, CONSEALED FASTENERS AND BLIND NAILING AS REQUIRED.
K. ALL CASEWORK FASTENERS ARE TO BE CONCEALED. ALL CASEWORK WIRING IS TO BE CONCEALED.E
L. ALL EXPOSED SUBSTRATE SURFACES, BOTH FACES OF DRAWERS AND DOORS AND ALL EDGES SHALL BE FINISHED.

7. THERMAL & MOISTURE PROTECTION

7A–01. FLUID APPLIED WATERPROOFING
A. AT TOILET ROOM SLAB PRIOR TO FINISH FLOOR INSTALLATION, PROVIDE FLUID–APLIED WATER–PROOFING MEMBRANE SYSTEM THAT IS WATERTIGHT AND COMPLIES WITH PERFORMACE REQUIREMENTS SPECIFIED, AS DEMONSTRATED BY TESTING PERFORMED BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY OF MANUFACTURER'S STANDARD SYSTEMS ACCORDING TO TEST METHODS INDICATED.
B. APPLY WATERPROOFING MEMBRANE TO SUBSTRATES AND ADJOINING SURFACES TO RECEIVE MEMBRANE FOR WATERTIGHT INSTALLATION. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO THICKNESS REQUIRED AND USING APPLICATORS AND TECHNIQUES BEST SUITED FOR THE SLOPE AND TYPE OF SUBSTRATE

8. DOOR & HARDWARE, GLAZING

8A–DOORS & HARDWARE

8A–01. GENERAL
A. DOORS AND HARDWARE SHALL BE OF SIZE, MATERIAL, AND FINISH AS SHOWN ON DRAWINGS.
B. ROLLING OR COILING GRILLES SHALL BE OF MATERIAL AND MAUFACTURERE SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY THE SIZE REQUIRED, EXISTING FIELD CONDITIONS. PROVIDE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. PROVIDE ALL NECESSARY SUPPORTS AND BRACING TO STRUCTURE FOR WHETHER OR NOT CALLED FOR ON DRAWINGS.

8A–02. MATERIALS
A. REFER TO DRAWINGS FOR DOOR MATERIALS.
B. HOLLOW METAL FRAMES ARE TO BE MINIMUM 16 GAUGE K.D. IN SIZES AND SHAPES INDICATED ON DRAWINGS.
C. PROVIDE UL LABELED DOORS AND FRAMES AS INDICATED ON THE DOOR SCHEDULE OR AS REQUIRED BY APPLICABLE STATE AND LOCAL BUILDING CODES. PROVIDE APPROPRIATE HARDWARE TO COMPLETE INSTALLATION.
D. ALL NEW CYLINDERS SHALL BE OF THE SAME MANUFACTURER AS LANDLORD'S EXISTING LOCK SYSTEM UNLESS OTHERWISE APPROVED IN WRITING FROM THE LANDLORD. PROVIDE CYLINDERS WITH REMOVABLE CORES TO MATCH THE LANDLORD'S KEYING SYSTEM REQUIREMENTS, IF APPLICABLE. PROVIDE CONSTRUCTION CORES AND KEYS.
E. CAREFULLY COORDINATE INSTALLATION OF ROLLING OR COILING GRILLES WITH OTHER TRADES AS APPLICABLE. CONTRACTOR TO FURNISH GRILLE SUBCONTRACTOR OR MANUFACTURER WITH FINISH FLOOR ELEVATION AND LAYOUT OF PRECISE FLOOR LOCATION TO INSURE PROPER INSTALLATION.
F. GRILLES SHALL INCLUDE CYLINDER LOCKING DEVICE AT EACH END.

8A–03. INSTALLATION
A. ALL DOORS AND FRAMES ARE TO BE INSTALLED LEVEL AND PLUMB AND SHALL OPERATE SMOOTHLY.
B. ALL HARDWARE SHALL BE TIGHT, LEVEL, AND SHALL OPERATE SMOOTHLY AND EASILY. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND ADJUSTMENT.
C. DOOR LEVERS TO BE MOUNTED 43" O.C. ABOVE FINISHED FLOOR, VERIFY FINISH WITH OWNER.

8B–GLAZING

8B–01. GENERAL
A. PROVIDE GLASS IN SIZES AND THICKNESS SHOWN ON DRAWINGS. IF THICKNESS IS NOT SHOWN, PROVIDE THE MINIMUM THICKNESS REQUIRED FOR SHEET SIZE AND APPLICATION

8B–02. MATERIALS
A. GLASS: CLEAR, TEMPERED GLASS (GLAZING QUALITY).
B. MIRRORS; $\frac{1}{4}$" THICK, MIRROR GLAZING QUALITY TEMPERED PLATE OR FLOAT GLASS WITH SILVER COATING AND ELECTROLYTICALLY COPPER PLATED BACK. PROVIDE INDUSTRY–STANDARD ADHESIVE. NO ROSETTES.
C. ALL GLASS AND MIRROR TO HAVE POLISHED EDGES.
D. ACCESSORES: PAINTABLE SILICONES SEALANT, BUTYL GLAZING SEALANT, CLIPS AND SETTING BLOCKS AS NECESSARY.

8B–03. INSTALLATION
A. PROVIDE ALL SHIMS, BLOCKS, GLAZING COMPOUNDS, AND OTHE RAPPURTENANCES REQUIRED FOR A FIRST CLASS INSTALLATION IN ACCORDANCE WITH STANDARD TRADE PRACTICE.

9. FINISHES

9–01. GENERAL
A. ALL INTERIOR FINISH MATERIAL, SURFACE OR PRODUCT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE OCCUPANCY CHALPTER OF THE NFPA 101 LIFE SAFETY CODE CURRENT EDITION, THAT THIS PROJECT IS BEING PERMITTED UNDER. PROVIDE VERIFICATION AT THE TIME OF FINAL INSPECTION THAT THE PRODUCTS COMPLY WITH THE REQUIREMENTS. USE COMBUSTIBLE MATERIALS ONLY WHEN PERMITTED BY CODE.
B. PATCH AND REPAIR EXISTING FLOOR SLAB FOR SMOOTH INSTALLATION OF OWNER'S NEW FINISH FLOORING. AT ALL WET AREAS, THE CONTRACTOR SHALL PROVIDE AN APPROVED MEMBRANE WATERPROOFING BETWEEN LANDLORD'S STRUCTURAL SLAB AND OWNER'S FINISH FLOOR. SUCH WATERPROOFING SHALL BE INSTALLED WITH TWO COATS ADHESIVE MEMBRANE LATICRETE OR EQUAL, AND EXTEND 4 INCHES UP WALLS IN WET AREAS.

9A–GYPSUM DRYWALL

9A–01. GENERAL
A. ALL FINISH MATERIALS AND SURFACES SHALL BE CLASS 'C' WITH A FLAME SPREAD RATING NOT TO EXCEED 25.
B. ALL WALL FRAMING AND FURRING SHALL BE METAL STUDS AND CHANNELS TO CEILING @ 16" O.C. WITH BRACING TO STRUTURE @ 48" O.C. (MAX.).
C. IN–WALL BLOCKING SHALL BE PROVIDED AT ALL WALL–HUNG ITEMS.

9A–02. MATERIALS
A. GYPSUM WALLBOARD SHALL BE ASTM C36 "SHEETROCK" AS MANUFACTURED BY THE U.S. GYPSUM CO., OR EQUAL. THICKNESS AND TYPE AS NOTED, WITH TAPERED EDGES. USE TAPERED EDGES. USE TYPE X BOARD FIRE RATED GYPSUM WALLBOARD WHERE REQUIRED. USE MOISTURE RESISTANT BOARD AT ALL SURFACES TO RECEIVE CERAMIC TILE FINISH.
B. FASTENERS SHALL BE SELF–DRILLING, SELF–TAPPING, COUNTERSUNK, BUGLE–HEAD DRYWALL SCREWS FOR ATTACHMENT OF WALLBOARD TO METAL STUDS. USE GYPSUM WALLBOARD NAILS FOR ATTACHMENT TO WOOD STUDS.
C. STRUCTURAL STUDS SHALL BE PUNCHED OR UNPUNCHED, 16 GAUGE STEEL HAVING A MINIMUM YIELD POINT OF 33,000 PSL, SIZES AS INDICATED OR AS RECOMMENDED BY THE METAL STUD MANUFACTURER.
D. NON–LOADBEARING STUDS SHALL BE, CHANNEL–TYPE, ROLL–FORMED FROM 22 GAUGE ELECTRO–GALVANIZED STEEL, SIZES AS INDICATED.

9A–03. INSTALLATION
A. INSTALLATION OF "SHEETROCK FIRECODE" SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR FIRE–RATED PARTITIONS.
B. GYPSUM WALLBOARD SHALL BE ATTACHED TO METAL STUDS WITH STEEL SCREWS. ALL JOINTS SHALL BE TAPED AND FINISHED SMOOTH WITH SPACKLING COMPOUND.
C. GYPSUM WALLBOARD SHALL BE ATTACHED TO MASONRY WITH METAL FURRING CHANNELS AND SCREWS WITH ALL JOINTS TAPED AND FINISHED SMOOTH.
D. JOINT TAPE: MANUFACTURER'S STANDARD PAPER REINFORCING TAPE FOR NON–MOISTURE RESISTANT INSTALLATION, OPEN–WEAVE FIBERGLASS TAPE (AS RECOMMENDED BY MANUFACTURER) FOR JOINT TREATMENT OF WATER–RESISTANT GYPSUM BACKING BOARD.
E. JOINT COMPOUND: AT JOINTS AND FASTERNERS ON MOISTURE–RESISTANT GYPSUM BACKING BOARD INTENDED FOR TILE SURFACING, PROVIDE COMPOUND SPECIFICALY RECOMMENDED OR PERMITTED BY MANUFACTURER OF GYPSUM PRODUCTS.

9B–RESILIENT FLOORING

9B–01. MATERIALS
A. SEE FINISH SCHEDULE FOR TYPE, SIZE, COLOR AND MANUFACTURER. RESILIENT FLOORING PRODUCTS INCLUDE VINYL COMPOSITION TILE, SHEET VINYL FLOORING, RUBBER STAIR TREADS, RISER AND STRINGERS AND BASE MOLDING.
B. EDGE AND REDUCER STRIPS SHALL BE MOLDED RUBBER AS ALL LOCATIONS WHERE EDGE OF TILES WOULD BE OTHERWISE EXPOSED.
C. BASES TO BE SET–ON TYPE RUBBER. SEE FINISH SCHEDULE.
D. ADHESIVE SHALL BE TYPE RECOMMENDED BY THE MANUFACTURER FOR THIS SPECIFIC TYPE OF INSTALLATION.

9B–02. INSTALLATION
A. INSURE FLOOR IS CLEAN, DRY AND FREE OF SURFACE IMPERFECTIONS AND UNEVENNESS. CONTRACTOR SHALL CORRECT SURFACES PRIOR TO BEGINNING INSTALLATION. FAULTY WORK DUE TO IMPERFECT SLAB CONDITIONS WILL NOT BE ACCEPTED. MINOR IMPERFECTIONS SUCH AS PITS AND SCRATCHES SHALL BE FILLED WITH NON–GYPSUM, NON–LIME, SHRINK–PROOF AND WATER RESISTANT LEVELING MATERIAL.
B. APPLICATION SHALL NOT BEGIN UNTIL THE WORK OF ALL OTHER TRADES, INCLUDING PAINTING, IS COMPLETE. MAINTAIN ALL ROOMS AND SUBFLOORS AT A MINIMUM OF 70° F FOR AT LEAST 48 HOURS BEFORE, DURING, AND 48 HOURS AFTER APPLICATION OF TILE.
C. FOLLOW PRINTED INSTRUCTIONS OF THE TILE MANUFACTURER REGARDING STORAGE AND INSTALLATION OF NEW FLOORING AND BASE.
D. UPON COMPLETION OF THE INSTALLATION, CLEAN FLOORS AND BASE AS RECOMMENDED BY THE MANUFACTURER.
E. FURNISH OWNER WITH ATTIC STOCK FOR FUTURE REPAIRS.

9F–PAINTING AND FINISHING

9F–01. MATERIALS
A. PAINT SHALL BE BROUGHT TO THE JOBSITE IN UPOPENED CONTAINERS. SEE FINISH SCHEDULE FOR TYPE, COLORS AND MANUFACTURER.
B. MIX PAINT ONLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. TURPENTINE SHALL BE DISTILLED, AND OIL SHALL BE BOILED AND FILTERED LINSEED OIL.
C. OIL–BASED PAINTS AND ENAMELS SHALL BE FACTORY PREPARED AND PACKAGED MATERIALS BY APPROVED MANUFACTURERS.
D. SUBMIT TWO (2) COLOR STRIKE OFFS OF ALL PAINTS.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

LICENSED ARCHITECT
Jeffrey Rome
C-20876
02/28/2023
RENEWAL DATE
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES
11/15/21 90% CD'S

SHEET TITLE

GENERAL NOTES

T-2

9F–02. WORKMANSHIP
- A. INSPECT ALL SURFACES TO BE PAINTED AND REPORT DEFICIENCIES PRIOR TO BEGINNING PAINTING.
- B. POINT UP HOLES AND CRACKS, REMOVE ALL GREASE, STAINS AND EXCESS MORTAR BY WIRE BRUSHING BEFORE PAINTING. PREPARE AND TREAT PER MANUFACTURER'S RECOMMENDATIONS FOR SPECIFIED FINISH.
- C. ALL SURFACES SHALL BE DRY AND SANDED PROPERLY. FILL SMALL NAIL HOLES WITH PUTTY, AND LARGER VOIDS WITH PLASTIC WOOD AND SAND SMOOTH. ALL MILLWORK NOT PRIMED BEFORE DELIVERY SHALL BE PRIMED OR SEALED IMMEDIATELY UPON ARRIVAL AT THE JOB SITE.
- D. ALLOW AMPLE DRYING TIME BETWEEN COATS, AND SAND PROPERLY TO GIVE A SMOOTH FINISH. CAREFULLY COVER BACK EDGES OF TRIM, EDGES OF DOORS, AND TOUCH UP ANY PLACES MARRE BY INSTALLATION OF HARDWARE OR WORK OF OTHER TRADES.
- E. SEAL DOOR EDGES IMMEDIATELY AFTER FITTING.
- F. CAREFULLY PROTECT OTHER WORK AND LEAVE THE JOB CLEAN.
- G. PAINTED DOORS AND SOFFITS TO RECEIVE ONE COAT LATEX PRIMER AND TWO COATS OF ENAMEL SEMI–GLOSS UNLESS OTHERWISE NOTED.
- H. ALL GRILLES, PLATES, ETC. OCCURRING ON WALLS OR CEILINGS TO BE PAINTED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED, PRIME ALL METAL SURFACES PRIOR TO PAINTING. INSIDE OF VISIBLE DUCTWORK TO BE PAINTED BLACK.

9F–03. CLEANING
- A. ON COMPLETION, REMOVE ALL SURPLUS MATERIALS AND SCAFFOLDS FROM THE PREMISES AND LEAVE THE PREMISES CLEAN.
- B. REMOVE ALL PAINT FROM FLOOR, HARDWARE, GLASS AND OTHER SURFACE NOT PAINTED.
- C. TOUCH–UP AS NECESSARY AFTER PATCHING AND REPAIR OF OTHER TRADES.

9G–ACOUSTICAL WORK

9E–01. MATERIALS
- A. ACOUSTICAL TILE PANELS SHALL BE AS SHOWN ON FINISH SCHEDULE. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
- B. CEILING SUSPENSION SYSTEM SHALL INCLUDE ALL MAIN TEES, CROSS TEES, WALL MOLDINGS, AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. MAXIMUM DIMENSION BETWEEN SUPPORTS SHALL BE 48 INCHES.
- C. ALL CEILINGS TO BE CLASS 'C' NON–COMBUSTIBLE TYPE. NO COMBUSTIBLE MATERIALS ARE TO BE PERMITTED ABOVE CEILINGS. ACOUSTICAL TILE CEILING AND SUSPENSION SYSTEM SHALL CONFORM TO ALL APPLICABLE CODES AND STANDARDS.

9G–02. FIRE–RATED CEILING
- A. WHERE REQURED BY THE DRAWIGNS OR WHERE REQUIRED TO CONFORM TO FIRE RATING REGULATIONS OF THE LOCAL BUILDING AUTHORITY, PROVIDE HOLD–DOWN CLIPS FOR CEILING TILE PLUS ALL OTHER ACCESSORIES NECESSARY FOR A COMPLTE FIRE–RATED INSTALLATION.

9G–03. INSTALLATION
- A. INSTALLATION OF THE CEILING SHALL BE THE PATTERN INDICATED ON THE REFLECTED CEILING PLAN, AND SHALL COORDINATE WITH MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEM REQUIREMENTS.
- B. ALL ITEMS TO BE SUPPORTED SHALL BE HUNG WITH WIRES OF THE SIZE AND SPACING TO SUPPORT THE CEILING SYSTEM AND ALL OTHER WORK SUPPORTED THERE FROM. MAXIMUM SPACING OF WIRES SHALL BE 48 INCHES O.C. HANGERS SHALL BE NOT LESS THAN 1–GAUGE GALVANIZED STEEL WIRE. CEILING SISPENSION SYSTEM TO BE CONNECTED TO STRUCTURAL MEMBERS AT JOISTS TOP CHORD OR ADDITIONAL SUPPORTS ABOVE.
- C. SYSTEM SHALL BE SQUARE AND LEVEL WITH DEFLECTION NOT TO EXCEED ⅛ INCH IN 10 FEET.

9G–04. CLEANING
- A. GRID AND ALL TILES SHALL BE THOROUGHLY CLEAN AND FREE FROM MARS, CUTS, INDENTATIONS, SPOTS, FOREIGN PAINT AND OTHER BLEMISHES AND IMPERFECTIONS, OR SHALL BE REPLACED.

9G–05. REPLACEMENT MATERIALS
- A. CONTRACTOR SHALL PROVIDE FIVE (5) FULL TILES OF REPLACEMENT MATERIAL AT THE COMPLETION OF THE PROJECT. CONTRACTOR TO MARK OUTSIDE OF BOX "EXTRA CEILING TILES".

9G–06. WARRANTY
- A. PROVIDE CEILING SYSTEM GUARANTEE IN WRITING AGAINST DEFECTS IN LABOR, MATERIALS, AND MAXIMUM DEFLECTION OF 1/180TH OF THE SPAN FOR PERIOD OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE.

9H–WALL COVERING

9H–01. MATERIAL
- A. ADHESIVE: READY MIXED, MILDEW RESISTANT, NON–BLEEDING, NON–STAINING, FREEZE/THAW STABLE, AS RECOMMENDED BY THE WALL COVERING MANUFACTURER FOR SUBSTRATE AND COMPATIBLE WITH PRIMER. ADHESIVE SHALL ALLOW STRIPABILITY WITHOUT DAMAGE TO PRIMED WALL SURFACE.
- B. PRIMER: AS RECOMMENDED BY WALL COVERING MANUFACTURER.

9H–02. INSTALLATION
- A. PRIME WALL SURFACES TO RECEIVE WALL COVERING.
- B. DO NOT OVERLAP WALL–COVERING PANELS.
- C. APPLY ADHESIVE TO WALL FOR INSTALLATION OF FABRIC WALL COVERING, NOT TO WALL COVERING.
- D. TRIM EDEGS TIGHTLY AGAINST ABUTTING MATERIALS, MAINTAINING SMOOTH, EVEN LINE AND TIGHTLY BONDED EDGE, ENLESS OTHERWISE SHOWN ON DETAILS.

10. SPECIALTIES

10A. FIRE EXTINGUISHERS
- A. FIRE EXTINGUISHER AS REQUIRED BY THE STATE AND LOCAL BUILDING AUTHORITIES: 10LBS. DRY CHEMICAL, RATED 4A: 60BC UNLESS OTHERWISE DIRECTED, BAKED ENAMEL FINISH; WITH WALL BRACKET FOR MOUNTING IN MECHANICAL ROOM AND SERVICE AREAS. ACCEPTABLE MANUFACTURERS ARE: J.L. INDUSTRIES, INC., LARSEN'S MANUFACTURING COMPANY, MODERN METAL PRODUCTS, AND POTTER–ROEMER.
- B. EXTINGUISHER CABINETS, WHERE INDICATED ON THE DRAWINGS: FULLY RECESSED TRIMLESS TYPE, SOLID PANEL CABINETS AND LOCATED TO MEET NFPA REQUIREMENTS AT PUBLIC AREAS EQUAL TO J.L. INDUSTRIES, INC., AMBASSADOR SERIES 1015–S21. OTHER ACCEPTABLE MANUFACTURERS SUBJECT TO COMPLIANCE ARE: LARSEN'S MANUFACTURING COMPANY, MODERM METAL PRODUCTS, AND POTTER–ROEMER.

11. EQUIPMENT

- A. REFER TO FIXTURE SCHEDULE FOR EQUIPMENT TO BE INSTALLED UNDER THIS CONTRACT.
- B. COORDINATE ALL MECHANICAL, ELECTRICAL OR PLUMBING TRADES REQUIRED TO COMPLETE INSALLATION OF EQUIPMENT IN FULLY OPERATIONAL CONDITION.
- C. FOLLOW MANUFACTURER'S PRINTED INSTRUCTIONS FOR HANDLING, STORING AND INSTALLING EQUIPMENT.

12. FURNISHINGS

- A. CONTRACTOR IS RESPONSIBLE FOR ASSEMBLY AND PLACEMENT OF FIXTURES AND FURNITURE AS SHOWN ON DRAWINGS AND IN THE FIXTURE SCHEDULE.
- B. COORDINATE ALL MECHANICAL, ELECTRICAL OR PLUMBING TRADES REQURED TO COMPLETE INSTALLATION OF EQUIPMENT IN FULLY OPERATIONAL CONDITION.
- C. REMOVE DEBRIS AND CLEAN ALL FIXTURES AND FURNITURE AFTER INSTALLATION. PROTECT FROM DAMAGE UNTIL TH ESPACE IS TURNED OVER TO THE OWNER.

13. SPECIAL CONSTRUCTION

NONE.

14. CONVEYING SYSTEMS

NONE.

15. MECHANICAL & PLUMBING SYSTEMS

15A. HVAC
- A. ALL DIFFUSERS AND GRILLS IN CEILINGS SHALL BE FACTORY FINISHED WHITE, UNLESS OTHERWISE NOTED.
- B. ALL SIDE–WALL HVAC SUPPLY DIFFUSERS SHALL BE FINISHED TO MATCH THE ADJACENT WALL SURFACE.
- C. ALL EXPOSED–TO–VIEW PORTIONS OF EXTERIOR AND INTERIOR DUCTWORK, AND/OR BAFFLES ABOVE CEILING SHALL BE PAINTED FLAT BLACK.
- D. ALL WALL–APPLIED ITEMS (SUCH AS, BUT NOT NECESSARILY LIMITED TO, THERMOSTATS, FIRE ALARM PULL STATIONS, ALARM ANNUNCIATING DEVICES, WALL HYDRANTS, ETC.) SHALL BE INSTALLED PLUMB, LEVEL, AND IN THE LOCATIONS DESGNATED ON THE DRAWINGS OR CONTRACTOR SHALL OBTAIN CLARIFICATION INFORMATION FROM THE ARCHITECT PRIOR TO INSTALLING SUCH ITEMS.

16. ELECTRICAL

- A. ALL WALL–APPLIED ITEMS (SUCH AS, BUT NOT NECESSARILY LIMITED TO, SWITCHES, OUTLET, ELECTRICAL PANELS, ETC.) SHALL BE INSTALLED PLUMB, LEVEL, AND IN THE LOCATIONS DESIGNATED ON THE DRAWINGS OR CONTRACTOR SHALL OBTAIN CLARIFICATION INFORMATION FROM THE ARCHITECT PRIOR TO INSTALLING SUCH ITEMS.
- B. CONTRACTOR SHALL SUBMIT FULL–SCALE DETAILS FOR PROPOSED MOUNTING OF ALL SWITCH AND DIMMER GANGS HAVING MORE THAN FOUR UNITS AND/OR OVER TWENTY SQUARE INCHES IN EXPOSED–TO–VIEW SIZE AREA TO THE ARCHITECT FOR REVIEW AND APPROVAL ACTION.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

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DRAWING DATES
11/15/21 90% CD'S

SHEET TITLE

GENERAL NOTES

T-3

SITE PLAN KEYNOTES

1. (E) LEASE AREA; SEE SHEET A-1.
2. (E) PROPERTY LINE
3. (E) PARKING LOT.

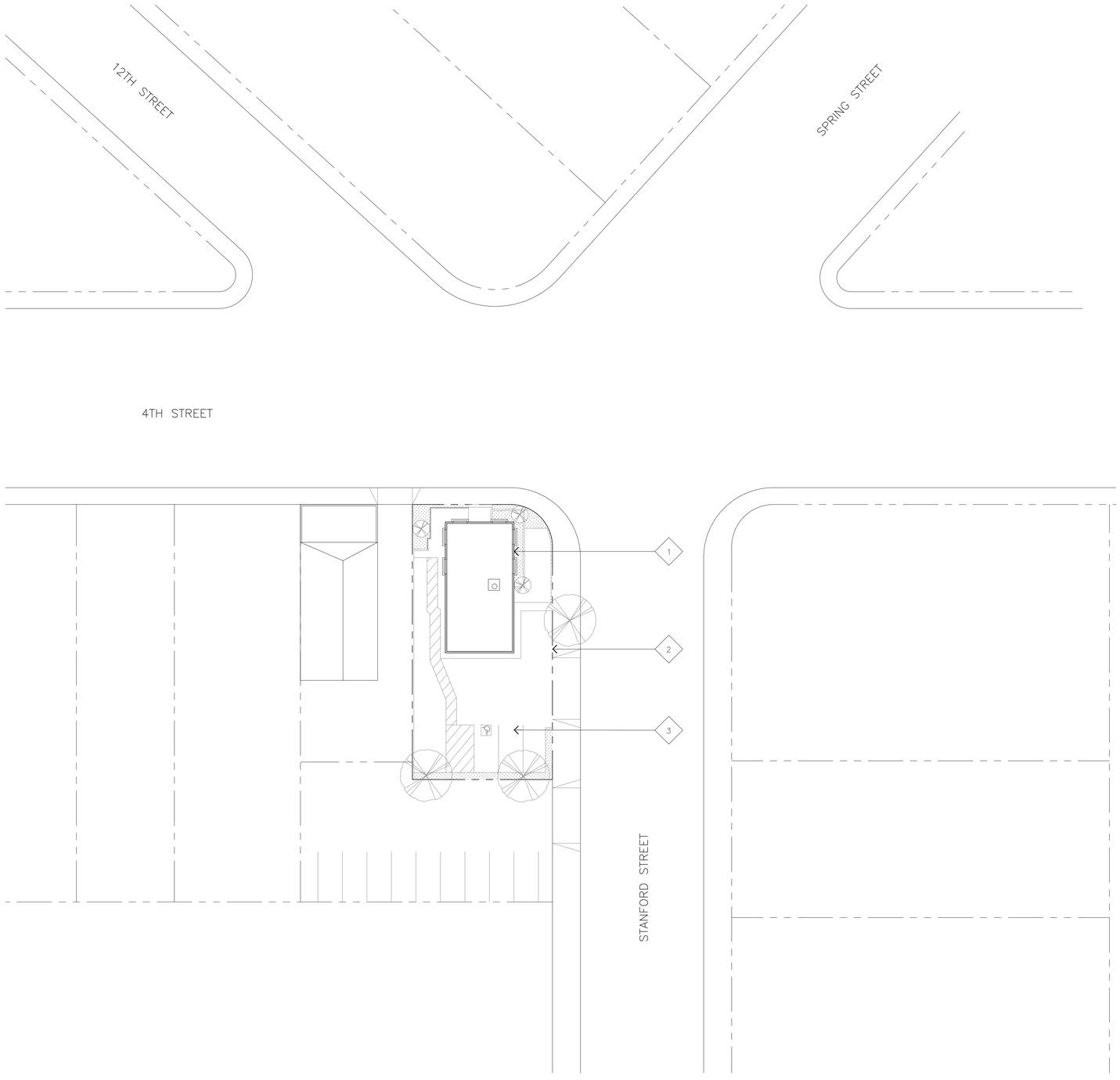
SITE PLAN LEGEND

(E) TREE OR SHRUB.

(E) GRASS OR EARTH.

(E) RAILROAD TRACKS.

(E) PUBLIC UTILITY EASEMENT.



PARKING ANALYSIS

FLORA TERRA:

DISPENSARY (RETAIL)		1,181 SQ. FT.		
REQUIRED PARKING:	1 STALL/PER	250 SQ. FT.	=	5 STALLS

TOTAL PARKING REQUIRED: = 5 STALLS

PARKING PROVIDED:

STANDARD	=	4 STALLS
COMPACT	=	0 STALL
ACCESSIBLE	=	0 STALL
VAN ACCESSIBLE	=	1 STALL

TOTAL PARKING PROVIDED: = 5 STALLS

SITE PLAN

11X17 SCALE: 1"=40'
24X36 SCALE: 1"=20'

0 10' 20' 40'

1

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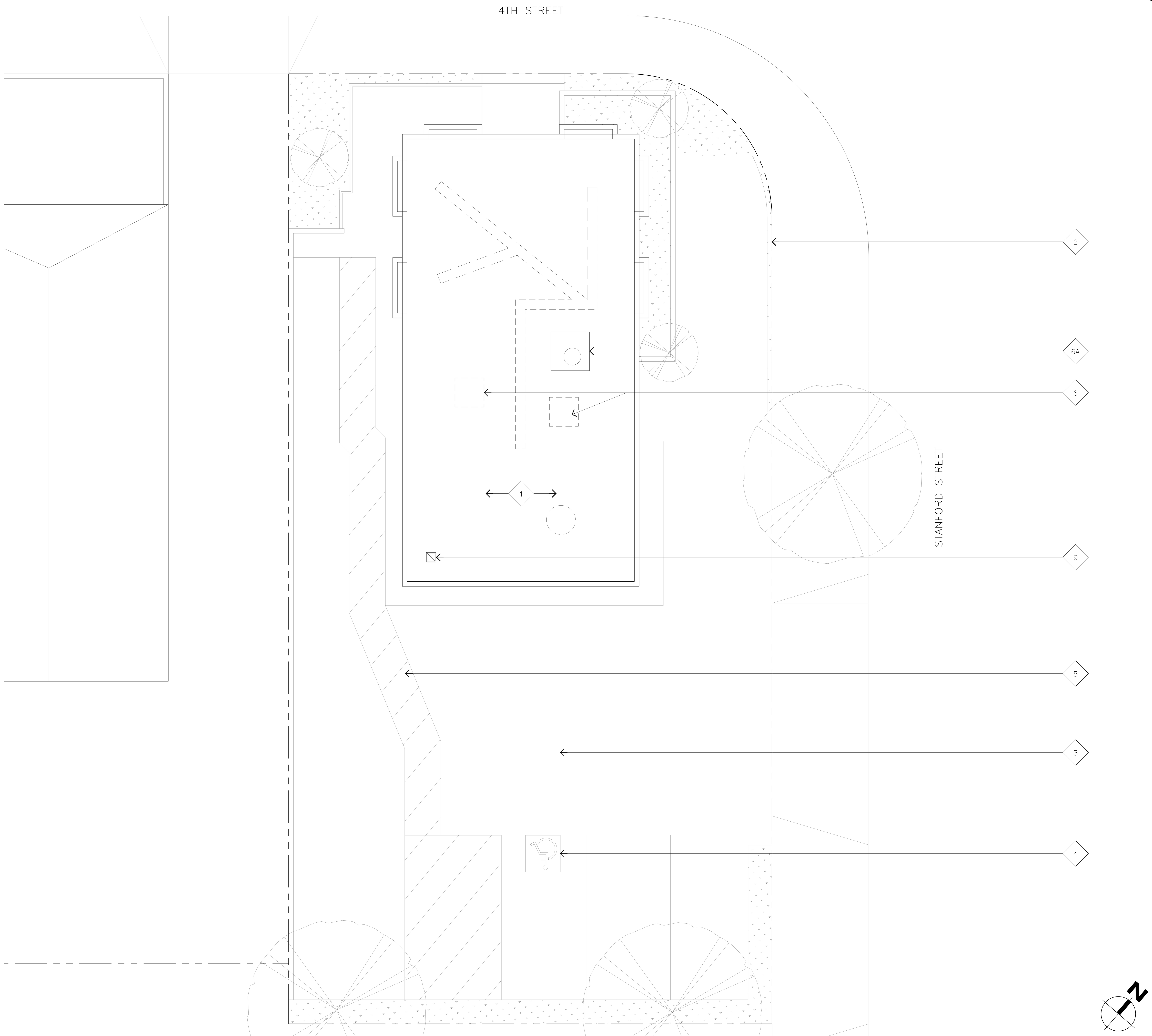
SHEET TITLE

SITE PLAN

A-0

ENLARGED SITE PLAN KEYNOTES

1. (E) LEASE AREA; SEE SHEET A-1.1.
2. (E) PROPERTY LINE
3. (E) PARKING LOT.
4. (E) (1) ACCESSIBLE VAN PER CBC 1109A.8.6 AND CBC 11B-208.2.4 PARKING STALL WITH ACCESSIBLE SEE DETAILS 1/A-3 AND 2/A-3.
5. (E) ACCESSIBLE PATH STRIPING.
6. (E) MECHANICAL EQUIPMENT TO BE REMOVED.
6A. (E) MECHANICAL EQUIPMENT TO BE REVIEWED; SEE MECHANICAL PLANS.
7. (E) PATH OF TRAVEL.
8. (E) ROOFING TO BE REVIEWED FOR OPERATIONAL STATUS. PATCH AND REPAIR AS REQUIRED TO CREATE 5 YEAR MIN. ROOF.
9. (N) TOILET ROOM EXHAUST FAN; SEE MECHANICAL PLANS.



ENLARGED SITE PLAN

11x17 SCALE: 3/32"=1'-0"
24x36 SCALE: 3/16"=1'-0"
0 3' 6' 12'

1

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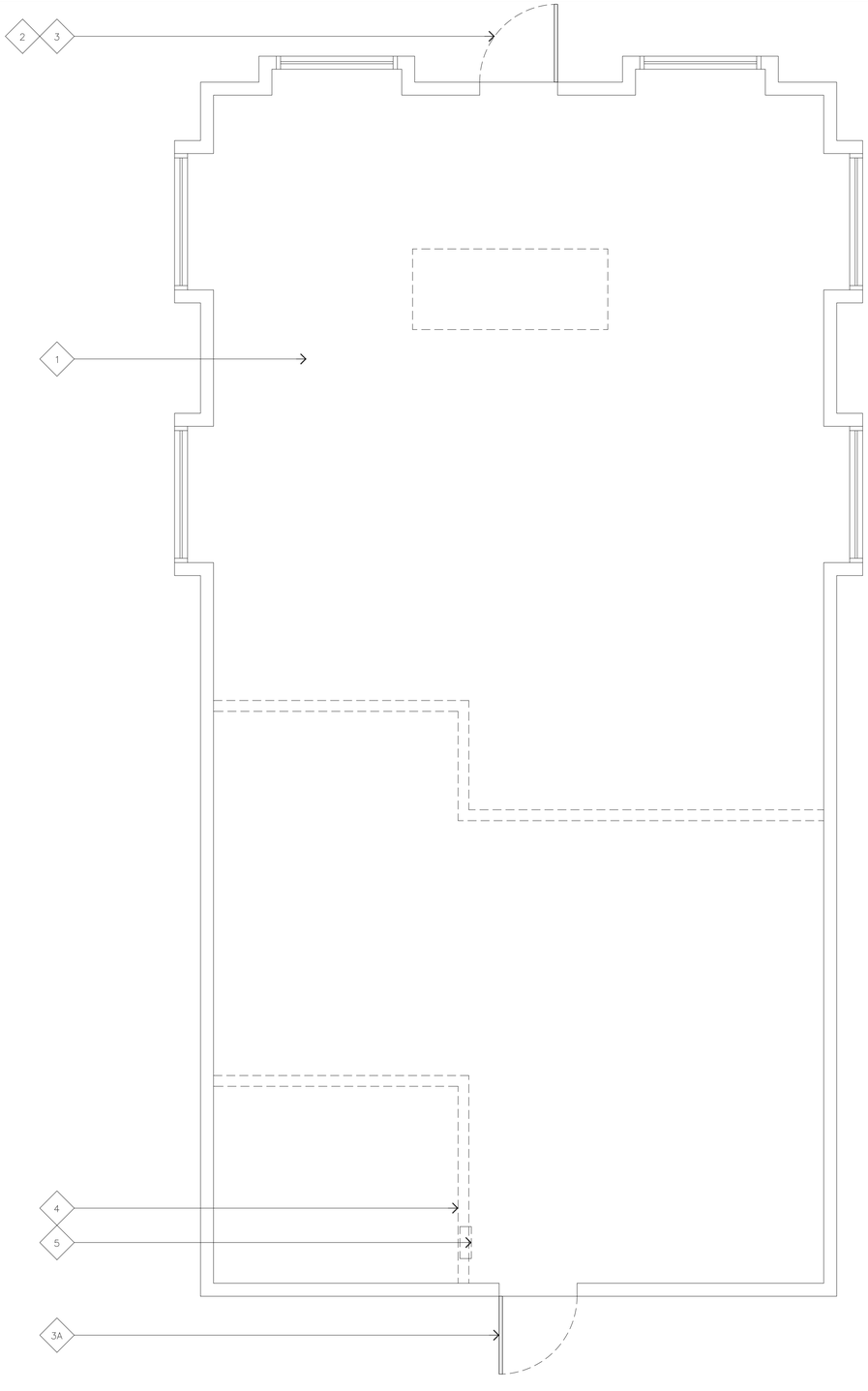
ENLARGED SITE PLAN

A-1

EXISTING FLOOR PLAN KEYNOTES

1. (E) CONCRETE FLOOR, PATCH & REPAIR AS REQUIRED FOR FINISH USE.
2. (E) STORE FRONT.
3. (E) FRONT ACCESS DOOR.
3A. (E) BACK ACCESS DOOR.
4. (E) WALLS, DOORS, AND CEILINGS TO BE REMOVED.
5. (E) ELECTRICAL PANEL TO BE REMOVED & UPGRADED AS REQUIRED.



EXISTING FLOOR PLAN

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

0 1' 2' 3' 6'

1

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

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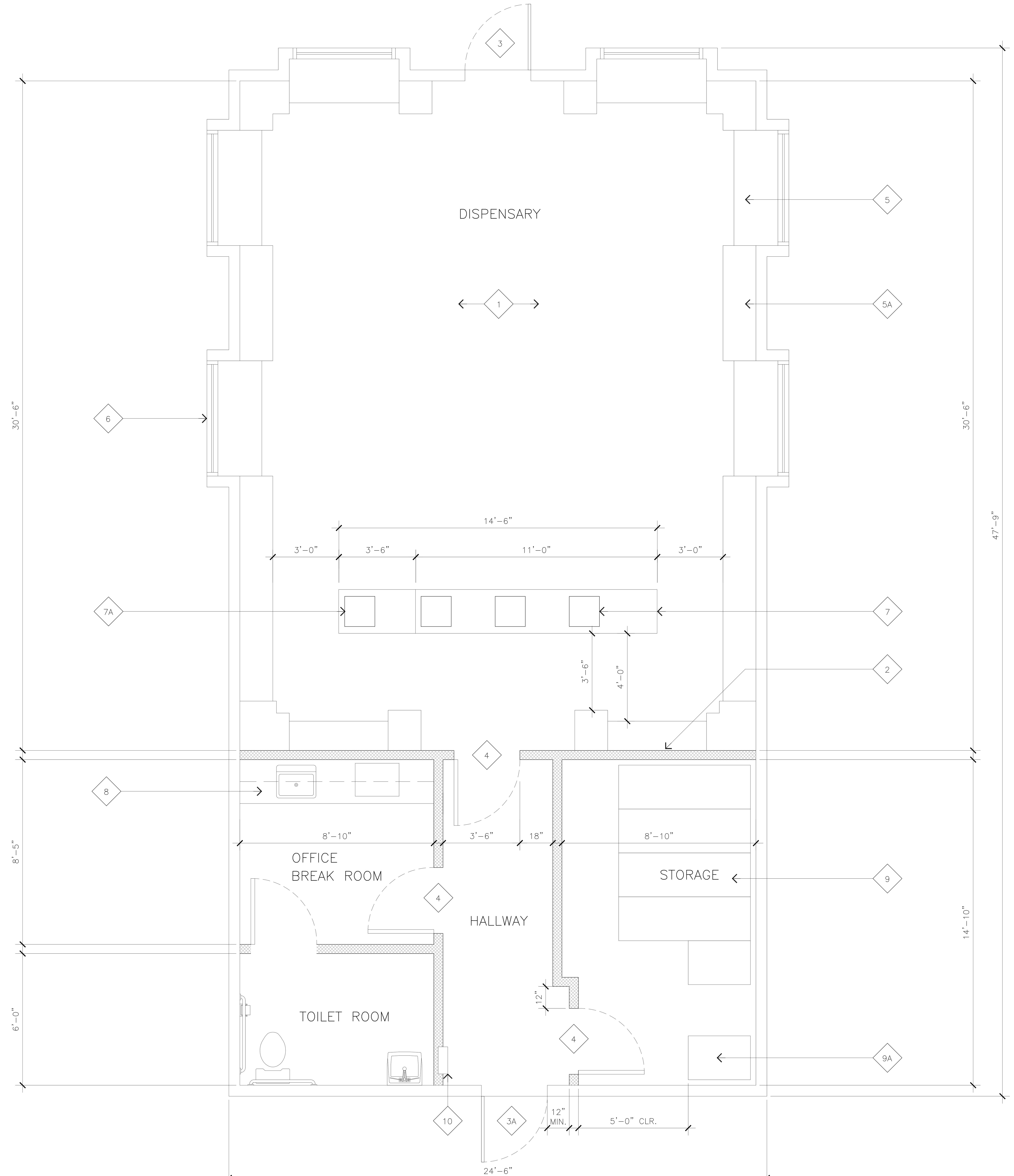
EXISTING FLOOR PLAN

A-1.1

FLOOR PLAN KEYNOTES

1	PROPOSED EXISTING CONCRETE FLOOR SANDED AND POLISH FILL ALL CRACKS AND PREPARE FOR FINISH AND POLISH.
2	PROPOSED PARTITION WALL, SEE DETAIL 1/A-3.
3	(E) FRONT ACCESS DOOR.
3A	(E) BACK ACCESS DOOR.
4	PROPOSED 3'-0" X 8'-0" WESTERN INTEGRATED TEMPERED GLASS DOOR, HARDWARE TO BE LEVER STYLE WITH (4) HINGES AND NO CLOSERS. DOOR FRAME TO BE WESTERN INTEGRATED ALL FINISHES TO BE VERIFIED BY OWNER; SEE DETAIL 1/A-4.
5	PROPOSED +36" DISPLAY CABINETS; SEE INTERIOR ELEVATIONS SHEET A-2.
5A	PROPOSED +96" DISPLAY CABINETS; SEE INTERIOR ELEVATIONS SHEET A-2.
6	(E) WINDOW TO BE REPAIRED IF NEEDED.
7	PROPOSED DISPLAY CABINET WITH REGISTERS; TOP OF COUNTER AT 36"; SEE INTERIOR ELEVATIONS SHEET A-2.
7A	PROPOSED ADA COMPLIANT DISPLAY CABINET WITH REGISTERS; TOP OF COUNTER AT 30"; SEE INTERIOR ELEVATIONS SHEET A-2.
8	PROPOSED KITCHEN COUNTER, CABINETS, MICROWAVE & KITCHEN SINK; SEE INTERIOR ELEVATION SHEET A-2.
9	PROPOSED STORAGE RACKS; PROVIDED BY OWNER.
9A	EXISTING SAFE; PROVIDED BY OWNER.
10	PROPOSED ELECTRICAL PANEL; SEE ELECTRICAL PLANS.



USES

DISPENSARY	801 SF
OFFICE/BREAK ROOM	84 SF
STORAGE	144 SF
TOILET ROOM	64 SF
HALLWAY	88 SF
TOTAL SQUARE FOOTAGE	1,181 SF

FLOOR PLAN

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

0 1' 2' 3' 6'

1

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SHEET TITLE

FLOOR PLAN

A-1.2

REFLECTED PLAN CEILING KEYNOTES

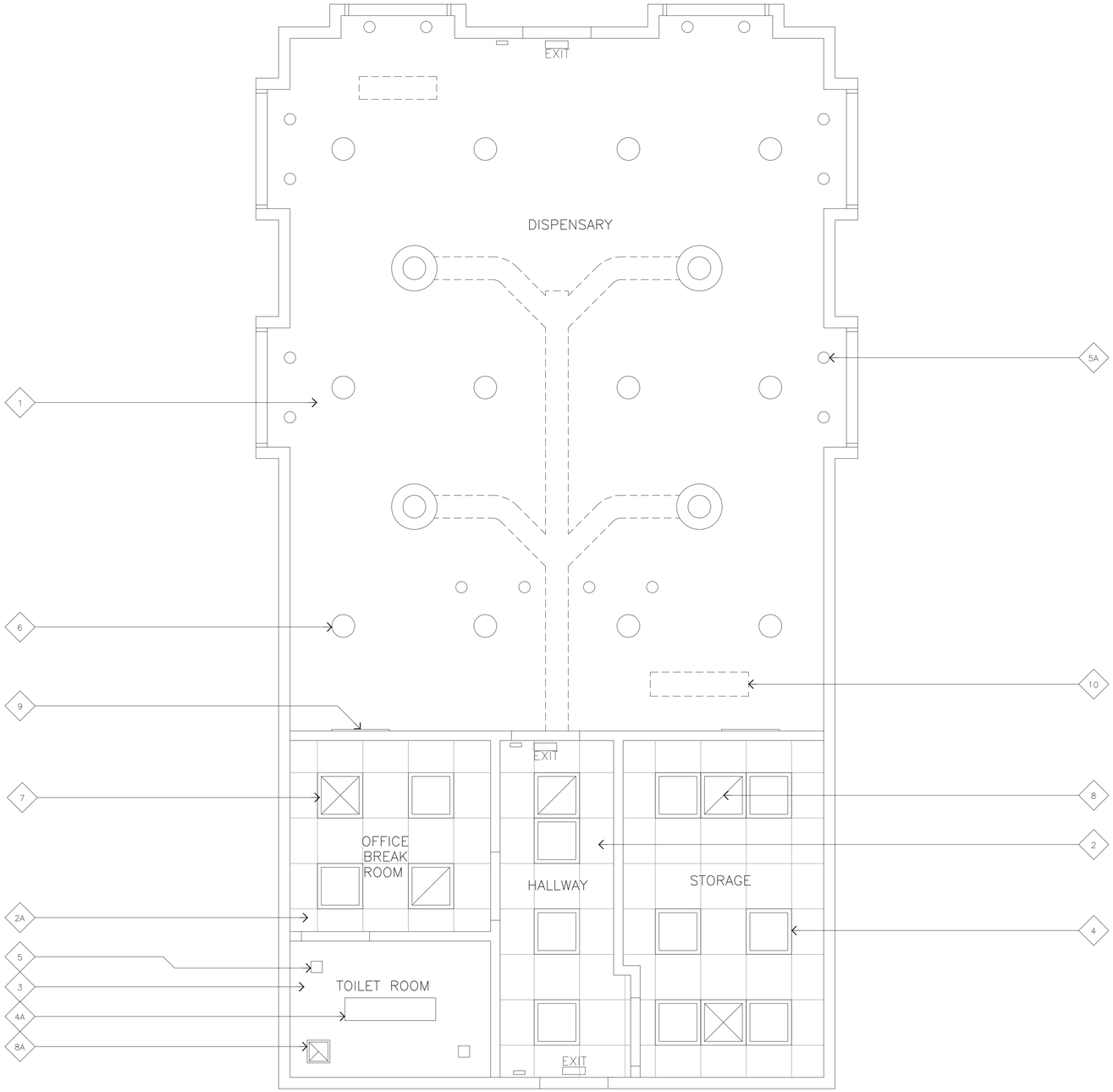
1. (N) EXPOSED CEILING PAINTED WHITE. GC TO CLEAN UP. INSTALL INSULATION AND FOIL.
2. (N) 2'X2' SUSPENDED CEILING AT 10'-0" A.F.F.
2A. (N) 2'X2' SUSPENDED CEILING AT 9'-0" A.F.F.
3. (N) DRYWALL CEILING AT 9'-0" A.F.F.
4. (N) 2'X2' LIGHT FIXTURES.
4A. (N) 1'X4' RECESSED LIGHT FIXTURES; SEE ELECTRICAL PLAN.
5. (N) 6"X6" RECESSED LED LIGHT FIXTURES WITH TRIM KIT.
5A. (N) PENDANT ACCENT LIGHT FIXTURES.
6. (N) PENDANTS LIGHT FIXTURES BOTTOM OF FIXTURE AT 9'-0" A.F.F.
7. (N) 2'x2' SUPPLY AIR GRILL, TYP; SEE MECHANICAL PLANS.
8. (N) 2'x2' RETURN AIR GRILL, TYP; SEE MECHANICAL PLANS.
8A. (N) 1'x1' EXHAUST VENT, TYP; SEE MECHANICAL PLANS.
9. (N) RETURN AIR GRILL, TYP; SEE MECHANICAL PLANS.
10. (N) AIR SCRUBBERS; SEE SHEET A-2.

LEGEND

(N) 2'x2' SUPPLY AIR GRILL, TYP; SEE MECHANICAL PLANS.

(N) 2'x2' RETURN AIR GRILL, TYP; SEE MECHANICAL PLANS.

(N) 1'x1' EXHAUST VENT, TYP; SEE MECHANICAL PLANS.



N

REFLECTED CEILING PLAN

11x17 SCALE: 3/16"=1'-0"
24x36 SCALE: 3/8"=1'-0"

0 1' 2' 3' 6'

1

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11/15/21 90% CD'S

SHEET TITLE

REFLECTED CEILING PLAN

A-1.3

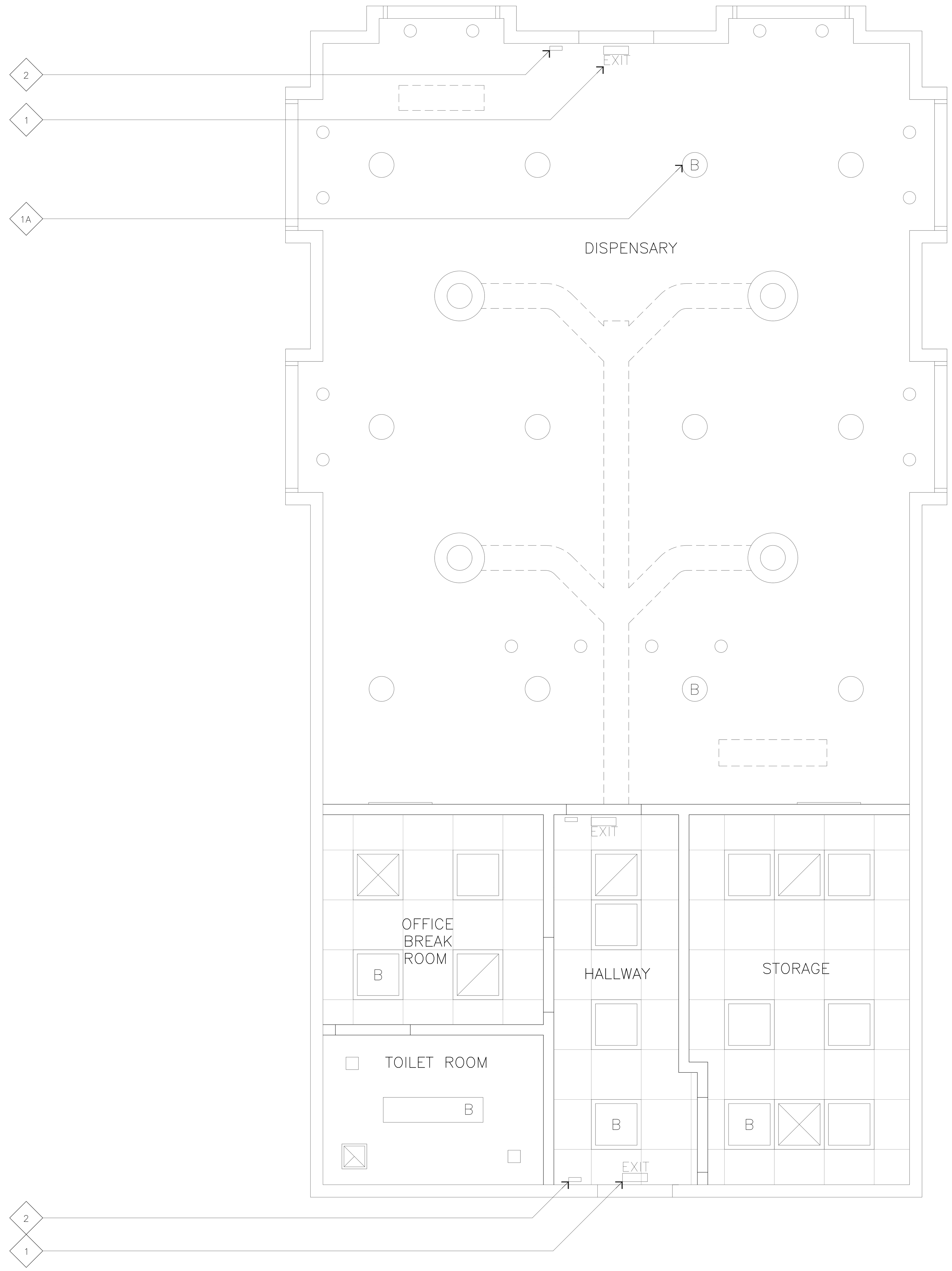
KEYNOTES

1 — (N) WALL MOUNTED EXIT LIGHT, ABOVE DOOR WITH EMERGENCY LIGHTS.

1A — (N) EMERGENCY LIGHTS.

2 — (N) TACTILE EXIT SIGN.

1. TACTILE CHARACTERS ON SIGN SHALL BE LOCATED 48", MEASURED TO THE BASE LINE ON THE LOWEST BRAILLE CELLS, ABOVE FINISH LINE OF THE HIGHEST LINE OF RAISED CHARACTERS.
2. WHERE A TACTILE IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONG THE DOOR AT THE LATCH SIDE, TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE FINISH FLOOR, MEASURED FROM THE BASE LINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS. (11B–703.4) (FIGURE 11B–703.4.1).



EXIT PLAN

11x17 SCALE: 3/16"=1'–0"
24x36 SCALE: 3/8"=1'–0"

0 1' 2' 3' 6'

1

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

LICENSED ARCHITECT
C-20876
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

11/15/21 90% CD'S

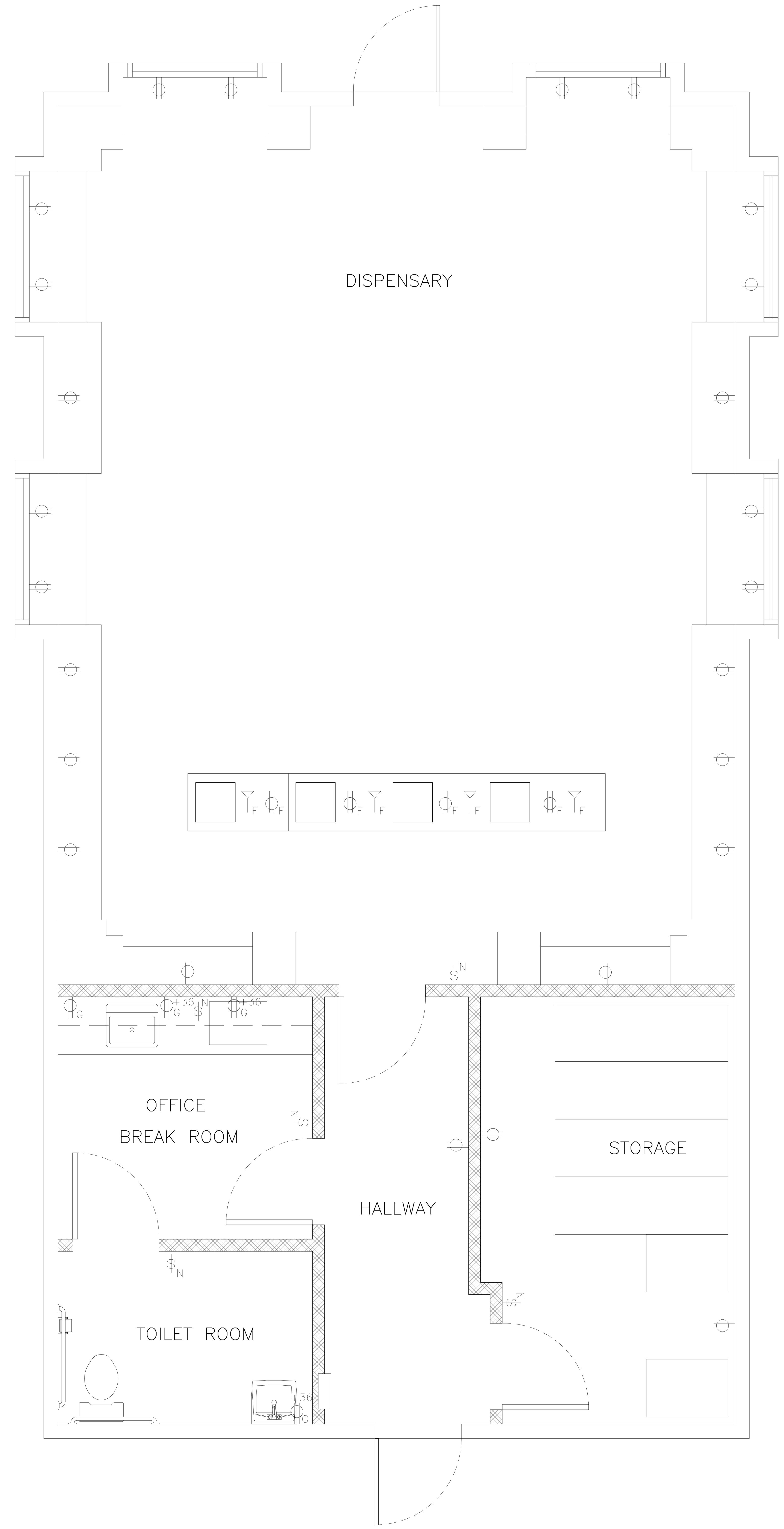
SHEET TITLE

EXIT PLAN

A-1.4

ELECTRICAL SYMBOL LEGEND

	(N) DUPLEX OUTLET @ 18" U.N.O.
	(N) DUPLEX OUTLET @ 18" U.N.O.
G	(N) GFI OUTLET @ 18" U.N.O.
$_E	(E) LIGHT SWITCH.
$_N	(N) LIGHT SWITCH.
$_RL	(RL) RELOCATED LIGHT SWITCH.
E	(E) RECESSED LIGHT.
N	(N) RECESSED LIGHT.
	(N) DATA OUTLET @ 18" UNO.
F	(N) DATA OUTLET IN FLOOR.



POWER & SIGNAL PLAN

11x17 SCALE: 3/16"=1'-0"	0 1' 2' 3' 6'
24x36 SCALE: 3/8"=1'-0"	

1

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DRAWING DATES

11/15/21 90% CD'S

SHEET TITLE

POWER & SIGNAL PLAN

A-1.5

Home › Filters › Can-Filter 75 Without Flange 600 CFM

Can-Filter 75 Without Flange 600 CFM

SKU: 700629

At a Glance

Each Original Can-Filter uses our thickest granular-carbon packed-bed design to deliver the best performing Can-Filter on the market. Even with the industry's thickest 2.5 in carbon bed, the Can Original maintains minimal pressure drops. This hefty granular carbon bed effectively makes the Can Original a massive sponge, soaking up VOCs and capable of holding massive amounts of contaminant. The Original Can-Filter® is designed for the control of VOCs (paint fumes, hydrocarbons, etc.), odors, and other gaseous contaminants. Rated at a conservative 0.1 sec contact time, the Original Can-Filter® provides excellent value and confidence.

Details

- Low pressure drop even on smaller sizes
- Granular carbon delivers the cleanest filter available
- 2.5" Carbon bed, thickest in industry
- Flange comes seperate to fit a wide range of fans and applications

CAN-FILTER FILTERS

TECHNICAL DATA RECOMMENDED FANS

Max Exhaust CFM: 600CFM / 1000 m³h @ 0.1 sec contact time

Max Recirculating (Scrubbing) CFM: 1200 CFM / 2000 m³h

Recommended Min Airflow: 300 CFM / 500 m³h

Prefilter: Yes

Flange: 6", 8", 10", 12"

Dimensions: (with pre-filter)

Outside Diameter: 42cm / 16.5"

Height: 75cm / 29.5"

Carbon Bed Depth: 6.5cm / 2.56"

Max Operating Temp: 80ºC

Pressure drop at max CFM: 180pa/ .75"wg

FAN Watts Consumed Filtered Air CFM

- Max-Fan 8" 162 Watts 550 CFM
- Can-Fan 8" HO 280 Watts 550 CFM
- Can-Fan 8" 130 Watts 407 CFM
- Can-Fan 6" HO 136 Watts 338 CFM

Call us:
(888) 478-6544

Fax:
(888) 478-6555

contact@canfilters.com

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1/20/22, 10:32 AM Can-Filter 75 Without Flange 600 CFM | Can-Filters

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Home › Fans › Can-Fan Q-Max 8" 785 CFM

Can-Fan Q-Max 8″ 785 CFM

SKU: 736751

Unrivaled airflow and whisper quiet operation.

At a Glance

Q-Max™ Pro Series Fans are a quiet line of fans that feature the familiar Max-Fan™ and Max-Fan™ Pro Series motors integrated with an acoustic foam liner in a muffler for maximum sound absorption. Unlike using most aftermarket mufflers, this integrated design muffles both the fan's intake and exhaust while also encapsulating the motor results in unrivaled airflow and whisper quiet operation. Q-Max™ fans also utilize built-in hang tabs for additional isolation and easy installation. Some models include a built-in 3 speed selector.

Details

- ETL Commercial/Industrial-rated
- Fan built inside muffler with acoustic foam insulation
- Muffles both intake and exhaust, does the job of 2 mufflers in much less space
- Built-in hang tabs to isolate vibrations
- Optimized mixed flow is extremely energy efficient
- Lower operational cost than traditional centrifugal fans
- 5-year warranty
- Available in sizes 6" – 12"

FANS Q-MAX FANS

TECHNICAL DATA RECOMMENDED FILTERS

CFM: 785 at 0wg"

RPM: 3288"

Max Watts: 186"

Amps: 1.58"

Weight: 16.9 lbs.

Length: 26.7"

Max. Height: 10.2"

Blade Design: Mixed Flow

Housing: Galvanized

Inlet/Outlet: 8"

- Can 100
- Can 125

Recirculating:

- Can-Lite 8×25
- Can 66
- Can 50
- Can-Lite 8×40 (speed 2, 3)
- Can 75 (speed 3)

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FLORA TERRA

MOTIVE

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

LICENSED ARCHITECT Lindsey Rose Gray C-20876 02/28/2023 RENEWAL DATE STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

11/15/21 90% CD'S

SHEET TITLE

CAN–FILTER SPECIFICATIONS

A-2

I, Jason Vander Veen, am a licensed Mechanical Engineer in the State of California. I am designing the Mechanical and HVAC systems, including the Carbon Filtration System, for Sonoma CHO dba Flora Terra at 1226 4th Street. I previously designed the odor mitigation plan for their other licensed location at 1825 Empire Industrial Court in Santa Rosa. Below is the odor mitigation plan for this project.

Odor Control- Engineering Controls

The proposed project at 1226 4th Street in Santa Rosa, CA, will comply with all of the City of Santa Rosa's odor mitigation standards set forth in Zoning Code Chapters 20-46. Carbon filtration is the industry standard method for removing cannabis related odors from exhaust system airstreams. Flora Terra will have a professionally installed carbon filtration system using carbon filter canisters on their exhaust and recirculation systems in the following areas: Retail space, and storage space. In addition to having carbon filtration in all areas where cannabis odors will or may be present, Flora Terra will also use carbon filtration throughout common space areas throughout the rest of the building. Carbon filtration works by using activated carbon to remove contaminants and impurities from the air through chemical absorption. These filters are designed to control odors from volatile organic compounds and are the gold standard in the cannabis industry for odor control. Flora Terra will have their carbon filtration system properly sized by Mechanical Engineer Jason Vander Veen and maintained by the Owner per manufacturer specifications.

Odor Control- Administrative Controls

Flora Terra is committed to being a good neighbor and an industry leader in all aspects of the Cannabis Industry with emphasis in Carbon Filtration to ensure there is no odor nuisance present. Flora Terra believes in being a good neighbor and business in the community, and this means having zero impact on the surrounding areas. Utilizing industry-standard carbon filtration systems (described above) will ensure that there will be no cannabis odors detectable outside the facility, avoiding any impact on neighbors. The Owner will be given hands-on instruction regarding manufacturer's specifications for the carbon filtration system and will strictly adhere to those specifications, including with respect to periodic replacement of the carbon filters. This will ensure that the filters are always mitigating the cannabis odors to the fullest capacity possible. The Owner will maintain a schedule and keep electronic records of maintenance performed on the carbon filtration system. The Owner will train additional team members on maintenance and proper record keeping to ensure peak performance for the carbon filtration system. In addition, the Owner will train all other team members on effective odor mitigation practices such as: not leaving doors open for extended periods of time, keeping all doors closed when inside working spaces, keeping windows secure, conducting deliveries in in a timely manner, and keeping all finished, packaged cannabis products sealed (as required under applicable laws).

Jason Vander Veen
Mechanical Engineer
07/02/21

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MOTIVE
17260 Newhope Street
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11/15/21 90% CD'S

SHEET TITLE

ODOR CONTROL FORM

A-2.1

INTERIOR ELEVATION KEYNOTES

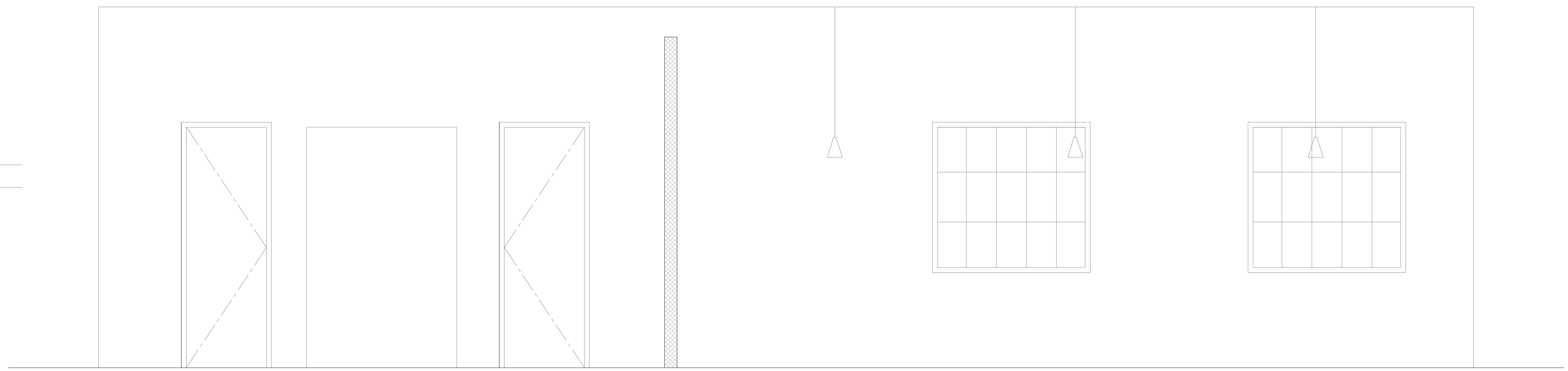
1 (E) WINDOWS TO REMAIN

2 (N) INTERIOR DOORS

SUSPENDED CEILING.
ELEV. 09.00 A.G.L. (TBD)

TOP OF DOOR.
ELEV. 08.00 A.G.L. (TBD)

(E) GRADE.
ELEV. 00.00 A.G.L.



WEST INTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"

0 2' 4' 8'

2

INTERIOR ELEVATION KEYNOTES

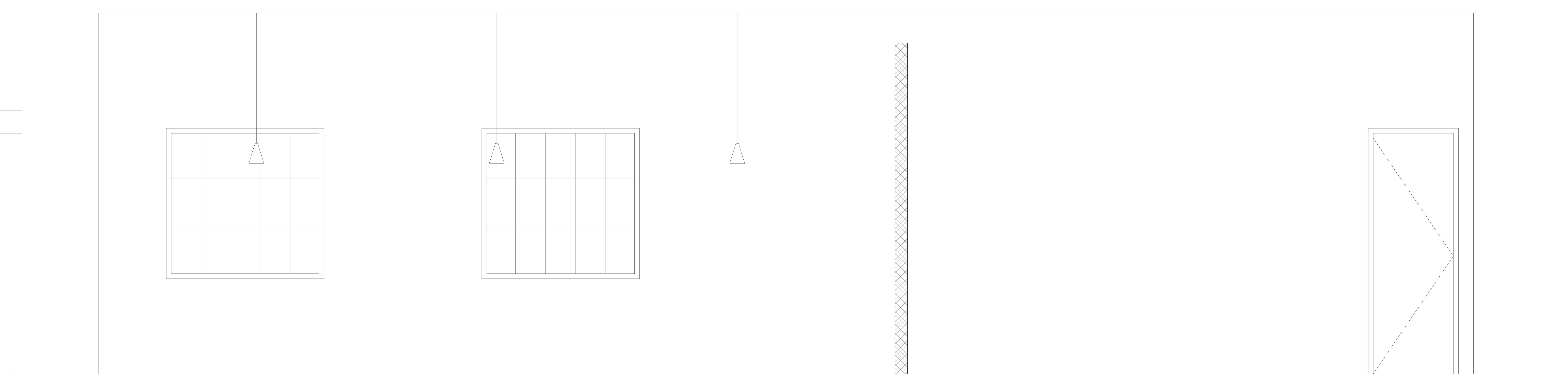
1 (E) WINDOWS TO REMAIN

2 (N) INTERIOR DOORS

SUSPENDED CEILING.
ELEV. 00.00 A.G.L. (TBD)

TOP OF DOOR.
ELEV. 08.00 A.G.L. (TBD)

(E) GRADE.
ELEV. 00.00 A.G.L.



EAST INTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"

0 2' 4' 8'

1

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SHEET TITLE

INTERIOR ELEVATIONS

A-3

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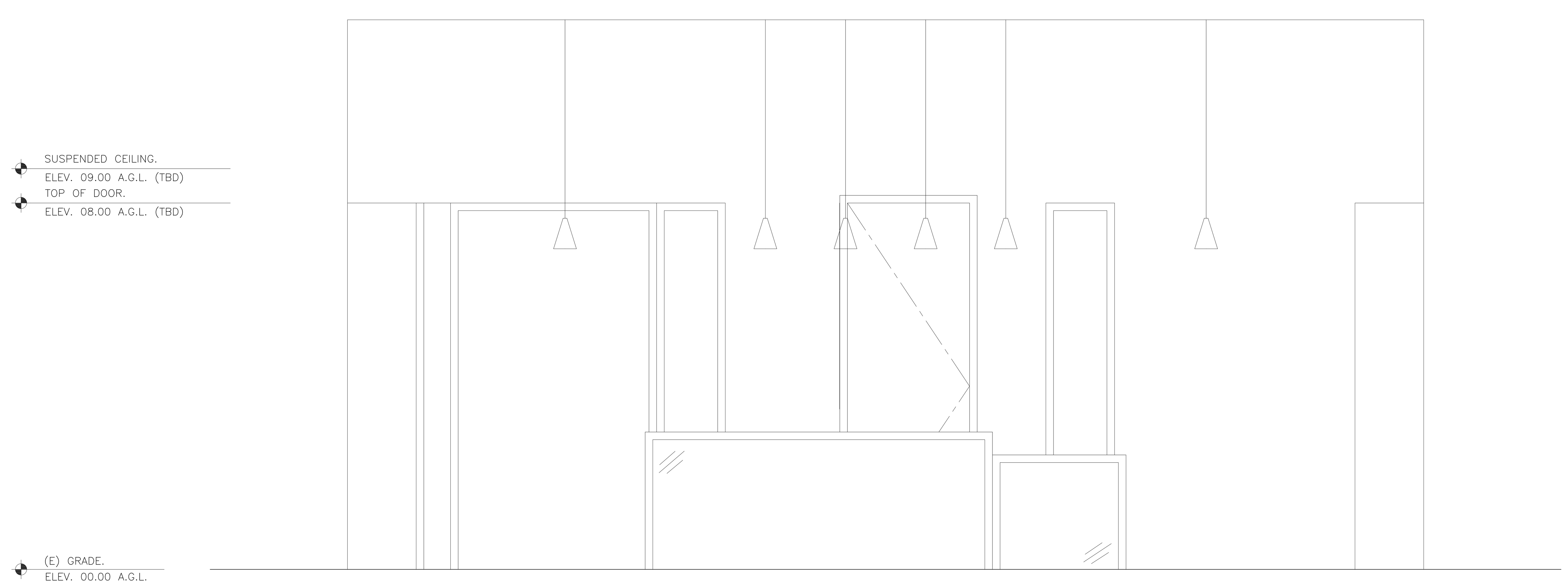
INTERIOR ELEVATIONS

A-3.1

INTERIOR ELEVATION KEYNOTES

1 (E) WINDOWS TO REMAIN

2 (N) INTERIOR DOORS



SOUTH INTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"

24x36 SCALE: 1/4"=1'-0"

0 2' 4' 8'

1

ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR

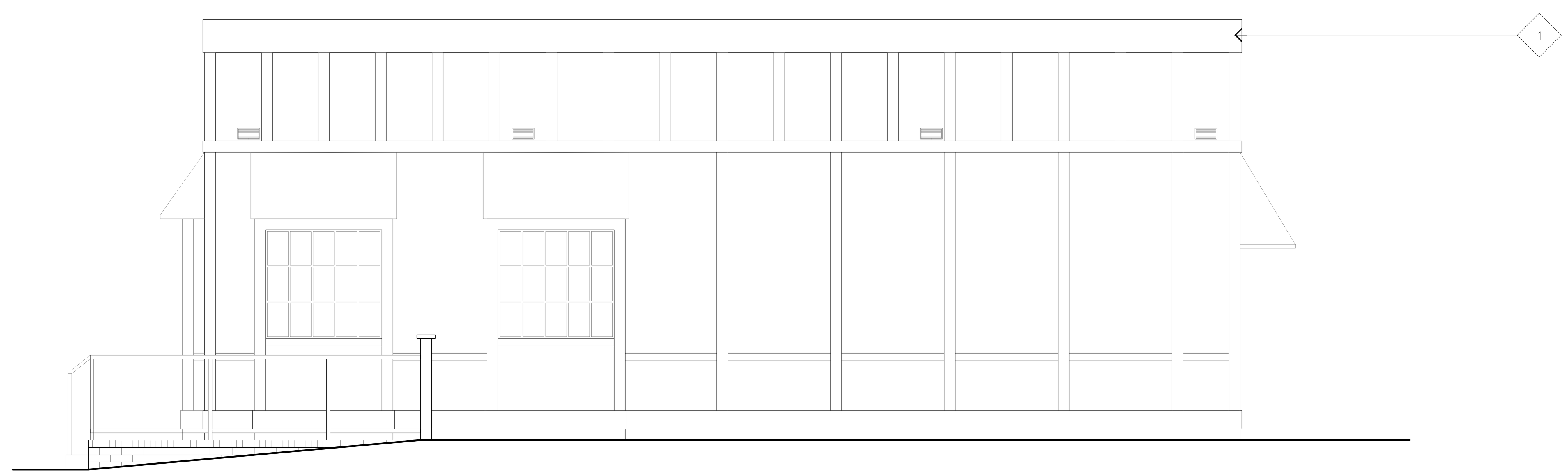
NORTH EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"
0 2' 4' 8'

2

ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



WEST EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"
0 2' 4' 8'

1

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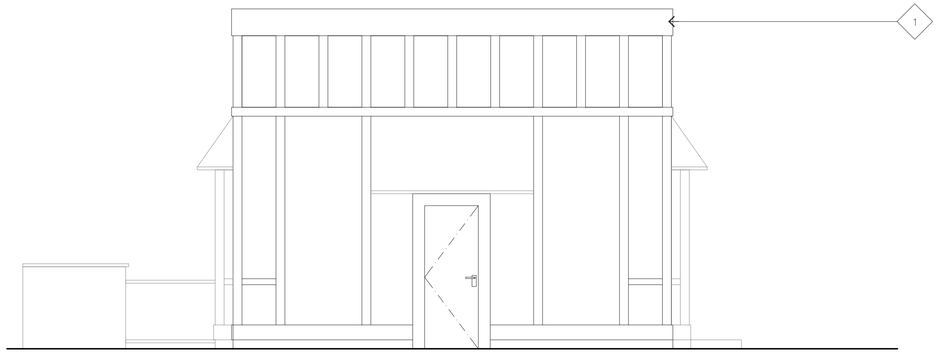
SHEET TITLE

EXTERIOR ELEVATIONS

A-4

ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR



SOUTH EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"

0 2' 4' 8'

2

ELEVATION KEYNOTES

1 (E) BUILDING EXTERIOR

EAST EXTERIOR ELEVATION

11x17 SCALE: 1/8"=1'-0"
24x36 SCALE: 1/4"=1'-0"

0 2' 4' 8'

1

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MOTIVE

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Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

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1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

11/15/21 90% CD'S

SHEET TITLE

EXTERIOR ELEVATIONS

A-4.1

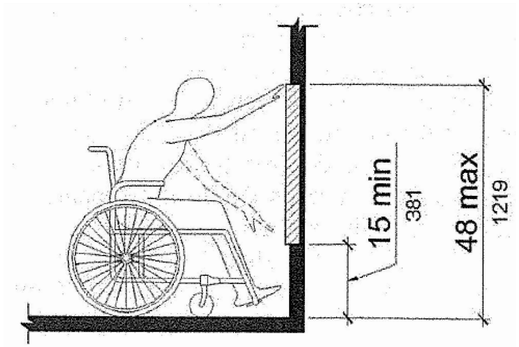
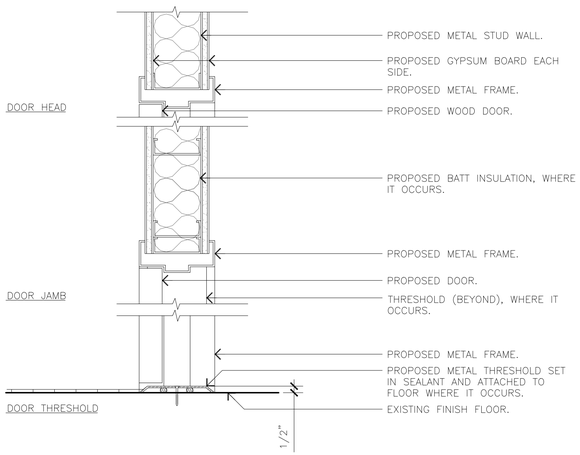
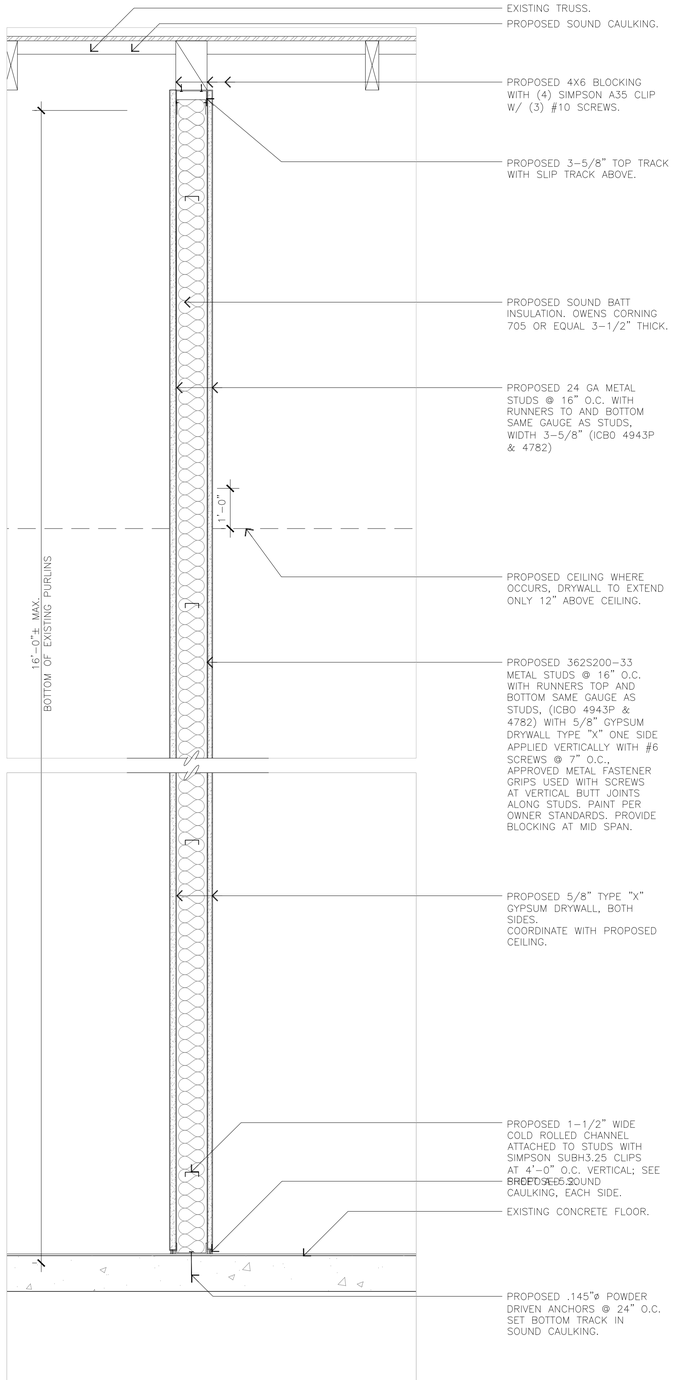


FIGURE *11B*-308.2.1
UNOBSTRUCTED FORWARD REACH

UNOBSTRUCTED FORWARD REACH | SCALE: N.T.S. | 4



DOOR FRAME ASSEMBLY | SCALE: N.T.S. | 2



DEMISING WALL SECTION | SCALE: N.T.S. | 1

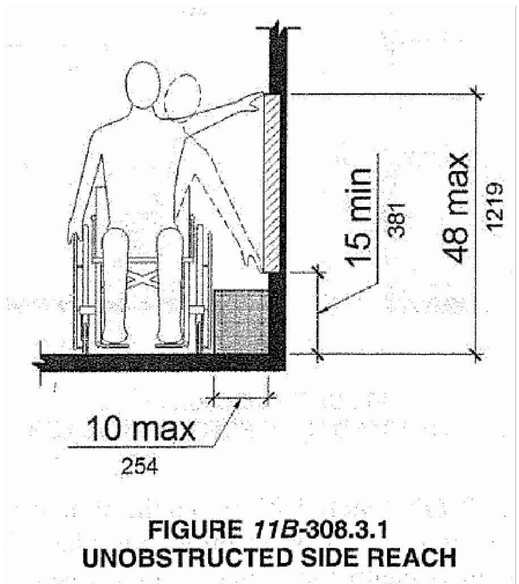
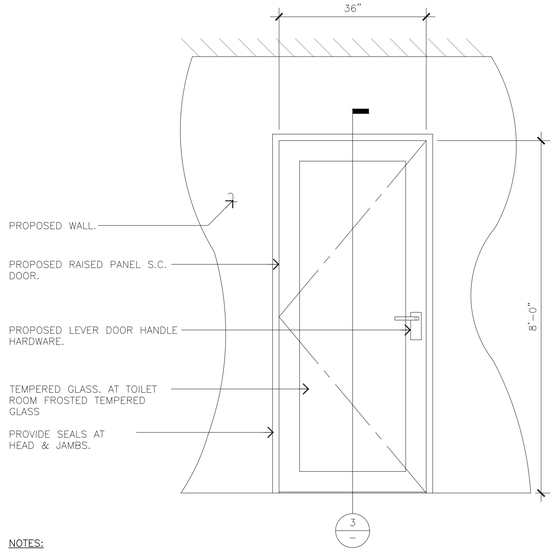


FIGURE *11B*-308.3.1
UNOBSTRUCTED SIDE REACH

UNOBSTRUCTED SIDE REACH | SCALE: N.T.S. | 3



NOTES:

1. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
2. INSTALL TIMELY FRAME WITH TA-23 CASING OR MATCH EXISTING.
3. PROVIDE SEALS AT HEAD & JAMBS.

DOOR DETAIL | SCALE: N.T.S. | 1

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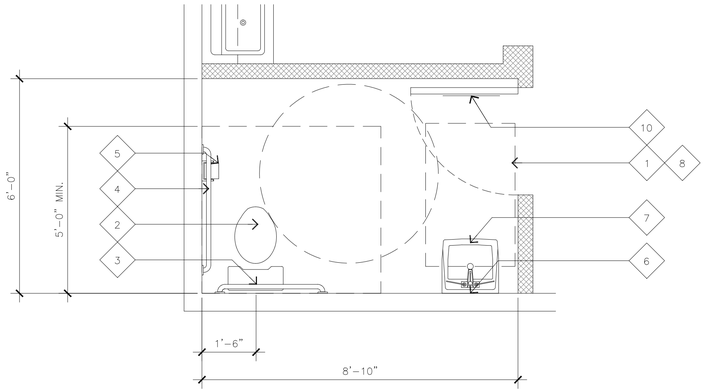
11/15/21 90% CD'S

SHEET TITLE

DETAILS

A-5



KEYNOTES

1. (N) ACCESSIBLE TOILET ROOM; SEE GENERAL NOTES C2, C3, D1 & D2.
2. (N) ACCESSIBLE TOILET. VERIFY 18" CENTERED OFF SIDE WALL. IF NOT, SHIFT AS REQUIRED.
3. (N) 36" LONG GRAB BAR; SEE GENERAL NOTES E1 THRU E6.
4. (N) 42" LONG GRAB BAR; SEE GENERAL NOTES E1 THRU E6.
5. (N) TOILET PAPER HOLDER. CONFIRM HOLDER TO MEET DETAILS BELOW.
6. (N) 1/4" POLISH PLATE MIRROR SET IN METAL FRAME; SEE GENERAL NOTES D12. LOWER SO BOTTOM OF REFLECTIVE SURFACE IS AT MAX 40" A.F.F.
7. (N) ACCESSIBLE SINK. LOWER SO TOP OF SINK AT MAX 34" A.F.F
8. (N) FLOORING.
9. (N) WALL COVERING ABOVE.
10. (N) DOOR SIGNAGE TO COMPLY WITH GENERAL NOTES B4 THRU B6.

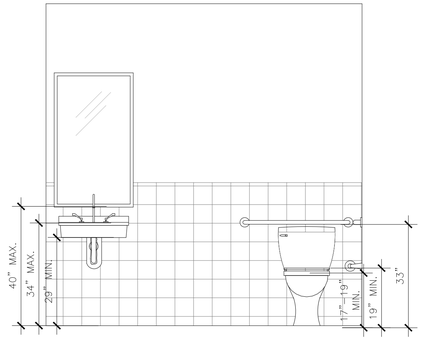
GENERAL NOTES

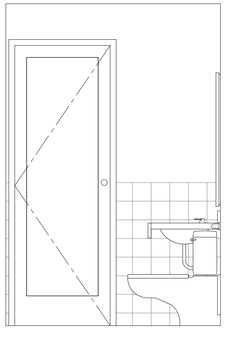
A. CONTRACTOR TO MATCH ALL FINISHES TO EXISTING TOILET ROOM. THIS INCLUDES FLOORING, WALL COVERINGS, TILE, PARTITIONS, FIXTURES AND COUNTERS.

B. ALL WORK SHALL CONFORM AND PROVIDE ACCESSIBILITY AS PER STATE HANDICAPPED ACCESSIBILITY REGULATIONS.

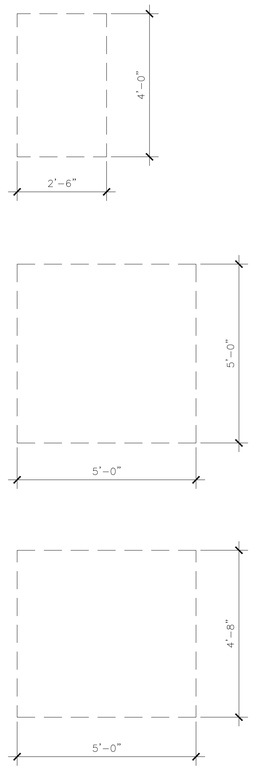
C. GENERAL NOTES ON THIS SHEET APPLY TO TOILET ROOM CONDITIONS.

D. ALL ELECTRICAL, MECHANICAL AND PLUMBING TO BE DESIGN BUILD BY CONTRACTOR.





ACCESSIBILITY CLEARANCE LEGEND



A. FLOORS & LEVELS

NOTE: LEVEL AREA IS DEFINED AS " A SPECIFIED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4" INCH IN ONE FOOT FROM THE HORIZONTAL (2.083% GRADIENT)."

1. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS, OR SPECIAL ACCESS LIFTS. SEC. 1120B.1 [3105A(j)1].
2. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT. SEC. 1124B.1 [3105A(n)1].
3. CHANGES IN LEVEL BETWEEN 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. SEC. 1124B.2 [3105A(n)2]. FIG. 11B-5E(c).
4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP NO STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL. SEC. 1124B.2 [3105A(n)2]. FIG. 11B-5E(d).
5. IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE, IT SHALL BE SECURELY ATTACHED; HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD; AND HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. THE MAXIMUM PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 1124B.2. SEC. 1124B.3[3105A(n)3]. FIG 11B-7B.

B. SANITARY FACILITIES (GENERAL)

NOTE: FULLY DIMENSION ALL SANITARY FACILITIES AND FIXTURES, INCLUDING FLOOR DIMENSIONS AND FIXTURE ELEVATION DIMENSIONS.

1. SANITARY FACILITIES THAT SERVE BUILDINGS, FACILITIES OR PORTIONS OF BUILDINGS OR FACILITIES THAT ARE REQUIRED TO BE ACCESSIBLE TO PERSONS WITH DISABILITIES ARE REQUIRED TO BE ACCESSIBLE. SEC. 1115B.9.1.1 [3105A(b)1].
2. WHERE SEPERATE FACILITIES ARE PROVIDED FOR NON-DISABLED PERSONS OF EACH SEX, SEPARATE FACILITIES SHALL BE PROVIDED FOR PERSONS WITH DISABILITIES OF EACH SEX ALSO. WHERE UNISEX FACILITIES ARE PROVIDED FOR NON-HANDICAPPED/NON-DISABLED PERSONS, SUCH UNISEX FACILITIES CAN BE PROVIDED FOR PERSONS WITH DISABILITIES. SEC. 1115B.2 [3105A(b)1A].
3. WHERE FACILITIES ARE TO BE USED SOLELY BY SMALL CHILDREN, THE SPECIFIC HEIGHTS MAY BE ADJUSTED TO MEET THEIR ACCESSIBILITY NEEDS. SEC. 1115B.3 [3105A(b)1B].
4. DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. SEC. 1115B.5 [3105A(b)1D].
5. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12" DIAMETER. SEC. 1115B.5 [3105A(b)1D].
6. GEOMETRIC (CIRCLE & TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRASTS OF THE DOOR. SEC. 1115B.5 [3105A(b)1D].

NOTE: SEE ALSO SECTION 1117B5.9 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES.

C. MULTIPLE ACCOMMODATION SANITARY FACILITIES

NOTE: MULTIPLE ACCOMMODATION SANITARY FACILITY IS DEFINED AS "A ROOM THAT HAS MORE THAN ONE SANITARY FIXTURE, IS INTENDED FOR THE USE OF MORE THAN ONE PERSON AT A TIME, AND WHICH USUALLY IS PROVIDED WITH PRIVACY COMPARTMENTS OR SCREENS SHIELDING SOME FIXTURES FROM VIEW." SEC. 214.13 [414(i)].

1. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" BY 63" IN SIZE, SHALL BE PROVIDED FOR WHEELCHAIR MANEUVERING. DOORS OTHER THAN THE DOOR TO THE ACCESSIBLE TOILET COMPARTMENT IN ANY POSITION MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12". SEC. 1115B.7.1.1 [3105A(b)3A(i)]. FIG. 11B-1B.
2. A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A FIXTURE OF A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. THE OTHER SIDE OF THE WATER CLOSET SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC. 1115B.7.1.2 [3105A(b)3A(ii)]. FIG. 11B-1B.
3. A MINIMUM 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET) AND A MINIMUM 60" LONG CLEAR SPACE SHALL BE IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS A DOOR LOCATED AT THE SIDE. GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THESE CLEAR SPACES. SEC. 1115B.7.1.2 [3105A(b)3A(ii)]. FIG. 11B-11A & B.
4. WATER CLOSET COMPARTMENTS SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WHTN LOCATED AT THE END AND 34" WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. SEC. 1115B.7.1.3 [3105A(b)3A(iii)]. FIG. 11B-11A & B.
5. WHEN STANDARD COMPARTMENT DOORS ARE USED, WITH A MINIMUM 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IN SECTION 1004.9.2.2 IS NOT REQUIRED. SEC. 1115B.7.1.3 [3105A(b)3A(iii)].
6. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OF TWIST. SEC. 1115B.7.1.3 [3105A(b)3A(iii)].
7. EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR, UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" MEASURED AT A RIGHT ANGLE TO COMPARTMENT DOOR IN ITS CLOSED POSITION. SEC. 1115B.7.1.3 [3105A(b)3A(iii)]. FIG. 11B-11B.
8. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM, IN ADDITION TO THE STANDARD ACCESSIBLE STALL REQUIRED ABOVE, AT LEAST ONE ADDITIONAL STALL SHALL BE PROVIDED WITH A WIDTH OF 36" WITH AN OUTWARD SWINGING SELF-CLOSING DOOR AND PARALLEL GRAB BARS COMPLYING WITH SECTIONS 1115B.8.2 THROUGH 1115B.8.4. SEC. 1115B.7.1.4 [3105A(b)3A(iv)].

D. SANITARY FACILITY FIXTURES & ACCESSORIES

1. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALTERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. SECTION 1502[1502].
2. A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. SEC. 1115B.9.1.1 [3105A(b)4A(i)]. FIG. 11B-1B.
3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" TO THE CENTER LINE OF THE FIXTURE. SEC. 1504.1 [1504(a)]. FIG. 11B-1A.
4. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH AND 8" MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF 17" DEEP FROM THE FRONT OF THE LAVATORY. SECTION 1504.1 [1504(a)].
5. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. SEC. 1504.2 [1504(b)].
6. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR FLOOR SPACE 30" BY 48" IN FRONT OF THE URINAL TO ALLOW FORWARD APPROACH. SEC. 1115B.9.4 [3105A(b)4D].
7. WHERE ONE OR MORE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14" FROM THE WALL AND AT A MAXIMUM OF 17" ABOVE THE FLOOR SHALL BE PROVIDED. SECTION 1503.1 [1503(a)].
8. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. SECTION 1502 [1502].
9. WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SECTION 1502, 1503.2 & 1504.3 [1502, 1503(b), & 1503(c)].
10. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALUE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LBF. SECTION 1502, 1503.2 & 1504.3 [1502, 1503(b), & 1503(c)].
11. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC. 1504.3 [1504(c)].
12. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR. SECTION 1115B.9.1.2 [3105A(b)4A(ii)].
13. WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40" FROM THE FINISH FLOOR. SEC. 1115B.9.2 [3105A(b)4B].
14. TOILET TISSUE DISPENERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. SEC. 1115B.9.3 [3105A(b)4C]. FIG. 11B-1A.
15. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSED COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OR URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC. 1115B.9.5 [3105A(b)5].

E. GRAB BARS

1. GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND THE BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. SEC. 1115B.8.1 [3105A(b)3C(i)]. FIG. 11B-1A, B, & C.
2. GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARTS AT THE BACK SHALL BE NOT LESS THAN 36" LONG. SEC. 1115B.8.1 [3105A(b)3C(i)]. FIG. 11B-1A, B, & C.
3. GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". SEC. 1115B.8.1 [3105A(b)3C(i)]. FIG. 11B-1A.
4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2". SEC. 1115B.8.1 [3105A(b)3C(ii)]. FIG. 11B-1C.
5. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: SEC. 1115B.8.3 [3105A(b)3C(iii)].
A. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF A 250-LB. POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OF SEAT. SEC. 1115B.8.3.1 [3105A(b)3C(iii)a].
B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. SEC. 1115B.8.3.2 [3105A(b)3C(iii)b].
C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. SEC. 1115B.8.3.3.[3105A(b)3C(iii)C].
D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE. SEC. 1115B.8.3.4 [3105A(b)3C(iii)d].
E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC. 1115B.8.3.5 [3105A(b)3C(iii)e].
6. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC. 1115B.8.4 [3105A(b)3C(iv)].

ENLARGED TOILET FLOOR PLAN, NOTES, AND DETAILS

11X17 SCALE: 1/4"=1'-0"
24X36 SCALE: 1/2"=1'-0"

0 1' 2' 4'

1

FLORA TERRA

MOTIVE

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

LICENSED ARCHITECT
Lancey Rose
C-20876
02/28/2023
RENEWAL DATE
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

11/15/21 90% CD'S

SHEET TITLE

ENLARGED TOILET FLOOR PLAN, NOTES, AND DETAILS

A-6

GENERAL NOTES

1. THESE PLANS ARE DIAGRAMMATIC ONLY, AND ILLUSTRATE GENERAL INTENT OF DUCTWORK / PIPE ROUTING, EQUIPMENT LOCATION, MOUNTING, ETC. CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS ON SITE AT ALL TIMES DURING CONSTRUCTION.

2. CODES: ALL HEATING, AIR CONDITIONING, AND VENTILATING WORK SHALL CONFIRM TO THE LATEST REQUIREMENTS OF THE CALIFORNIA BUILDING/MECHANICAL/PLUMBING CODES (2016), LATEST TITLE 24 ENERGY COMMISSION NON-RESIDENTIAL STANDARDS, N.F.P.A. AND THE LOCAL MECHANICAL CODE AND ANY OTHER LEGALLY CONSTITUTED BODY HAVING JURISDICTION THEREOF.

3. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND LICENSES REQUIRED FOR THE INSTALLATION OF THE WORK AND SHALL DELIVER SAME TO THE OWNERS REPRESENTATIVE/ARCHITECT.

4. SHEET METAL DUCTWORK: ALL SUPPLY AND RETURN DUCTWORK MAINS AND BRANCHES SHALL BE A MINIMUM 26 GA. GALVANIZED SHEET METAL IN ACCORDANCE WITH THE LATEST SMACNA DUCT MANUAL, AND LOCAL CODES. SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED PER NON-RESIDENTIAL TITLE 24.

5. FLEXIBLE DUCTWORK: DUCTWORK SHALL BE INSULATED HIGH PRESSURE FLEXIBLE DUCT WITH A FACTORY ASSEMBLY CONSISTING OF A GALVANIZED SPRING STEEL WIRE HELIX, A CONTINUOUS INNER LINER WRAPPED WITH NOMINAL 1 IN. THICK BY 1 LB/CU. DENSITY GLASS FIBER INSULATION. THE ASSEMBLY SHALL BE ENCLOSED IN A CLASS 1 FIRE RESISTIVE VAPOR BARRIER JACKET, FACTORY SEALED AT BOTH ENDS. THE FLEXIBLE DUCT SHALL BE LISTED BY U.L. AND SHALL CONFORM TO THE 90-A CLASS 1 REQUIREMENTS OF THE N.F.P.A. FLEXIBLE DUCT SHALL BE INSULATED IN FULLY EXTENDED CONDITION FREE OF SAGS AND KINKS AS FAR AS PRACTICAL. MINIMUM THERMAL RESISTANCE SHALL BE PER TITLE 24. FLEXIBLE DUCT SHALL BE GLASS-FLEX, CAL-FLEX, CASCO OR APPROVED EQUAL.

6. EQUIPMENT: SHALL BE MODEL, TYPE AND CAPACITIES AS INDICATED ON THE DRAWINGS AND SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY AS LISTED IN THE T24 BUILDING ENERGY EFFICIENCY STANDARDS.

7. CONTROLS: SHALL BE FURNISHED AND INSTALLED AS INDICATED ON THE DRAWINGS. THERMOSTATS: ALL THERMOSTATS TO BE TITLE-24 APPROVED. THERMOSTATS TO BE PROGRAMMABLE WITH NIGHT SET BACK FEATURES AND AUTOMATIC COOLING/ HEATING MODE CHANGE-OVER.

8. VENTILATION AIR SHALL NOT BE TRANSFERRED FROM ADJACENT DWELLING UNITS, GARAGES, OR CRAWLSPACES.

9. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS.

10. OCCUPIED AREAS OF MECHANICALLY VENTILATED BUILDINGS SHALL BE PROVIDED WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST MERV OF 6.

11. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL START-UP OF HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM PER SECTION 5.504.3 OF THE CALIFORNIA GREEN BUILDING.

12. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS PER SEC. 504.0 CMC.

13. IN ADDITION TO TESTING AND ADJUSTING, BEFORE A NEW SPACE CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, BALANCE THE SYSTEM IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING, ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS, NEBB PROCEDURAL STANDARDS, OR AABC NATIONAL STANDARDS.

14. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER REGULATIONS.

15. CALIFORNIA MECHANICAL CODE 2016 (CMC 2016), CALIFORNIA PLUMBING CODE 2016 (CPC 2016) AND 2016 TITLE 24 ENERGY STANDARDS ARE THE CURRENT CODES/STANDARDS THAT ARE APPLICABLE TO THIS PROJECT.

16. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2,000 CFM.

17. ROOF ACCESS LADDER SHALL COMPLY WITH SECTION 304 CMC.

18. ACCESS PANELS: VERIFY & COORDINATE LOCATION WITH OWNER/ARCHITECT PRIOR TO INSTALLATION OF EQUIPMENT.

19. BATHROOM EXHAUST DUCTS SHALL BE GALVANIZED SHEET METAL. SUCH DUCTS MUST BE CONTINUOUS TO THE OUTSIDE OF THE BUILDING AND MUST BE EQUIPPED WITH BACKDRAFT DAMPERS.

20. FOR LIVING UNITS - KITCHEN EXHAUST TO BE TO BE DUCTED TO OUTDOORS. SUCH DUCTS MUST BE CONTINUOUS TO THE OUTSIDE OF THE BUILDING AND MUST BE EQUIPPED WITH A BACKDRAFT DAMPER.

21. CLOTHES DRYER EXHAUST DUCTS MUST BE OF APPROVED METAL CONSTRUCTION AND MUST HAVE SMOOTH INTERIOR SURFACES, HOWEVER, APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6'-0" IN LENGTH MAY BE USED WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING PER SECTION 504.3 OF THE U.M.C. CLOTHES DRYER EXHAUST DUCTS MUST BE SUBSTANTIALLY AIRTIGHT AND MUST COMPLY WITH THE PROVISIONS OF SECTIONS 504.3 AND 908 OF THE U.M.C. CLOTHES DRYER EXHAUST DUCTS MUST BE CONTINUOUS TO THE OUTSIDE OF THE BUILDING AND MUST BE EQUIPPED WITH BACKDRAFT DAMPERS.

22. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. ALLOW FOR DUCT INSULATION AND ACOUSTICAL LINER WHERE REQUIRED FOR OUTSIDE DIMENSIONS.

23. FACTORY-MADE FLEXIBLE AIR DUCTS AND CONNECTORS SHALL NOT BE MORE THAN 5 FEET IN LENGTH PER SECTION 603.4.1 CMC.

TITLE 24 NOTES

1. INSULATION SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 2016 ENERGY EFFICIENCY STANDARDS (E.E.S.).

2. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SECTIONS 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC.

3. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SECTION 110.2 AND 120.2.

4. CERTIFICATE OF ACCEPTANCE AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.

5. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 110.6(a) and 110.6(b).

6. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS PER SECTION 110.1 - 110.3, 110.5, 120.1 - 120.4 TITLE 24 ENERGY STANDARDS.

MECHANICAL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
		FLEXIBLE DUCTWORK
		SUPPLY DUCT PLENUM
		RETURN DUCT PLENUM
	E.R./E.G.	EXHAUST REGISTER/EXHAUST GRILLE
T		THERMOSTAT MOUNT AT 48" AFF
SD		SMOKE DETECTOR
UC	U.C.	UNDERCUT DOOR 1/2" BY G.C.
DL	D.L.	DOOR LOUVER

FLORA TERRA

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

02/15/22 CITY SUBMISSION SET

SHEET TITLE

MECHANICAL LEGEND & NOTES

M0.1

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PACKAGED ROOFTOP UNIT SCHEDULE - EXISTING TO REMAIN

MARK	AREA SERVED	UNIT LOCATION	CFM	MIN O.S.A. CFM	DESIGN AMBIENT (DEG. F.)	E.S.P. (IN. W.G.)	TOTAL COOLING MBH	SENSIBLE COOLING MBH	SEER	HTG. MBH	HSPF / COP	DESIGN AMBIENT (DEG. F.)	ELECTRICAL DATA				MCA	MAX FUSE	OPER. WEIGHT	TONNAGE	MANUFACTURER & MODEL NO.	REMARKS
													VOLTS	PH	HZ	BHP						
RTU 1	SEE PLANS	ROOF	1,950	325	99/70	0.5	60.0	48.6	14.0	60.0	8.2 / -	44.0	208	1	60	.75	28	45	-	3.5	BRYANT 583ANW042	(1)(2)(3)

PACKAGED ROOFTOP UNITS - GENERAL NOTES:

(1) EXISTING TO REMAIN.

(2) PROVIDE WITH 2" MERV 13 PLEATED FILTER.

(3) PROVIDE WITH TITLE 24 COMPLIANT PROGRAMMABLE THERMOSTAT IF NOT EXISTING.

EXHAUST FAN SCHEDULE

UNIT NO.	LOCATION	UNIT	FAN TYPE	C.F.M.	EXT. S.P. (IN. W.G.)	SONES (HVI)	HP (WATTS)	FLA	ELECTRICAL V./PH./HZ.	VIBRATION ISOLATION	WEIGHT (LBS)	MANUFACTURER & MODEL NO.	REMARKS
EF 1	CEILING	SEE PLANS	CEILING MOUNTED	100	0.375	2.5	(53)	---	120/1/60	FACTORY	12	"COOK" GC-148 OR EQUAL	INTERLOCK WITH LIGHT SWITCH. PROVIDE WITH BACKDRAFT DAMPER AND FILTER BOX WITH CARBON FILTER.

RETURN / EXHAUST REGISTER SCHEDULE

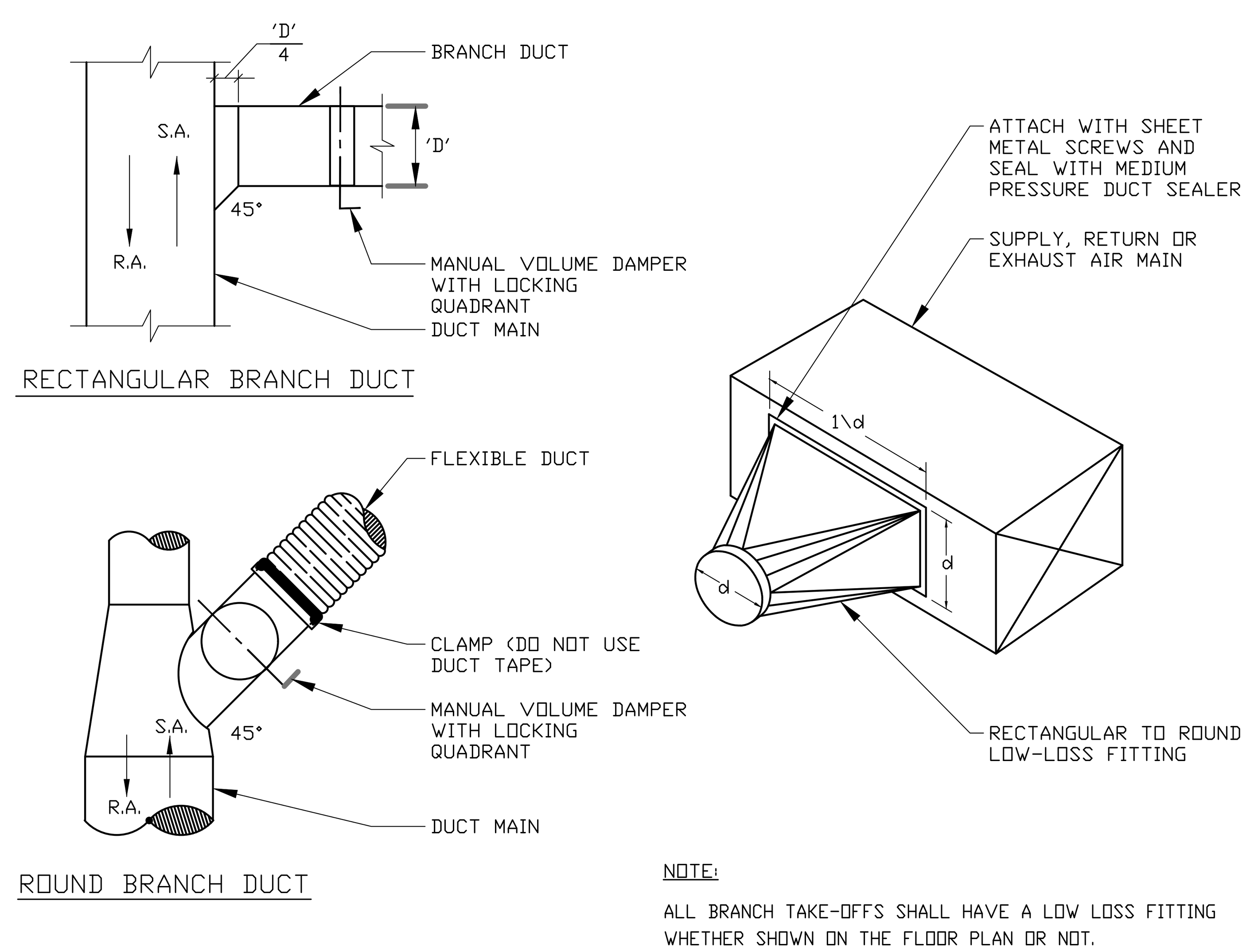
UNIT NO.	MANUFACTURER	MODEL	NECK SIZE	FRAME TYPE	RANGE C.F.M.	REMARKS
B # -	TITUS	PAR	VARIES	SEE RCP	0-1500	PERFORATED CEILING RETURN REGISTER

SUPPLY DIFFUSER SCHEDULE

UNIT NO.	MANUFACTURER	MODEL	NECK SIZE	FRAME TYPE	RANGE C.F.M.	REMARKS
A #	TITUS	PCS	VARIES	SEE RCP	50-350	WHITE. MAX NC 25
C #	TITUS	TMRA	10"Ø	SEE RCP	400	WHITE. MAX NC 25

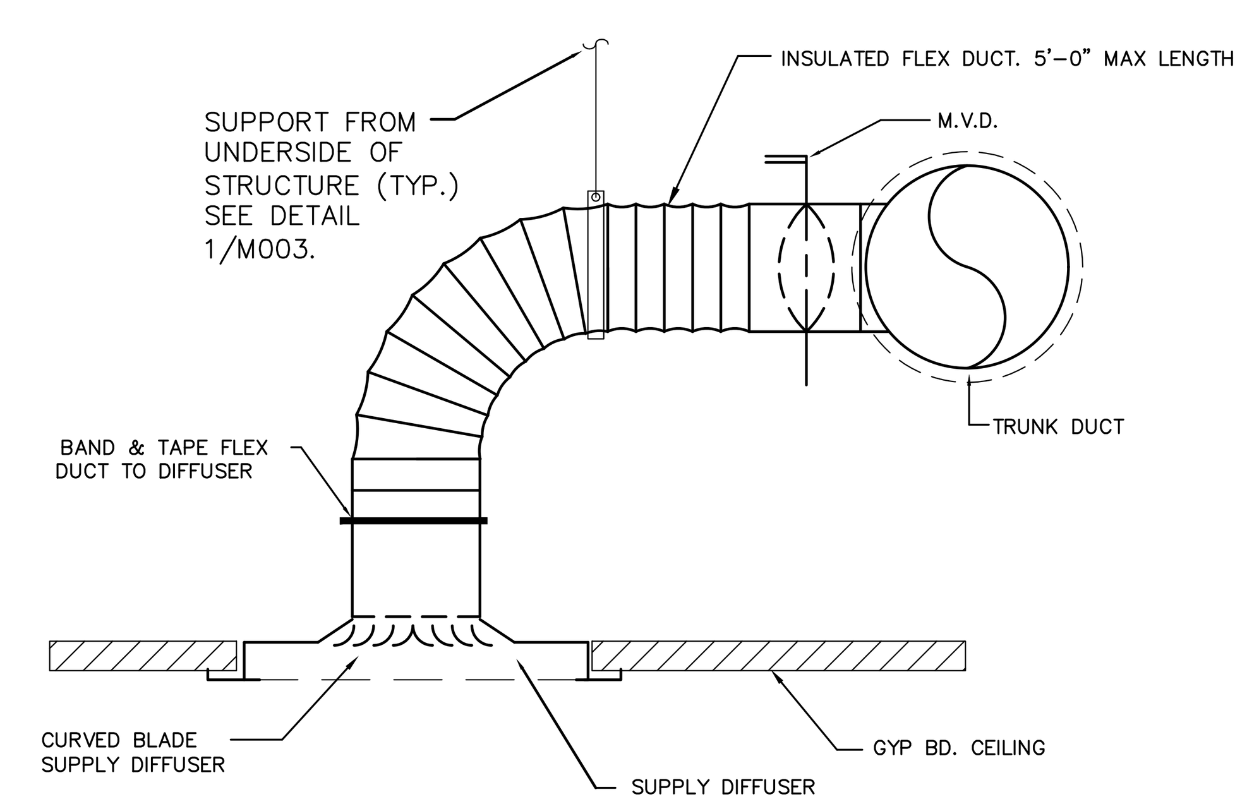
NOTES:

1. ALL GRILLES, REGISTERS & DIFFUSERS SHALL HAVE "WHITE" FINISH.
2. PROVIDE 4-WAY ADJUSTABLE DISCHARGE PATTERN PERFORATED SUPPLY DIFFUSER (ROUND NECK) WITH MODEL EGT EQUALIZING GRID, AG-85 BUTTERFLY DAMPER (ROUND NECK). (NOTE: PER SEE'S CANDIES CRITERIA, THE PERORATED SUPPLY AIR DIFFUSER SHALL HAVE THE PATTERN DEFLECTOR LOCATED IN THE NECK OF THE DIFFUSER AND NOT HAVE THE PATTERN DEFLECTOR PLATE RIVETED TO PERFORATED FACE OF THE DIFFUSER.
3. PROVIDE WITH PLASTER MOUNTING FRAME AS REQUIRED FOR GYP. BRD CEILING.



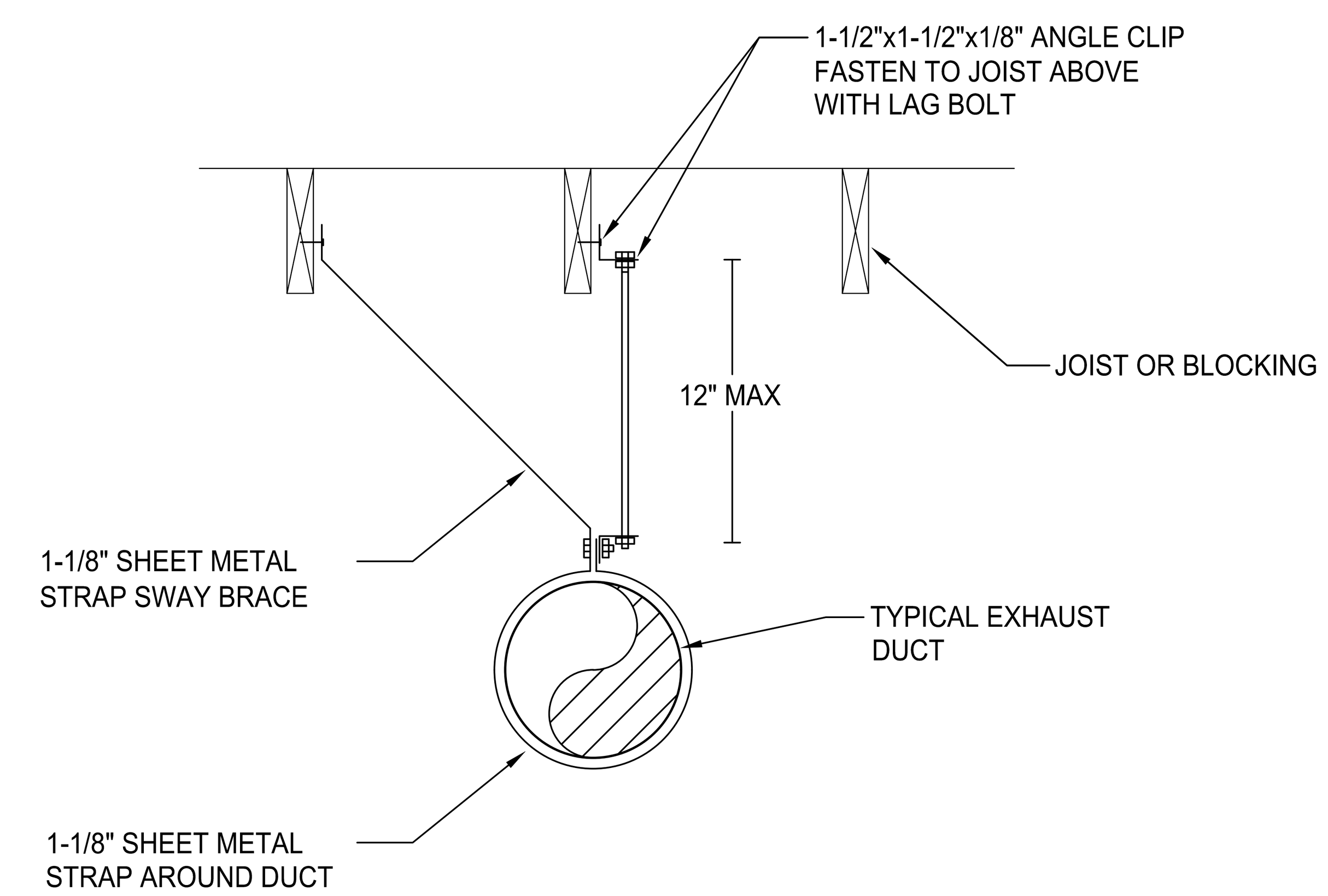
TYPICAL BRANCH DUCT DETAILS (3)

SCALE: NONE



GRILLE/DIFFUSER MOUNTING (2)

SCALE: NONE



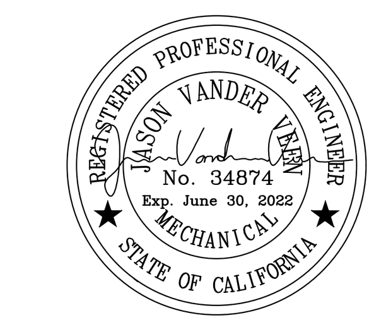
TYPICAL DUCT MOUNT DETAIL (1)

SCALE: NONE

C:\Users\jkv\Dropbox (Personal)\2021 Projects\2021-103 - Flora Terra Dispensary\2. DWG\M02-DISPENSARY 2021-103 SCHEDULE.dwg
LAST PLOTTED ON Mon 02/14/22 - 04:58PM BY jkv

FLORA TERRA

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931



APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

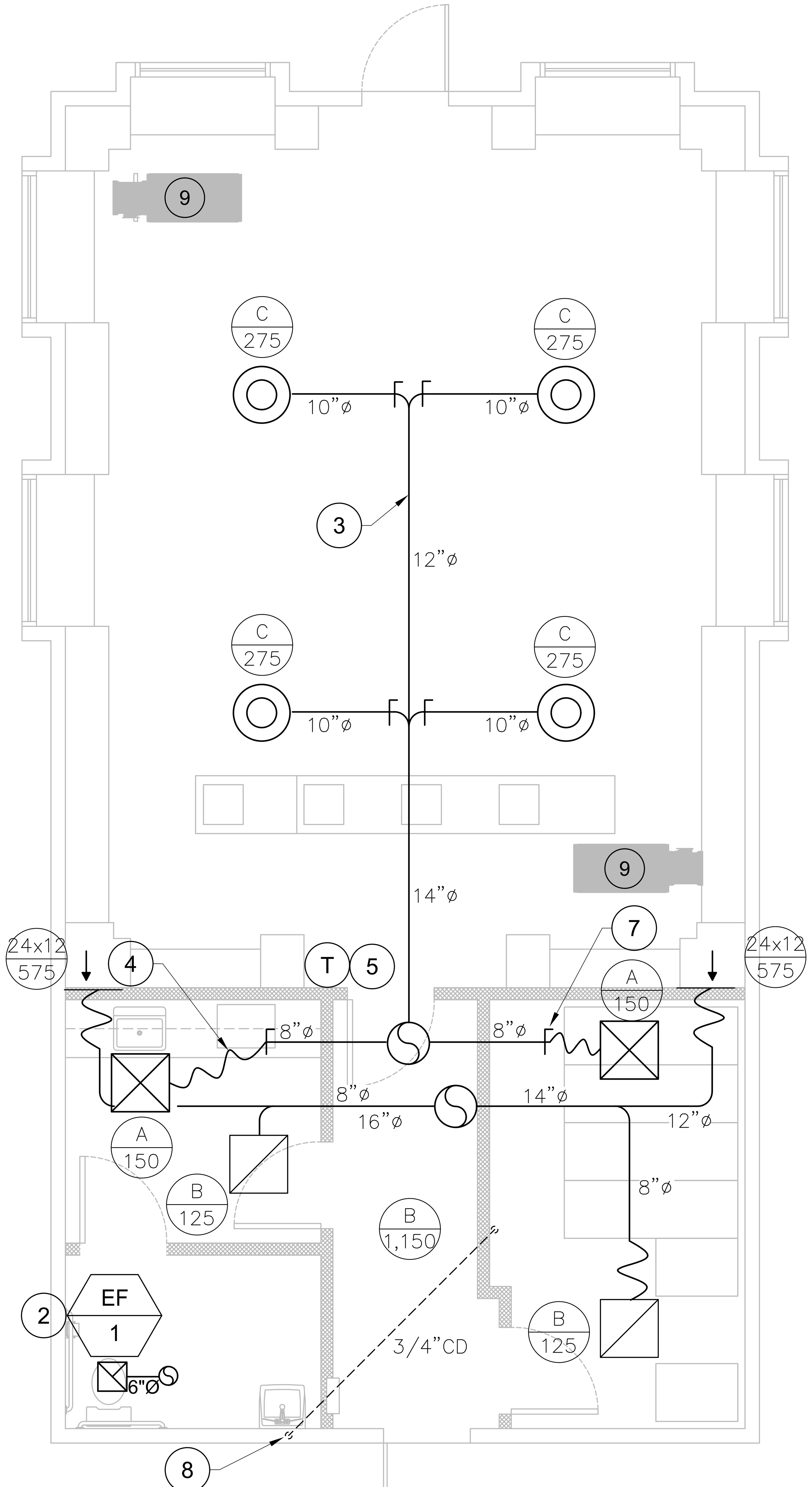
DRAWING DATES

02/15/22 CITY SUBMISSION SET

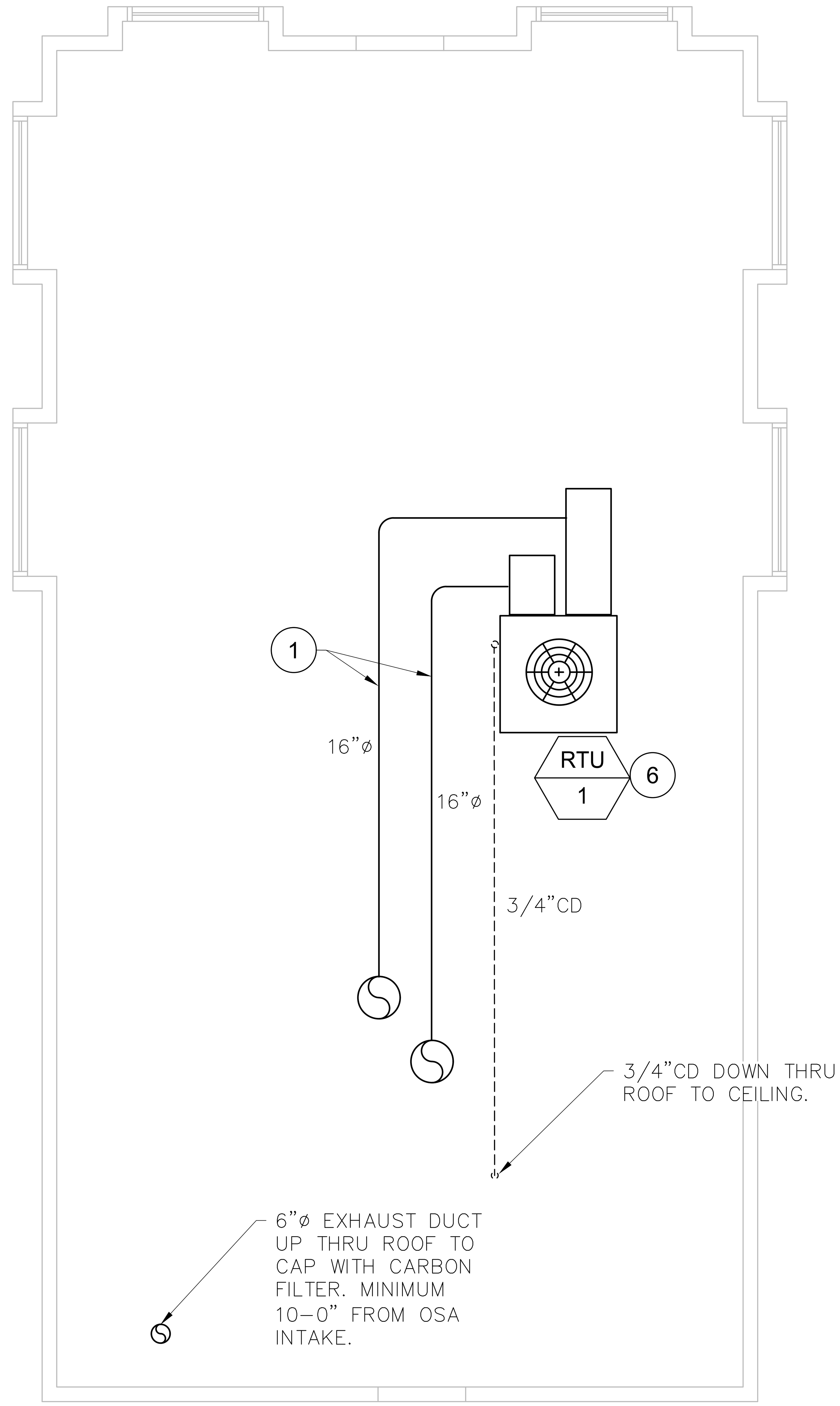
SHEET TITLE

MECHANICAL SCHEDULE

M0.2



MECHAINCAL FLOOR PLAN 2
SCALE: 3/8"=1'-0"



MECHANICAL ROOF PLAN 1
SCALE: 3/8"=1'-0"

FLOOR PLAN SHEET NOTES

1. ROOF MOUNTED SUPPLY AND RETURN DUCTS. ROUTE 16"Ø SUPPLY AND RETURN DUCTS DOWN FROM ROOF INTO CEILING SPACE.
2. PROVIDE NEW TOILET EXHAUST FAN. ROUTE EXISTING DUCT UP THROUGH ROOF. PROVIDE GOOSNECK FITTING WITH INSECT SCREEN AT DISCHARGE.
3. INSTALL DUCTWORK AS HIGH AS POSSIBLE AND ADJUST DUCTWORK AS REQUIRED TO AVOID STRUCTURAL ELEMENTS. COORDINATE ROUTING OF DUCTWORK IN FIELD WITH OTHER TRADES PRIOR TO FABRICATING ANY DUCTWORK.
4. FLEX DUCT 5'-0" MAX LENGTH TYPICAL FOR ALL.
5. PROPOSED LOCATION OF THERMOSTAT. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
6. EXISTING LANDLORD PROVIDED 5 TON ROOFTOP UNIT (RTU-1). VERIFY EXACT LOCATION ON SITE.
7. VOLUME DAMPER AND SPIN-IN. TYPICAL FOR ALL.
8. ROUTE 3/4" CONDENSATE DRAIN WASTE LINE FROM EXISTING CONDENSATE LINE ROUTED DOWN THRU ROOF AND TERMINATE AT TAILPIECE OF LAVATORY PER LOCAL CODE REQUIREMENTS.
9. CEILING MOUNTED AIR SCRUBBER FOR ODOR CONTROL. PROVIDE WITH CEILING MOUNTS AND SUPPORTS. PROVIDE WITH 8" CAN FILTER 75 CARBON FILTER.

   MANUFACTURER = CAN FILTERS
   MODEL = CAN FAN Q MAX 8"
   785 CFM, 35 LB, 120V/1, 1.6 AMPS.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

REGISTERED PROFESSIONAL ENGINEER
JASON VANDER VEEN
No. 34874
Exp. June 30, 2022
MECHANICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

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SHEET TITLE

MECHANICAL FLOOR PLAN & ROOF PLAN

M2.1

TABLE 5.303.2.3 FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM FLOW RATE AT 20% REDUCTION
SHOWERHEADS	2.5 GPM @ 80 PSI
LAVATORY FAUCETS-NON RESIDENTIAL LAVATORY FAUCETS-RESIDENTIAL	2.5 GPM @ 60 PSI 2.2 GPM @ 60 PSI
KITCHEN FAUCETS RESIDENTIAL AND NON RESIDENTIAL	1.8 GPM @ 80 PSI
WASH FOUNTAIN	1.8 [RIM SPACE (IN.)/20 GPM @ 60 PSI]
METERING FAUCETS	0.25 GALLONS PER CYCLE
METERING FAUCETS FOR WASH FOUNTAIN	1.8 [RIM SPACE (IN.)/20 GPM @ 60 PSI]
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS PER FLUSH (1)
FLUSHOMETERS TANK WATER CLOSETS	1.28 GALLONS PER FLUSH (1)
FLUSHOMETERS VALVE TYPE WATER CLOSETS	1.28 GALLONS PER FLUSH (1)
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS PER FLUSH (1)
URINALS	0.125 GALLONS PER FLUSH

INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS WITH AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS:

SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE WITH ASME A 112.19.233.2.

DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS). THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE WITH ASME A 112.19.2 AND ASME A 112.19.14.

TABLE 5.303.6

STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.2/CSA B45.I - 1.28 GAL (4.8 L)
WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A 112.19.14 AND U.S. EPA WATERSENSE TANK-TYPE HIGH EFFICIENCY TOILET SPECIFICATION - 1.28 GAL (4.8 L)
URINALS, MAX FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 - 0.125 GAL (1.9 L)
PUBLIC LAVATORY FAUCETS: MAXIMUM FLOW RATE - 0.5 GPM (1.9 L/MIN.)	ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS: MAXIMUM WATER USE - 0.25 GAL (1.0 L) PER METERING CYCLE	ASME A 112.18.1/CSA B 125.1

GENERAL NOTES

1 ALL WORK AND MATERIAL SHALL BE IN COMPLIANCE WITH AND PERFORMED AND INSTALLED INCOMFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT:
BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R. 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R., 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. 2019 TITLE 19, CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS 2013 NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS

2 THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE ALL ACCESSIBLE FIXTURE LOCATIONS AND MOUNTING HEIGHTS. FURNISH ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW ACCESSIBLE LAVATORIES AND SINKS WITH INSULATION. ALL WATER CLOSET FLUSHING LEVERS SHALL BE TO THE WIDE SIDE OF THE STALL.

3 TRAPS FOR ALL LAVATORIES AND SINKS SHALL TRAP STRAIGHT BACK TO WALL WITH ALL REQUIRED OFFSETS HAPPENING WITHIN THE WALL.

4 ALL PLUMBING WORK SHALL BE INSTALLED TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.

5 ALL CLEANOUTS SHALL BE INSTALLED WHERE EASILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH ALL EQUIPMENT, CABINETS AND OTHER OBSTRUCTION PRIOR TO ANY INSTALLATION. CLEANOUTS MUST BE EXTENDED TO FLUSH WITH FINISHED WALL.

6 ALL PLUMBING FIXTURE VENTS SHALL TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM ANY OUTSIDE AIR INTAKES.

7 ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON PLANS.

8 UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH VALVE AND PRIOR TO ALL EQUIPMENT CONNECTIONS.

9 THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE THE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES.

10 BEFORE FABRICATION OR INSTALLATION THE CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND EQUIPMENT PROVIDED UNDER OTHER SECTIONS OF SPECIFICATIONS. ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.

11 ALL SEWER AND VENT PIPING LESS THAN 4" SHALL SLOPE AT 2%. 4" AND LARGER SHALL SLOPE AT 1%.

12 ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTERS OR OTHER EQUIPMENT LOCATED IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL. ALL PIPING & DEVICES SHALL BE INSTALLED ABOVE CEILING, WITHIN WALLS, BELOW FLOORS, OR OTHERWISE CONCEALED. EXCEPT PIPING AND DEVICES INSTALLED IN MECHANICAL ROOMS AND OTHER UNFINISHED SPACES.

13 ALL PLUMBING FIXTURES AND EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA STATE ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER SECTION 110 OF THE TITLE-24 REGULATIONS.

14 ALL HOT WATER SUPPLY & RETURN PIPING SHALL BE INSULATED. INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE DENSITY NOT EXCEEDING 50 PER CMC SEC. 12.1.2.1.8 SEE SPECIFICATION FOR OTHER REQUIREMENTS.

15 PIPING THROUGH FIRE RATED WALLS SHALL BE PROTECTED PER U.L. FIRE RESISTANCE SYSTEM NO. WL1001. THE ARCHITECTURAL DESIGN DRAWINGS SHALL INDICATE ALL RATED WALL LOCATIONS.

16 SEISMIC BRACING AND ANCHORAGE REQUIREMENTS ARE AS FOLLOWS:
A. HE SEISMIC ANCHORAGE FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE DESIGNED TO WITHSTAND A LATERAL FORCE.
1. CALCULATED AS SPECIFIED IN SECTION 1632A AND TABLE 16A-0 OF THE VOL. 2, TITLE 24, 2019 CBC. A LATERAL FORCE:
B. THE ATTACHMENT OF THE FOLLOWING ITEMS SHALL BE DESIGNED TO RESIST THE FORCES PRESCRIBED IN PART 2, TITLE 24, 2019 CBC:
1. EQUIPMENT WEIGHING LESS THAN 400 LBS. SUPPORTED DIRECTLY ON FLOOR OR ROOF.
2. FURNITURE REQUIRED TO BE ATTACHED IN ACCORDANCE WITH PART 2, TITLE 24, C.C.R..
3. TEMPORARY OR MOBILE EQUIPMENT.
4. EQUIPMENT WEIGHING LESS THAN 20 LBS. SUPPORTED BY VIBRATION ISOLATORS.
5. EQUIPMENT WEIGHING LESS THAN 20 LBS. SUSPENDED FROM A ROOF OR HUNG FROM A WALL.

17 THE PLUMBING CONTRACTOR SHALL PROVIDE THE WATER & SEWER SYSTEMS TO A POINT OF CONNECTION 5'-0" OUTSIDE OF THE BUILDING. PIPING BEYOND THIS POINT IS SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS AND SHALL BE AS SHOWN ON THE CIVIL DRAWINGS. FINAL CONNECTIONS TO SITE PIPING SHALL BE BY THE PLUMBING CONTRACTOR.

18 WATER HAMMER ARRESTERS SHALL BE PROVIDED WHERE REQUIRED AND NECESSARY FOR AND TO ALL FIXTURES, EQUIPMENT OR APPLIANCES WITH QUICK CLOSING VALVE AND SHALL BE OF TYPE SPECIFIED.

19 ALL PIPE SIZES SHALL BE THE SAME AS THE UPSTREAM PIPE SIZES UNLESS OTHERWISE INDICATED ON PLAN.

20 CLEAN OUT SHALL BE PROVIDED AS PER CALIFORNIA PLUMBING CODE SECTION 707.

21 NO STRUCTURAL MEMBER SHALL BE CUT, NEITHER DRILLED NOR NOTCHED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.

22 THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS THAT WOULD EFFECT THE SYSTEM PERFORMANCE OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.

23 EACH PLUMBING FIXTURES THAT CONNECT TO THE SANITARY SEWER SYSTEM SHALL BE PROPERLY TRAPPED AND VENTED IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE.

24 PROVIDE COMPLETE CONDENSATE DRAIN PIPING FOR ALL AC UNITS AND DISCHARGE CONDENSATE TO AN APPROVED RECEPTOR.

25 ALL LAYOUTS, PIPE SIZES, FIXTURE & EQUIPMENT SELECTIONS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE PLUMBING SYSTEM. THE DESIGN, CALCULATIONS, FIXTURE, TRIM, EQUIPMENT AND MATERIALS SELECTIONS & DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AS SPECIFIED.

GENERAL NOTES

26 INSULATION THICKNESS AND R-VALUES SHALL EXCEED THE REQUIREMENTS OF TITLE 24 BY AT LEAST 20 PERCENT OR NEXT LARGER STANDARD SIZE, WHICH EVER IS GREATER. PIPE INSULATION SHALL BE NOT LESS THAN 1.0 INCH THICK, NOT INCLUDING THE MOISTURE BARRIER OR EXTERIOR JACKET THICKNESS.

27 ALL GAS PRESSURE REGULATOR SHALL BE LOCATED AT GROUND LEVEL OR CLOSE TO APPLIANCE AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT FOR APPROVAL. SIZE AND INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS. NO MEDIUM PRESSURE GAS INSIDE THE BUILDING.

28 NO GAS & WATER PIPE SHALL BE INSTALLED UNDER BUILDING SLAB. GAS & WATER PIPES SHALL RISE TIGHT AGAINST EXTERIOR WALL UP TO MIN. 18" AFF AND PENETRATE INTO BUILDING. PROVIDE SHUT-OFF VALVE AND REGULATOR ABOVE GRADE AT INCOMING GAS RISERS.

29 CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING MECHANICAL, CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING DESCRIPTION CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.

30 ALL PLUMBING SYSTEM COMPONENTS SHALL MEET OR EXCEED THE REQUIREMENTS OF C.B.C. (CALIFORNIA EDITION), CMC, CPC, NEC, NFPA, ASTM, ANSI, AND ALL LOCAL AND STATE CODE REQUIREMENTS.

31 ALL PLUMBING EQUIPMENT LISTED IN (CCR) SECTION 113 OF THE 2019 CALIFORNIA CODE OF REGULATIONS, TITLE-24, PART 1, ENERGY EFFICIENCY STANDARDS MUST BE CERTIFIED BY THE MANUFACTURER TO MEET OR EXCEED SPECIFICATIONS OR EFFICIENCIES ADOPTED BY THE CEC.

32 ALL PIPING EXPOSED TO WEATHER SHALL BE METALLIC.

33 ALL PIPING EXPOSED TO WEATHER SHALL BE METALLIC.

34 ALL PIPES, FITTINGS AND FIXTURES USED TO CONVEY POTABLE WATER SHALL BE LEAD FREE IN COMPLIANCE WITH CALIFORNIA AB 1953.

35 ALL INSULATING MATERIALS INSTALLED MUST BE CERTIFIED BY CALIFORNIA ENERGY COMMISSION TO MEET C.E.C. ENERGY EFFICIENCY STANDARDS (E.E.S.) SECTION 120.3 AND SECTION 1201.3.2.1.1 OF CMC (CALIFORNIA EDITION).

36 ALL INSULATION INSTALLED SHALL MEET THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SECTION 719 OF THE 2019 CBC.

37 CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103).

38 ALL HEATERS FOR DOMESTIC HOT WATER MUST BE CERTIFIED BY THE MANUFACTURER TO MEET THE SPECIFICATIONS OR EFFICIENCIES AS ADOPTED BY THE CEC. IN ACCORDANCE WITH SECTION 110.1 OF THE CCR AND ENERGY EFFICIENCY STANDARDS RESIDENTIAL NON-RESIDENTIAL

39 A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 OF CPC.

40 WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION PER SECTION 508.2 OF CPC.

41 WATER HEATER SHALL COMPLY WITH SECTION 608.3 OF CPC, FOR THERMAL EXPANSION REQUIREMENTS.

42 KITCHEN FAUCETS AND WASH FOUNTAINS SHALL BE 1.8 GPM MAXIMUM.

43 DISHWASHERS AND WASHING MACHINES SHALL MEET US EPA WATER SENSE LABELING REQUIREMENT.

44 ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR WATER HEATER SHALL COMPLY WITH CHAPTER 5, CPC 2019 WITH MANUFACTURER'S SPECIFICATIONS.

45 A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT OR 1.0 % IS PROVIDED FOR DRAINAGE PIPING 4 INCHES OR LARGER ONLY WHERE IT IS IMPRACTICAL DUE TO DEPTH OF THE STREET SEWER, TO THE STRUCTURAL FEATURES, OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE TO OBTAIN A SLOPE OF 1/4 INCH PER FOOT OR 2 % AND THAT IS SUBJECT TO THE CITY OF SAN DIEGO PLUMBING FIELD INSPECTORS APPROVAL.

46 FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS

47 BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.

48 ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.

49 EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.

50 PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 4.303 IN THE CALIFORNIA GREEN BUILDING CODE.

51 PIPE INSULATION: INSULATION OF DOMESTIC HOT WATER PIPING SHALL BE IN ACCORDANCE WITH SECTION 609.11.1 AND SECTION 609.2 CPC 2019.
609.11.1 INSULATION REQUIREMENTS. DOMESTIC WATER PIPING SHALL BE INSULATED
609.12.1 PIPE INSULATION WALL THICKNESS. HOT WATER PIPING INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES FOR A PIPE OF 2 INCHES OR MORE IN DIAMETER

PLUMBING LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	POC/POD	POINT OF CONNECTION / POINT OF DISCONNECTION
W	W	SANITARY OR WASTE PIPING
	VT	SANITARY VENT PIPING
	CW	DOMESTIC COLD WATER PIPING
	HW	DOMESTIC HOT WATER
	HWR	DOMESTIC HOT WATER RETURN
G	G	NATURAL GAS PIPING - 8" WATER COLUMN
CD	CD	CONDENSATE DRAIN PIPING
		PIPE DOWN
		PIPE UP
		PIPE BRANCH - TOP CONNECTION
		PIPE BRANCH - BOTTOM CONNECTION
		PIPE BRANCH - SIDE CONNECTION
		PIPE CAP
		DIRECTION OF FLOW
		PIPE SLOPE & DIRECTION OF FALL
		THERMOMETER
	WHA	WATER HAMMER ARRESTOR
		PIPE BREAK
	WCO	WALL CLEANOUT
		PIPE CONTINUATION
	FCO/COTG	FLOOR CLEANOUT OR CLEANOUT TO GRADE
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	SOV	SHUT OFF VALVE
	GPR	GAS PRESSURE REGULATOR
		PLUG VALVE / GAS COCK
		PRESSURE GUAGE
	AFF	ABOVE FINISHED FLOOR
	AFG	ABOVE FINISHED GRADE
	ARCH	ARCHITECT OR ARCHITECTURAL
	B/C	BELOW COUNTER
	B/G	BELOW GRADE
	B/S	BELOW SLAB
	C.I.	CAST IRON
	DF	DRINKING FOUNTAIN
	DWG/DWGS	DRAWING/DRAWINGS
	DN	DOWN
	EA	EACH
	ELEV / ELECT	ELEVATION / ELECTRICAL
	°F	DEGREES FAHRENHEIT
	FFE	FINISHED FLOOR ELEVATION
	FH	FUME HOOD
	FT	FEET
	FT HD	FEET OF HEAD
	GPF	GALLONS PER FLUSH
	GPM	GALLONS PER MINUTE
	GA	GAUGE
	GALV	GALVANIZED
	HB	(+18")
	HD	HEAD
	IPS	IRON PIPE SIZE
	I.E.	INVERT ELEVATION
	MAX	MAXIMUM
	MECH	MECHANICAL
	MIN	MINIMUM
	MS	MOP SINK / SERVICE SINK
	MTD	MOUNTED
	NTS	NOT TO SCALE
	OPER	OPERATING
	PD	PRESSURE DROP
	PSI	POUNDS PER SQUARE INCH
	P&TRV	PRESSURE AND TEMPERATURE RELIEF VALVE
	QTY	QUANTITY
	SPEC	SPECIFICATION
	SOV / SQ FT	SHUT OFF VALVE / SQUARE FEET
	TYP	TYPICAL
	VTR	VENT THRU ROOF
	W.C.	WATER COLUMN

EQUIPMENT IDENTIFICATION SYMBOL — EQUIPMENT TYPE / EQUIPMENT IDENTIFIER

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

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PLUMBING LEGEND & NOTES

P0.1

EXISTING FRICTION LOSSES

WATER PRESSURE AT THE STREET. FIELD VERIFY PRIOR TO START OF WORK.	165	PSI
LENGTH OF DOMESTIC WATER SYSTEM TO THE FURTHEST RUN.	200	FT
WATER METER	8	PSI
2" BACKFLOW PREVENTER	15	PSI
2" PRESSURE REGULATOR	15	PSI
TOTAL LOSSES	38	PSI
PRESSURE INSIDE THE BUILDING	65	PSI
STATIC HEIGHT	0	FT
RESIDUAL PRESSURE:	25	PSI
PRESSURE AVAILABLE FOR FRICTION LOSS	40.00	PSI
ALLOWABLE FRICTION LOSS PER HUNDRED FEET	20.0	PSI

COLD WATER PIPE SIZING					HOT WATER PIPE SIZING				
PIPE DIA.	GPM	FLUSH TANK FIXTURE UNIT	FLUSH VALVE FIXTURE UNIT	VELOCITY	PIPE DIA.	GPM	FLUSH TANK FIXTURE UNIT	FLUSH VALVE FIXTURE UNIT	VELOCITY
1/2"	3.6	1	--	5.1	1/2"	3.5	1	--	5.0
3/4"	10.0	5	--	6.7	3/4"	7.5	3	--	5.0
1"	19.6	20	6	8.0	1"	13.4	8	--	5.0
1-1/4"	29.6	52	13	8.0	1-1/4"	19.6	20	6	5.0
1-1/2"	41.3	91	29	8.0	1-1/2"	27.5	44	10	5.0
2"	71.3	232	114	8.0	2"	46.4	113	41	5.0
2-1/2"	119.6	477	361	8.0	2-1/2"	72.3	237	117	5.0
3"	177.7	801	756	8.0	3"	115.6	456	340	5.0
3-1/2"	205.6	984	981	8.0	3-1/2"	141.2	593	489	5.0
4"	283.0	1625	1625	8.0	4"	186.7	860	828	5.0
5"	427.5	2948	2948	8.0	5"	284.1	1635	1635	5.0
6"	676.3	6436	6436	8.0	6"	437.7	3046	3046	5.0

COLD WATER VELOCITY NOT TO EXCEED 8 FEET PER SECOND

HOT WATER VELOCITY NOT TO EXCEED 5 FEET PER SECOND

FIXTURE DATA AND WATER CALCULATION

ITEM	DESCRIPTION	NO. OF FIXT	WFU 'S	DFU 'S	CW	HW	SEWER
WC-1	WATER CLOSET (TANK TYPE)	1	2.5	4.0	2.5	1	4.0
LV-1	LAVATORY	1	1.0	2.0	1.0	0.8	2.0
SK-1	HAND SINK	1	2.0	2.0	2.0	1.5	2.0
	TOTAL WFU'S, DFU'S	#		0	5.5	3.3	8.0
MAIN DOMESTIC WATER SUPPLY SIZING BASE ON LATEST EDITION CPC 2016 TABLE A 103.1, CHART A 105.1 (1)		COLD WATER FIXTURES UNITS = 36 GPM HOT WATER FIXTURES UNITS == 11 GPM					

PIPE MATERIAL SCHEDULE

DOMESTIC WATER PIPING ABOVE GRADE
TYPE "L" COPPER TUBING, HARD DRAWN CONFORMING TO ASTM B 88, WITH WROUGHT COPPER SOLDER SWEAT FITTINGS CONFORMING TO ASTM B 16.22. PROVIDE LABELING AND INSULATION.

DOMESTIC WATER PIPING UNDERGROUND OR BELOW SLAB:
TYPE "K" HARD COPPER TUBING ANNEALED, WITH NO FITTINGS CONFORMING TO ASTM B 88.

WASTE AND VENT PIPING:
ABOVE GRADE - PVC SCHEDULE 40 WITH PVC SCHEDULE 40 FITTINGS.
BELOW GRADE - PVC SCHEDULE 40 WITH PVC SCHEDULE 40 FITTINGS.

PLUMBING FIXTURE SCHEDULE

ITEM	WASTE	TRAP	VENT	CW	HW	MOUNT	DESCRIPTION
WC-1	3"	INTEGRAL	2"	½"	--	FLOOR	WATER CLOSET (FLUSH TANK): 1.0 GPF, ELONGATED BOWL, 12" ROUGH-IN. PROVIDE WITH MAXIMUM PERFORMANCE (MaP) THRESHOLD OF NO LESS THAN 500 GRAMS. KOHLER WELLWORTH OR EQUAL. ADA COMPLIANCE
LV-1	2"	2"	2"	½"	½"	COUNTER	LAVATORY: COUNTER MOUNTED WITH 4" ON CENTER. PROVIDE FAUCET WITH .5 GPM. WATER SENSE APPROVED. ADA COMPLIACE
BTH-1	2"	2"	2"	3/4"	3/4"	FLOOR	BATH TUB: PER OWNER SPECS. ALL GROUND LEVEL BATHTUB CONTROLS SHALL BE OFFSET ON WALL. SEE ARCHITECTURAL FOR EXACT LOCATION. PROVIDE FITTINGS TO COMPLY WITH GREEN BUILDING CODE. 2.0 GPM
SK-1	2"	2"	1 ½"	½"	½"	COUNTER	KITCHEN SINK: DOUBLE COMPARTMENT 16 GAUGE TYPE 304, 18-8 STAINLESS STEEL. SEAMLESS DIE-DRAWN CONSTRUCTION. SELF RIMMING TOP MOUNT GRIP-RIM PLUS WITH STAINLESS STEEL MOUNTING CHANNELS. PROVIDE FAUCET 1.5 GPM. PROVIDE 1/2HP IN-SINKEARATOR GARBAGE DISPOSER. ELECTRICAL 120 VOLTS, 60HZ, 1725 RPM, 9.5 AMPS. ADA COMPLIANCE
FD-1	2"	2"	2"	--	--	FLOOR	FLOOR DRAIN: D.C.C.I. BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH TYPE "B" POLISHED NICKLE BRONZE STRAINER. PROVIDE TRAP PRIMER CONNECTION AND BACKWATER VALVE TO PREVENT REVERSIBLE SEWER SPILLAGE.
SHR-1	--	--	--	½"	½"	WALL	SHOWER: S-3501-CYL-B-TRM SHOWER TRIM WITH INTEGRAL VOLUME CONTROL, PROVIDE TEMPTROL PRESSURE BALANCING SHOWER VALVE
HB-1	--	--	--	¾"	--	WALL	HOSE BIBB: "PIER" 400-LF SERIES ¾" INLET WITH VACUUM BREAKER.

FLORA TERRA

REVISIONS:

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

REGISTERED PROFESSIONAL ENGINEER
JASON VANDER VEEN
No. 34874
Exp. June 30, 2022
MECHANICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

02/15/22 CITY SUBMISSION SET

SHEET TITLE

PLUMBING FIXTURES & CAL

P0.2

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Since 1966

CHRONOMITE

APPLICATION: PUBLIC LAVATORY

IDEAL for

- *Shopping malls, strip malls, retail stores*
- *Service stations*
- *Commercial buildings and office buildings*
- *Schools, colleges and universities*
- *Hospitals*
- *Restaurants*
- *Stadiums*

NON-MICROPROCESSOR MODELS

INSTANT-FLOW® SR - LOW FLOW (0.5 GPM)

MODEL	BREAKER SIZE (AMPS)	VOLTS	WATTS	PRESET TEMP.
SR-15L/277	15	277	4,150	NONE
SR-20L/120	20	120**	2,400	NONE
SR-20L/208	20	208	4,160	NONE
SR-20L/240	20	240*	4,800	NONE
SR-20L/277	20	277	5,540	NONE
SR-30L/120	30	120**	3,600	NONE

MICROPROCESSOR MODELS

INSTANT-FLOW® MICRO - LOW FLOW (0.5 GPM)
Ideal for sensor/hand-free faucet delivering safe factory preset temperature.**

MODEL	BREAKER SIZE (AMPS)	VOLTS	WATTS	PRESET TEMP.
M-15L/277	15	277	4,150	104°F
M-20L/208	20	208	4,160	104°F
M-20L/240	20	240*	4,800	104°F
M-20L/277	20	277	5,540	104°F
M-30L/120	30	120**	3,600	104°F

WH 1

** 240V models may be operated at 220V. However, an approximate 15% decrease in temperature will be experienced.*

*** 120V models may be operated at 110V. However, an approximate 15% decrease in temperature will be experienced.*

****104°F preset is standard hand wash temperature.*

Other temperature settings are available, please contact Chronomite directly.

Member of U.S. Green Building Council · *Water Conserving Product* · *Made in the USA*

Complies with Standards for: UL · IAPMO · AB1953

CHRONOMITE LABORATORIES, INC.
17451 Hurley St. :: City of Industry, CA 91744
Phone 800-447-4962 :: 626-937-4270
Fax 626-937-4279 :: www.chronomite.com

Since 1966

CHRONOMITE

APPLICATION: PUBLIC LAVATORY

INSTANT-FLOW® SR LOW FLOW (0.5 GPM FLOW RATE)

Dimension: 6-1/4"(H) x 9-5/8" x 2-3/4"
Weight: 5 lbs
Material: White, rugged cast aluminum housing; Celcon plastic element assembly with nichrome coils.
Microprocessor Controlled: NO
Min. Operating Flow: Low Flow Model operates at 0.4 GPM
Operating Pressure: Minimum 25 PSI / Maximum 150 PSI
Max. Operating Temperature: 140°F
Accessory Package: Omni Flow Control; compression fittings installed at factory
Housing Options: Satin Finish & High Polish Stainless Steel; PA 765 ABS Plastic

		TEMPERATURE RISE AT:						
MODEL	WATTS	0.4 GPM	0.5 GPM (OPTI-MUM)	0.6 GPM	0.7 GPM	0.8 GPM	0.9 GPM	1.0 GPM
SR-15L/277	4,150	70°F	57°F	47°F	40°F	35°F	31°F	28°F
SR-20L/120 **	2,400	41°F	33°F	27°F	23°F	20°F	18°F	16°F
SR-20L/208	4,160	71°F	57°F	47°F	40°F	35°F	31°F	28°F
SR-20L/240 *	4,800	81°F	65°F	54°F	46°F	41°F	36°F	32°F
SR-20L/277	5,540	94°F	75°F	63°F	54°F	47°F	42°F	37°F
SR-30L/120 **	3,600	61°F	49°F	41°F	35°F	30°F	27°F	24°F

INSTANT-FLOW® MICRO LOW FLOW (0.5 GPM FLOW RATE)

Dimension: 6-1/4" (H) x 9-5/8" x 2-3/4"
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Material: White, rugged cast aluminum housing; Celcon plastic element assembly with nichrome coils.
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M-20L/240 *	4,800	81°F	65°F	54°F	46°F	41°F	36°F	32°F
M-20L/277	5,540	94°F	75°F	63°F	54°F	47°F	42°F	37°F
M-30L/120 **	3,600	61°F	49°F	41°F	35°F	30°F	27°F	24°F

** 240V models may be operated at 220V. However, an approximate 15% decrease in temperature will be experienced.*

*** 120V models may be operated at 110V. However, an approximate 15% decrease in temperature will be experienced.*

Complies with Standards for: UL · IAPMO · AB1953

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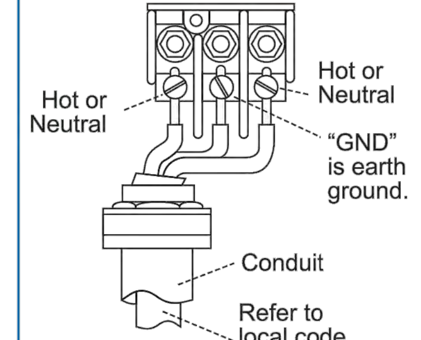
CHRONOMITE

APPLICATION: PUBLIC LAVATORY

INSTALLATION DIAGRAM

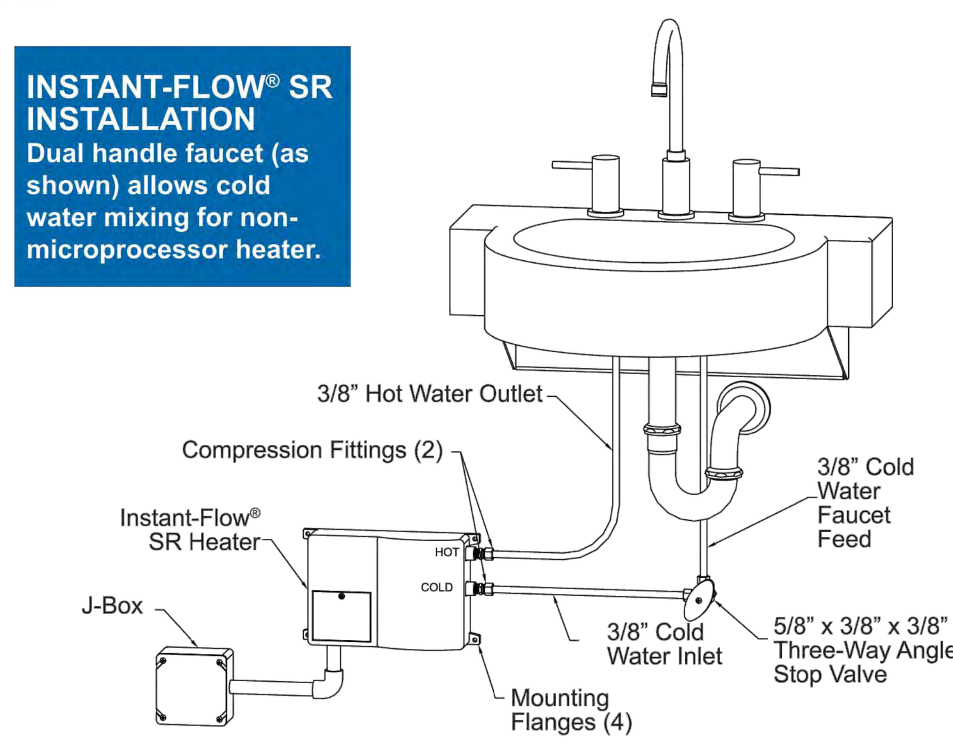
WIRING CONNECTION



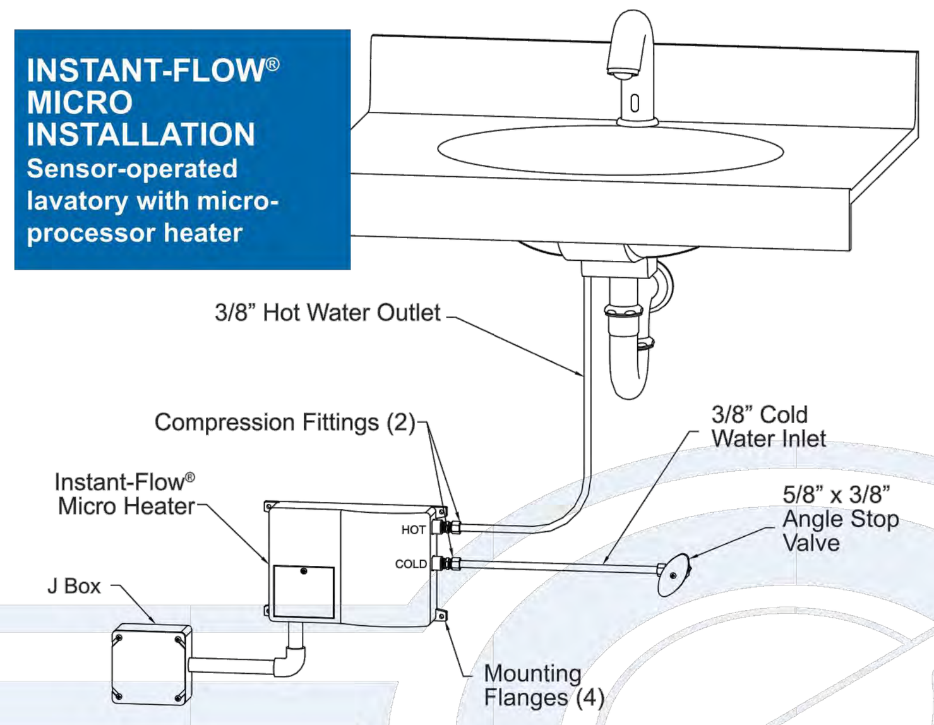
ATTENTION:
Unit must be hard wired.
NOTE: Heater is single phase.
All tests are measured at the output of the heater.

Note: Heater to be installed below the level of all hot water outlets serviced by the heater

INSTANT-FLOW® SR INSTALLATION
Dual handle faucet (as shown) allows cold water mixing for non-microprocessor heater.



INSTANT-FLOW® MICRO INSTALLATION
Sensor-operated lavatory with micro-processor heater



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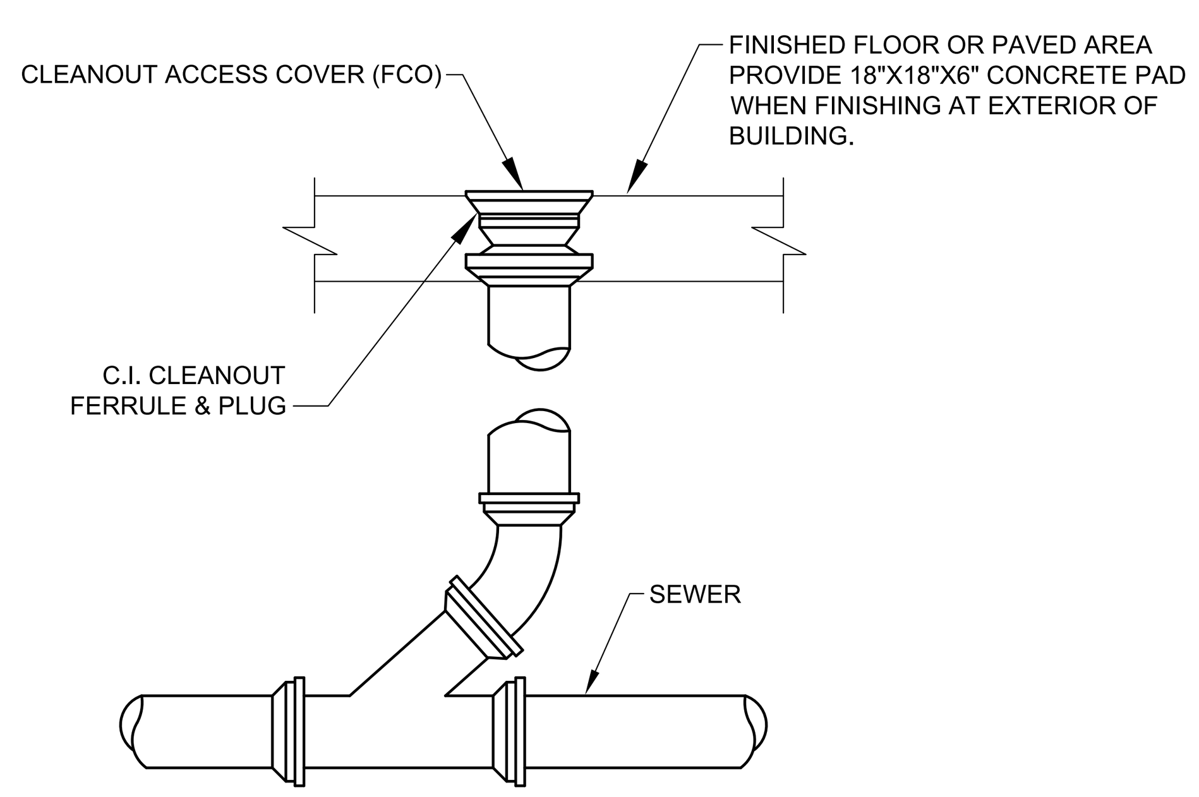
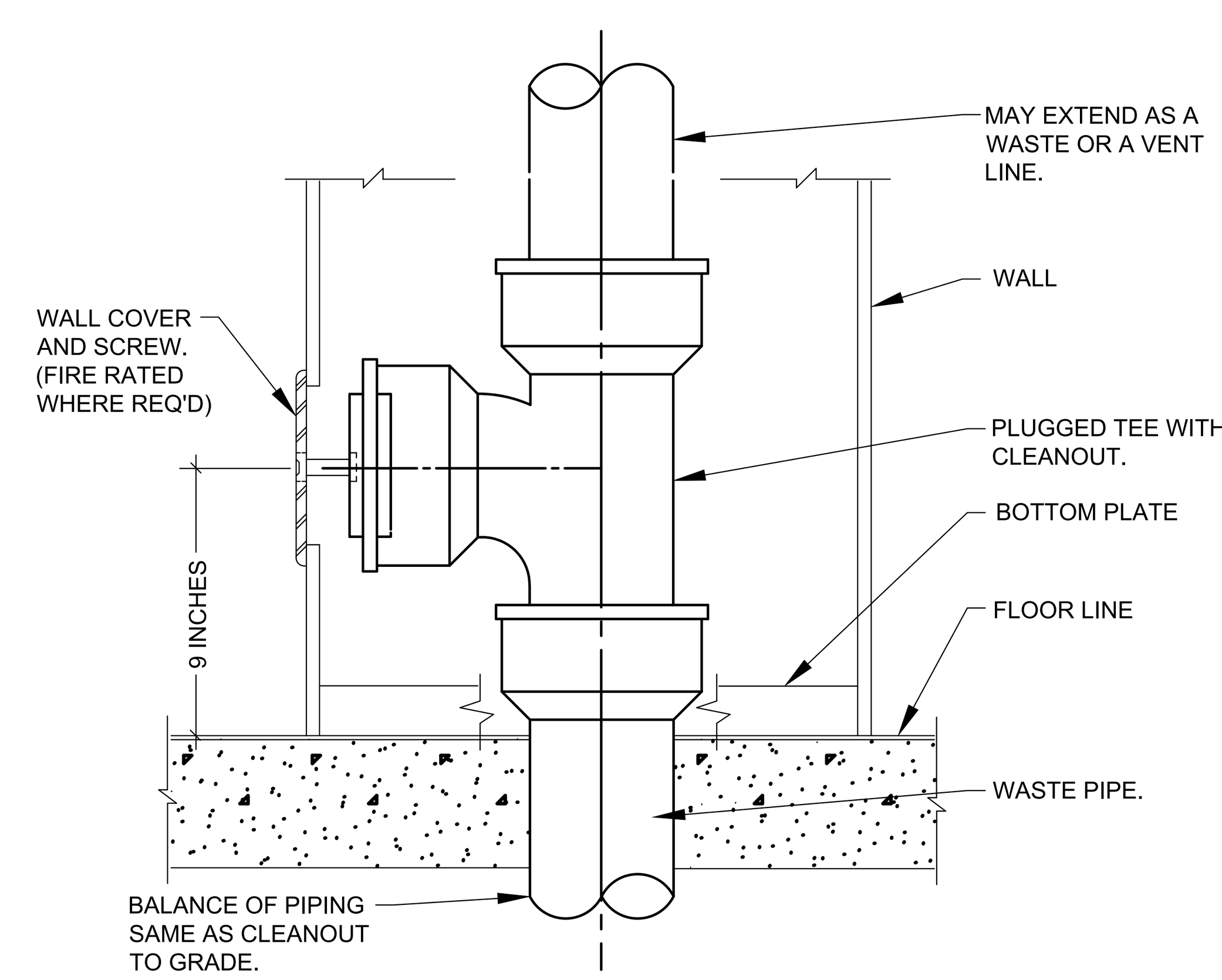
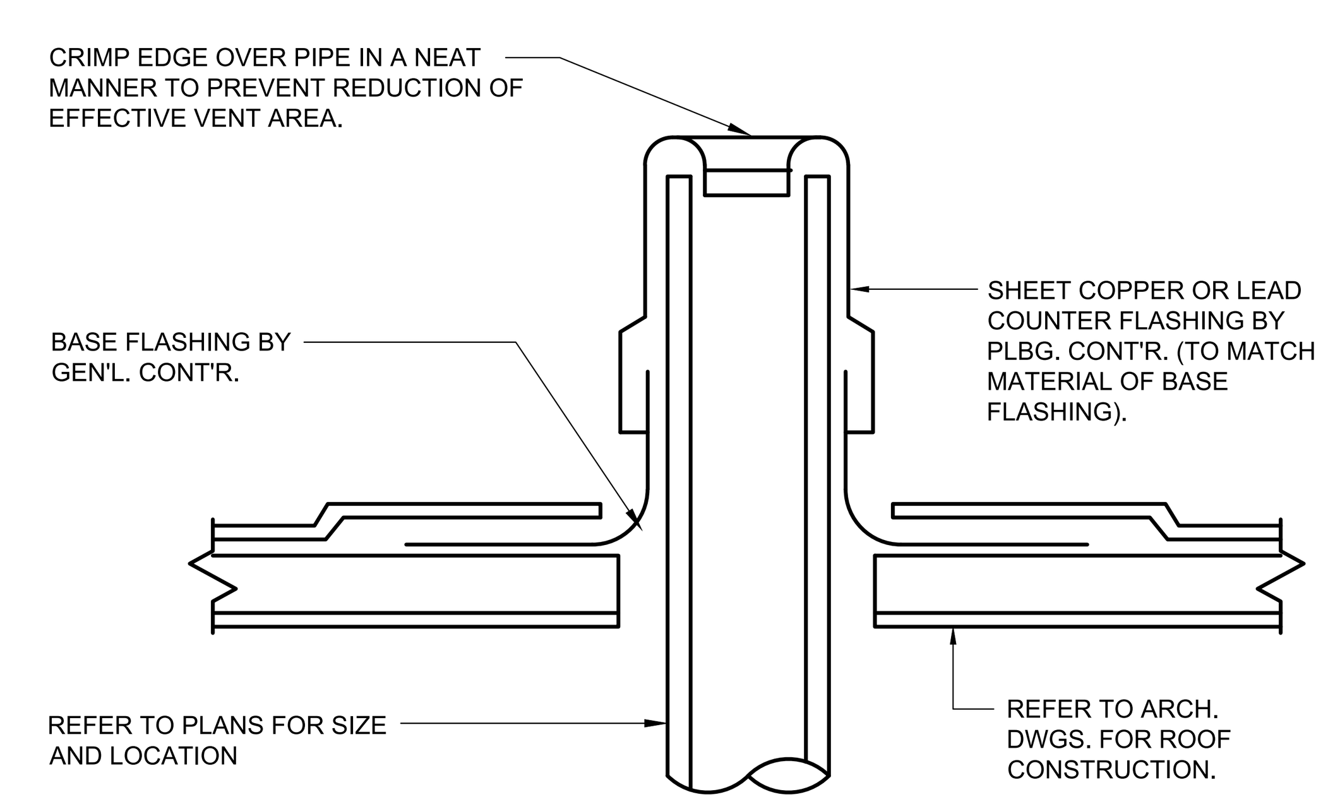


FLOOR CLEAN OUT DETAIL 1
SCALE: NONE



WALL CLEAN OUT DETAIL 2
SCALE: NONE



VENT THRU OUT DETAIL 3
SCALE: NONE

FLORA TERRA

MOTIVE

REVISIONS:

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

02/15/22 CITY SUBMISSION SET

SHEET TITLE

PLUMBING WATER HEATER SPECIFICATIONS

P0.3

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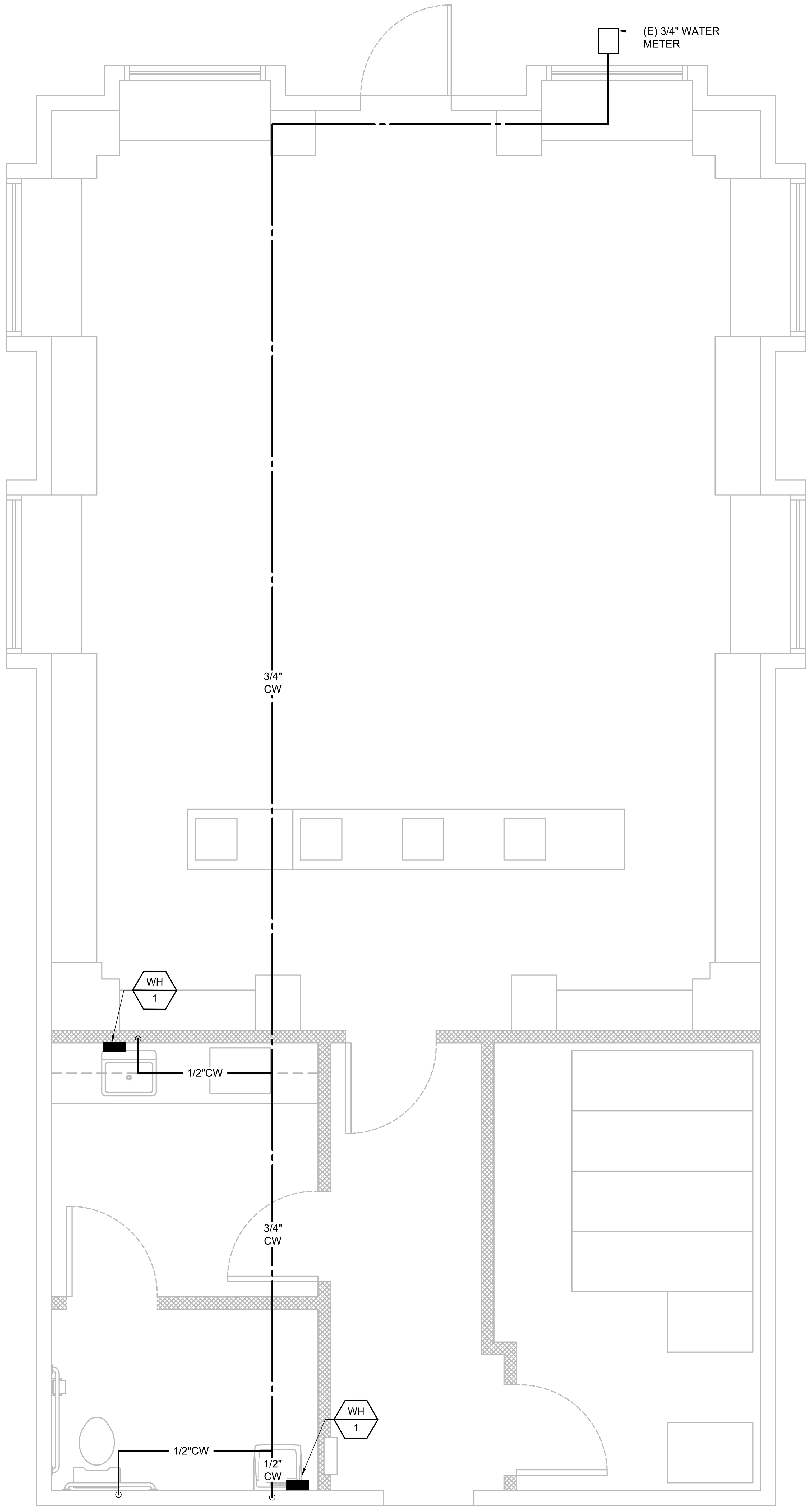
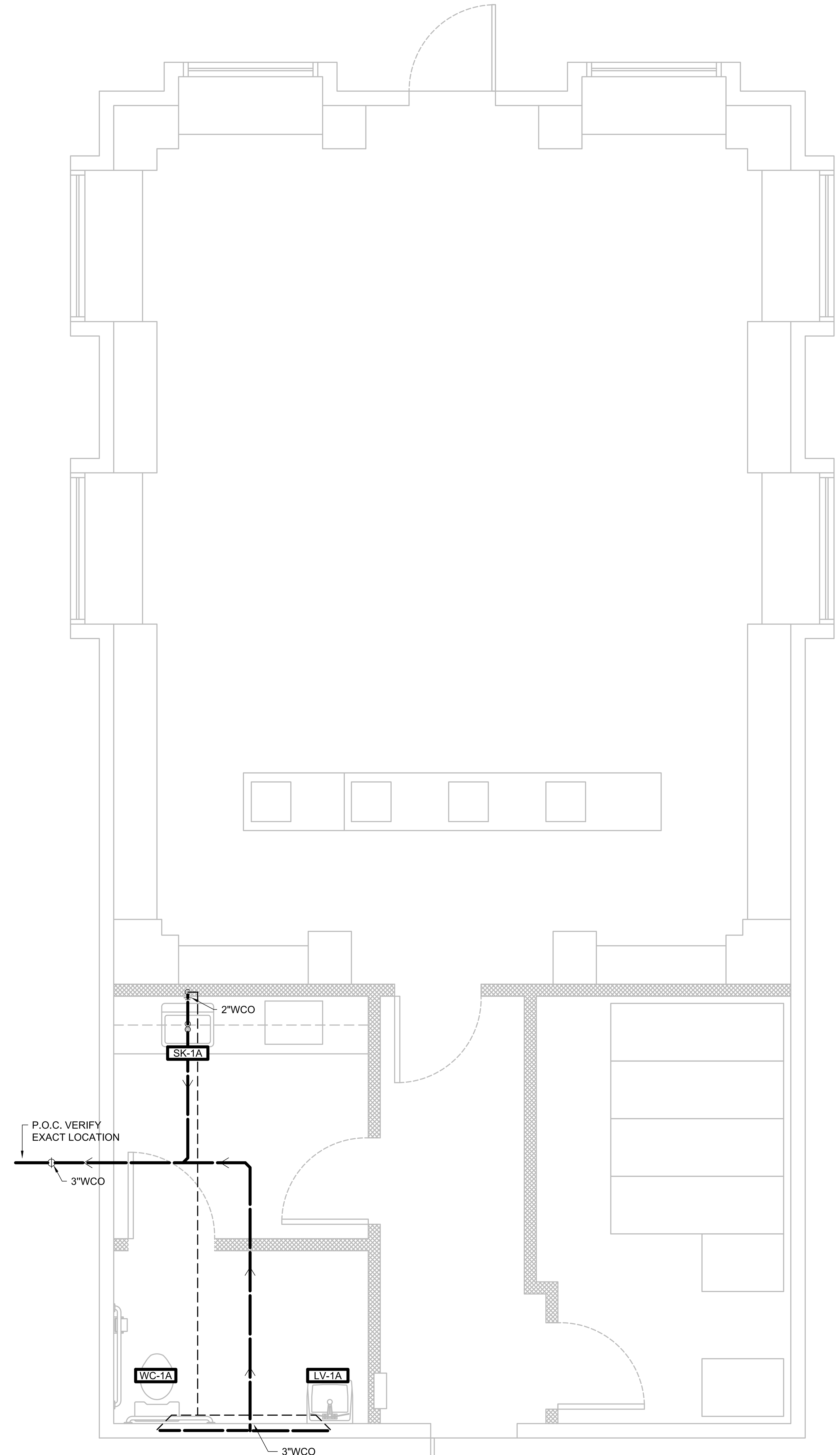


PLUMBING FLOOR PLAN WATER (2)
SCALE: 3/8"=1'-0"



PLUMBING FLOOR PLAN WASTE & VENT (1)
SCALE: 3/8"=1'-0"

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

REGISTERED PROFESSIONAL ENGINEER
JASON VANDER ...
No. 34874
Exp. June 30, 2022
MECHANICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

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SHEET TITLE

PLUMBING FLOOR PLAN WASTE, VENT & WATER

P2.1

GENERAL NOTES

1. THE ELECTRICAL CONTRACTORS SHALL REVIEW ENTIRE SET OF CONTRACT DOCUMENTS: INCLUDING BUT NOT NECESSARILY LIMITED TO ALL ARCHITECTURAL, ALL STRUCTURAL, ALL MECHANICAL, ALL ELECTRICAL, ALL PLUMBING, AND ENTIRE PROJECT MANUAL. ELECTRICAL CONTRACTOR SHALL ACKNOWLEDGE AND INCLUDE IN THE SCOPE OF WORK (CONTRACT) ALL CONDITIONS PERTINENT TO THE COMPLETION OF THE ELECTRICAL WORK. ELECTRICAL CONTRACTOR SHALL FULLY COORDINATE ELECTRICAL WORK WITH THE INSTALLATION OF WORK BY ALL OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THE ELECTRICAL INSTALLATION. ALL OF THE ABOVE SHALL BE INCLUDED IN THE SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.

2. THE ELECTRICAL CONTRACTORS SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS, VISIT THE SITE OF THE WORK, AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND MATTERS THAT CAN, IN ANY WAY, AFFECT THE WORK OR THE COST THEREOF, SHOULD THIS CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM, THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS OR BE IN DOUBT AS TO THEIR MEANING, NOTIFY THE ARCHITECT/ENGINEER AT ONCE, IN WRITING, OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND NEW WORK, OR BETWEEN ELECTRICAL WORK AND THE WORK OF OTHER TRADES PRIOR AND OBTAIN CLARIFICATION PRIOR TO SUBMITTING ANY BID. LACK OF SUCH NOTIFICATION SHALL BE CONSTRUED TO INDICATE NO DISCREPANCIES OR CONFLICTING EXIST. ADDITIONAL COMPENSATION WILL NOT BE GRANTED AFTER AWARD OF CONTRACT FOR ANY WORK REQUIRED TO COMPLY WITH THESE REQUIREMENTS.

3. THE DRAWINGS INDICATE THE DIAGRAMMATIC INTENT, GENERAL CHARACTER, REQUIREMENTS AND LOCATION OF THE WORK SHOWN AND INCLUDED. THE WORK INDICATED BUT HAVING MINOR DETAILS OBVIOUSLY OMITTED SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

4. THE CONTRACTOR IS REQUIRED TO BID, AS SPECIFIED, ON THE DRAWINGS WITHOUT DEVIATION. THIS CONTRACTOR IS INVITED TO SUBMIT SUBSTITUTIONS FROM THE BASE BID, ONLY IF THE SUBSTITUTIONS ARE APPROVED BY THE OWNER AND ENGINEER/ARCHITECT PRIOR TO SUBMITTING THE BID.

5. IT IS THE INTENT OF THESE DOCUMENTS THAT THE ELECTRICAL CONTRACTOR PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND TOOLS FOR THE COMPLETE INSTALLATION OF ALL WORK SHOWN ON THE PLANS AND/OR DESCRIBED HEREIN, INCLUDING ALL DEVICES, CONTROLS AND APPURTENANCES REQUIRED TO SET NEW SYSTEMS INTO OPERATION.

6. THE CONTRACTOR SHALL VERIFY ALL MOUNTING, ALL ARRANGEMENTS, HEIGHTS AND LOCATIONS PRIOR TO ROUGH-IN. ANY MENTION OF A SPECIFIC MOUNTING ARRANGEMENT, HEIGHT OR LOCATION SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO VERIFY THE SPECIFIC REQUIREMENT FURNISHED OR THE OTHER TRADES WORKING IN THE SAME AREA. NO ADDITIONS TO THE CONTRACT SUM WILL BE PERMITTED FOR ITEMS INSTALLED IN WRONG LOCATIONS, IN CONFLICT WITH OTHER WORK, ETC.

7. SHOULD CONDITIONS NECESSITATE, FOR ANY REARRANGEMENTS, PREPARE AND SUBMIT SHOP DRAWINGS SHOWING THE CHANGES BEFORE PROCEEDING WITH THE WORK. IF SUCH CHANGES ARE APPROVED BY ARCHITECT/ENGINEER, THEY SHALL BECOME A PART OF THE CONTRACT AFTER THEIR APPROVAL.

8. UPON COMPLETION OF THE WORK, THE CONTRACTORS SHALL REVIEW AND CHECK THE ENTIRE PORTION OF WORK, CLEAN EQUIPMENT AND DEVICES, REMOVE SURPLUS MATERIALS AND RUBBISH FROM THE OWNER'S PROPERTY, LEAVING THE WORK IN NEAT AND CLEAN ORDER AND IN COMPLETE WORKING CONDITION. THE CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ANY CARTON, DEBRIS, ETC. FOR EQUIPMENT INSTALLED BY THE CONTRACTOR INCLUDING EQUIPMENT FURNISHED BY THE OWNER. THE ABOVE SHALL ALSO APPLY TO ALL EQUIPMENT FURNISHED BY OTHERS AND UNPACKED OR REMOVED FROM CARTON, BY THE CONTRACTORS.

9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING DELIVERY, RECEIVING, UNLOADING, UNPACKING, STORING, SETTING IN PLACE, AND PROTECTING FROM DAMAGE, VANDALISM, THEFT OR WEATHER DURING CONSTRUCTION FOR ALL NEW EQUIPMENT FURNISHED BY THE ELECTRICAL CONTRACTOR.

10. THE ELECTRICAL CONTRACTOR SHALL PAY ALL PERMIT FEES, PLAN REVIEW FEES, LICENSE FEES, INSPECTIONS AND TAXES APPLICABLE TO THIS DIVISION AND SHALL BE INCLUDED IN THE BASE BID AS PART OF THIS CONTRACT.

11. PROVIDE SEPARATE SUBMITTAL, OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR ALL FIRE ALARM SYSTEM INSTALLATIONS AND / OR MODIFICATIONS FROM THE THE COUNTY FIRE DEPARTMENT, THE COUNTY BUILDING AND SAFETY DEPARTMENT, AND OTHER AUTHORITIES HAVING JURISDICTION.

12. ELECTRICAL CONTRACTORS SHALL FURNISH CONTRACT RECORD DOCUMENTS TO THE ARCHITECT/ENGINEER BEFORE FINAL PAYMENT WILL BE ISSUED. THE CONTRACT RECORD DOCUMENTS SHALL INDICATE THE DIAGRAMMATIC INSTALLED CONDITION AND BE IN REPRODUCIBLE DRAWING FORM.

13. THE WORK INSTALLED SHALL BE IN ACCORDANCE WITH ALL COUNTY CODES AND THE LOCAL UTILITY COMPANY'S REQUIREMENTS.

14. ALL EQUIPMENT/DEVICES SHALL BE NEW AND/OR FIRST QUALITY AND IS TO BEAR THE APPROPRIATE UL OR CSA APPROVED LABELS FOR SPECIFIC PURPOSE.

15. THE CONTRACTOR SHALL BE LICENSED, BONDED, INSURED AND CAPABLE OF PERFORMING QUALITY WORKMANSHIP. THIS CONTRACTOR GUARANTEES ALL OF HIS WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR AND FINAL ACCEPTANCE BY THE OWNER AND ENGINEER.

16. THE ELECTRICAL CONTRACTORS SHALL FURNISH AS-BUILT DRAWINGS TO THE OWNER/ENGINEER BEFORE FINAL PAYMENT WILL BE ISSUED. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED IN REPRODUCIBLE FORM.

17. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPETENT OPERATING TECHNICIAN TO INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF THE NEW EQUIPMENT.

18. DO ALL CUTTING AND PATCHING (TO ORIGINAL STATE) OF BUILDING MATERIALS AS REQUIRED FOR INSTALLATION OF A COMPLETE WORKABLE SYSTEM.

19. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL SLEEVES THRU WALLS AND CORING THRU FLOORS, NEEDED FOR ELECTRICAL INSTALLATION.

20. THE GENERAL CONDITIONS AND SUPPLEMENTARY GENERAL CONDITIONS SHALL BE CONSIDERED AS PART OF THIS SPECIFICATION.

21. ALL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATION OF THE COUNTY AUTHORITIES AND THE MOST RECENT EDITION OF CALIFORNIA ELECTRIC CODE.

22. CONTRACTOR SHALL FILE PLANS WITH AND OBTAIN APPROVALS FROM MUNICIPAL AGENCIES. ALL PERMITS AND CERTIFICATES OF INSPECTION SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. PERTINENT CERTIFICATES SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE, PRIOR TO FINAL BILLING.

23. ELECTRICAL CONTRACTOR SHALL RECORD ALL FIELD CHANGES IN HIS WORK AS THE JOB PROGRESSES; AN ACCURATE RECORD OF ALL WORK AS ACTUALLY INSTALLED. UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT IS AUTHORIZED, SHALL TURN OVER TO THE OWNER'S REPRESENTATIVE A RECORD SET OF PRINTS SHOWING THESE CHANGES.

24. SUBMIT MATERIAL LISTS AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW. SUBMITTALS SHALL BE IN ACCORDANCE WITH GENERAL CONDITIONS AND SHALL BEAR THE STAMP OF THE ELECTRICAL CONTRACTOR SHOWING THAT HE HAS REVIEWED AND APPROVED THEM. LACK OF SUCH CONTRACTOR'S APPROVAL WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY THE OWNER.

25. THIS CONTRACTOR SHALL DO ALL CUTTING, CHASING, OR CHANNELING AND PATCHING REQUIRED FOR ANY WORK HEREIN SPECIFIED.
ALL OPENINGS THROUGH STRUCTURALLY SUPPORTED SLABS MUST BE CORE-BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST 2" AFF.
ALL SLEEVES, OPENINGS, ETC. THROUGH FIRE RATED WALLS AND FLOORS SHALL BE SEALED AFTER CONDUIT INSTALLATION TO RETAIN FIRE RATING.

26. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIR. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK AND SHALL BE SECURED TO THE BUILDING STRUCTURE, NOT TO PIPING OR DUCTWORK. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE RUN IN STRAIGHT LINES PARALLEL WITH OR AT RIGHT ANGLES TO COLUMN LINES AND SEPARATED AT LEAST 3" FROM WATER LINES WHEREVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES.

27. EVERY PART OF THE INSTALLATION SHALL BE TESTED, OPERATED AND LEFT IN PERFECT WORKING ORDER. SHOULD TESTING REVEAL ANY OTHER DEFECTS, PROMPTLY CORRECT SUCH DEFECTS AND RERUN TESTS UNTIL THE ENTIRE INSTALLATION IS SATISFACTORY IN ALL RESPECTS.

28. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE PROJECT BY THE OWNER. IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT THIS CONTRACTOR WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY HAS BECOME DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.
FOR THE SAME PERIOD, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

29. THE CONTRACTOR, BEFORE FINAL ACCEPTANCE BY THE OWNER WILL BE GRANTED, SHALL CLEAN ALL LIGHTING FIXTURES, DEVICE PLATES, SERVICE FITTINGS AND OTHER ITEMS FURNISHED UNDER THIS CONTRACT. HE SHALL INSURE THAT ALL DIRECTORIES ARE IN PLACE WITH COMPLETED OR REVISED SCHEDULES AND ALL IDENTIFICATIONS AND MARKINGS OF EQUIPMENT, CABLES AND OTHER ITEMS ARE COMPLETED.

30. THIS CONTRACTOR SHALL COORDINATE SEQUENCE OF WORK WITH ALL OTHER TRADES. CONTRACTOR SHALL VERIFY VOLTAGE, PHASE, FUSE SIZE/CIRCUIT BREAKER SIZE, FEEDER SIZE, AND POWER OUTLET RATING REQUIRED FOR MECHANICAL EQUIPMENT AND OTHER EQUIPMENT, PRIOR COMMENCING ANY WORK.
NO REMOVALS SHALL BE MADE WITHOUT OWNER'S APPROVAL. ALL EXISTING EQUIPMENT, MATERIALS, ETC. THAT ARE NOT TO BE REUSED SHALL BE REMOVED COMPLETELY AND DISPOSED OF BY THIS CONTRACTOR, OR PROTECT, BOX, AND RETURN, PER OWNER INSTRUCTION.

31. THIS CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TEMPORARY POWER AND SHALL PAY THE COST FOR THE UTILITY CONNECTION AND SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE TEMPORARY WORK AND FOR THE REMOVAL OF SAME. CONTRACTOR SHALL PAY ALL UTILITY CHARGES IN CONNECTION WITH THE TEMPORARY POWER.
CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTION FOR ALL POWER EQUIPMENT USED ON THE PREMISES DURING CONSTRUCTION.

32. CONTRACTOR SHALL FURNISH:
ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND FEES REQUIRED TO COMPLETELY INSTALL, TEST AND PLACE THE HEREIN SPECIFIED EQUIPMENT, COMPONENTS, CONTROLS, AND SYSTEMS IN SERVICE.
COMPLETE POWER AND LIGHTING DISTRIBUTION SYSTEMS INCLUDING ALL PANELS AND COMPLETE BRANCH CIRCUIT WIRING SYSTEM.
COMPLETE UTILITY MOTOR WIRING SYSTEMS (EXCEPT AS NOTED) COMPLETE LIGHTING FIXTURE INSTALLATION.
COMPLETE TELEPHONE CONDUIT SYSTEM. CONDUIT FROM POINT OF CONNECTION TO LANDLORD'S SYSTEM AND ALL TERMINAL DEVICES, BOXES, CONDUIT, PLATES, ETC.
TEMPORARY ELECTRICAL SERVICE AS REQUIRED FOR CONSTRUCTION.
WIRING AND FINAL CONNECTION TO ALL SIGNS AND GRAPHICS, FURNISHED BY THE OWNER.
PROVISIONS FOR FIRE ALARM/SMOKE EVACUATION SYSTEM AND EXTENSION TO LANDLORD'S SYSTEM. TESTING OF ALL CABLES AND CIRCUIT WIRING AFTER INSTALLATION.
TESTING OF ALL ELECTRICAL EQUIPMENT.
WARRANTY OF ALL WORK FOR A PERIOD OF ONE YEAR FROM DATED OF PROJECT CLOSE-OUT.

33. ELECTRICAL SERVICE:
PROVIDE ELECTRICAL AS INDICATED ON THE DRAWING.
ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD OR THE POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
CLOSELY COORDINATE ENTIRE INSTALLATION WITH THE POWER COMPANY.
CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY FOR INSTALLATION OF METERING.

34. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL TELEPHONE UTILITY FOR TELEPHONE SERVICE TO THE SPACE, CONDUIT SYSTEM FOR TELEPHONE DISTRIBUTION TO THE PREMISES SHALL BE PROVIDED WHERE REQUIRED FOR UTILITY COMPANY WIRES. COORDINATE INSTALLATION OF TELEPHONE WORK AND INSTALL ALL CONDUIT FOR TELEPHONE SYSTEM.
OUTLET BOXES SHALL BE 4" SQUARE MINIMUM WITH SINGLE DEVICE COVER AND TELEPHONE PLATE.
PROVIDE TELEPHONE TERMINAL CABINET, AS NEEDED, AND INTERIOR TYPE 4-D PLYWOOD O SERVE AS TELEPHONE TERMINAL BOARD - VERIFY EXACT LOCATION WITH DUNKIN BRANDS.

35. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS TO PERFORM ELECTRICAL WORK SHOWN, NOTED OR SCHEDULED FOR A COMPLETE AND FINISHED INSTALLATION.
35.1 THE WORD "PROVIDE" AS USED HEREIN MEANS TO FURNISH AND INSTALL COMPLETE.
35.2 MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEARS ON THE UNDERWRITER'S LABORATORY LIST OF APPROVED ITEMS AND SHALL MEET THE REQUIREMENTS OF RECOGNIZED STANDARDS.
35.3 EQUIPMENT SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE COUNTY CODES.

36. CONDUIT SHALL BE STANDARD STEEL, RIGID, IMC OR EMT (THIN WALL) ACCORDING TO CODE REQUIREMENTS. CONDUIT SHALL BE CONCEALED IN FINISHED AREAS, EXCEPT AS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.

37. RACEWAYS SHALL BE SURFACE METAL TYPE OF THE SIZE AND CHANNEL REQUIRED FOR SERVICE, CONSTRUCTED OF GALVANIZED STEEL WITH SNAP-ON COVERS, WITH 1/8" MOUNTING SCREW KNOCKOUTS IN BASE APPROXIMATELY 8" O.C. PROVIDE FITTINGS INDICATED WHICH MATCH AND MATE WITH RACEWAY. FINISH WITH MANUFACTURER'S STANDARD PRIME COATING SUITABLE FOR PAINTING.

38. ALL CONDUCTORS SHALL BE SOFT DRAWN, ANNEALED COPPER, WITH 600V INSULATION:
38.1 #10 AND SMALLER SHALL BE SOLID OR STRANDED WITH SINGLE BRAID
#8 AND LARGER - STRANDED WITH AT LEAST DOUBLE BRAID.
MINIMUM WIRE SIZE SHALL BE #12, EXCEPT #14 MAY BE USED FOR CONTROL APPLICATIONS.
38.2 ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE BROUGHT TO THE SITE IN UNBROKEN PACKAGES.
38.3 GENERAL WIRING SHALL HAVE THHN OR THWN INSULATION.
38.4 ALUMINUM CONDUCTORS ARE NOT PERMITTED.
38.5 WIRES SHALL BE COLOR CODED IN KEEPING WITH CEC STANDARDS.

39. OUTLET BOXES AND COVERS SHALL BE ONE PIECE, GALVANIZED OR SHERARDIZED STEEL, KNOCK-OUT TYPE W/FIXTURE STUDS AS REQ.
JUNCTION BOXES, PULL BOXES AND COVERS SHALL BE GALVANIZED STEEL, CODE GAUGE AND SIZE.

40. WIRING DEVICE:
WALL SWITCHES, SINGLE POLE, DOUBLE POLE, AND THREE WAY SHALL BE GENERAL DUTY, FLUSH, TOGGLE SWITCHES; SPECIFICATION GRADE, 20A, 120/277V, WITH SCREW TERMINALS: MANUFACTURES SHALL BE LEVITRON, BRYANT, PASS AND SEYMORE, OR HUBBELL.
GENERAL DUTY DUPLEX RECEPTACLES SHALL BE 2-POLE, 3-WIRE GROUNDING TYPE, SPECIFICATION GRADE, 20A, 125V, NEMA 5-20R UNLESS OTHERWISE INDICATED.
MANUFACTURERS SHALL BE LEVITRON, BRYANT, PASS AND SEYMORE, OR HUBBELL.
GROUND FAULT INTERRUPTER RECEPTACLE SHALL BE GENERAL DUTY, DUPLEX RECEPTACLES, GROUND FAULT CIRCUIT INTERRUPTER, FEED-THROUGH TYPE, CAPABLE OF PROTECTING CONNECTED DOWNSTREAM RECEPTACLES ON A SINGLE CIRCUIT, GROUNDING TYPE UL-RATED CLASS A, GROUP 1, 20A, 120V, 60 HZ; WITH SOLID-STATE GROUND FAULT SENSING AND SIGNALING; WITH 5 MILLIAMPERES GROUND-FAULT TRIP LEVEL; IN NEMA 5-15R CONFIGURATION.
MANUFACTURERS SHALL BE LEVITRON, BRYANT, PASS AND SEYMORE, OR HUBBELL.
DUPLEX ISOLATED GROUND TYPE RECEPTACLE SHALL BE 2-POLE, 4-WIRE, 15A STRAIGHT BLADE DEVICE WITH SEPARATE ISOLATED GROUND AND BUILDING GROUND CONNECTIONS, IN NEMA 5-15R CONFIGURATION, AS MANUFACTURED BY HUBBELL IG-5362.
ANY RECEPTACLE THAT IS INSTALLED AT OR BELOW 37 INCHES SHALL BE INSTALLED GROUND UP AND ANY RECEPTACLE THAT IS INSTALLED AT OR ABOVE 38 INCHES SHALL BE INSTALLED GROUND DOWN.

41. THIS CONTRACTOR SHALL PROVIDE, INSTALL AND CONNECT A COMPLETE SYSTEM OF GROUNDING FOR ALL EQUIPMENT AND STRUCTURES. A GOOD MECHANICAL AND ELECTRICAL CONNECTION SHALL BE MADE WITH APPROVED GROUNDING CONNECTORS.
ELECTRICAL SYSTEM AND EQUIPMENT GROUNDS SHALL COMPLY WITH ALL THE REQUIRED COUNTY CODES, CEC CODES AND REGULATIONS.
PANELS, CONDUIT SYSTEMS, MOTOR FRAMES, LIGHTING FIXTURES AND OTHER EQUIPMENT THAT ARE A PART OF THIS INSTALLATION SHALL BE SECURELY GROUNDED BOTH MECHANICALLY AND ELECTRICALLY IN ACCORDANCE WITH ALL COUNTY CODES.
MAIN GROUNDING SYSTEM SHALL BE SIZED TO CONFORM WITH SECTION 250, TABLE 250-66 OF THE CALIFORNIA ELECTRICAL CODE. PROVIDE CONDUIT TO PROTECT THE GROUND WIRE FROM DAMAGE TO AN AREA OF 6 FT ABOVE FLOOR.
MAKE ALL JOINTS AND CONNECTIONS OF THE CONDUIT SYSTEM TIGHT TO MAINTAIN CONTINUITY OF MECHANICAL AND ELECTRICAL GROUND THROUGHOUT ENTIRE SYSTEM.
GROUND ALL 3 WIRE RECEPTACLES TO THE OUTLET BOXES.

42. PANELBOARD SHALL BE 3-PHASE, 4-WIRE DISTRIBUTED PHASE TYPE WITH SOLID NEUTRAL GROUND LUG, GROUND BUS AND NUMBER OF CIRCUIT BREAKERS AS SHOWN ON THE PANEL SCHEDULE. BUSWAYS SHALL BE HARD DRAWN COPPER. CABINET SHALL BE CONSTRUCTED OF CODE GAUGE STEEL WITH HINGED DOOR HAVING DIRECTORY CARD, NEATLY AND PROPERLY INSCRIBED AND SET IN FRAME WITH TRANSPARENT COVER.
ALL BREAKERS SHALL BE BOLTED TYPE, THERMAL MAGNETIC WITH ALL TWO OR THREE POLE BREAKERS HAVING COMMON TRIP. CIRCUIT BREAKERS SHALL BE RATED FOR MINIMUM 10,000 AMP SYMMETRICAL SHORT CIRCUIT CURRENT AT 208/120V, AND FOR MINIMUM 18,000 AMP SYMMETRICAL SHORT CIRCUIT CURRENT AT 480/277V.

CIRCUIT BREAKERS SERVING LIGHTING CIRCUITS SHALL BE RATED FOR SWITCH SERVICE. PANELBOARDS AND BREAKERS SHALL BE AS MANUFACTURED BY SQUARE-D OR EQUAL. PANEL SHALL BE CIRCUITED SO THAT THE LOAD IS DISTRIBUTED EVENLY ACROSS ALL THREE PHASES.

43. PROVIDE SAFETY AND DISCONNECT SWITCHES, FUSED OR NON-FUSED, AS CALLED FOR ON DRAWING AND AS REQUIRED BY THE COUNTY. SWITCHES SHALL BE HEAVY DUTY, LOAD AND HORSEPOWER RATED AS MANUFACTURED BY SQUARE-D, GENERAL ELECTRIC, OR EQUAL. SWITCH ENCLOSURE TO BE SUITABLE FOR APPLICATION.
FURNISH AND INSTALL DUAL ELEMENT CURRENT LIMITING FUSES OF TYPE AND AMPACITY DESIGNED TO PROTECT SYSTEM AGAINST AVAILABLE SHORT CIRCUIT FAULT CURRENT.

44. IF REQUIRED: PROVIDE DRY-TYPE TRANSFORMER WHICH SHALL BE COMPLETELY ENCLOSED EXCEPT FOR VENTILATING OPENINGS WITH KVA AND VOLTAGE RATINGS AS CALLED FOR ON THE DRAWING AS MANUFACTURED BY SQUARE-D.
TRANSFORMER SHALL HAVE A MINIMUM OF CLASS 155 INSULATION SYSTEM, AND A MINIMUM OF (2) 2-1/2 % TAPS BELOW AND (2) 2-1/2 % TAPS ABOVE RATED PRIMARY VOLTAGE. SOUND LEVEL SHALL BE LOW AND INSTALLATION SHALL INCLUDE VIBRATION DAMPENING MOUNTS AND FLEXIBLE STEEL CONDUIT FOR PRIMARY AND SECONDARY.

45. THE CONTRACTOR SHALL PROVIDE A NEW LIGHTING FIXTURE OF THE TYPE SPECIFIED FOR EACH LIGHTING OUTLET SHOWN WITH COMPLETE LAMPS OR TUBES. ALL FIXTURES SHALL BE SECURELY MOUNTED IN PLACE, SEISMICALLY SUPPORTED AND BRACED, PROPERLY WIRED, TESTED AND LEFT READY FOR OPERATION.

46. PAINTING OF ELECTRICAL CONDUITS, ETC. IF REQUIRED, WILL BE BY GENERAL CONTRACTOR.

47. RECEPTACLES, SWITCHES, AND COVER PLATES IN CUSTOMER AREAS ARE TO MATCH THE SURROUNDING WALL COLOR. ALL COVER PLATES IN THE KITCHEN AND RESTROOMS NEED TO BE STAINLESS STEEL.

48. IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED. THE LOCATION OF RECEPTACLES AND FIXTURES SHOWN ON THE DRAWING IS APPROXIMATE AND THE OWNER SHALL HAVE THE RIGHT TO RELOCATE ANY RECEPTACLES OR FIXTURES BEFORE THEY ARE INSTALLED WITHOUT ADDITIONAL COST.

49. NO ROMEX OR BX WILL BE PERMITTED.

50. ALL WIRE SHALL BE INSTALLED IN THIN WALL (E.M.T.) METAL CONDUIT UNLESS OTHERWISE NOTED. MINIMUM SIZE SHALL BE 3/4" EXCEPT FOR DROPS FOR DEVICES, SWITCH LEGS, TEMPERATURE CONTROL CONDUITS, WHERE INDICATED OR AS CALLED FOR ON DRAWINGS.

51. ALL THIN WALL FITTINGS SHALL BE OF THE STEEL COMPRESSION GLAND TYPE.

52. ALL UNDER FLOOR, UNDERGROUND OR EXPOSED-TO-WEATHER CONDUIT SHALL BE HEAVY WALL GALVANIZED RIGID STEEL. (G.R.S.), MINIMUM 3/4".

53. ALL CONDUITS 2" OR LARGER SHALL BE GALVANIZED RIGID STEEL OR INTERMEDIATE METAL CONDUIT (I.M.C.).

54. ELECTRICAL CONTRACTOR SHALL INSTALL SIZE OF CONDUIT SHOWN AND AS SCHEDULED ABOVE AND SHALL NOT REDUCE SIZING OF CONDUITS TO SUIT WIRE FILL CAPACITY.

55. ALL CONDUIT FASTENERS, STRAPS, SUPPORTS ETC. MUST BE "BOLT-ON" GALVANIZED STEEL ON EXPOSED CONSTRUCTION AND IN WET AREAS. ABOVE SUSPENDED CEILINGS WILL BE PERMITTED. ALL FASTENERS, SNAP-ON BLACK METAL "CADDY" CLIPS IN METAL PARTITION WALLS AND STRAPS, CLIPS, ETC. SHALL BE UL LISTED FOR THEIR USE.

56. NO CONDUITS SHALL BE ROUTED THROUGH HVAC AIR DUCTS.

57. ALL CONDUIT RACEWAYS SHALL BE CONCEALED IN OR WITHIN: WALLS, CEILING CAVITY, ROOF CONSTRUCTION (WHERE APPROVED), SLAB, GRADE, ETC. UNLESS OTHERWISE NOTED. ANY RACEWAY THAT IS TO BE ROUTED EXPOSED SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION. ALL CONDUIT SHALL BE ROUTED PARALLEL OR PERPENDICULAR TO WALLS AND STRUCTURAL MEMBERS WITH 90° BENDS WHERE REQUIRED AND SHALL BE RACKED. PULL AND JUNCTION BOXES SHALL BE HELD TO A MINIMUM.

58. NO WIREWAY, THROUGH OR JUNCTION SHALL BE UTILIZED WHERE MORE THAN 8 CONDUITS ARE ENTERING OR LEAVING. MULTIPLE WIREWAYS, TROUGHS OR JUNCTIONS SHALL BE UTILIZED. IN NO CASE SHALL FEED OR CONDUIT OR CABLING BE MIXED WITH BRANCH CONDUIT.

59. NO CONDUITS SHALL BE ROUTED ON ROOF. ELECTRICAL CONTRACTOR SHALL COORDINATE ROOF PENETRATIONS WITH MECHANICAL PIPE CURBS. WHERE CONDUIT MUST BE RUN ON ROOF, IT SHALL BE RACKED WITH OTHER TRADES WHERE POSSIBLE OR PROVIDED WITH ITS OWN ROOF RACK SUPPORT SYSTEM WITH PROPER ROOF PLATE SO AS NOT TO CAUSE DAMAGE TO ROOF COVERING.

60. ELECTRICAL CONTRACTOR SHALL FIREPROOF ALL CONDUIT OPENINGS BETWEEN FLOORS AND ANY INTERSPACE FIRE SEPARATION BLOCK WALLS WITH AN ENGINEER APPROVED UL LISTED FIRE RETARDANT MATERIAL.

61. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SLEEVES THRU WALLS AND CORING THRU FLOORS. ELECTRICAL CONTRACTOR SHALL WEATHERPROOF ALL PENETRATIONS THRU FOUNDATION AND EXTERIOR WALLS.

62. FINAL EQUIPMENT CONNECTION TO PILOT CONTROL DEVICES SHALL BE MADE WITH MINIMUM OF 1'0" AND MAXIMUM OF 3'-0" LENGTH OF FLEXIBLE CONDUIT CONNECTION (IE. SOLENOID VALVES, MOTORIZED DAMPERS, ETC.).

63. ALL ELECTRICAL WORKS SHALL COMPLY WITH 2016 CALIFORNIA FIRE CODE, CHAPTER 14, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION".

64. PROVIDE SEPARATE SUBMITTAL FOR ALL ELECTRICAL SUBSYSTEMS WITH POWER SUPPLY(S) OF MORE THAN 50VA AND / OR 24V. (E.G., SECURITY, CARD READERS, TELCO / DATA, PA, AUDIO / VISUAL, NURSE CALL, HVAC AND REFRIGERATION CONTROLS, ETC.).

65. ALL INSTALLED MATERIALS AND EQUIPMENT SHALL BE LISTED U.L., NRTL OR LISTED AND APPROVED BY A THE COUNTY APPROVED TESTING LABORATORY.

66. PROVIDE ARC FLASH LABELING AS REQUIRED PER CEC 110.16.

67. PROVIDE SWITCH AND RECEPTACLE HEIGHTS PER STATE OF CALIFORNIA ACCESSIBLE REQUIREMENTS.

68. FOR FIRE RATED WALL/CEILING PENETRATION AND/OR MEMBRANE PENETRATION, COMPLETE NRTL CLASSIFICATION SHEETS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION.

69. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE SPACE ABOVE THE ELECTRICAL EQUIPMENT, AS REQUIRED PER CEC 110.26(E)(1).

70. THE BRANCH CIRCUIT SERVING EMERGENCY LIGHTING AND POWER CIRCUITS SHALL NOT BE PART OF A MULTIWIRE BRANCH CIRCUIT, AS REQUIRED PER CEC 700.19.

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

72. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MUTLIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION, AS REQUIRED PER CEC 210.4(D).

73. EACH MULTIWIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES, AS REQUIRED PER CEC 210.4.

74. ALL NEW OVERCURRENT DEVICES INSTALLED IN EXISTING PANELS / SWITCHBOARDS SHALL MATCH THE MAKE, MODEL AND INTERRUPTING CAPACITY OF THE EXISTING OVERCURRENT DEVICES

BRANCH CIRCUIT SYMBOLS

HOMERUN
CONDUIT CONTINUATION
CONDUIT STUB-OUT
UNDERGROUND CONDUIT
CONDUIT
CONDUIT STUB UP
CONDUIT STUB DOWN
0.75"C-2#12AWG THHN/THWN CU. +1#12AWG CU. GND
0.75"C-3#12AWG THHN/THWN CU. +1#12AWG CU. GND
0.75"C-4#12AWG THHN/THWN CU. +1#12AWG CU. GND
0.75"C-5#12AWG THHN/THWN CU. +1#12AWG CU. GND
0.75"C-6#12AWG THHN/THWN CU. +1#12AWG CU. GND
0.75"C-7#12AWG THHN/THWN CU. +1#12AWG CU. GND
1.00"C-8#12AWG THHN/THWN CU. +1#12AWG CU. GND
1.00"C-9#12AWG THHN/THWN CU. +1#12AWG CU. GND
1.00"C-10#12AWG THHN/THWN CU. +1#12AWG CU. GND

RACEWAYS AND BOXES GENERAL NOTES

1. COORDINATE LAYOUT, LOCATION, AND EMBEDMENT OF RACEWAYS, BOXES, ENCLOSURES, CABINETS, AND OTHER ELECTRICAL AND SIGNAL INSTALLATIONS WITH EXISTING TO REMAIN AND WITH NEW CONSTRUCTIONS.

2. INSTALL TEMPORARY CLOSURES TO PREVENT FOREIGN MATTER FROM ENTERING RACEWAYS. SEAL ALL CONDUIT FROM EXTERIOR OUTLETS AT FIRST INTERIOR JUNCTION BOX TO PREVENT MOISTURE FROM ENTERING THE BUILDING THROUGH THE CONDUIT.

3. PROTECT STUB-UPS FROM DAMAGE WHERE CONDUITS RISE THROUGH FLOOR SLABS. ARRANGE SO CURVED PORTIONS OF BENDS ARE NOT VISIBLE ABOVE THE FINISHED SLAB. WHERE BENDS OR RISERS FROM UNDERGROUND PVC SCHEDULE 40 CONDUIT TERMINATE ABOVE GRADE OR FLOOR OR IN AREAS WHERE SUBJECT TO PHYSICAL DAMAGE DURING OR AFTER CONSTRUCTION, USE RIGID STEEL FACTORY ELLS. IF ADDITIONAL RISER OR NIPPLE IS REQUIRED, THEY ALSO SHALL BE RIGID STEEL. UNDERGROUND CONDUITS, WHICH TERMINATE INSIDE BUILDING BELOW GRADE SHALL BE SEALED AT TERMINATION AFTER INSTALLATION OF CONDUCTORS. INSTALL PLUGS OR CAPS ON ALL SPARE (EMPTY) CONDUITS

4. SIGNAL SYSTEM CONDUIT RUNS SHALL NOT HAVE MORE THAN TWO 90-DEGREE LONG RADIUS BENDS OR MORE THAN TOTAL OF 180-DEGREE BENDS AND ALL OTHER CONDUIT RUNS (BELOW 600 VOLTS) SHALL NOT HAVE MORE THAN THREE 90-DEGREE LONG RADIUS BENDS OR MORE THAN TOTAL OF 270-DEGREE BENDS BETWEEN PULL BOXES, JUNCTION BOXES OR TERMINAL CABINETS.

5. CONDUITS SHALL NOT BE INSTALLED IN THE SLAB OR ANY ISOLATED FLOOR SLAB.

6. EXPANSION JOINT: WHERE EMBEDDED CONDUITS CROSS BUILDING EXPANSION OR SEISMIC JOINTS, PROVIDE SLIDING CONDUIT EXPANSION JOINTS WITH BONDING STRAP AND CLAMPS. WHERE EXPOSED CONDUITS OR CONDUITS IN FURRED SPACES CROSS BUILDING EXPANSION OR SEISMIC JOINTS, USE OFFSET FLEXIBLE CONDUIT OR SLIDING CONDUIT EXPANSION JOINT.

7. JOIN RACEWAYS WITH FITTINGS DESIGNED AND APPROVED FOR THAT PURPOSE AND MAKE JOINTS TIGHT. TERMINATE CONDUITS OF 1" SIZE AND LARGER WITH INSULATED BUSHINGS WITH GROUNDING LUGS WHERE REQUIRED.

8. PROVIDE POLYETHYLENE PULL ROPE IN EMPTY RACEWAYS THAT ARE CONTINUOUS BETWEEN PULL POINTS, CONDUITS INDICATED AS "CONDUIT ONLY" (C.O.) AND SIGNAL SYSTEM CONDUITS. USE 1/8" POLYPROPYLENE PLASTIC LINE (1/8" THICK) WITH NOT LESS THAN 250-LB TENSILE STRENGTH. A MINIMUM OF THIRTY-SIX (36) INCHES OF SLACK SHALL BE LEFT AT BOTH ENDS OF EACH PULL ROPE. PULL CORDS IN TELEPHONE/DATA SERVICE CONDUITS (4" AND LARGER) SHALL BE 3/16" SIZE. BOTH ENDS OF PULL ROPE SHALL BE IDENTIFIED BY MEANS OF LABELS OR TAGS, WHICH SHALL IDENTIFY THE LOCATION OR ROOM DESIGNATION OF THE OTHER END.

9. FLEXIBLE CONNECTIONS: USE MAXIMUM OF 72 INCHES OF FLEXIBLE CONDUIT FOR RECESSED AND SEMI-RECESSED LIGHTING FIXTURES; FOR EQUIPMENT SUBJECT TO VIBRATION, NOISE TRANSMISSION, OR MOVEMENT; AND FOR ALL MOTORS. USE LFMC IN DAMP OR WET LOCATIONS. INSTALL SEPARATE GROUND CONDUCTOR ACROSS FLEXIBLE CONNECTIONS.

10. PENETRATION IN FIRE RATED STRUCTURES:
10.1 PROVIDE FIRE RATED SEALS AROUND PENETRATIONS THROUGH FLOORS, WALLS, ELEVATOR SHAFTS AS MINIMUM OR MECHANICAL FIRE STOP FITTINGS WITH UL LISTED FIRE RATING OR EQUAL TO WALL OR FLOOR RATINGS, WHICHEVER IS LARGER. REFER FIRESTOPPING DETAIL, FOR ADDITIONAL INFORMATION.
10.2 WHEN CONDUITS PENETRATE RATED WALLS AT AN ANGLE OTHER THAN 90 DEGREE, PROVIDE PULL BOX WITH PULL BOX EXTENSION AT CROSSING POINT TO MEET UL FIRE RATING REQUIREMENTS.

11. UNDERGROUND DUCT-BANKS SHALL HAVE CONTINUOUS SLOPE DOWNWARD TOWARD MANHOLES AND AWAY FROM BUILDINGS WITH A PITCH OF NOT LESS THAN 4 INCHES IN 100 FEET. CHANGES IN DIRECTION OF RUNS EXCEEDING A TOTAL OF 10 DEGREES, EITHER VERTICAL OR HORIZONTAL, SHALL BE ACCOMPLISHED BY LONG SWEEP BENDS HAVING A MINIMUM RADIUS OF CURVATURE OF 25 FEET. MANUFACTURED BENDS MAY BE USED AT OR CLOSE TO THE END OF RUN.

12. ENCASE ALL NONMETALLIC FEEDER CONDUITS INSTALLED UNDERGROUND IN A 3-INCH CONCRETE ENVELOPE OR SLURRY. EXTEND CONCRETE OR SLURRY ENVELOPES A MINIMUM OF 3 INCHES BEYOND ALL EXTERNAL SIDES OF ALL OUTERMOST CONDUITS. SPACE THE EXTERNAL SURFACES OF ALL CONDUITS WITHIN A BANK, A MINIMUM OF 3 INCHES APART. USE MANUFACTURED CONCRETE OR PLASTIC SPACERS TO INSURE REQUIRED CONCRETE OR SLURRY COVERAGE. CONCRETE SHALL BE MINIMUM 2500 PSI.

13. UNDERGROUND CONDUITS FOR BRANCH CIRCUITS WITHOUT CONCRETE ENCASEMENT SHALL HAVE 6-INCH THICK ENVELOPE OF SAND, OR 3-INCH-THICK OF SLURRY, ALL AROUND. CONDUIT INSTALLED IN UNPAVED OR PLANTED AREAS SHALL HAVE 6 INCHES OF SAND BELOW AND 2-INCH THICK CAP OF LEAN CONCRETE OR SLURRY ON TOP.

14. A DUCT BANK SHALL CONTAIN A MAXIMUM OF TWELVE (12) CONDUITS FOR POWER WIRING WITH MAXIMUM OF 3 CONDUITS STACKED IN 4 ROWS, UON. SPARE CONDUITS SHALL NOT BE PART OF THE MAXIMUM LIMIT.

15. ALL SOUND, TELEPHONE, DATA COMMUNICATION, AND OTHER SIGNAL SYSTEM CIRCUITS CONTAINED WITHIN NONMETALLIC CONDUIT SHALL HAVE A MINIMUM SEPARATION OF 6 INCHES FROM ANY LIGHT OR POWER CIRCUITS/FEEDERS THAT PARALLEL THEM WITHIN A BANK.

16. LIMIT TO A MINIMUM THE ROUTING OF CONDUITS WITHIN THE PLANTING AREAS OF PARKING LOT DIVIDERS. DO NOT RUN CONDUIT WITHIN THE PLANTING AREA PARALLEL TO THE LONG DIMENSION OF THE DIVIDER. COORDINATE THE ROUTING OF SERVICE CONDUITS TO LIGHTING STANDARDS AND LANDSCAPE LIGHTING FIXTURES TO AVOID CONFLICT WITH TREES AND MAJOR SHRUBS.

17. ALL UNDERGROUND CONDUITS TO BE INSTALLED A MINIMUM 24" BELOW GRADE TO THE TOP OF THE CONDUIT BANK, UNLESS OTHERWISE NOTED.

18. CONDUITS THAT TO BE INSTALLED FOR PRIMARY AND SECONDARY POWER SERVICE CABLES, TO AND FROM THE UTILITY TRANSFORMER, SHALL BE INSTALLED PER THE UTILITY REQUIREMENTS.

19. PROVIDE A PLASTIC WARNING TAPE IN THE BACKFILL OVER THE DUCT LINES AND APPROXIMATELY 12 INCHES BELOW GRADE. TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE UNDERGROUND UTILITY LINES. TAPE SHALL BE POLYETHYLENE PLASTIC MANUFACTURED SPECIFICALLY FOR WARNING AND IDENTIFICATION OF BURIED LINES. TAPE SHALL BE OF THE TYPE PROVIDED IN ROLLS, 6-INCHES MINIMUM WIDTH, COLOR CODED FOR ELECTRIC LINES (RED) AND FOR SIGNAL LINES (ORANGE), WITH WARNING AND IDENTIFICATION IMPRINTED IN BOLD BLACK LETTERS CONTINUOUSLY AND REPEATEDLY OVER ENTIRE TAPE LENGTH. WARNING AND IDENTIFICATION SHALL BE "CAUTION - BURIED ELECTRIC (OR SIGNAL) LINE BELOW", OR SIMILAR WORDING. CODE AND LETTER COLORING SHALL BE PERMANENT, UNAFFECTED BY MOISTURE AND OTHER SUBSTANCES CONTAINED IN TRENCH BACKFILL MATERIAL.

20. DURING CONSTRUCTION, PARTIALLY COMPLETED DUCT LINES SHALL BE PROTECTED FROM THE ENTRANCE OF DEBRIS SUCH AS MUD, SAND AND DIRT BY MEANS OF SUITABLE CONDUIT PLUGS. AS EACH SECTION OF A DUCT LINE IS COMPLETED FROM MANHOLE TO VAULT, A TESTING MANDREL NOT LESS THAN 12 INCHES LONG WITH A DIAMETER 1/4-INCH LESS THAN THE SIZE OF THE CONDUIT, SHALL BE DRAWN THROUGH EACH CONDUIT, AFTER WHICH A BRUSH HAVING THE DIAMETER OF THE DUCT, AND HAVE STIFF BRISTLES SHALL BE DRAWN THROUGH UNTIL THE CONDUIT IS CLEAR OF ALL PARTICLES OF EARTH, SAND, GRAVEL AND OTHER FOREIGN MATERIALS. CONDUIT PLUGS SHALL THEN BE IMMEDIATELY INSTALLED. UNDERGROUND CONDUITS, WHICH TERMINATE INSIDE THE BUILDING BELOW GRADE, OR WHICH SLOPE SO THAT WATER MIGHT FLOW INTO BUILDING, SHALL BE SEALED AT TERMINATION AFTER INSTALLATION OF WIRES.

21. THE ENDS OF ALL UNDERGROUND CONDUITS ENTERING BUILDINGS, PULL BOXES, MANHOLES, ETC. SHALL TERMINATE IN END BELLS AND SHALL BE CAPPED OR SEALED WITH AN APPROVED COMPOUND, RAYCHEM OR EQUAL (NO KNOWN EQUAL) AFTER INSTALLATION OF WIRE. CAP EMPTY CONDUIT STUBOUTS AT BOTH ENDS. IN LANDSCAPED AREAS, TERMINATE IN AN UNDERGROUND PULL BOX.

22. TAG ALL EMPTY CONDUITS AT EACH ACCESSIBLE END WITH A PERMANENT TAG IDENTIFYING THE PURPOSE OF THE CONDUIT AND THE LOCATION OF THE OTHER END. IN WET, CORROSIVE OUTDOOR OR UNDERGROUND LOCATIONS, USE ENGRAVED ACRYLIC PLASTIC LAMINATED NAME PLATES 3" X 5" IN SIZE.

23. A 6-INCH SQUARE BY 2-FOOT-DEEP CONCRETE BLOCK WITH AN EMBEDDED BRASS NAMEPLATE SHALL BE INSTALLED OVER THE ENDS OF ALL SPARE CONDUITS STUBBED OUT OF THE BUILDING, PULL BOXES, MANHOLES, ETC., INDICATING THE ORIGIN OF THE CONDUITS. VERIFY LOCATION WITH RAMONA BOWL AMPHITHEATER REPRESENTATIVE PRIOR TO ROUGH-IN.

24. PROVIDE FINAL PROTECTION AND MAINTAIN CONDITIONS THAT ENSURE COATINGS, FINISHES, AND CABINETS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.
24.1 REPAIR DAMAGE TO GALVANIZED FINISHES WITH ZINC-RICH PAINT RECOMMENDED BY MANUFACTURER.
24.2 REPAIR DAMAGE TO PVC OR PAINT FINISHES WITH MATCHING TOUCH UP COATING RECOMMENDED BY MANUFACTURER.

RACEWAYS AND BOXES GENERAL NOTES

Symbol	Description	Symbol	Description
#	KEYNOTE	#	LIGHT FIXTURE TAG
# / SHT	DETAIL CALLOUT #-INDICATES DETAIL NUMBER SHT-INDICATES SHEET NUMBER	TYP / #	MECHANICAL EQUIPMENT DESIGNATION TYP-INDICATES EQUIPMENT TYPE #-INDICATES EQUIPMENT NUMBER

APPLICABLE CODES

THE CONSTRUCTION OF THIS PROJECT SHALL CONFORM TO 2019 (U.O.N) VERSION OF:

CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, CCR, PART 1
CALIFORNIA BUILDING CODE (CBC), TITLE 24, CCR, PART 2
CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, CCR, PART 3
CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, CCR, PART 4
CALIFORNIA PLUMBING CODE (CPC), TITLE 24, CCR, PART 5
CALIFORNIA ENERGY CODE, TITLE 24, CCR, PART 6
CALIFORNIA FIRE CODE, TITLE 24, CCR, PART 9
CALIFORNIA GREEN BUILDING STANDARD CODE, TITLE 24, CCR, PART 11

THE APPLICABLE AND LATEST EDITIONS OF THE FOLLOWING STANDARDS:

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS
NFPA 14	STANDPIPE SYSTEMS
NFPA 17	DRY CHEMICAL EXTINGUISHING SYSTEMS
NFPA 17A	WET CHEMICAL SYSTEMS
NFPA 20	STATIONARY PUMPS
NFPA 24	PRIVATE FIRE MAINS
NFPA 72	NATIONAL FIRE ALARM CODE
NFPA 253	CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS
NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS

REFERENCE CODE SECTION FOR NFPA STANDARDS - CBC (SFM)

ABBREVIATIONS

A, AMP	AMPERE(S)
AIC	AMPERE INTERRUPTING CAPACITY IN SYMMETRICAL AMPERES
AF	AMP-FUSE
AFC	AVAILABLE FAULT CURRENT
AFF	ABOVE FINISHED FLOOR
AUTO	AUTOMATIC
BLDG.	BUILDING
C.	CONDUIT
C.B.	CIRCUIT BREAKER
C.I.	CONTRACTOR INSTALLED
CKT.	CIRCUIT
CLG.	CEILING
C.O.	CONDUIT ONLY
COND.	CONDUCTOR
CWP	COLD WATER PIPE
(D)	DEMOLISH THE EXISTING
DISC.	DISCONNECT
DISTR.	DISTRIBUTION
DN	DOWN
(E)	EXISTING TO REMAIN
EA.	EACH
ELEC.	ELECTRICAL
EGC	EQUIPMENT GROUNDING CONDUCTOR
EM	EMERGENCY
EOR	ENGINEER OF RECORD
F	FUSE
F.A.	FIRE ALARM
FLR.	FLOOR
G./GND.	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER
IDF	INTERMEDIATE DISTRIBUTION FRAME
J-BOX	JUNCTION BOX
K	KILO
L	LINE
LCP	LIGHTING CONTROL PANEL
LS	LUMP-SUM
LV	LOW VOLTAGE
MDF	MAIN DISTRIBUTION FRAME
(N)	NEW
N	NEUTRAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NGL	NEGLIGIBLE
NO.	NUMBER
PA	PUBLIC ADDRESS
PNL	PANEL
(R)	RELOCATE THE EXISTING
SF	SQUARE FOOT
SPEC.	SPECIFICATION
SW.	SWITCH
SW'BD	SWITCHBOARD
TEL.	TELEPHONE
TV.	TELEVISION
TRANSF.	TRANSFORMER
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP.	TYPICAL
U.C.	UNDERCOUNTER
U.G.	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT X AMPERE
V.P.	VAPOR PROOF
VSD	VARIABLE SPEED DRIVE
W/	WITH
W/O	WITHOUT
WP	WEATHERPROOF
Z	IMPEDANCE
@	MOUNTED THE ABOVE FINISHED FLOOR AT

ELECTRICAL SHEET INDEX

SHEET NO.	DESCRIPTION
E-1.0	ELECTRICAL NOTES, APPLICABLE CODES, AND DRAWING INDEX
E-1.1	ELECTRICAL SYMBOLS AND LIGHTING CONTROL DIAGRAMS
E-1.2	LIGHTING FIXTURE SCHEDULE
E-2.0	LIGHTING PLAN
E-3.0	POWER PLAN
E-4.0	SINGLE LINE DIAGRAM, PANEL SCHEDULES, AND TELECOM GROUNDING
E-5.0	TITLE 24 COMPLIANCE FORMS - INDOOR

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC
SKY PARSI ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER
SAMAN K. PARSI
No. 19332
Exp. 12/31/22
ELECTRICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES

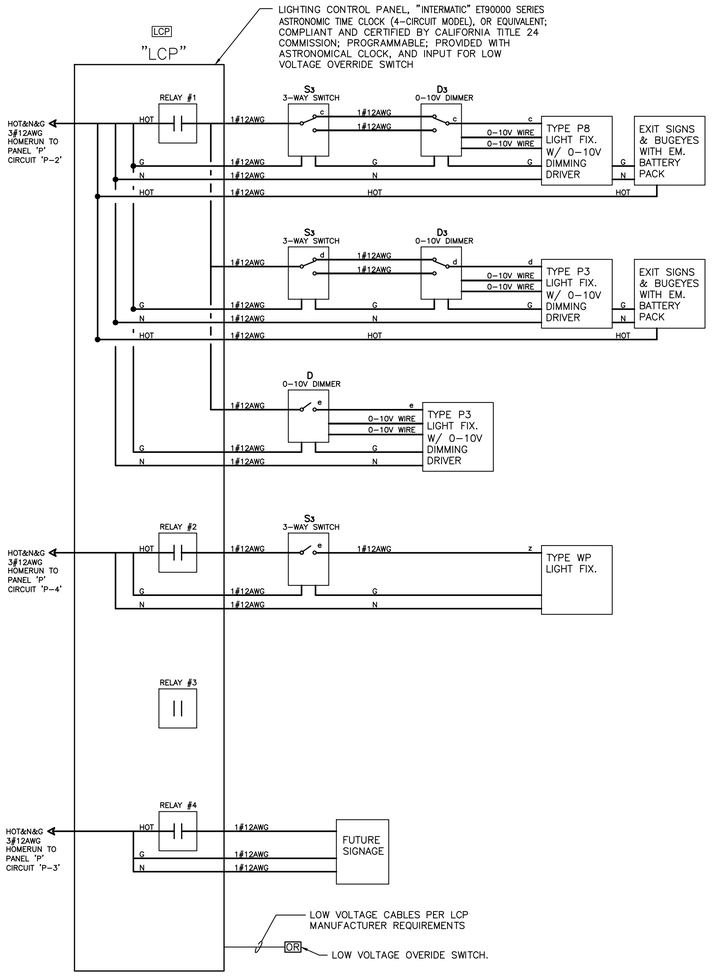
02/15/22 CITY SUBMISSION SET

SHEET TITLE

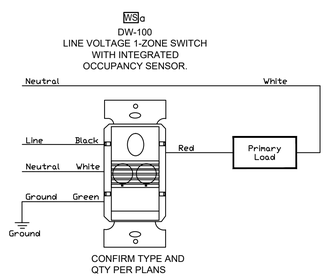
ELECTRICAL NOTES, APPLICABLE CODES, AND DRAWING INDEX

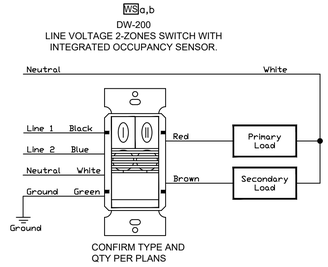
E-1.0

LCP TYPICAL WIRING

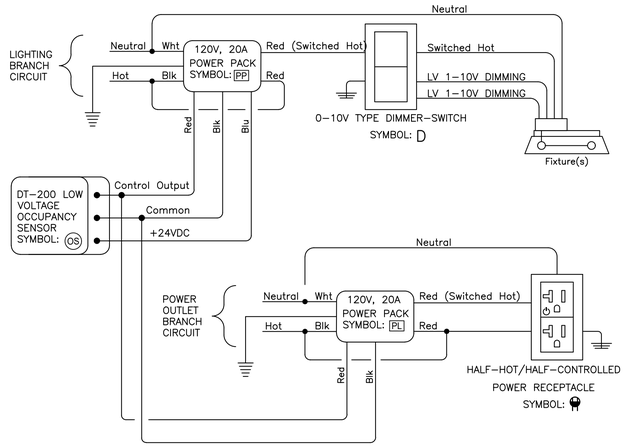


COMBINATION OCC/SW WIRING





0-10V DIMMER-SWITCH & POWER-PACK & OCC. SENSOR WIRING



SYMBOLS	DESCRIPTION	MANUFACTURER
PL x	POWER PACK, CEILING OR WALL MOUNTED. 20A, 120-277V RATED.	WATTSTOPPER OR EQUAL
PP x	POWER PACK, CEILING OR WALL MOUNTED. 16A, 120-277V RATED.	WATTSTOPPER OR EQUAL
OS x	OCCUPANCY/VACANCY SENSOR, CEILING OR WALL MOUNTED. PROGRAM AS OCCUPANCY (AUTO-ON/AUTO-OFF) SENSOR.	WATTSTOPPER OR EQUAL

ELECTRICAL SYMBOLS

S — SWITCH, 120-277V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +44" AFF (OUN). SUBSCRIPT 'a', 'b', 'c', ETC. INDICATES INDIVIDUAL SWITCHING ZONES.
OTHER SUBSCRIPTS, INDICATES:
S3 : 3-WAY SWITCH S4 : 4-WAY SWITCH SK : KEYED SWITCH
SM : MOTOR RATED MANUAL STARTER

D — DIMMER/SWITCH, 120-277V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +44" AFF (OUN). SUBSCRIPT 'a', 'b', 'c', ETC. INDICATES INDIVIDUAL SWITCHING ZONES.
OTHER SUBSCRIPTS, INDICATES:
D3 : 3-WAY DIMMER/SWITCH D4 : 4-WAY DIMMER/SWITCH DK : KEYED DIMMER/SWITCH
CONTRACTOR SHALL VERIFY LIGHTING FIXTURE'S DIMMING TECHNOLOGY (E.G. INC, ELV, MLV, 0-10V) WITH THE FIXTURE'S MANUFACTURER AND PROVIDE LIGHTING DIMMERS THAT ARE FULLY COMPATIBLE WITH THE FIXTURE'S DIMMING TECHNOLOGY.

DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +18" AFF (OUN).

GFCI DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED, INSTALLED AT +18" AFF (OUN).
'WP' DESIGNATION FOR THE RECEPTACLE DENOTES THE RECEPTACLE SHALL HAVE AN ENCLOSURE AND WHILE-IN-USE COVER THAT ARE WEATHERPROOF (WP) AND LISTED/IDENTIFIED AS "EXTRA DUTY". THE RECEPTACLES SHALL BE LISTED AS THE WEATHER RESISTANT (WR) TYPE AND SHALL BE GFI PROTECTED.

HALF-CONTROLLED/HALF-HOT DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +18" AFF (OUN).

SPECIAL RECEPTACLE, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +18" AFF (OUN). REFER TO THE ELECTRICAL DRAWINGS' KEYNOTE OR TO THE EQUIPMENT SCHEDULE FOR THE RECEPTACLE'S AMP, VOLTAGE, AND NEMA RATING.

SPECIAL RECEPTACLE, SPECIFICATION GRADE. TO BE CEILING MOUNTED (OUN). REFER TO THE ELECTRICAL DRAWINGS' KEYNOTE OR TO THE EQUIPMENT SCHEDULE FOR THE RECEPTACLE'S AMP, VOLTAGE, AND NEMA RATING.

DOUBLE DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE WALL MOUNTED AT +18" AFF (OUN).

DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE CEILING MOUNTED.

DUPLEX POWER RECEPTACLE, 120V, 20A, SPECIFICATION GRADE. TO BE FLOOR MOUNTED WITHIN A FLOOR BOX WITH WALK-ON TYPE COVER.

JUNCTION BOX, SIZE AS REQUIRED PER CEC. TO BE WALL MOUNTED AT +18" AFF (OUN).

JUNCTION BOX, SIZE AS REQUIRED PER CEC. TO BE CEILING MOUNTED.

FUSED DISCONNECT SWITCH, HEAVY DUTY TYPE, SWITCH AND FUSE SIZE AS INDICATED ON THE ELECTRICAL DRAWINGS.
'WP' DESIGNATION FOR DISCONNECT SWITCHES DENOTES WEATHERPROOF (NEMA-3R) TYPE.

NON-FUSED DISCONNECT SWITCH, HEAVY DUTY TYPE, SWITCH SIZE AS INDICATED ON THE ELECTRICAL DRAWINGS.

TRANSFORMER, DRY TYPE, 2016 DOE COMPLIANT. SIZE, VOLTAGE, AND ENCLOSURE RATING AS INDICATED ON THE ELECTRICAL DRAWINGS.

ELECTRICAL MOTOR

CIRCUIT BREAKER

FUSE AND DISCONNECT SWITCH

DISCONNECT SWITCH

SURFACE MOUNTED PANELBOARD

RECESS MOUNTED PANELBOARD

24"H X 24"W X 6"D SIZE TERMINAL CABINET FOR SIGNAL SYSTEM. TO BE SURFACE MOUNTED ON THE WALL AT 6'-6" AFF TO THE TOP OF TERMINAL CABINET, U.O.N.

LCP — MAIN LIGHTING CONTROL PANEL. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION AND LIGHTING CONTROL PANEL'S TYPICAL WIRING DIAGRAM.

OR — LIGHTING OVERRIDE SWITCH. LOW VOLTAGE. TO BE WALL MOUNTED AT 44" AFF (OUN). PROVIDE 3/4" CONDUIT CONNECTION FROM THE BACK-BOX TO THE ACCESSIBLE CEILING SPACE. PROVIDE LOW VOLTAGE CABLE AS REQUIRED PER THE LIGHTING CONTROL MANUFACTURER.

D4 — LIGHTING CONTROL STATION. LOW VOLTAGE. TO BE WALL MOUNTED AT 44" AFF (OUN). PROVIDE 3/4" CONDUIT CONNECTION FROM THE BACK-BOX TO THE ACCESSIBLE CEILING SPACE. PROVIDE LOW VOLTAGE CABLE AS REQUIRED PER THE LIGHTING CONTROL MANUFACTURER.

WS — COMBINATION SWITCH & OCCUPANCY SENSOR, SPECIFICATION GRADE. CALIFORNIA TITLE 20 COMPLIANT. TO BE WALL MOUNTED AT 44" AFF (OUN).

WD — COMBINATION 0-10V DIMMER & OCCUPANCY SENSOR, SPECIFICATION GRADE. CALIFORNIA TITLE 20 COMPLIANT. TO BE WALL MOUNTED AT 44" AFF, (OUN).

OS — OCCUPANCY SENSOR WITH LOW VOLTAGE WIRING. CALIFORNIA TITLE 20 COMPLIANT. TO BE CEILING MOUNTED.

PS — INDOOR PHOTO SENSOR WITH LOW VOLTAGE WIRING. CALIFORNIA TITLE 20 COMPLIANT. TO BE CEILING MOUNTED.

PP — POWER PACK, 120V, 20A, SPECIFICATION GRADE. CALIFORNIA TITLE 20 COMPLIANT.

DATA OUTLET WITH (2) DATA INSERT MODULES. TO BE WALL MOUNTED AT 18" AFF (OUN). PROVIDE 1 1/4" CONDUIT CONNECTION FROM THE OUTLET BACK-BOX TO THE ACCESSIBLE CEILING SPACE. PROVIDE AND TERMINATE (2) CAT-6 DATA CABLES (BLUE IN COLOR) FROM THE OUTLET TO NEW PATCH PANEL AT THE NEW OFCI IDF/MDF. COORDINATE WITH P.M. FOR THE IDF/MDF LOCATION.

SAME AS ABOVE, EXCEPT TO BE CEILING MOUNTED.

SAME AS ABOVE, EXCEPT TO BE FLOOR MOUNTED WITHIN A FLOOR BOX WITH WALK-ON TYPE COVER.

DATA AND VOICE COMBINATION OUTLET WITH (2) DATA INSERT MODULES AND (1) VOICE INSERT MODULE. TO BE WALL MOUNTED AT 18" AFF (OUN). PROVIDE 1 1/4" CONDUIT CONNECTION FROM THE OUTLET BACK-BOX TO THE ACCESSIBLE CEILING SPACE. PROVIDE AND TERMINATE (2) CAT-6 DATA CABLES (BLUE IN COLOR) AND (1) CAT-6 VOICE CABLES (WHITE IN COLOR) FROM THE OUTLET TO NEW DATA AND VOICE PATCH PANELS, RESPECTIVELY, AT THE NEW OFCI IDF/MDF. COORDINATE WITH P.M. FOR THE IDF/MDF LOCATION.

SAME AS ABOVE, EXCEPT TO BE FLOOR MOUNTED WITHIN A FLOOR BOX WITH WALK-ON TYPE COVER.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC — BOXY HARRIS ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER — DANNY K. BOXY — NO. 19332 — EXP. 12/31/22 — ELECTRICAL — STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES
02/15/22 CITY SUBMISSION SET

SHEET TITLE

ELECTRICAL SYMBOLS AND LIGHTING CONTROL DIAGRAMS

E-1.1

FIXTURE SCHEDULE

TYPE	SYMBOL NRL. FIX.	SYMBOL EM. FIX.	LAMPS NO.	LAMPS TYPE	LAMPS WATT	WATTAGE/ FIXTURE	VOL.	BALLAST	FIXTURE DESCRIPTION	MANUFACTURER	MANUFACTURER CATALOG #	MOUNTING	APPLICATION	SCH. NOTES
T22		E	–	LED	–	17	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER TO 1% DIMMING	2'X2' LED CONTEMPORARY ARCHITECTURAL TROFFER; FIXTURE DELIVERED LUMENS: 2,070 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	COLUMBIA LIGHTING OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: LCAT22–[BLANK]–35–MWHE–G–[BLANK]–[BLANK]–ED1–U EMERGENCY FIXTURE: LCAT22–[BLANK]–35–MWHE–G–[BLANK]–[BLANK]–ED1–U–ELL14ST	RECESSED	BREAK ROOM, HALLWAY, AND STORAGE	1
T14		E	–	LED	–	36	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER TO 1% DIMMING	1'X4' LED CONTEMPORARY ARCHITECTURAL TROFFER; FIXTURE DELIVERED LUMENS: 4,455 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	COLUMBIA LIGHTING OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: LCAT14–[BLANK]–35–LW–G–[BLANK]–[BLANK]–ED–U EMERGENCY FIXTURE: LCAT14–[BLANK]–35–LW–G–[BLANK]–[BLANK]–ED–U–ELL14ST	RECESSED	TOILET	1
S6		E	–	LED	–	26	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER	6–INCH SQUARE OPEN LED DOWNLIGHT WITH PLENUM RATED HOUSING AND TRIM; FIXTURE DELIVERED LUMENS: 2,000 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	PRESCOLITE BY HUBBELL LIGHTING OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: LF6SQSL–CP–20L–35K–WH–CP–WT EMERGENCY FIXTURE: LF6SQSL–CP–20L–35K–WH–CP–WT–EMR	RECESSED	TOILET	1
P8		NA	–	LED	–	38	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER	8–INCH ROUND INDOOR PENDANT LED FIXTURE; FIXTURE DELIVERED LUMENS: 2,600 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	CONTECH LIGHTING BY LEVITON OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: CGL8–40–35K–MVD2–W–FC–P EMERGENCY FIXTURE: NA	PENDANT	DISPENSARY	1 3
P3		NA	–	LED	–	20	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER	3.5–INCH INTEGRATED LED CYLINDERS; FIXTURE DELIVERED LUMENS: 1,800 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	CONTECH BY LEVITON LIGHTING OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: CY3S–3–35K–MVD2–C–F–S EMERGENCY FIXTURE: NA	PENDANT	DISPENSARY	1 3
WP		E	–	LED	–	15	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER	ARCHITECTUAL LED WALL SCONCE; FIXTURE DELIVERED LUMENS: 1,925 LUMENS; LED COLOR TEMPERATURE: 3500 KELVIN	LITHONIA LIGHTING OR PRE–APPROVED EQUIVALENT	NORMAL FIXTURE: WDGE1 LED–P2–35K–80CRI–VF–MVOLT–SRM–DMG EMERGENCY FIXTURE: WDGE1 LED–P2–35K–80CRI–VF–MVOLT–SRM–DMG–E4WH	SURFACE	EXIT PATHWAYS	1
XB	NA	XB	–	LED	–	4	120	INTEGRATED POWER SUPPLY AND 0–10V DIMMING DRIVER	UL924 RATED EMERGENCY BATTERY UNIT. THIS UNIT SHALL INCLUDED: THERMOPLASTIC HOUSING, TWO LED BUG–EYE LAMPS, AND 90 MINUTES EMERGENCY BATTERY UNIT.	DUAL LITE FROM HUBBEL LIGHTING OR PRE–APPROVED EQUIVALENT	EV SERIES–EV–4–D–I–20L (120/277VAC INPUT)	SURFACE	EMERGENCY LIGHTING	2
XE	NA	XE	–	LED	–	1.6	120	INTEGRATED POWER SUPPLY, DRIVER AND BATTERY PACK	UL924 RATED COMBINATION EMERGENCY BATTERY UNIT. THIS UNIT SHALL INCLUDED: EXIT SIGN UNIT, THERMOPLASTIC HOUSING, SINGLE OR DOUBLE FACE AS NEEDED, TWO LED BUG–EYE LAMPS, AND 90 MINUTES EMERGENCY BATTERY UNIT.	DUAL LITE FROM HUBBEL LIGHTING OR PRE–APPROVED EQUIVALENT	EVC SERIES EVC–U–R–W–D–I (120/277VAC INPUT)	SURFACE CEILING MOUNTED OR WALL MOUNTED	EXIT PATHWAYS	2

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

(1) PROVIDE SEISMIC SAFETY WIRES, FOR ALL CEILING MOUNTED AND PENDANT LIGHT FIXTURES, IN ADDITIONAL TO THE FIXTURE'S MOUNTING SUPPORTS. LIGHT FIXTURES SHALL HAVE A MINIMUM OF TWO (2) #12 GAGE SLACK SAFETY WIRES CONNECTED FROM THE FIXTURE HOUSING AT DIAGONAL CORNERS TO THE STRUCTURE ABOVE. ANY PENDANT FIXTURE THAT MAY HIT AN OBJECT IN 45 DEGREE SWING SHALL BE BRACED TO RESTRAIN THE FIXTURE AGAINST SWINGING.

(2) HOUSING COLOR AND LEGEND COLOR OF THE EXIT SIGN AND HOUSING COLOR OF THE BUGEYES SHALL BE COORDINATED WITH THE ARCHITECT.

(3) THIS FIXTURE IS PENDANT MOUNTED. FULLY COORDINATE WITH THE ARCHITECT OF RECORD FOR THE FIXTURE'S MOUNTING, PRIOR TO ORDERING. CONSULT WITH THE FIXTURE'S MANUFACTURER TO PROVIDE ALL NECESSARY MOUNTING ACCESSORIES.

LIGHTING FIXTURE SCHEDULE GENERAL NOTES:

1. LIGHT FIXTURE FINISH/COLOR/TRIM/BAFFLE SHALL BE COORDINATED AND APPROVED BY OWNER AND ARCHITECT DURING THE PRODUCT SUBMITTAL AND BEFORE PROCUREMENT.

2. LED COLOR TEMPERATURE OF THE LIGHTING FIXTURES SHALL BE, AS FOLLOWS:
   2.1. 3500K FOR FIXTURES THAT ARE TO BE INSTALLED FOR BUILDING INTERIOR SPACES/ROOMS.

3. ALL COMPONENTS OF THE LIGHTING CONTROL SYSTEM THAT CONTROLS THE EMERGENCY EGRESS LIGHTING AND THE BATTERY/INVERTER SYSTEMS THAT ARE POWERING THE EGRESS LIGHTING AND EXIST SIGNS SHALL BE UL924 LISTED.

4. CONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   4.1. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL CEILING TYPES, PRIOR TO ORDERING THE LIGHTING FIXTURES. CONTRACTOR SHALL FULLY COORDINATE FOR THE FIXTURES' INSTALLATION AND PROVIDE MOUNTING HARDWARE/BRACKETS/ACCESSORIES AND SEISMIC BRAISING FOR ALL LIGHTING FIXTURES.
   4.2. ALL LIGHTING FIXTURES' FINISHES, COLORS, TRIMS, BAFFLES, AND LENSES SHALL BE SELECTED AND VERIFIED BY ARCHITECT PRIOR TO ORDERING. NO ADDITIONAL COSTS WILL BE ALLOWED TO RECTIFY MISTAKES FOR THESE ITEMS. DISCREPANCIES FOR THESE ITEMS SHALL BE DOCUMENTED IN WRITING TO THE GENERAL CONTRACTOR PRIOR TO BID AND ORDERING.

5. ALL LIGHTING FIXTURES AND LIGHTING CONTROL COMPONENTS SHALL BE UNDERWRITERS LABORATORY (UL) OR OTHER NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) LISTED, AND SHALL BE IN COMPLIANCE WITH APPLICABLE INDUSTRY STANDARDS AND CODES.

6. ALL LIGHTING FIXTURES SHALL HAVE A MINIMUM OF 2–YEARS MANUFACTURER WARRANTY ON ALL COMPONENTS.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC
JACK HARRIS ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER
JACK K. HARRIS
No. 19332
Exp. 12/31/22
ELECTRICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

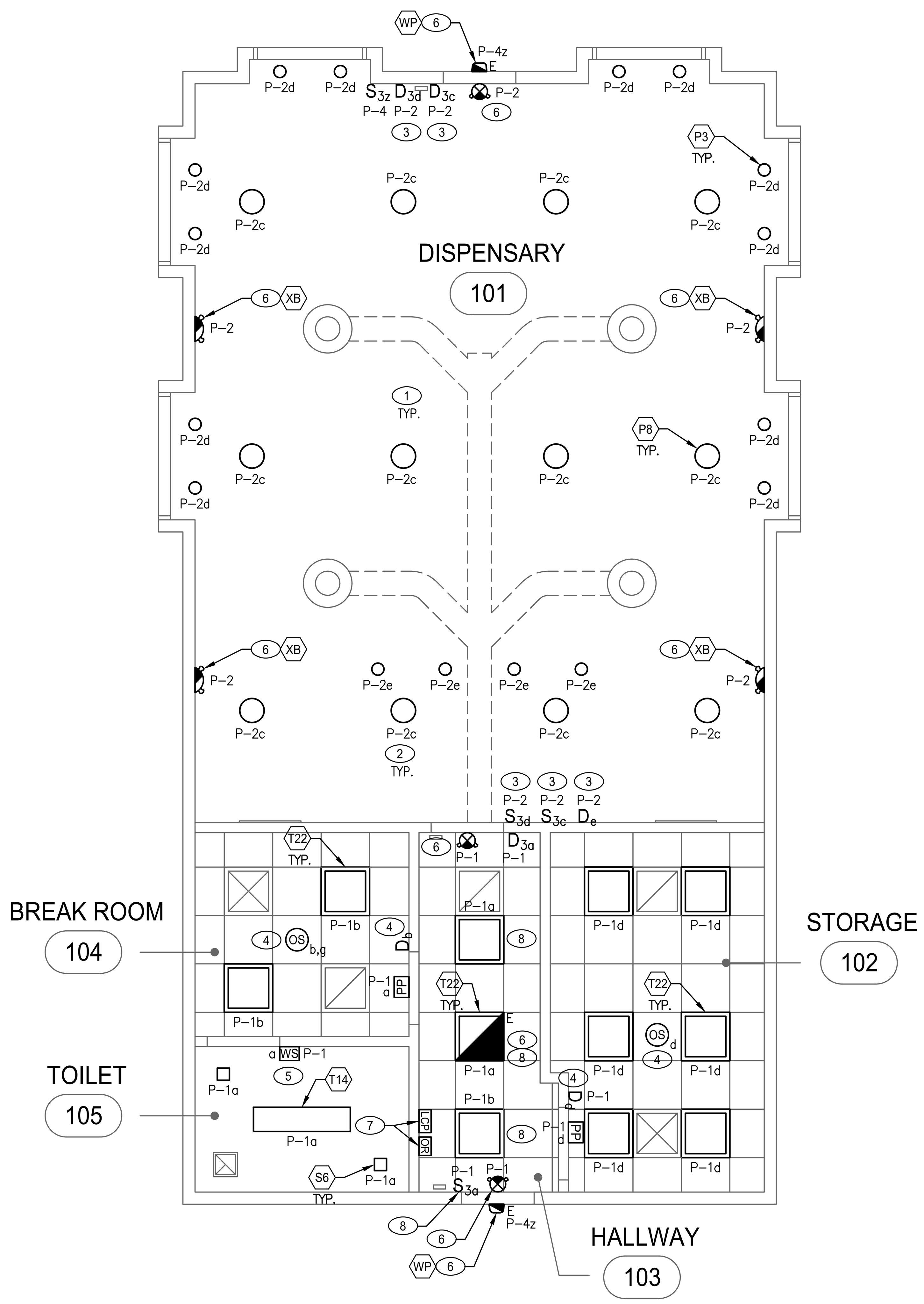
1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES
02/15/22 CITY SUBMISSION SET

SHEET TITLE

LIGHTING FIXTURE SCHEDULE

E-1.2



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

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH CEC [THE CALIFORNIA ELECTRICAL CODE, 2019 EDITION, AS AMENDED BY THE CITY].
2. ALL ELECTRICAL INSTALLATION AND WIRING ARE REQUIRED TO BE PERMITTED AND INSPECTED FOR COMPLIANCE WITH CEC AND THE CITY.
3. IF DRAWINGS ARE INCORRECT FROM ACTUAL SITE CONDITIONS, ELECTRICAL CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF RECORD AND PROVIDE INFORMATION REFLECTING THE ACTUAL CONDITIONS.
4. VERIFY E2dCT LOCATION, FOR ELECTRICAL PANEL IN FIELD. THERE SHALL BE A 3–FEET CLEARANCE FOR 208/120V ELECTRICAL PANELS AND ELECTRICAL EQUIPMENT. REFER TO CEC 110.26(A)(1) [ARTICLE 110, SECTION 110.26(A)(1)].
5. NO PIPING, DUCTS, OR ANY OTHER INSTALLATION FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE SPACE ABOVE THE ELECTRICAL EQUIPMENT, AS REQUIRED BY CEC 110.26(E)(1).
6. LABEL ALL BREAKERS ON SERVICE SWITCHBOARD AND INSTALL PANEL SCHEDULE TO ALL PANEL BOARD'S DOOR.
7. CONCEAL ALL WIRING AND CONDUIT IN WALLS, CHASES, UTILITY SPACES OR ABOVE CEILINGS, UON.
8. INSTALL ALL ROUGH ELECTRICAL. SCHEDULE INSPECTION WITH INSPECTOR PRIOR TO COVERING ROUGH ELECTRICAL TO ENSURE CORRECT PLACEMENT AND TYPE OF SERVICE FOR EACH OUTLET/EQUIPMENT.
9. INTERIOR FLUSH BOXES SHALL BE CODE GRADE STEEL, SECURELY FASTENED WITH APPROVED DEVICES TO STUDS OR MASONRY.
10. ALL LIGHTING SWITCHES, CONTROL STATIONS, AND WALL–MOUNTED OCCUPANCY SENSORS SHALL BE MOUNTED AT 42" A.F.F. (UON) AND SHALL NOT TO BE OBSTRUCTED BY ANY SHELVING OR DRAWS.
11. ALL LIGHTING SWITCHES, DIMMERS, AND CONTROL STATIONS SHALL BE FLUSH WITH THE WALL FINISH AND PROVIDED WITH WHITE COLOR COVER PLATE.
12. CONDUCTORS OF A MULTI–WIRE BRANCH CIRCUIT SHALL ORIGINATE FROM THE SAME PANEL. EACH MULTI–WIRE BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS (SUCH AS HANDLE TIE) THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT THE POINT WHERE THE BRANCH CIRCUITS ORIGINATED, AS REQUIRED BY CEC 210.4.
13. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTI–WIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT–LEAST ONE LOCATION WITHIN THE PANEL BOARD OR OTHER POINT OF ORIGINATION, AS REQUIRED BY CEC 210.4(D).
14. FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS, PER CEC 400.8.
15. CONTRACTOR SHALL VERIFY WITH LIGHTING FIXTURE'S MANUFACTURER, FOR SPECIFICATION OF THE FIXTURE'S POWER SUPPLY AND DIMMING DRIVER. PROVIDE MAGNETIC–LOW–VOLTAGE TYPE DIMMER FOR FIXTURES WITH MAGNETIC–LOW–VOLTAGE DRIVER. PROVIDE ELECTRONIC–LOW–VOLTAGE TYPE DIMMER FOR FIXTURES WITH ELECTRONIC–LOW–VOLTAGE DRIVER. PROVIDE 0–10V TYPE DIMMER FOR FIXTURES WITH 0–10V DIMMING DRIVER.
16. EXIT SIGNS AND BUGEYES EMERGENCY FIXTURES SHALL BE PROVIDED WITH UN–SWITCHED CIRCUIT FROM THE SAME LIGHTING BRANCH CIRCUIT SERVING THE GENERAL LIGHTING FIXTURES IN THE SAME AREA.
17. LIGHTING FIXTURES WITH EMERGENCY BATTERY BACK UP SHALL BE PROVIDED WITH BOTH SWITCHED AND UN–SWITCHED CIRCUITS. THE UN–SWITCHED CIRCUIT SHALL BE FROM THE SAME BRANCH CIRCUIT POWERING THE GENERAL LIGHTING FIXTURES IN THE SAME AREA. THE EMERGENCY BATTERY BACK–UP DRIVERS/UNITS SHALL BE WIRED PER THE MANUFACTURER'S REQUIREMENTS IN ORDER TO AUTOMATICALLY TURN ON THE FIXTURE UPON THE POWER FAILURE, REGARDLESS OF THE STATUS OF THE LIGHTING CONTROLS.
18. EMERGENCY LIGHT FIXTURES SHALL BE PROVIDED, ADJUSTED, AND AIMED TO ACHIEVE A MINIMUM OF 1 FOOT–CANDLE EMERGENCY ILLUMINATION THROUGHOUT THE PATH OF EGRESS. PROVIDE ADDITIONAL BUGEYES EMERGENCY FIXTURES, WHERE NEEDED, TO SATISFY THE MINIMUM REQUIREMENTS.
19. TEST FOR ILLUMINATION AND EXIT SIGNS, INCLUDING DIRECTIONAL EXIT SIGNS, POWERED BY EITHER THE NORMAL PREMISES WIRING OR ANY ADDITIONALLY REQUIRED EMERGENCY SYSTEMS, SHALL BE CONDUCTED IN THE PRESENCE OF THE INSPECTOR OF RECORD AND OAR TO ENSURE COMPLIANCE WITH CODE AND STANDARDS. THE TEST TIMES FOR EMERGENCY SYSTEMS SHALL BE ARRANGED IN ADVANCE AND ALL STAFFING COST ASSOCIATED WITH EITHER PRE–HOURS OR AFTER HOURS SHALL BE PAID AT THIS TIME. THE TESTING AND APPROVAL OF SUCH SYSTEMS SHALL OCCUR PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF APPROVAL OR FINAL APPROVAL OF THE PROJECT. APPROVED DATE: ____________ APPROVED BY: __________________ .
20. PROVIDE BRANCH CIRCUIT WIRING FROM PANEL BOARDS TO LIGHTING CONTROL DEVICES AND LIGHTING FIXTURES. REFER TO THE LIGHTING PLAN AND CONTROL DETAILS FOR THE LIGHTING CONTROL ZONES, BRANCH CIRCUIT NUMBERS, PANEL NAME, AND REQUIRED CONTROL WIRING. THE MINIMUM SIZE WIRE FOR 15A AND 20A RATED BRANCH CIRCUIT AND EQUIPMENT GROUND CONDUCTORS SHALL BE #12AWG THHN/THWN CU. THE MINIMUM SIZE WIRE FOR 25A AND 30A RATED BRANCH CIRCUIT AND EQUIPMENT GROUND CONDUCTORS SHALL BE #10AWG THHN/THWN CU. THE CONTRACTOR IS RESPONSIBLE TO UPSIZE THE CONDUCTORS, IF REQUIRED BY CEC TABLE 310.15(B)(3)(A), WHERE MORE THAN THREE CURRENT–CARRYING CONDUCTORS ARE INSTALLED WITHIN ONE RACEWAY OR CABLE.
21. FOR LIGHTING FIXTURES WITH 0–10V TYPE DIMMING DRIVER, PROVIDE ADDITIONAL OF 2#14AWG THHN/THWN (GRAY AND VIOLET COLOR) WIRES FORM THE 0–10V DIMMING RELAY (OR WALL MOUNTED LINE–VOLTAGE DIMMER) TO THE RESPECTING LIGHTING FIXTURE(S) FOR THE DIMMING CONTROL.

KEYNOTES NOTES:

(1) PROVIDE BRANCH CIRCUITS FROM THE PANEL BOARD TO LIGHTING CONTROL DEVICES AND LIGHTING FIXTURES. REFER TO THE FLOOR PLAN FOR LIGHTING ZONES, BRANCH CIRCUIT NUMBERS, AND PANEL NAME. REFER TO LIGHTING CONTROL DETAIL DRAWINGS E–1.1 FOR THE GENERAL LIGHTING CONTROL DEVICE SYMBOLS, SPECIFICATIONS, AND TYPICAL WIRING DIAGRAMS.

(2) "P–2c" INDICATES: PANEL "P", BRANCH CIRCUIT "2", LIGHTING ZONE "c".

(3) THE DISPENSARY AREA LIGHTING FIXTURES TO BE CONTROLLED BY 0–10V DIMMER/SWITCH & LIGHTING CONTROL PANEL (LCP). SEE SHEET E–1.1 FOR THE TYPICAL WIRING DIAGRAM.

(4) BREAK ROOM AND STORAGE LIGHTING FIXTURES TO BE CONTROLLED BY 0–10V DIMMER/SWITCH & POWER–PACK & OCCUPANCY SENSOR. SEE SHEET E–1.1 FOR THE TYPICAL WIRING DIAGRAM.

(5) THE TOILET LIGHTING FIXTURES TO BE CONTROLLED BY COMBINATION OCCUPANCY–SENSOR/SWITCH. SEE SHEET E–1.1 FOR THE TYPICAL WIRING DIAGRAM.

(6) PROVIDE AN ADDITIONAL 1#12AWG HOT (UNSWITCHED) CIRCUIT TO ALL EXIT–SIGNS/BUG–EYES AND LIGHTING FIXTURES WITH EMERGENCY BATTERIES AND CONNECT THE HOT CIRCUIT TO THE FIXTURE'S EMERGENCY BATTERY UNITS, PER MANUFACTURER REQUIREMENTS. CIRCUIT NUMBER AS INDICATED. THE HOT CIRCUIT SHALL NOT BE SWITCHED BY LIGHTING SWITCH/DIMMER, NOR BY THE LIGHTING CONTROL PANEL.

(7) PROVIDE AND INSTALL LIGHTING CONTROL PANEL (LCP). VERIFY EXACT LOCATION WITH PROJECT MANAGER. PROVIDE LOW–VOLTAGE OVERRIDE SWITCH AND WIRING TO LCP. THE LIGHTING CONTROL PANEL SHALL TO GO BACK TO ITS NORMAL FUNCTIONS IN MAXIMUM OF 2 HOURS AFTER THE OVERRIDE IS PUSHED. SEE SHEET E–1.1 FOR THE LCP TYPICAL WIRING DIAGRAM.

(8) PROVIDE TOGGLE SWITCHES TO CONTROL THE INDICATED LIGHTING FIXTURE AT THE HALLWAY 103. LIGHTING FIXTURES AROUND THE ELECTRICAL PANELS AND ELECTRICAL EQUIPMENT SHALL NOT BE CONTROLLED BY TIME CLOCK, OCCUPANCY SENSOR, OR ANY OTHER AUTOMATIC CONTROL SYSTEMS, AS THESE FIXTURES PROVIDE THE REQUIRED GENERAL LIGHTING FOR THE MAINTENANCE AND OPERATIONAL TASKS ON THE ELECTRICAL PANELS/EQUIPMENT.

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC
SKY PARSI ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER
SAMAN K. PARSI
No. 19332
Exp. 12/31/22
ELECTRICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

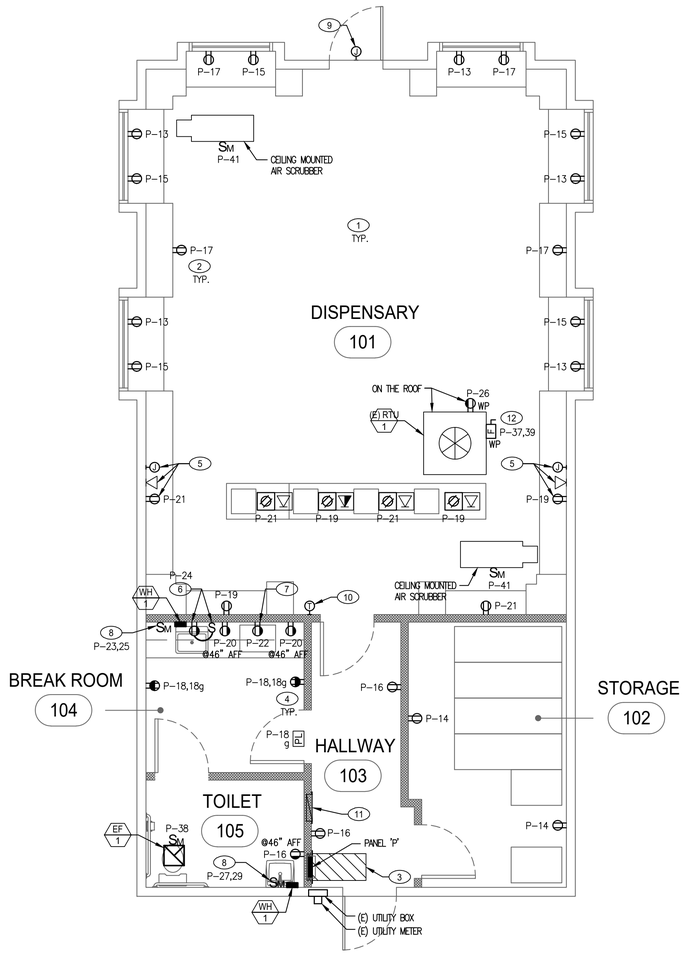
DRAWING DATES

02/15/22 CITY SUBMISSION SET

SHEET TITLE

LIGHTING PLAN

E-2.0



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

GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CALIFORNIA ELECTRICAL CODE 2019 EDITION..
2. ALL ELECTRICAL INSTALLATION AND WIRING ARE REQUIRED TO BE PERMITTED AND INSPECTED FOR COMPLIANCE WITH THE CALIFORNIA ELECTRICAL CODE, 2019 EDITION.
3. IF DRAWINGS ARE INCORRECT FROM ACTUAL SITE CONDITIONS, ELECTRICAL CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER AND PROVIDE INFORMATION REFLECTING THE ACTUAL CONDITIONS.
4. INSTALL ALL ROUGH ELECTRICAL. SCHEDULE INSPECTION WITH INSPECTOR PRIOR TO COVERING ROUGH ELECTRICAL TO ENSURE CORRECT PLACEMENT AND TYPE OF SERVICE FOR EACH EQUIPMENT.
5. VERIFY EXACT LOCATION, FOR ELECTRICAL PANEL IN FIELD. THERE SHALL BE A MINIMUM OF 3 FEET CLEAR WORKING SPACE IN FRONT OF PANELBOARD, PER 2019 CEC 110.26(A)1.
6. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE SPACE ABOVE THE ELECTRICAL EQUIPMENT, AS REQUIRED BY CEC 110.26(E)(1).
7. LABEL ALL BREAKERS ON SERVICE PANELBOARD AND INSTALL PANEL SCHEDULE ON THE PANELBOARD'S DOOR.
8. CONCEAL ALL WIRING AND CONDUIT IN WALLS, CHASES, UTILITY SPACES OR ABOVE CEILINGS.
9. FLEXIBLE CORDS SHALL NOT PASS THROUGH CEILINGS, WALLS OR FLOORS, PER SECTION 400.8 OF CALIFORNIA ELECTRICAL CODE, 2019 EDITION AS AMENDED BY THE DSA.
10. CONDUCTORS OF A MULTI-WIRE BRANCH CIRCUIT SHALL ORIGINATE FROM THE SAME PANELBOARD. THE BRANCH CIRCUITS SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS (HANDLE TIE) AT THE POINT WHERE THE BRANCH CIRCUITS ORIGINATED, AS REQUIRED BY CEC 210.4.
11. THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MUTLIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT-LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION, AS REQUIRED BY CEC 210.4(D).
12. INTERIOR FLUSH BOXES SHALL BE CODE GRADE STEEL, SECURELY FASTENED WITH APPROVED DEVICES TO STUDS OR MASONRY.
13. ALL LIGHTING SWITCHES AND RECEPTACLES SHALL BE FLUSH WITH THE WALL FINISH.
14. LIGHTING SWITCHES, CONTROL STATIONS, AND INDOOR OUTLET PLATES SHALL BE STAINLESS STEEL.
15. ALL POWER OUTLETS SHALL BE MOUNTED AT 18"-24" A.F.F. (UON), AND SHALL NOT BE OBSTRUCTED BY SHELVING OR DRAWERS.
16. CONTRACTOR SHALL PROVIDE POWER TO THE HVAC UNITS (RTU, MAU, EF, WSHP, FC, ETC.), BASED ON THE FINAL INSTALLED HVAC UNIT MANUFACTURER'S REQUIREMENTS.
17. CONTRACTOR SHALL VERIFY WITH INSPETOR AND OAR FOR THE EQUIPMENT'S FINAL LOCATIONS. CONTRACTOR SHALL OBTAIN THE A/V (AUDIO / VIDEO) EQUIPMENT'S DATA SHEETS, AND PROVIDE POWER TO THE A/V EQUIPMENT, BASED THE MANUFACTURER'S REQUIREMENTS.
18. CONTRACTOR SHALL REFER TO MECHANICAL DRAWING FOR THE THERMOSTAT'S LOCATION AND QUANTITIES. CONTRACTOR TO PROVIDE RECESSED BACK-BOX, SIZE AS REQUIRED, FOR THERMOSTAT(S). CONTRACTOR TO PROVIDE 3/4" CONDUIT FROM THERMOSTAT(S) TO HVAC UNIT(S). WIRING TO THERMOSTAT(S), IS BY MECHANICAL.
19. PROVIDE BRANCH CIRCUITS WIRING FROM PANEL BOARDS TO THE OUTLETS, EQUIPMENT, LIGHTING FIXTURES, AND HVAC UNITS; BRANCH CIRCUIT NUMBERS AS INDICATED. THE MINIMUM SIZE OF CONDUCTOR FOR 15A AND 20A RATED BRANCH CIRCUITS WIRES AND EQUIPMENT GROUND WIRE, SHALL BE #12AWG THHN/THWN CU., UON. THE MINIMUM SIZE OF CONDUCTOR FOR 25A AND 30A RATED BRANCH CIRCUITS WIRES AND EQUIPMENT GROUND WIRE, SHALL BE #10AWG THHN/THWN CU., UON.
20. ALL 125-VOLT SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, KITCHENS, AND WITHIN 6 FT OF THE OUTSIDE EDGE OF A SINK SHALL HAVE GROUND-FAULT-INTERRUPTER PROTECTION FOR PERSONNEL, PER SECTION 210.8(B)(5) OF CALIFORNIA ELECTRICAL CODE, 2019.
21. PER THE CEC 406.9(B) REQUIREMENTS; RECEPTACLES OF 15 AND 20 AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF (WP) AND IS LISTED/IDENTIFIED AS "EXTRA DUTY." THE RECEPTACLES SHALL BE LISTED AS THE WEATHER RESISTANT (WR) TYPE AND SHALL BE GFI PROTECTED PER 210.8(B)(4). RECEPTACLES INSTALLED IN WET LOCATIONS SHALL ALSO PROVIDED WITH NEMA-3R WEATHERPROOF WHILE-IN-USE TYPE COVER.

(#) KEYNOTES:

(1) PROVIDE BRANCH CIRCUITS CONDUITS/WIRING FROM THE PANEL BOARDS TO THE POWER OUTLETS, WATER HEATERS, HVAC UNITS, AND OTHER EQUIPMENT. REFER TO THE FLOOR PLANS FOR BRANCH CIRCUIT NUMBERS, AND PANEL NAME AND REFER TO THE PANEL SCHEDULES FOR BRANCH CIRCUIT RATING.

(2) "P-17" INDICATES: PANEL "P", BRANCH CIRCUIT "17".

(3) AREA SHOWN BY THE DASHED LINES INDICATES THE REQUIRED CLEARANCE FOR ELECTRICAL WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT, PER CEC 110.26(A)(1).

(4) THE BREAK ROOM "CONTROLLED RECEPTACLES" TO BE CONTROLLED BY POWER-PACK & OCCUPANCY SENSOR. SEE SHEET E-1.1 FOR THE TYPICAL WIRING DIAGRAM.

(5) PROVIDE POWER, DATA, AND TV OUTLETS AT 66" AFF FOR WALL MOUNTED FLAT SCREEN TV/DISPLAY. THE OUTLETS SHALL BE PROVIDED WITHIN EXTRA DEEP JUNCTION BOXES AND RECESSED COVERS. FULLY COORDINATE FOR THE EXACT LOCATION AND MOUNTING HEIGHT WITH PROJECT MANAGER.

(6) PROVIDE POWER OUTLET UNDER THE SINK AND TOGGLE SWITCH ABOVE THE COUNTED FOR GARBAGE DISPOSAL. FULLY COORDINATE FOR THE EXACT LOCATION AND MOUNTING HEIGHT WITH PROJECT MANAGER.

(7) PROVIDE POWER OUTLET AT 80" AFF FOR WALL MOUNTED MICROWAVE OVEN. THE OUTLET SHALL BE PROVIDED WITHIN EXTRA DEEP JUNCTION BOXES AND RECESSED COVERS. FULLY COORDINATE FOR THE EXACT LOCATION AND MOUNTING HEIGHT WITH PROJECT MANAGER.

(8) PROVIDE 3/4" CONDUIT WITH 1#10AWG THHN/THWN CU FOR THE HOMERUN AND A 20A, 250VAC, DOUBLE POLE, SINGLE PHASE, MOTOR RATED, MANUAL STARTER SWITCH FOR THE INSTANT WATER HEATER POWER DISCONNECT. FULLY COORDINATE FOR THE EXACT LOCATION AND MOUNTING HEIGHT WITH PROJECT MANAGER.

(9) PROVIDE FLUSH MOUNTED, WEATHERPROOF RATED J-BOX AND COVER, CENTERED OVER THE ENTRY DOOR, FOR FUTURE SIGNAGE, VERIFY EXACT LOCATION IN FIELD WITH THE PROJECT MANAGER. ALL SIGNAES REQUIRE A SEPARATE CITY SUBMISSION, APPROVAL, AND PERMIT.

(10) PROVIDE RECESSED BACK-BOX FOR THERMOSTAT AND 1/2" CONDUIT TO THE RESPECTED HVAC UNITS. FULLY COORDINATE WITH MECHANICAL AND PROJECT MANAGER FOR THE LOCATION, MOUNTING HEIGHT, AND SIZE OF BACK-BOX AND FOR THE LOCATION OF THE HVAC UNIT. THERMOSTAT AND CONTROL WIRING BY MECHANICAL.

(11) PROPOSED RECESSED 24"Wx24"Hx6"D SIGNAL SYSTEM (TEL/TV/SECURITY SYSTEMS) TERMINAL CABINET. COORDINATE FOR LOCATION WITH PROJECT MANAGER AND COORDINATE FOR THE CABINET SIZE WITH THE SIGNAL SYSTEM INSTALLER/INTEGRATOR. INSTALL TELECOMMUNICATION MAIN GROUNDING BUS BAR (TMGB) ON THE WALL OR WITHIN THE TERMINAL CABINET. SEE SHEET E-4.0 FOR THE TELECOMMUNICATION GROUNDING/BONDING DETAIL AND REQUIREMENTS.

(12) PROVIDE NEMA-3R 240V, 60AS/45AF, 2P FUSED DISCONNECT SWITCH AND 0.75" CONDUIT WITH 2#6AWG THHN/THWN CU. + 1#10 CU. (GROUND) BRANCH CIRCUIT HOME RUN. PANEL NAME AND CIRCUIT NUMBERS AS INDICATED.

FLORA TERRA

MOTIVE

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC
JOCK HARRIS ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER
JOHN K. HARRIS
No. 19332
Exp. 12/31/22
ELECTRICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

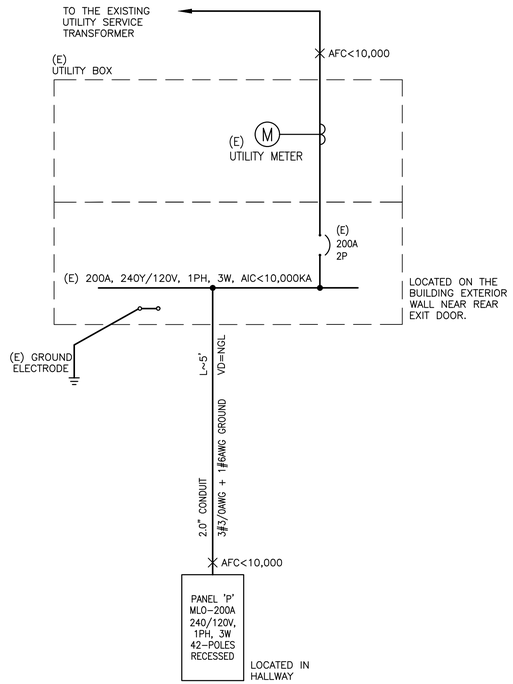
DRAWING DATES
02/15/22 CITY SUBMISSION SET

SHEET TITLE

POWER PLAN

E-3.0

SINGLE LINE DIAGRAM



GENERAL NOTES:

1. PRIOR TO BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND OBTAIN THE INFORMATION NECESSARY TO BE THOROUGHLY FAMILIARIZED WITH THE EXISTING CONDITIONS AFFECTING THE ELECTRICAL WORK.
2. INDICATED CONDUIT/CABLE LENGTHS ARE FOR VOLTAGE DROP CALCULATIONS PURPOSE AND SHALL NOT BE USED FOR THE COST ESTIMATE.

PANEL SCHEDULE

PANEL SCHEDULE KEYNOTES:

(1) TO COMPLY WITH TITLE-24 SECTION 130.5(b) AND TABLE 130.5-B FOR THE LOAD DIS-AGGREGATION REQUIREMENTS, PROVIDE SPLIT-BUS PANEL AND SEPARATE THE PANEL BOARD'S LOADS TO THE FOLLOWING THREE LOAD TYPES:
CIRCUITS #1 TO #6: LIGHTING LOADS
CIRCUITS #13 TO #30: EQUIPMENT/PLUG LOADS
CIRCUITS #37 TO #42: HVAC LOADS

(1)

CKT No.	C.B. AMP/P	SERVICE	LOAD KVA TOTAL	TYPE	A	B	TYPE	TOTAL	SERVICE	C.B. AMP/P	CKT No.
1	20/1	LTG - 102-105	0.34	L	1.117		L	0.78	LTG.- DISPENSARY - 101	20/1	2
3	20/1	FUTURE SIGNAGE				0.03	L	0.03	LTG - EXTERIOR	20/1	4
5	20/1	SPARE							SPARE	20/1	6
7											8
9											10
11											12
13	20/1	RECEP - DISPENSARY - 101	0.90	R	1.26		R	0.36	RECEP - STORAGE - 102	20/1	14
15	20/1	RECEP - DISPENSARY - 101	0.90	R		1.44	R	0.54	RECEP.- HALLWAY, TOILET - 103,105	20/1	16
17	20/1	RECEP - DISPENSARY - 101	0.72	R	1.08		R	0.36	RECEP.- BREAK ROOM - 104	20/1	18
19	20/1	RECEP - DISPENSARY - 101	0.54	R		0.9	R	0.36	RECEP - BREAK ROOM - 104	20/1	20
21	20/1	RECEP - DISPENSARY - 101	0.54	R	2.04		R	1.50	MICROWAVE - BREAK ROOM - 104	20/1	22
23	20/2	WH-1 - BREAK ROOM - 104	2.40	M		3.5	R	1.10	GARBAGE DISP. - BREAK ROOM - 104	20/1	24
25			2.40	M	2.58		R	0.18	RECEP - ROOF MOUNT MAINTENANCE	20/1	26
27	20/2	WH-1 - TOILET - 105	2.40	M		2.4			SPARE	20/1	28
29			2.40	M	2.4				SPARE	20/1	30
31											32
33											34
35											36
37	45/2	(E) RTU-1	3.23	A	3.2822		A	0.05	EF-1	20/1	38
39			3.23	A		3.2292	m				40
41	20/1	CEILING MOUNTED AIR SCRUBBER	0.38	A	0.384						42
CONNECTED LOAD PER PHASE					14.1432	11.4992					

LOAD SUMMARY	CONN. KVA	DEMAND FACTOR	DEMAND KVA
TYPE "L": CONTINUOUS LOADS	1.15	125%	1.43
TYPE "R": RECEPTACLES (FIRST 10KVA)	8.00	100%	8.00
RECEPTACLES (OVER 10KVA)		50%	
TYPE "M": MISCELLANEOUS LOADS	9.60	100%	9.60
TYPE "A": AC LOADS	6.90	100%	6.90
TYPE "K": KITCHEN LOADS		65%	
LARGEST MOTOR LOAD		25%	
TOTAL	25.64		25.93

(PANEL PLACARD)

VOLTS:	240/120V, 1PH, 3W
MAIN C.B.:	MLO
BUS:	200 A
POLES:	42
MOUNT.:	SURFACE
AIC:	10,000 A

PANEL NAME: **P**

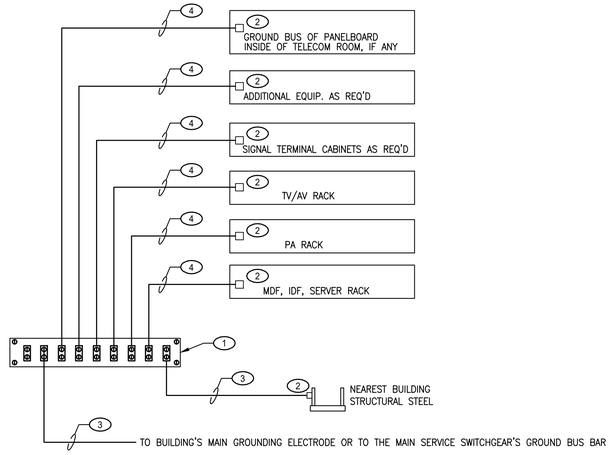
FED BY: **UTILITY METER BOX**

DEMAND AMPS	MAX. CONNECTED LOAD TO ONE PHASE AMPS
108.04	117.86

TELECOMMUNICATION GROUNDING SYSTEM

KEYNOTES:

(1) PREDRILLED, TIN-PLATED COPPER ELECTRODE, AND UL LISTED TELECOMMUNICATION MAIN GROUNDING BUS BAR (TMGB). SIZE 4"X1/4" LENGTH AS REQUIRED.
(2) APPROVED U.L. LISTED GROUNDING CLAMP.
(3) 3/4"C- 1#2 THHN/THWN, CU.
(4) 3/4"C- 1#6 THHN/THWN, CU.



FLORA TERRA

MOTIVE

17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

SPEC
ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER
DANNY K. PAES
No. 19332
Exp. 12/31/22
ELECTRICAL
STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES
02/15/22 CITY SUBMISSION SET

SHEET TITLE

SINGLE LINE DIAGRAM AND PANEL SCHEDULES

E-4.0

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — 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)2 for indoor lighting scopes using the prescriptive path.

Project Name: FLORA TERRA — Report Page: Page 1 of 6
Project Address: 1226 4TH STREET, SANTA ROSA, CA 95404 — Date Prepared: 12/10/2021

A. GENERAL INFORMATION

01	Project Location (city)	SANTA ROSA	04	Total Conditioned Floor Area (ft²)	1,181
02	Climate Zone	2	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☐ Office ☑ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☐ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☐ Healthcare ☐ Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

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	Area Category	1,181		
☐ Altered Lighting System				
Total Area of Work (ft²)	**1,181**			

C. COMPLIANCE RESULTS

Table Instructions: 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.	Allowed Lighting Power per §140.6(b) (Watts)						Adjusted Lighting Power per §140.6(a) (Watts)					Compliance Results
	01	02	03	04		05	06	07		08		09
	Complete Building §140.6(c)1	Area Category §140.6(c)2	Area Category Additional §140.6(c)2G (+)	Tailored §140.6(c)3 (+)	=	**Total Allowed** (Watts)	≥	Total Designed (Watts)	Adjustments PAF Control Credits §140.6(a)2 (-)	=	**Total Adjusted** (Watts) *Includes Adjustments	**05 Must be ≥ 08** §140.6
	(See Table I)	(See Table I)	(See Table J)	(See Table K)				(See Table F)	(See Table P)			
Conditioned:		1,040.7	22.35		=	**1,063.05**	≥	1,051		=	**1,051**	**COMPLIES**
Unconditioned:					=		≥			=		

Table Continued

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 01/20) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-E
Project Name: FLORA TERRA — Report Page: Page 2 of 6
Project Address: 1226 4TH STREET, SANTA ROSA, CA 95404 — Date Prepared: 12/10/2021

Controls Compliance (See Table H for Details)	
Rated Power Reduction Compliance (See Table Q for Details)	**Not Applicable**

D. EXCEPTIONAL CONDITIONS

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

Selections made in Table U have been changed by the permit applicant. See Table E. Additional Remarks for permit applicant's explanation.

E. ADDITIONAL REMARKS

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

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change[1]	Watts per luminaire[2]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector Pass / Fail
T22	2'X2' LED Troffer	☐	☐	17	Mfr. Spec[2]	11	☐	187	☐ ☐
T14	1'X4' LED Troffer	☐	☐	36	Mfr. Spec[2]	1	☐	36	☐ ☐
56	6" LED SQUARE DOWNLIGHT	☐	☐	26	Mfr. Spec[2]	2	☐	52	☐ ☐
P8	8" ROUND PENDANT LED	☐	☐	38	Mfr. Spec[2]	12	☐	456	☐ ☐
P3	3.5-INCH CYLINDER	☐	☐	20	Mfr. Spec[2]	16	☐	320	☐ ☐
							Total Designed Watts CONDITIONED SPACES:	**1,051**	

[1] *FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per §140.6(a)4B is adjusted to be 75% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.*
[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

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G. MODULAR LIGHTING SYSTEMS

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

This Section Does Not Apply

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

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate 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 Allowances / Adjustment: Area Category	PAF
DISPENSARY	Retail Merchandise Sales, Wholesale Showroom	1	801	801	☑	☐
STORAGE	Commercial and Industrial Storage	0.6	144	86.4	☐	☐
HALLWAY	Corridor	0.6	87	52.2	☐	☐
TOILET	Restroom	0.65	64	41.6	☐	☐
BREAK ROOM/OFFICE	Office (≤ 250 square feet)	0.7	85	59.5	☐	☐
		TOTAL:	**1,181**	**1,040.7**	See Tables J or P for detail	

J. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

Table Instructions: Please complete the table for all areas indicated in Table I as using an additional allowance per the Area Category Method in Table 140.6-C.

Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Area Description	Primary Function Area	Applicable Qualifying Lighting System from Table 140.6-C	Allowed Density (W/ft²) or (W/lf)	Ltg Area, Length or ATM/Mirror (ft², lf or #)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	Number of Luminaires	Total Design Watts
DISPENSARY	Retail Merchandise Sales, Wholesale Showroom	Decorative	0.15	149	22.35	P3	20	16	320

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Total Design Watts:	Calculated Allowance (Watts):	Total Additional Allowance for this area:
320	22.35	22.35
	11	
Total Additional Allowance (Watts) CONDITIONED SPACES:		**22.35**

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

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

This Section Does Not Apply

Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS

This Section Does Not Apply

R. 80% LIGHTING POWER FOR ALTERATIONS - CONTROLS EXCEPTIONS

This Section Does Not Apply

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This Section Does Not Apply

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T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://ww2.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and 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

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
○	◉	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐
○	◉	NRCA-ENV-03-F - Must be submitted for daylighting design power adjustment factors (PAF).	☐	☐

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Saman Parsi	Documentation Author Signature:	
Company:	Sky Parsi Engineering & Consulting Corporation	Signature Date:	12/10/2021
Address:	26449 RANCHO PKWY S.	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	LAKE FOREST, CA 92610	Phone:	(949) 413-0600

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:	Saman Parsi	Responsible Designer Signature:	
Company :	Sky Parsi Engineering & Consulting Corporation	Date Signed:	12/10/2021
Address:	26449 RANCHO PKWY S.	License:	E19332
City/State/Zip:	LAKE FOREST, CA 92610	Phone:	(949) 413-0600

FLORA TERRA

MOTIVE
17260 Newhope Street
Fountain Valley, California 92708
tel 714.752.4263 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO MOTIVE AND ASSOCIATES IS STRICTLY PROHIBITED.

SPEC — BAY MARINE ENGINEERING & CONSULTING

REGISTERED PROFESSIONAL ENGINEER — GARY K. PARSI — No. 19332 — Exp. 12/31/22 — ELECTRICAL — STATE OF CALIFORNIA

APPROVALS

TENANT

LANDLORD

PROJECT NAME

FLORA TERRA

1226 4TH STREET
SANTA ROSA, CALIFORNIA 95404

DRAWING DATES
02/15/22 CITY SUBMISSION SET

SHEET TITLE

TITLE 24
COMPLIANCE
FORMS - INDOOR

E-5.0